

# Sugar City Planning & Zoning Meeting

January 7, 2021

Commissioners in Attendance: Dave Thompson, Christine Lines, Paul Jeppson, Dan Mecham, Tyler Hoopes

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Elaine King, Barbara Lusk, Kurt Hibbert.

Meeting was called to order at 7:08 pm

**Amended Development Agreement for OFE:** The City Attorney reported on the amendment to the Old Farm Estates development agreement. The last development agreement was signed in 2006 or 2007, and a settlement based on that identified certain things that have to occur including a renegotiation of that development agreement. The revised agreement will be given to the commission to review for later discussion. A summary of events leading to its current status was presented to the commission. The special conditions are important as they provide assurances the developer does what is required. Some small details have changed, but a lot of the original development agreement does not change. One item of particular focus has been open space and what it means. The city engineer had explained the original intent was to collectively include the open space requirements from each phase into a single larger usable space. The question of when, where, and how the agreed park will be built has been discussed repeatedly. A biking/walking path may be discussed as part of the open space area including who is responsible and how it will be developed. No action was taken at this time.

**Annexation application and scheduling public hearing:** Follow up on the hydrant requirements for Maupin's development should not affect annexation. The requirement for hydrants is related to development and not annexation, and the fire department cannot require the city to install hydrants based upon annexation. The zoning regulations would change for the project currently under application if annexed now, so it was proposed to wait until the building permit has been obtained through the county first to avoid extra burdens added upon the applicant.

**Report from Design Review:** No business to report.

**Building Report:** The new junior high has been starting framing and insulation inspections and has pulled their mechanical permit with the city. Sun Glo lights on the north side do require correction as the light trespasses off the property contrary to what was agreed. The Targhee Townhomes have started the next row of buildings and according to zoning regulations the access easement will be limited to what has been approved and platted only and will not be able to become a public right of way.

**Report from Chairman:** Several new people have been talked to about being on P&Z with some saying they would be willing. The talk about a secretary position has been delayed and may be

decided at next meeting. It has also been discussed to have a consultant assist the commission and the administrator as needed. The impact area on the other side of the highway has received more support from those living in the Salem area. Several have signed in agreement to be part of Sugar City's impact area with a few others left to confirm. One of those residents is ready and willing to serve on P&Z. Potential developers are wondering if the city is open to zoning around the Tuscano property all commercial or industrial. DEQ is still waiting for information back on Sun Glo.

**Work meeting and scheduling prioritization:** Many items have been part of P&Z's to do list but have been repeatedly tabled. The following listed items were mentioned but are not all inclusive.

- Annexation along Hwy 33
- Land Use Table
- Definitions
- Land Use Zone map
- Impact Area expansion
- Plat Process
- Open Space in City Code
- Short Term rentals
- Tiny/Modular/Cluster Homes
- Conditions for Home Businesses
- Comprehensive Plan
- East Parkway Corridor
- Dark Sky Ordinance
- Billboards

It was proposed to have one meeting of the month focus on P&Z business and the other meeting of the month to be a work meeting where projects such as are listed above are worked on.

**Training/procedures:** It was proposed to include brief training topics as part of P&Z meetings. The training could be determined in relation to specific projects worked on by P&Z.

Land use definitions and Zoning map agenda items were tabled to be in an upcoming work meeting.

**Comprehensive Plan:** Any further suggestions to the Comprehensive Plan survey were requested to be submitted right away. Concern was discussed over the question regarding preferred options for the East Parkway Corridor and removing reference to flood insurance. Surveys could be made available for multiple members in the same household.

Review of meeting minutes was tabled.

**Public Comment:** Concern was expressed about design standards that may need to be reviewed for possible improvements for architectural feature requirements.

**Motion made** by Commissioner Jeppson to adjourn the meeting

**Seconded by** Commissioner Lines

**Motion passed:** Unanimous

**9:17 pm Meeting adjourned**