

Sugar City Planning & Zoning Meeting

January 21, 2021

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

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Elaine King, Jeff Lerwill, Ryan Lerwill, Kurt Hibbert. Dick Dyer (City Engineer)

Meeting was called to order at 7:12 pm

Motion made by Commissioner Jeppson to move Public Comments to later in the agenda to allow more time for public to join the meeting.

Motion seconded by Commissioner Mecham and **unanimously approved**.

New Development Agreement for OFE: Several issues of concern have been addressed including the traffic plan which was received and reviewed by the city engineer. Special conditions including open space requirements were discussed. The new development agreement has been through multiple drafts to simplify it down to coincide with the new master plan. Wording of item 21 pertaining to water rights needs correction. If Sugar City Code differs from the State of Idaho laws both parties agree to follow at best the intent of the agreement. Special Condition 22 on open space from the existing agreement was compared to the revised wording now under special condition 17 in the new agreement. Chase explained the 2010 agreement wording changes in the master plan as development progressed. Developers were asked to explain their vision for the development. Ryan Lerwill shared one idea to have the park along Railroad Ave that would dress up the entry to Sugar City. He is trying to enable smart growth through transition that makes sense. An updated master plan was displayed and discussed, and it serves as a plan for development to follow but may change depending on development interests and city approval. An update to the traffic study will be done for any single building exceeding 30,000 sf but not for multiple buildings whose combined area exceed that limit (special condition 15). The city engineer noted the latest traffic study required turning lanes on all legs of 5th South and Railroad Ave intersection. He added that while the park/open space requirement still exists, the new agreement attempts to negotiate certain open spaces existing from earlier phases toward the total required area. No public hearing will be set until P&Z and the developer have had a chance to review the changes.

Annexation discussion: Justin Maupin has received his building permit for the next two storage units ready to be put up. Question came up whether future buildings after annexation would require a special use permit as per city code, or is the property automatically approved for additional buildings of the same use as existing buildings. It was stated that state statute allows up to four years after zoning approval to build as approved even after regulations change. The city attorney believes that is correct but needs to see what exactly was approved for the “master plan.” The area of Salem in consideration for impact area has collected all but a few owners’ signatures supporting inclusion, and at least one of the residents is willing to serve on P&Z.

Land Use/Comprehensive plan: Interest has been shown in areas on the other side of the highway where the commission was going to be reviewing for land use and zoning. The commission was asked to give thought on this area in particular for upcoming work meeting(s).

Report from Chairman: The City Council felt it imperative to have both electronic and hard copies available. Where households have multiple individuals of age, they also want to allow each to fill out their own survey response. An individual was found willing to serve as secretary but to do so would require posting as an action item on the agenda. City Council is working on the consultant position to help with P&Z.

Building Report: The owner at 202 W 3rd S has inquired whether he is allowed to convert the shed on his property into a dwelling unit. The previous owners had to abandon the unapproved apartment above the garage of the home. Some interpret the land use table as not allowing the additional dwelling unit. The administrator stated the density does not allow for more than one dwelling unit on less than a half-acre lot. Silverwood apartments will proceed as permitted after a meeting with the fire chief resulted in him dropping the appeal hearing and his claim that fire sprinklers are required. Reports of a couple houses testing for high radon levels has stirred interest in additional testing around town to decide on radon system requirements in homes.

Review of meeting minutes:

Motion made by Commissioner Mecham to approve minutes as amended from January 7th meeting. **Seconded by** Commissioner Jeppson

Motion passed: Unanimous

Motion made by Commissioner Jeppson to approve minutes as amended from December 3rd public hearing on Madison Sheriff's Special Use Permit. **Seconded by** Commissioner Mecham

Motion passed: Unanimous

Motion made by Commissioner Jeppson to approve minutes as amended from December 3rd public hearing on Sun Glo of Idaho's Special Use Permit. **Seconded by** Commissioner Lines

Motion passed: Unanimous

December 3rd regular meeting minutes tabled until corrections are added for review.

Motion made by Commissioner Lines to approve minutes as amended from November 19th meeting. **Seconded by** Commissioner Mecham

Motion passed: Unanimous

Motion made by Commissioner Mecham to adjourn the meeting

Seconded by Commissioner Jeppson

Motion passed: Unanimous

11:27 pm Meeting adjourned