

Sugar City Planning & Zoning Meeting

October 15, 2020

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

Others in Attendance: Chase Hendricks (City Attorney), Quinton Owens (P&Z Administrator), Skyler (online)

Meeting was called to order at 7:10

Motion made by Chairman Thompson to amend the agenda by limiting discussion to the Comprehensive Plan Survey, the Annexation with scheduling public hearing, and the holiday meeting schedule.

Seconded by Commissioner Lines. Motion passed unanimously.

Holiday meeting schedule.

Adjustments to Planning and Zoning scheduled meetings for November and December were discussed in consideration for the holidays, workload, and possible public hearing.

Motion made by Commissioner Jeppson to keep November 5th and 19th, and December 3rd meetings scheduled and cancel the second meeting in December.

Motion seconded by Commissioner Lines. **Motion passed** unanimously.

Annexation of properties along South Railroad Ave.

Possible dates for the Public Hearing were determined to be November 19th or December 3rd. It was decided to hear the reports from Design Review and P&Z Administrator before setting the hearing.

Report from Design Review:

Design review had a brief meeting before the P&Z meeting to remake their motion on SunGlo application to be more accurate.

The landscaping plan for 370 Business Loop (Frito-Lay) has not been submitted yet, and the contractor was told to submit it with adequate time for City Council to review.

The property for Justin Maupin's storage units is included with the proposed annexation, and the fire department has expressed concern with the new storage units and lack of fire hydrants.

With that, there was concern that setting the public hearing at this time would restrict anyone from the Commission to discuss related issues. The hydrant issue is a concern related to the building permit application rather than the annexation, but it may be helpful to know the options for hydrants as related to the city.

Motion made by Commissioner Lines for Chairman Thompson to set a public hearing on the most advantageous time and date for annexation application dated October 10, 2019.

Motion seconded by Commissioner Jeppson.

Motion passed unanimously.

Design Review has approved the previous meeting's minutes to validate their motion on Sun Glow's Design Review and recommendation to City Council.

Report from P&Z Administrator: Chester Bradshaw has been contacted and reminded about the requirement for him to complete paving the entry to the RV park as agreed.

The built-out percentages for the city and impact area have been completed. Based on the calculations for potential dwelling units, the large area of undeveloped R-3 zones in the city could have a negative effect on expanding impact area from a residential perspective. Commercial built-out percentages will need further review relating to the impact area agreement with the county. Since the built-out area calculations include both impact area and city limits, then annexing the properties along S. Railroad should not affect impact area renegotiation. Residential calculations also rely on population and average household size from Census numbers and it will be better to finalize calculations based on this year's Census.

Another preliminary plat is being reviewed with Public Works and City Engineer for more townhomes between 4th and 5th South. Concerns will be noted by staff to clean up the plat before it is ready for application and P&Z.

Fire department is threatening to red tag the apartment project on 3rd West without providing any supporting code references.

Comprehensive Plan Survey: (9:00) Additional input has recently been submitted from Council members to be incorporated into the survey. Concerns on question 49 relate to the attached map of East Parkway Corridor options. The map was intended to show general areas as option for the E.P. Corridor rather than specific route options. No information has been found regarding any previous decision by the city. Tracking electronic and paper copies provide some challenges that need to be looked at as well as the cost for the electronic survey provider.

Motion made by Commissioner Jeppson to approve sending out the survey after the recent changes are made and then ratified electronically by P&Z, and to authorize Chairman Thompson and Commissioner Lines to evaluate and decide with the Mayor's approval the method the electronic survey is sent out.

Motion seconded by Commissioner Lines.

Motion passed unanimously.

Report from Chairman: DEQ has sent a letter to Sun Glo relating to their wastewater requesting a response by October 9th. They have not responded as of today. It might be useful to place conditions on the building permit for Sun Glo to resolve issues with DEQ.

A follow up request has been resubmitted to review a possible sign ordinance for allowing and regulating billboards.

Motion made by Commissioner Jeppson to adjourn the meeting

Seconded by Commissioner Lines, Voting in favor: Unanimous

8:15 pm Meeting adjourned