

Sugar City Planning & Zoning Meeting

December 3, 2020

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, Johnny Watson.

Meeting was called to order at 8:27 pm

Motion by Commissioner Jeppson to modify the agenda to discuss the Sun Glo special use permit prior to the Madison County special use permit.

Seconded by Commissioner Lines. Motion passed.

Special Use Permit for Sun Glo of Idaho reduced parking: A more recent parking plan had been submitted correctly displaying the perpendicular parking instead of the angled parking previously shown. Increased number of employees will require corresponding additional parking. Adequate area on site is available for snow storage. Johnny Watson confirmed the paving will extend from the entrances to north side of the building. Drainage will meet city engineer's requirements. Lighting at the scale will also illuminate the parking area. No lighting shall trespass onto adjacent properties. Landscaping/Parking will be as designated in Design Review packet.

Motion made by Commissioner Jeppson to recommend City Council conditionally approve the Special Use Permit application for reducing the number of required parking spaces from 217 to 80 at Sun Glo of Idaho's north parking lot with the following conditions:

1. An increase in employees shall have corresponding additional parking.
2. Entrances and exits will be paved up to the north side of the building.
3. All conditions in the findings of fact are met and all city engineer's conditions are met.
4. Compliance with all federal, state, and local codes.

Seconded by Commissioner Mecham

Motion passed unanimously.

(10:12) Special Use Permit for Madison County Sheriff's communication tower: The TOWAIR determination report was submitted to showing the structure does not require registration. The TOWAIR report is used as a tool, and FAA approval will be required. The tower will be freestanding with no guidewires. The tower will be designed by an engineer. Maximum height of 150 feet cannot be exceeded. Personal Wireless Service Facility Permits are not required for governmental antennas, but any public communication antenna added to the tower would require such a permit. The Business Park Review Committee has voted and given their approval for the tower. Landscaping screen per SCC 8-3-6-K will be required. City Council may waive the SUP fees based on good faith in emergency services, and the tower is in interest of public safety. The council may choose not to waive the fees as it is a countywide benefit, not just Sugar City, and the greatest visual impact is on Sugar City. The Comprehensive Plan also states developments should pay its share of non-

infrastructure services. The variance for 150 ft. height is needed for complete communication coverage. The fall area was reviewed and found public risk is best minimized outside the property with the tower's proposed location. Security barriers will be installed as stated by Deputy Stanford. The 2-foot antenna at the top will be included in the 150 ft. height allowed by the SUP.

Motion made by Commissioner Mecham to recommend City Council approve the Special Use Permit application from Madison County for the proposed communication tower to exceed the allowed maximum height up to 150 feet above grade level meeting all FAA, FCC, federal, state, and local regulations. That the \$200 application fee could be waived at the City Council's discretion.

Seconded by Commissioner Jeppson

Motion passed unanimously

(11:34) Motion made by Commissioner Jeppson to do reports and table remaining agenda items.

Seconded by Commissioner Mecham

Motion passed

Report from P&Z Administrator: No report at this time.

Report from Design Review: No business occurred since last meeting. Revisions are being made for a dark sky ordinance and will be forwarded to the commission for input.

Report from Chairman: Interest was again expressed in putting billboard signs along the highway. Several property owners were wondering if the city is looking to rezone the properties on the west side of the highway. They were told what has been discussed at P&Z and it will be reviewed in the upcoming year. Some have been contacted about serving on the Commission with some willing and others not. Request made for further suggestions. One has expressed willingness to serve on the Commission or as secretary.

Motion made by Commissioner Jeppson to adjourn the meeting

Seconded by Commissioner Mecham

Motion passed: Unanimous

11:42 pm Meeting adjourned