

Sugar City Planning & Zoning Meeting

May 20, 2021

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

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Kurt Hibbert (consultant), Jon Turner (Code Enforcement), Elaine King

Meeting was called to order at 7:12 pm

Motion made by Commissioner Jeppson to amend the order of the agenda. Seconded by Commissioner Lines.

Motion approved.

Administrator report: The permit for the home started on the corner of Idaho Ave and 5th South was issued but will be cancelled if plans for Old Farm Estates goes through with the revisions to the master plan. Upcoming code discussion should include fence requirements on corner lots where the fence is permitted on the outer side of a corner lot and may interfere with clear vision exiting a driveway. The outer side of a corner lot is also technically adjacent to a front yard where another driveway may be placed. Full occupancy certificates will not be issued at this point on Silverwood apartments first phase because of uncompleted site work. A meeting was held on the second phase of the south phase of the Silverwood apartments where the site plan was discussed and edited in the meeting where the owners and staff agreed on what would be done.

Design Review Report: Everything is almost finalized on the Stoddard/SunGlo final plat, but nothing has been turned in. Requirements for site work for completed buildings for the school, K&C Concrete, and the "Frito Lay" building are being followed up on by Jon, the Code Enforcement officer.

Chairman report: City code enforcement officer reported on penalty options to help enforce design review requirements under consideration. Discussion was had about frequency and seriousness of violations and time limitations before becoming misdemeanors. Although, bonds, occupancy certificates, development agreements, and permits may be the preferred method of enforcement.

Motion made by Commissioner Mecham to accept the code 8-4-8, Appeal, Variance, & Penalty, as written with the addition of a four year term for violations becoming misdemeanors under section C.

Seconded by Commissioner Jeppson. **Motion passed** unanimously.

Impact area: The residents want to have more control of what happens to their community and to maintain a more rural atmosphere right now, and they desire to keep any commercial development

up along the highway. Initial zones will be suggested and may change based on input at the public hearing which will be set by the chair as soon as possible.

City Code: Buffering provisions have been under review and only four codes have been found in Sugar City Code regarding buffering. Buffer codes found in other municipalities served the use of obstructing undesirable views, promoting landowner privacy, separating between pedestrian and vehicle traffic, and reducing noise emissions. In creating enforceable buffering two important components are identifying intent and actual design requirements. Possible concerns for buffering needs may include between R3 & R1, large density residential close to roadways for safety purposes, water sources, farming areas, privacy, and noise reduction. Good design practices can make buffering unnecessary.

Chairman report (continued): A lot of progress has been made on the Development agreement and Master Plan for Old Farm Estates. P&Z needs to progress more quickly on the Comprehensive Plan. The dark sky ordinance should protect the night sky in residential and open areas and still provide adequate lighting in commercial spaces that does not trespass. Some lighting if too bright can be a safety issue along roadways. Concern was brought up about the intersection at 3rd West and 3rd South and several near accidents.

Motion made by Commissioner Jeppson to table the rest of the agenda items.

Seconded by Commissioner Mecham

Motion passed: Unanimous

Motion made by Commissioner Mecham to adjourn the meeting.

Seconded by Commissioner Jeppson

Meeting adjourned at approximately 10:15 pm