

Sugar City Planning & Zoning Meeting Minutes

Special Meeting - Wednesday, August 4, 2021

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

Others in Attendance: P&Z Administrator Quinton Owens, City Attorney Chase Hendricks, Citizen Elaine King

7:50 p.m. Meeting called to order

Discussion on Public Hearings:

The public hearings were cancelled and there was discussion on modifications for the public hearing items:

- **7:54 p.m. Dark Sky Ordinance:**

The committee is to review the written format and review state code 50-901 & 902. It was stated that there are already outdoor lighting standards in the city code. It was suggested to make an amendment to Title 9's Outdoor Lighting Standards and repealing portions of the same title. The commission discussed how to word the amendment and where to place it in the current code. Putting references in code can be difficult as over time when adding more to the code, those references can be missed. The commission needs to see if there needs to be any repeal of items in code for the new changes. The commission will make the necessary corrections, have a draft written up to review and set a new hearing date.

- **8:17 p.m. Open Space Ordinance:**

There was a discussion of the definitions of open space versus formal and common space. Open space or formal space deals with density or space between everything. Common space is considered areas used for recreation and leisure. The definitions often get mixed up and need to be clarified. Percentages in code need to be re-evaluated. A suggestion was made that open space should not include roads and that areas of open space have improvements. The suggestions for change included adding incentives to have more amenities in trade for more density. The commission would also like the percentage currently in code to be increased. The commission could possibly hold a work meeting to further discuss this item. The public hearing date will be set in the future.

- **9:40 p.m. Buffering & Landscape Ordinance:**

There was discussion on increasing tree sizes for a possible change to help with buffering between zones. The minimum requirements currently in code need to be met. There was a suggestion to carve out exemptions from buffering for single and twin homes. It was felt that what is required for a multi-family home should also be required for single or twin homes. There was a preference to list all dwelling requirements in one area in landscaping code, not some in R1, etc. It would be helpful to bring items already in code in other areas to one common area of code. The commission will make the changes and look at existing code and draft a document of suggested changes to review before re-setting the public hearing.

10:07 p.m. Old Farm Estates Application:

The commission received an application electronically this past Friday and hard copies this past Monday. P&Z Administrator Quinton Owens is reviewing the application for completeness and if complete there will be a public hearing set in the near future.

10:15 p.m.

Design Review Chair Report:

Design Review is going through the checklist on the new Sugar City Self Storage to see if they comply with requirements.

P&Z Administrator Report: Owner of Business Park Frito-Lay Business may be sued to come into compliance with landscaping requirements. The City Code Enforcement Officer is working with them.

10:26 p.m. Review of meeting minutes:

Motion made by: Paul Jeppson to approve minutes of August 4, 2021 Public Hearing

Motion seconded by: Christine Lines

Motion carried

Motion made by: Christine Lines to approve the amended minutes of May 5, June 17 and July 1 minutes of 2021.

Motion seconded by: Dave Thompson

Motion carried

11:00 p.m.

Motion made by: Paul Jeppson to adjourn the meeting

Motion seconded by: Dave Thompson

Motion carried

Meeting adjourned