

# Sugar City Planning & Zoning Meeting

## May 6, 2021

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

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

Meeting was called to order at 7:51 pm

**Old Farm Estates Division 3, Lot 1, Block 16:** The lot was never officially replatted when it was quick-claim deeded to two separate owners. This could pose a problem in taxing and assessing the properties for the county and owners. The short plat process will be used to complete the plat on this property's subdivision as required. The easement on the east side of SunGlo's property will be a shared use between the two property owners, but it will not be the main access to Stoddard's property. Design review still needs the landscaping and lighting requirements submitted for review and with required paving.

**Motion made** by Commissioner Mecham to accept the replat of lots 2 & 3, with the condition that all the points that were required are checked off by the Chair and recommend approval by City Council. **Seconded by** Commissioner Lines. Motion approved unanimously.

**Old Farm Estates Lot 5, Block 14:** A special use permit application was submitted for a duplex on a quarter acre lot on 4th South in OFE subdivision. The applicant was previously advised that city code does not allow for special use permits to increase zone densities. The commission agreed the lot is not zoned correctly for a duplex and an application to change the zone would likely be denied.

**Design Review Report:** Commissioner Jeppson has met with Bret Stoddard on concerns he had with his storage units. The landscaping will be going predominately with the same landscaping plan from the previous approval. Paving will still be required as determined in the 2020 review. The other items he discussed with Bret are fencing, lighting, snow storage, and ingress/egress.

**Chairman Report:** The draft of the Comprehensive Plan Survey result is still being reviewed for providing complete information while considering editing possible negative or offensive content from comments. Careful consideration is to be given to not alter the resulting data that is applicable to the plan. City Council has charged Kurt Hibbert and Chairman Thompson to work with the Lerwills in revising the Development Agreement based on findings from the public hearing.

**Administrator Report:** The applicants for the Pop Shop business have not responded to requests for further information. With the existing for sale signs and inquiries about the property for the Pop Shop, it may be that the proposed use is no longer a consideration of the owner. Another building permit application was submitted for a house. Jon Gregory was urged to complete the site work requirements on the "Frito Lay" building and told that a letter and fines were soon to be going out related to its incompleteness. The south half of the apartment complex on 3rd West is moving forward

and the owners have met with staff to coordinate their plans with city codes. They worked out a plan on the fence buffer on the east side behind the adjacent homes. The north phase still has no fence buffer installed. Buffering needs were reviewed as to appropriate levels between various zones. The commissioners were invited to look at other cities, search online, take pictures and bring the information they find on buffering and downtown planning to the next meeting.

**Land Use discussion:** With inquiries about potential uses of properties along Center Street, the commission reviewed the land use table and points to be considered with the allowed uses. Application of apartments allowed with commercial use and associated parking needs were also discussed.

**Impact Area:** A brief summary was given on the current status of the annexation application and expansion of the impact area. There has been discussion with residents of the proposed impact area expressing interest in the change and there has been a motion made already to set a hearing on the annexation. It was said that if a property in the impact area was within a certain distance from city utility hookups DEQ prefers connection to city services rather than a new septic system, and such properties being developed may need to be annexed if required to hookup to city services.

**Motion made** by Commissioner Jeppson to put the annexation application and impact area expansion forward for public hearing at the earliest convenient date.

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

**Comprehensive Plan Survey:** The initial results from the Comprehensive Plan survey multiple choice questions were reviewed in pie chart displays. Thoughts and concerns were discussed as they came up during the review. Some of the open input question responses were also presented.

**Motion made** by Commissioner Jeppson to table remaining items

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

**Motion made** by Commissioner Jeppson to adjourn the meeting.

**Seconded by** Commissioner Mecham

**Meeting adjourned 10:59 pm**