

# Sugar City Planning & Zoning Work Meeting

## July 29, 2021

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

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Kurt Hibbert, Alaina Sharp, Dave Batt, Mitch Workman, Tyler Andreasen, Amy Crane, Heather Holman, Nantalie Cleverley, Merilee Galbraith, Kevin Galbraith, Kristen Galbraith, Zach

Meeting was called to order at 7:12 pm

**Comprehensive Plan update discussion:** Mr. Hibbert, the planning consultant to the city, gave some background information on the comprehensive plan in Sugar City. He also explained the purpose of a comprehensive plan and what it consists of including key components. The plan is a descriptive document of common goals and values shared by the community determined through an open, collaborative, public process. A good plan is developed by identifying the community's strengths, weaknesses, opportunities, and threats. It is critical that the development code and comprehensive plan support each other and not conflict. The current economic situation and large numbers of people moving into the state is a unique challenge that needs to be addressed as well, so the plan and code together can manage the growth that will naturally come. Further advice was that keeping code simple is best. Good subdivision planning needs to balance design, density, and open space.

The Comprehensive Plan survey resulted in about 60,000 pages of data. There is still some of that waiting to be compiled before it is released. The essay questions have been challenging to collectively manage and convey in a presentable format.

**Definitions and Land Use:** As directed by the City Council, the commission reviewed MU zone provisions in SCC 9-3 for interest in proposed changes. A letter was also received suggesting P&Z recommend for the City Council to repeal Ordinance 312 because the individual felt it would bring city code back in line with the Comprehensive Plan. City Code is also missing separation of MU1 & MU2 in the Land Use table and in Design Review. Ideas were sought out by comparing other cities' mixed use zones to Sugar City's ordinance. Any changes to the land use map must match the comprehensive plan or the plan needs to be amended first. With interest also in lowering density, an initial density lower than R3 was mentioned to avoid an incentive to just use the MU zone just for getting a higher density.

**Motion made** by Commissioner Jeppson to set a public hearing to revise SCC 9-3-2 by changing MU1 & MU2 zone into a single MU zone with new density.

**Seconded by** Chairman Thompson **Motion passed** unanimously.

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

**Seconded by** Commissioner Mecham

**Meeting adjourned 11:22 pm**