

# Sugar City Planning & Zoning Meeting

At Sugar City Hall

Thursday, February 3, 2022, 7:00 PM

Attendance: Chairman Thompson, Commissioners: Jeppson, Fluckiger, Lines and Nott, and Consultant Hibbert.  
Public: Bruce Shirley Zoom: Secretary Brosius

Meeting was called to order at 7:14 pm by the Chairman. Prayer, & Pledge of Allegiance

Commissioner Lines **motioned** to move the Area of Impact discussion to the beginning of the meeting to accommodate the visitors. **Seconded by** Commissioner Jeppson **Motion Carries.**

**Area of Impact Discussion:** Reviewed the following points brought up in the public hearing

- Have the Administrator create maps showing location starting points and ending points.
- Questions of areas in regards to annexation into the city vs. impact and how that would impact the taxes.
- Residents did not feel Hwy 33 is growing.
- Residents desired a voice in decisions with votes.
- Water rights and concerns.
- Follow the school district boundaries.
- Two strong cities as opposed to 1 strong and 1 weak.
- Protect old Salem's townsite.

**Public Comment:** No public

**Changes / Recommendations to City Code Discussion:** See Reports

**Comprehensive Plan Discussion:**

- ❖ Reviewed community survey
- ❖ Develop policy direction from such
- ❖ Reviewed the downtown planning blueprint from 1977
- ❖ Talked about adding additional parking to accommodate commercial development
- ❖ Need for a facilities planning study to include the entire projected impact area to the west of the city out through the Salem area
- ❖ Discussed residential zoning schema for consideration of the commission in the anticipation of developing one for Sugar City in our new code.
- ❖ Talked about the architectural rendering or pictorial drawing of downtown, the commercials need to have our impact area, whatever that is decided upon, to reflect that on our new comprehensive plan and zone.
- ❖ On the Comprehensive the preferred land use map- the need to add commercial nodes to the expanded area.

**Reports from**

**Chairman:** More development. A lot of questions from people. Packet passing around. Potential moving forward with date time stamp document(s).

**Administrator:** Will be giving Peregrine townhomes to Design Review.

**Design Review:** Enforcement Officer sick with Covid.

**Review Minutes:** Commissioner Jeppson presented his questions to the Commission on minutes he had worked on. Most had received an error "you no longer have access to this folder" and issues on printing.

**Motion** to Adjourn Meeting at 10:11 by Commissioner Jeppson **Seconded by** Commission Nott **Motion carries**

## **Cumulative List:**

Administrator to prepare Plan A and Plan B Impact map. (A is B Shirley suggestion, Plan B is river as guide IF needing to negotiate).Marker 1:18 Get Justifications, Reasonings, factual evidence, points, water map, bullet points, why the reasonings for this, 1:19 put in layer for potential new minutes. Once done, set a public hearing to present for proofing.1:23 Comp Plan to do: Revisit that component in City Code, Need a percentage for all of our units in all of our developments so we aren't one big rental neighborhood.1:39:15 Comp visuals present to be made small but bigger font to be added to comp plan.Commissioner Nott to find out who did the centerline parking in Hailey. Chairman working on P&Z communal folder and time date stamp depository. Administrator to get finding of facts signed and verified. Commissioner Lines to resend email to Administrator on ratified documents to give to Attorney.