

Sugar City Planning & Zoning Meeting

September 16, 2021

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

Others in Attendance: Quinton Owens (P&Z Administrator), Chase Hendricks (City Attorney), Jon Turner (Code Enforcement), Bret Stoddard, Brandt Monette, Cade Klinger.

Meeting was called to order at 8:45 pm

Motion made by Commissioner Jeppson to table reviewing the minutes and reports to the end of the meeting. Seconded by Commissioner Lines. **Motion approved.**

Sugar City Storage Units: Due to a setback violation found prior to footing placement, Bret Stoddard is requesting a variance preferred over the expense to move the building or shortening the front end. Due to location, zoning, and adjacent properties a variance was considered a viable option. The City Engineer gave his approval for the variance. The P&Z Administrator feels with no adjacent residential properties, there would be little impact by allowing the variance. The commission has the option to add conditions in granting the variance such as fencing or additional landscaping to offset the variance. Notice was given as required by City Code for the variance request.

Motion made by Commissioner Lines to approve the variance conditional on installing additional landscaping of trees and bushes on the south and east sides subject to city approval on plans to be submitted and the driveways meeting City Engineer's requirements.

Seconded by Commissioner Jeppson. **Motion passed**

Discussion of Zone Changes from OFE public hearing: The "approval in concept" by City Council is not binding and the applications must go through processes in code for actual approval. The public concern was much on the perceived increased density with no single family homes while in fact, twin homes and townhouses are single family homes. Intermodal paths were addressed and agreed to. Developers had said they plan to design the twin homes similar to the homes in the first phase to better match the appearance of the existing neighborhood. The desire for buffering between R1 and R2 zones is not a requirement in city code.

Motion made by Commissioner Jeppson to table further discussion on the zone changes due to losing quorum until the soonest available date.

Motion seconded by Commissioner Lines. **Motion passed.**

Motion made by Commissioner Lines to table remaining items on the agenda.

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

Motion made by Commissioner Lines to adjourn.

Seconded by Chairman Thompson. **Meeting adjourned** at 9:40