

SUGAR CITY PLANNING & ZONING MEETING MINUTES
PUBLIC HEARING - TUESDAY, NOVEMBER 23, 2021
Meeting held Sugar City Hall

Chairman Thompson, Commissioners Jeppson, Lines, Fluckiger, and Nott. Administrator Owens.

Meeting was called to order by Chairman Thompson at 7:06 P.M. Prayer & Pledge

Special Use Permit discussion for 180 Sugar Avenue:

P&Z Administrator has completed all necessary affidavits and postings required.

Applicant described business type, products, processes, receiving, sales, no public safety concerns, building dual purposes. They will use half and rent the other half. Will comply with other restrictive covenants already in the business park. No pollution & noise, side & scope, manufacturing on a small scale. Will make sure the tenant follows the same Special Use Permit as part of our rental agreement. They will be vetting tenant(s) and should have a similar type of their operation situation, if not smaller to our operations, not a large scale.

For: A written submission and two public spokespersons.

Neutral: None

Against: None

Rebuttal: None

Closed for Public Hearing

Special Use Permit discussion for 473 Business Loop:

P&Z Administrator has completed all necessary affidavits and postings required.

Applicant/builder for light manufacturing company of floating shelves and brackets for homes and business, online retail store, showroom, offices, mostly Research and Development, distribution hub, shipping, Receiving product once a month from semi vehicle and will unload off road and bring into warehouse, break down and reship or store in warehouse. No public safety issues. Dual use building but will use the whole building. They purchased 2 other lots as well for growing business.

For: A written submission

Neutral: None

Against: None

Rebuttal: None

Closed for Public Hearing

Annexation along South Railroad Ave discussion:

P&Z Administrator has completed all necessary affidavits and postings required.

Applicants were described from Annexation Application and Amended Annexation Application. Visuals were shown of both documents and map images. Public was asked if any other property owners would like to say anything, both on Zoom and public floor. No response.

Zoom: no responses for any option.

For: none

Neutral: 2 public spokespersons.

Shane Berger was asked by Gary Jeppesen, who is living away and disabled, to attend in his place.

Will 53 acres AG change to a higher tax? What has been annexed since 3.5 years ago? If Gary wanted to develop that land could that be an option? There have been a lot of changes since he started that paperwork so asked for more time as he needs to know what Sugar's master plan is for that area.

Staff responses: Per application it shows TA as the existing zone and requested for proposed is also TA. Gary would need to submit an application for development. Chairman wants to be clarified for Gary's entire parcels to be mapped for Gary and he summarized what Shane said for Gary. Administrator commented that parcels may not be mapped but the parcel descriptions are listed in the annexation application.

Marilyn Brown asked if it was required to use water and sewer? Will taxes go up? Because they recently did. Said her husband recently died so not sure what is what right now.

Staff responses: Administrator advised that notice was sent to her because it was required for anyone 300' from annex area, or land use areas not in annex. She is however still in the Impact Area. She also mentioned taxing and was informed that at present it is only County Tax. City and County Taxes are different.

Against: Written submission received from Showcase (which has new owner).

Rebuttal: none

Closed for Public Hearing

Staff discussed what they need to work on for the next hearing and suggested dates.

Chairman gave options.

Motion by Commissioner Jeppson to adjourn

Seconded by Commissioner Lines

Motion carries. Adjournment 8:32 p.m.