

# SUGAR CITY PLANNING & ZONING PUBLIC HEARING

at Sugar High School

Wednesday, December 1, 2021 7:00 pm

Chairman Thompson, Commissioners: Jeppson, Lines, Nott, and Fluckiger. P&Z Administrator Owens, P&Z Secretary Brosius and various Salem, Teton, and Sugar residents.

The meeting was called to order by: Chairman Thompson 7:17 P.M. Welcome Prayer and Pledge

Cumulative List: Reply was requested to a written letter. Add a list of those not on the sheet at HWY 33 so the Chairman can follow up with them along with existing residents that testified. Obtain representation. Follow Up the Commercial question Shane Ball wanted to know what he can or can't do. Put documents online for Salem: impact agreement, ordinances, FAQ on website, etc.

## **Public Hearing on Impact area expansion Discussion:**

Presentation on Impact area then Q&A ExParte: None. Administrator has processed affidavits and postings. 2 Letters read out loud. Applicant Testify- None

For: Drew Eagar; Cheyanne Baker, Teton P&Z; Unknown lives between HWY 20 and Sand Grove, and approves except for no commercial in agriculture zones.

Neutral: Cleve Bagley approves except leave irrigation water as agricultural; Juan Oldham was told 1000 W. would be the west boundary and the map says 2000 W.- need clarification. Agricultural needs to stay agricultural.

Against: Don Romrell; Danae Meikle. Clarification request: What I can or can't do with my land?  
Close Public Hearings

## **Public Hearing on Revision to Sugar City Code:**

9-3-2 visual on screen

Nobody signed up for any testimony No response from Public

Close Public Hearing

## **Public Hearing on Buffering/Open Space Ordinance Discussion:**

Visual on screen

Nobody signed up for any testimony No response from Public

Close Public Hearing

## **Public Hearing on Dark Sky Ordinance Discussion:**

Nobody signed up for any testimony No response from Public

Close Public Hearing

Regular scheduled meeting to begin.

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**Motion by** Commissioner Lines to read just the agenda to bring the area of Impact Discussion to the front of the agenda **Seconded by** Commissioner Nott **Motion carries**

### **Public Hearing on Impact area expansion Discussion:**

#### **Area of Impact Discussion:**

- 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.
- Hwy 33 is not growing.
- Representation and Voting privileges for people in the impact area.
- 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.

**Motion by** Commissioner Jeppson to set a meeting 12/16 that gives us time to complete other things that are not clear. Plus give more input by all the citizens of Salem **Seconded by** Commissioner Nott **Motion carries.**

Drew Eagar asked more questions. Commission invited them to a 12/16 work meeting.

### **Public Hearing on Special Use Permit discussion for 180 Sugar Ave:**

Send it to the City for approval. Concern over using half, must decide before that it is specified and noted in the condition. The applicant's Special Use Permit is only for their half and lessees would need to file for a separate special use permit. Parking is adequate for Applicants use. Lessees would need to address parking when they file a separate special use permit.

**Motion by** Commissioner Jeppson that we accept the permit for 180 Sugar Ave with the condition that First it is for the sole use as explained to us verbally. That if a renter comes in that does not meet the CCR's and city code that would necessitate the renter to come through and obtain a special use permit before they rent. Third: If any other conditions of a renter coming in changes the requirement, such as, parking then that would have to be addressed and increased if needed. By CC&R's and City Codes as approved by the City staff. **Seconded by** Commissioner Nott. **Motion carries.**

### **Public Hearing on Special Use Permit discussion for 473 Business Loop:**

**Motion by** Commissioner Lines that we accept the special use permit 473 Business Loop with the following conditions: Permit be for the sole use of the Applicants explained to us verbally. If a renter comes in before they rent, CC&R's and City Codes are approved by City staff. That the renter needs to apply for a Special Use Permit before they rent. If any other conditions change, such as parking, will be increased as needed. Additional landscape plan that is completed in one year and a two year plan of action with a recommended time of one year. **Seconded by** Commissioner Nott. **Motion carries.**

**Public Hearing on Annexation along South Railroad Ave Discussion:**

An Applicant tried to back out when they accepted sewer services and Gary was not informed. Concern over which land Gary has, whether it is a portion or not. It was brought to attention that there is a legal description submitted. Previous Mayor wrote in. Annex him in pending verification.

**Motion by** Commissioner Jeppson that we recommend to the City Council that we accept Application for Annexation applied by these individuals. We approve the application conditional upon verification from the Applicant Gary Jeppesen that this accurately represents what he presented earlier. If it doesn't we will grant the City Council to put or change that description so that it is accurate. **Seconded by** Commissioner Fluckiger. **Motion carries.**

**Dark Sky Ordinance Discussion & Buffering/Open Space Ordinance Discussion :**

**Motion by** Commissioner Jeppson we recommend to City Council with conditions that the Buffering/Open Spaces Ordinance and Dark Sky Ordinance all be input in the City Code with the forthcoming with the following condition that we verify what the tables are saying to verify the information is correct. Condition that the Staff wherever they ended up.

**Seconded by** Commissioner Lines

**Motion carries.**

**Revision to Sugar City Code:**

R1 is 4, R2 is 5, R3 is 10, R4 is 16, MU1 changes to MU is 16, MU2 drops off all together.

Thought was that R3 be changed to 8. R4 to change to 12 But have the City Council hold a hearing if they choose. Changes cannot be reduced, they can only be increased. You can reduce it if nobody has applied that size.

State code says that once zoned, it may not be rezoned for four years. There was a discussion of pro zones. A work meeting with the City Council should be scheduled.

**Motion by** Commissioner Jeppson move this forward for changing the zoning districts in 9-3-2 that eliminates MU2, and that initially sets and adds R3 with 8 units, R4 with 12 and the only existing MU to 14 with the stipulation that we have a work meeting with the City Council that we know with what we have here we need to looking at from like a very short view that we need to have more of a 10M foot view, we need to have an extended view on what we are doing with density. Condition- if there is a zone that becomes a problem legally or whatever to go ahead and that particular element stays at 16 units as is, the rest goes forward with the changes. **Seconded by** Commissioner Nott. **Motion carries.**

**Motion by** Commissioner Nott to adjourn 11:40 pm. **Seconded by** Chairman Thompson. **Motion carries.**