

SUGAR CITY PLANNING & ZONING MEETING

At Sugar City Hall
Thursday, April 21, 2022, 7:00 P.M.

Attendance: Chairman Thompson, Administrator Owens, Commissioners: Mecham, Lines, Jeppson, Fluckiger, and Nott. Public: Unknown (Barrus Developer) Zoom: Administrator Owens, Public Works Director Jacobson, City Attorney Chase Hendricks, and P&Z Secretary Brosius, and Commissioner Nott.

Welcome. Meeting was called to order at 7:11 pm by the Chairman with Prayer and Pledge of Allegiance.

❖ Landscaping Report - Public Works Director

- Ask any Arborist... Avoid planting trees where tree roots could damage water, sewer, gas and fiber. Concrete sidewalks and then pavers over sprinklers or water systems for easy access. A lookabout study talked about commercial sidewalks being 8-10'. Shrubs, flowers, planter boxes should not block sight in roads, street signs, intersections, corners, or lights. Visualized permanent structures that don't slide around or move. Meandering sidewalks having larger sweeps and larger bends. Keep green strip buffers.

❖ Barrus Property, South Teton Ave

- Developer showed a map for 85 lots and went over it with commission. The Public Works Director went over the parking of major and minor collectors. Brent Barrus asked the committee for recommended next steps for him and the developers. The commission told him to work on a Preliminary Plat, which includes sewer and water, and then to ask for a Zone Change should he want to continue with this layout.

❖ Public Comment

- Where is the sewage treatment plant? How far from the nearest trunk line? The Commission responded.

❖ Comprehensive Plan & SWOT

- Two more SWOT submissions were turned in. Administrator showed the Commission he had sent link to the Planning and Zoning Folder

❖ Code changes, Title 10 and downtown

- The commission discussed several points brought up by developers. These included the following: Height restriction, parking, avoiding sprawl, maintaining bike paths, having a walking space away from parking, landscaping, future Preferred Land Use suggestions, 9-3-2 Zoning District upgrades, 9-3-6 Land Use Schedule, the current Commercial Alcohol regulations, keeping zones segregated, keeping multi-use zoning to specific areas, not allowing special use in breaking up a current defined zone, and exploring commercial locations direction flow.

❖ Review minutes - Action Item

- Approved with changes: 12/61/21 Motion by Commissioner Jeppson, 2nd by Commissioner Fluckiger. Motion carries
- Approved with changes: 01/06/22 Motion by Commissioner Mecham, 2nd by Commissioner Nott. Motion carries
- Approved with changes: 01/20/22 Motion by Commissioner Jeppson, 2nd by Commissioner Lines. Motion carries
- Approved with changes: 02/03/22 Motion by Commissioner Jeppson, 2nd by Commissioner Fluckiger. Motion carries
- Approved with changes: 02/15/22 Public Hearing Motion by Commissioner Jeppson, 2nd by Commissioner Lines. Motion carries
- Approved with changes: 02/15/22 Special MTG Motion by Commissioner Jeppson, 2nd by Commissioner Mecham. Motion carries

❖ Commission Use More Effective - No discussion.

❖ Items needing updated P&Z to do list - No discussion

❖ Staff Report: Design Review answered questions from Mark Heath. More buffering at elevation 9th N & Hwy. Plat for Twin Homes, March drawings done waiting on mylars.

❖ Google Drive Training - No discussion

Motion to Adjourn Meeting at 10:39 pm by Commissioner Jeppson **Seconded by Commissioner Mecham **Motion carries.****