

# SUGAR CITY PLANNING & ZONING SPECIAL MEETING

At Sugar City Hall

Thursday, September 28, 2021, 7:00 P.M.

Attendance: Chairman Thompson, City Attorney Hendricks, Commissioners: Jeppson and Lines. Public: Zoom: Administrator Owens and Commissioner Hoopes

Welcome. Meeting was called to order at 7:17 pm by the Chairman.

## **Discussion on previously held Public Hearings -**

### **Zone changes in Old Farm Estates consistent with the development agreement -**

Commissioner Jeppson said Park needs some MU for soccer fields and lack of parking is a concern. Chairman added size with safety concerns.

**Motion by** Commissioner Jeppson to accept the change from R3 to O Open Park with a list of concerns on Parking and actual use. **Seconded by** Commissioner Lines. **Unanimous.**

**Motion by** Commissioner Jeppson to decline their request for zone change on 13 for those four listed items. [safety factor, in line with comp plan zoning that does not fit commercial, residential all around it and it is divided by the major divider on 5th, City should leave as residential until needed; what's developer plan for request that they need commercial, minor arterial] **Seconded by** Commissioner Hoopes. **3 Ayes:** Commissioners Hoopes, Jeppson and Lines **1 Abstain:** Chairman Thompson lives directly across from it.

**Motion by** Commissioner Lines, that we recommend a denial for the zone change for Division 11 for the four reasons stated, but with a recommendation that we move forward recommending a vertical mixed use in that area so we are preserving both commercial corridor but allowing the developer to develop. **Seconded by** Commissioner Jeppson. **Motion carried.**

**Motion by** Commissioner Lines, recommend to City Council to approve both #1 the zone change and #2 the plat for Division 9 of Old Farm Estates townhomes changing the zone from R1 to R2 with the following conditions: that there will be a mixture of two-story and one-story twinhomes throughout the subdivision, they will look different from each other, the number of homes will be capped at 98, they will capture the look and feel of the surrounding development and the subdivision, the platting will be subject to Design Review.

**Seconded by** Commissioner Jeppson. **Motion carried.**

**Motion by** Commissioner Hoopes, for Phase 5 MU1 down to R3. **Seconded by** Commissioner Jeppson. **All Ayes. Unanimous.**

**Motion by** Commissioner Jeppson, that we approve the zone change on Phase 7 from MU2 to R3. **Seconded by** Commissioner Lines. **All Ayes.**

**Motion by** Commissioner Lines, we recommend to City Council that they approve the Old Farms Division 4 plat as per the Master Plan with the following notations: that it conforms the Alternative Transportation Plan, that the turning lanes on 5th and Railroad are corrected as Dick Dwyer recommended, that all of this conforms to and subject to the requirements, any other

requirements of Dick Dyer, that the east road, not sure what it is called, is labeled on the plat as private and that Huckleberry Lane will remain blocked off at the southern end at 5th S and will be a private road. **Seconded by** Commissioner Hoopes. **Motion carried.**

**Motion by** Commissioner Lines, we recommend to the Council that the Development Agreement for the Old Farm Estates be accepted as amended. **Seconded by** Commissioner Hoopes. **All in favor.**

**Motion by** Commissioner Jeppson, to adjourn 11:59 pm. **Seconded by** Commissioner Lines. **All in favor.**