

SUGAR CITY PLANNING & ZONING MEETING

At Sugar City Hall

Thursday, October 7, 2021, 7:00 P.M.

Attendance: Chairman Thompson, Administrator Owens. Commissioners: Lines, Jeppson, and Fluckiger. Consultant Hibbert. Public: Chester Bradshaw, Kristin and Kevin Galbraith. Zoom: unknown

Welcome. Meeting was called to order at 7:17 pm by the Chairman. Prayer, Pledge of Allegiance

Comprehensive Plan Update and Impact Area Discussion - Consultant went over Strengths, Weaknesses, Opportunities and Threats Analysis. Passed out a form for homework and asked for them to turn them back to him. Consultant Hibbert and Chairman Thompson will compile data to discuss and use for feedback at a later date.

Motion by Commissioner Lines to rearrange the agenda to accommodate the Administrator to address some of these things and move to Training. **Seconded by** Commissioner Jeppson. **Motion carried.**

Training - Consultant Hibbert passed out a couple chapters of Land Use Handbook by Givens Pursley LLP (also available online at <https://www.givenspursley.com/assets/publications/handbooks/handbook-landuse.pdf>).

Staff Reports- Administrator advised if P&Z Commission can help on the CC&RS for the business park contractor for 2 properties on Business Loop per code. Chairman said to schedule that with all appropriate people for early next week. Design Review Jeppson and P&Z Administrator Owens had an informal advice meeting on DR/PZ issues and gave them CC&R's. Two business licenses received. The Chairman talked to a developer on options for the sewer system to comply with DEQ for the area discussed. The Chairman and Consultant Hibbert to work on City forms. The Chairman announced that the City Council will swear in new members for P&Z. The Chairman advised the Sheriff Department Tower that was put up for public safety on a Special Use Permit with conditions. They want to come back and open to the public and do a change on that Special Use Permit. Figuring on height, be prepared to respond appropriately based on the original submission and code. Study the Business Park and State contributed land requirements on determining with CC&Rs and be acquainted with that to keep up on any issues. South Fork site plan on the conditional differences from what was submitted vs. what was later received was discussed and the Chairman asked the Commission to review it.

Plat Process - Submitted Applications - Chairman Thompson advised the paperwork was not available for the meeting, and would like it looked over and check for any administrative procedures and have it double checked, and present it to P&Z and then set a date for public hearing.

Approve Minutes - Tabled

Motion to adjourn Meeting at 10:15 pm by Commissioner Jeppson. **Seconded by** Chairman Thompson. **Motion carried.**