

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, November 3, 2022, 7:00 P.M.

Attendance: Chairwoman Lines, Commissioners: Fluckiger, Miller, Taylor, and Williams. Administrator Hibbert, and Administrator Assistant Owens. Public: Andy Oliverson, Ron Arnold, Karter Klingler, Meg Fillmore, Dustin and Brittani Parkinson, and Deidre Orem. Zoom: City Attorney Hendricks and P&Z Secretary Brosius, Jocelyn Oliverson.

The meeting was called to order at 7:04 pm by the Chairwoman. Prayer & Pledge of Allegiance
Welcome Prayer & Pledge of Allegiance

Andy Oliverson RV Park Expansion - Mr. Oliverson addressed the Commissioners and then the Chairman asked Administrator Hibbert to give a disposition to the board. Administrator Hibbert added it is ready to be recommended for Public Hearing.

Commissioner Taylor **moves** to have the Administrator set up a Public Hearing on the RV Park and Storage Units for conditional use permit. **Seconded** by Jerry Miller. **Motion carried.**

Public Comment

Consent Agenda: Approve Minutes: Commissioner Taylor **moves** to accept 10-20-22 minutes as amended. **Seconded** by Commissioner Miller. Motion carried.

Staff Report

Commissioner Miller: Business Park meeting was postponed to 11-16-22.

Administrator Hibbert: Met with the County. Went on tour with Commissioners. Addressing Build Out and Density has nothing to do with Impact Area. Apply zones to the Impact area. The Meadows is now Teton Island Subdivision as the County said there was already Meadows Subdivision and did not want two with the same name. Which will go to be recorded and start selling lots. First draft of the Comp Plan and mapping will be put out to give a big picture to the people. Madam Chairman asked about Vonda's annexation and also invite Salem to the next meeting. Commissioner Harris will be resigning but waiting for the date he is stepping down.

QO: Sign application, change out their sign, and forward information to the Commission.

Preferred Land Use Map - mapping edits, transportation on Preferred Land Use map with layers.

Regional Commercial District Zoning - The Administrator is developing the zone right now. Go to and talk to Lehi's planner and see how Thanksgiving Point was implemented and how the non-profit runs it. What worked for them and what did not. It is located outside their city and invited the commissioners to come with him. Field trip to Lehi. Pick up the code theirs and ours and mesh it with Salem as an active participant. Take it to a public hearing. Understand it will be based over time. Adopt the zone. Put it on the Preferred Land Use Map. Zone with what we want where or allow what they ask for.

City Zoning Map - Vertical to Horizontal map.

Land Use Table -

Motion to Adjourn Meeting at 9:06 pm by Commissioner Fluckiger. **Seconded** by Commissioner Williams. **Motion carried.**