

## SUGAR CITY PLANNING & ZONING MINUTES

Thursday, December 15, 2022, 7:00 P.M.

**Attendance:** Christine Lines, Dave Fluckiger, Jerry Miller, Suzanne Williams, Derik Taylor, Matt Nott, Chase Hendricks, Quinton Owens, David Thompson. Meeting called to order at 7:00 pm.

### **Discussion of Public Hearing: RV Expansion**

Concerns were raised about traffic issues related to the south access including its distance to railroad crossing, privacy & safety of local residents and tenants, nuisance as evidenced by complaints, duration of stay per tenant, and uncompleted conditions from the original SUP on the existing RV park.

**Motion made** by Commissioner Miller to approve the Special Use Permit for the RV Park Expansion with the following conditions:

1. Each RV stay is limited to 14 days on site.
2. Access at 3rd North shall comply with DOT, City, and State regulations including requirements for school bus traffic and railroad crossings.
3. City and State Codes shall be adhered to for noise requirements.
4. An 8 foot high sight obscuring fence shall be provided along adjacent properties with residential use except where access is required.
5. All setbacks and buffering requirements shall be met.
6. All conditions of previous Special Use Permit on the RV Park shall be met.

Seconded by Commissioner Taylor. **Motion approved** unanimously

### **Discussion of Public Hearing: Sheriff's Tower**

Conditions approved on existing SUP included the following:

1. Height may not be higher than 150 ft, including the antenna.
2. Comply with FAA and FCC regulations
3. The tower will be used for emergency communications only, not commercial use.

The City Engineer's comments dated November 17, 2020 on the original SUP were included in discussion. Concern was expressed that allowing public use of the tower will require the city to allow any public communication provider to have equipment on the tower.

**Motion made** by Commissioner Miller to recommend disapproval of the SUP application on the Madison County Sheriff's communication tower. Seconded by Commissioner Fluckiger.

**Motion approved** 4 to 1

**Chair Report:** P&Z elections are planned for the next meeting to select a Chair, Vice-Chair and other positions as needed. Keep in mind any nominations for that meeting. The county is interested in the lot south of the Search and Rescue building.

**Consent Agenda:** November 3rd 2022 meeting minutes were pulled for proposed changes, and December 1st 2022 minutes were pulled for time needed to review.

**Motion made** by Commissioner Fluckiger to approve the consent agenda minutes for August 25, 2021, September 2, 2021 and approve November 3, 2022 as amended.

Seconded by Commissioner Miller. **Motion approved** unanimously.

**Sign Application for Showcase Interiors:** The commission pointed out the sign, being an internally illuminated sign, shall comply with requirements in the Dark Sky Ordinance since the drawings do not indicate the brightness.

**Motion made** by Commissioner Miller to approve the sign application to the extent that it meets city code. Seconded by Commissioner Taylor. Motion approved unanimously.

**Motion made** by Commissioner Miller to adjourn the meeting. Seconded by Commissioner Williams.  
**Meeting adjourned.**