

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, January 19th, 2023, 7:00 P.M.

Attendance

- Chairwoman Lines
- Commissioners Fluckiger, Taylor, Williams, Nott
- Ex officio Commissioners Shirley
- Public: Andy Oliverson (Zoom)
- Staff: Administrator Assistant Owens

Opening

The meeting was called to order at 7:06 pm by the Chairwoman.

Prayer: Commissioner Nott

Pledge of Allegiance: Commissioner Williams

Public Comment


Andy Oliverson: Indicated that he has a revision to his prior presentation about the RV Park Expansion and will deliver it to us shortly.

Commissioner Lines said that we have an agenda item on Feb 2nd to discuss this with him.

Consent Agenda: Approve Minutes - Action Item

The following minutes were reviewed:

- 12-1-22 Hearing Minutes - RV Park Expansion
- 12-1-22 Hearing Minutes - Sheriff's Communication Tower
- 12-15-22 Meeting Minutes
- 1-5-23 Meeting Minutes

 Motion: I move that we accept the minutes of 12-1, 12-5, and 1-5 as amended.

Motion made by Commissioner Taylor. Seconded by Commissioner Williams.
Motion Carried.

Staff Report


Chairwoman Lines: City Council accepted our Sheriff's tower recommendation. They tabled the RV Expansion recommendation until further notice.

Code recommended changes or concerns should be brought to Administrator Hibbert.

Administrator Owens: Staff will review fence regulations. Front yards are to have 3 ft fences, but there are properties on Idaho Ave that have 6 ft fences up against the street, but are properties used as backyards by owners.

Comprehensive Plan - First Reading Review - Action Item

Commissioners discussed the south-east corner of the north highway interchange not being labeled as commercial in the Proposed Sugar City Preferred Land Use map. In the Proposed Sugar City Zoning map, this same area is labeled as commercial.

 Motion: I move that we set a public hearing on Feb 28th, 2023 for the proposed comp plan with the following conditions:

1. Staff can make edits before the hearing.
2. Staff needs to address the discrepancies between the zoning and preferred land use map.
3. Staff emails a PDF out to commissioners with all changes with time for reviewing.


Motion made by Commissioner Fluckiger. Seconded by Commissioner Taylor.
Motion Carried.

Regional Commercial District Zoning Code - Action Item

Commissioners reviewed the proposed Regional Commercial District Zoning Code and discussed concerns and potential changes. A list of questions/suggestions for Staff was assembled and sent to Administrator Hibbert.


Regional Commercial Land Use Schedule

Commissioners reviewed the proposed Land Use Schedule from Staff. A few categories restricted by the proposal were challenged as commissioners felt they should be included in a Regional Commercial zone. Recommended changes were identified and forwarded to Staff.

-  Motion: I move that we go to public hearing on Feb 28th at 7:00 PM regarding:
1. 9.3.2 Code Proposal
 2. Land Use Schedule
 3. Yellow Code Verbiage (Regional Commercial Design and Development Standards)
- under the condition that we are further able to discuss with Kurt about the language and verbiage in the text.

Motion made by Commissioner Nott. Seconded by Commissioner Williams.
Motion Carried.

Adjourn

-  Motion: I move to adjourn.

Motion made by Commissioner Taylor. Seconded by Commissioner Fluckiger.
Motion Carried.

The meeting was adjourned at 9:52 pm.