

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, January 5th, 2023, 7:00 P.M.

ATTENDANCE

- Chairwoman Lines
- Commissioners Fluckiger, Miller, Taylor, Williams, Nott, Kinghorn
- Ex officio Commissioners Shirley, Robinson
- Public: Rees Butikofer, Andy Oliverson, Ron Arnold
- Staff: Administrator Hibbert, and Administrator Assistant Owens

Opening

The meeting was called to order at 7:00 pm by the Chairwoman.

Prayer: Andy Oliverson

Pledge of Allegiance: Commissioner Kinghorn

Introductions

Brian Kinghorn was introduced as a new commissioner. Rick Robinson and Bruce Shirley were also introduced as ex officio members representing Salem.

Brief introductions were made by everyone in the room.

Elections

Chairwoman Lines was elected as Chair. Nomination made by Commissioner Williams and seconded by Commissioner Nott. Voting was unanimous. She will continue as chairman for 5 months.

Commissioner Taylor was elected as Vice Chairman. Nomination made by Commissioner Kinghorn and seconded by Commissioner Miller. Voting was unanimous.

Commissioner Fluckiger was elected as Secretary. Nomination made by Chairwoman Lines and seconded by Commissioner Nott. Voting was unanimous.

Jerry moved that our commission appoint Bruce Shirley and Rick Robertson as ex-officio non committee members to the Planning & Zoning committee. Commissioner Kinghorn seconded. Voting was unanimous.

Public Comment

Andy Oliverson brought up the 12-1-22 hearing notes. He was concerned about some of the wording which seemed to indicate that no one was in favor of the RV park application. The commission agreed to clarify the minutes which will be added to a future consent agenda for approval.

Looking at the Findings of Fact from the 12-15-22 meeting, Andy asked about the suggested limit to 14 days for RV tenants. He indicated that most of the findings made sense to him, but he wanted to better understand the commission's reasoning behind the suggestion so that he could address concerns. The commission was split on the issue, but those who voted in favor of limiting tenant stays to 14 days reiterated their concerns of safety for surrounding homes, families, and the nearby school.

The council agreed to ask the city council to table their suggestion on this matter until Mr. Oliverson could look into ways of addressing concerns.

Staff Report

Commissioners should receive code books in the near future. Commissioner Lines indicated efforts are being made to streamline the creating of packets, minutes, and agendas.

Land Use Schedule

Administrator Hibbert and Chairwoman Lines presented two different options for a potential resort zoning to be added to the Land Use Schedule. The commission discussed how to be specific in zoning requirements without inhibiting developers. Commissioners will study both proposed options, as well as Administrator Hibbert's zoning standards draft.

Identifying Essential Code Conflicts

Administrator Hibbert asked that anyone who has concerns about the existing code should meet with him.

Comprehensive Plan - First Reading

Administrator Hibbert distributed draft copies of the new Comprehensive Plan. The commission agreed to review the plan for discussion in the next meeting.

Adjourn

Commissioner Miller moved to adjourn, and Commissioner Williams seconded. Meeting was adjourned at 9:46 pm.