

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, May 18th, 2023, 7:00 P.M.

Attendance

- Chairwoman Lines
- Commissioners Taylor, Miller, Fluckiger
- Public: Glen Muir, Carmin Heap, Val Ball
- Staff: Administrator Hibbert

Opening

Prayer: Commissioner Taylor

Pledge of Allegiance: Commissioner Miller

Public Hearings

Chairwoman Lines gave information regarding the layout of the public hearings. Affidavits were shown for both hearings, indicating that they were noticed properly.

Public Hearing #1: Legacy Dance Academy Special Use Permit 180 Sugar Ave

Introduction

- Mrs. Heap: Former dance studio (Fusion) by the railroad tracks will be converted into another use. The Dance Academy will move to 180 Sugar Ave.
- Administrator Hibbert: This is an allowed use, but a special use permit is required. Parking could be a concern.

Written Correspondence

- Jeff and Marsell Parkinson: In favor of the permit. Think it will bring value to the community.

Public Testimony In Favor

- Glen Muir: Thinks it's a great opportunity and a good thing for the kids, as well as businesses in this area. In regards to parking, on his side of the street he is gone by 2-2:30 each day, which will open this area up for dance customers. He doesn't think it is a safety hazard that needs to be addressed currently.

Rebuttal by Mrs. Heap

- Class Sizes: Keeping same size as what has been at Fusion. Recitals will be held in Rexburg Jr High School buildings. They don't perform at the studio.
- Parking: Typically, 5-10 cars there at a time. 17 stalls in the lot. Easy in and out access to the parking lot.
- Will only be holding classes Mon - Thurs evening, Friday afternoon.

Hearing Closed at 7:22 PM

Public Hearing #2: Zone Change from Agricultural to Regional Commercial

Introduction

- Administrator Hibbert: This request is conforming with the comprehensive plan recently approved. The owners waited for the Regional Commercial zone before requesting a zone change.

Neutral Public Testimony

- Val Ball: Worried about the extra traffic in this area. Wants to avoid accidents. Worried that the owner's intentions may not be what is best for the community.


Rebuttal by Mrs. Heap

- Administrator Hibbert: Owner is working with neighbors to develop a master plan for the area. The proposed zone change won't allow the owner's former desires of building a concrete plant.

Hearing Closed at 7:37 PM

Deliberation for Public Hearing #1


Commissioners had few concerns besides parking. Ultimately parking was not considered an immediate concern.

 Motion: I move that we approve the application for a special use permit to have Legacy Dance Academy in Mr. Muir's building with the condition that the parking meet the business park covenants and city code.

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

Deliberation for Public Hearing #2

Commissioners talked about the current traffic around the area. Administrator Hibbert shared information surrounding the transportation plan and indicated that work is currently being done to address this.

 Motion: I move that we recommend the proposed zone change to the city council with obvious stipulations that when development occurs that it moves forward with adequate attention to traffic concerns.

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


Public Comment

No public comment.

Consent Agenda: Approve Minutes - Action Item

The following minutes were reviewed:

- 5-4-23 Meeting Minutes

 Motion: I move that we approve the consent agenda.

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

Staff Report

Chairwoman Lines: Commissioner Nott has resigned.

Reviewed Idaho Code (67-6518) on public testimonies.

Code books are available. Commissioners should review entire code at least once a year.

Today is last day for Chairwoman Lines in commission.

Administrator Hibbert: The City Council denied the RV expansion recommendation from Planning and Zoning.

Review Kootenai County's code on RVs and RV Parks.

Will compile SWOT analyses from commissioners.

Adjourn



Motion: I move that we table the remaining three items and adjourn.

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

The meeting was adjourned at 8:35 pm.