

# SUGAR CITY PLANNING & ZONING

At Sugar City Hall

*Thursday, September 7<sup>th</sup>, 2023, 7:00 P.M.*

## Attendance

- Chairman Taylor
- Commissioners Williams, Fluckiger, Haacke, Hawkes
- Ex Officio Commissioner Shirley
- Staff: Administrator Hibbert, Assistant Administrator Quinton Owens

## Open Regular Meeting

**Prayer:** Commissioner Fluckiger

**Pledge of Allegiance:** Commissioner Haacke

## Approve Minutes

The July 20, 2023 and August 17th, 2023 meeting minutes were approved.




Motion: I've reviewed the minutes and I move to approve them

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

## Impact Area Zoning and Preferred Land Use Maps for Upcoming Hearing

The Madison County P&Z committee will be hearing to repeal and replace the Area of City Impact code on Sept 13th. The Sugar P&Z committee will hold a hearing on the Impact Area Zoning on Sept 21st. Regarding the Harris Family Property, there was a proposal to change it to an area of self-designation in the Impact Area proposal to ease tensions, with consensus on this being a safe option. This will help preserve community identity. Suggestions for agreement wording will be addressed during deliberations after the Sep 21st hearing.


 Motion: I move that we recommend that the comp zoning map and the preferred zoning map with the changes to the western Salem-Hibbard section be included in the Impact Area hearing. The said section will be included as a landowner self determination area.

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

## Future Annexations

Administrator Hibbert handed out a map with potential annexation areas to review/discuss. He has been recently dealing with problems due to previous illegitimate platting of land. These go against state statute. He recommended that the commission hear on some of the areas.

The commission discussed which areas were ready and voted to schedule a hearing.

 Motion: I move that we hold public hearings for the annexation of areas 4, 5 and that portion of 3.

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

## Accessory Dwelling Units

Administrator Hibbert handed out a proposed code amendment draft on Accessory Dwelling Units. The commission agreed to review the draft and come to the next meeting prepared to discuss the proposal.

## Tiny Home Subdivisions

The commission discussed Tiny Homes, with Administrator Hibbert clarifying that a tiny home on wheels is an RV, while a tiny home on a foundation is a house. He handed out a draft ordinance for a Tiny Home Subdivision. The commission agreed to review the draft and come to the next meeting prepared to discuss the draft.

## Commissioner LLUPA and State Code Training

The commission discussed the illegitimate split up of original plots and how it hurts infrastructure in the area. It causes contention between the city, developers, and the citizens. The commission will continue to study the State Statutes on subdivisions, and Administrator Hibbert will provide future training.

## Adjourn



Chairman Taylor: I would entertain a motion to adjourn.  
Motion: So moved.

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

The meeting was adjourned at 8:46 P.M.