

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

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

Attendance

- Chairman Taylor
- Commissioners Williams, Fluckiger, Haacke, Hawkes
- Public: Becky and Paul Jeppson

Opening

Prayer: Commissioner Haacke

Pledge of Allegiance: Commissioner Williams

Approve Minutes

The September 21st, 2023 meeting minutes were approved.

 Motion: I move that we approve the minutes.

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

Auxiliary Committee Reports

The commission expressed some frustration with the constant exceptions to the rules in design review. The City Council has the final say on design review and enforcement, and the city attorney can draft a letter if needed. Chairman Taylor plans to discuss this issue with Administrators and the Mayor, as the city council has expressed frustration with it in the past month.

County Comprehensive Plan

The Madison County Steering Committee is working on a new Comprehensive Plan for the county. Chairman Taylor and Administrator Hibbert had a meeting with them last week, and they've been conducting focus groups and gathering data for this plan. The County Administrator, is overseeing the process and preparing the first draft for publication. Afterward,

there will be public meetings, and opportunities for feedback from their group. The county has incorporated several changes from Sugar City's comprehensive plan and the relationship between the county and Sugar City is strengthening.

Tennis Courts

The commission discussed the tennis courts recently closed by the city council. They were a liability issue. Chairman Taylor asked the commission to keep this in mind since the city is lacking recreational areas and facilities.

Future Annexations

The commission previously recommended several areas for annexation to the city council. Administrator Hibbert is handling legal issues, and some property owners and businesses have already petitioned. More petitions are expected, and a planning is underway for a future public hearing, possibly in November. Not everyone in the annexation area has petitioned. The commission discussed the benefits of planning for growth and the importance of community-led planning.

Accessory Dwelling Units

The commission reviewed the Accessory Dwelling Unit code draft. The draft indicates the following main points:

1. Require owner occupancy in the main home or ADU via a deed restriction.
2. Clarify the review and approval process.
3. Establish size, height, and parking standards.
4. Demand design compatibility for home additions.


Public comment brought up owner occupancy during an LDS mission not being permitted by draft code. Parking requirements are also inconsistent with nearby developments, potentially causing conflicts. State legislation protects homeowners' rights for activities like Airbnb.

Tiny Home Subdivisions

The commission reviewed draft regularations for Tiny Home Subdivisions. They discussed the need for affordable housing due to inflated market prices, while also bringing up various concerns. Chairman Taylor emphasized the importance of addressing the topic carefully and fitting it into the community.

The commission agreed that the draft needed additional edits and clarification.

Adjourn

 Motion: I move that we adjourn.

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

The meeting was adjourned at 8:25 P.M.