

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, March 7th, 2024, 7:00 P.M.

Attendance

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

Opening

Prayer: Commissioner Hawkes

Pledge of Allegiance: Commissioner Williams

Approve Minutes

The February 1st, 2024 meeting minutes were approved.



Motion: I move that we approve the minutes for 2/1/24.

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

Impact Area Decision Follow-Up

City Boundaries without an Area of Impact: Admin Procedures

The commission talked about the county's decision on Sugar City's proposed area of impact. The desired impact area was all around city limits to avoid inconsistent development, but the county only approved some of the area and the city council accepted. There are currently four areas around the city without an impact area. The city council has accepted an offer to discuss this further with the county. A meeting involving the mayor, city staff, and others is scheduled.

Zoning and Project Development on Hwy 33 Corridor

Some of the approved new impact area is immediately north and south of Hwy 33 out to Teton. Sugar City plans to work closely with Teton for future developments.

Salem Pending Annexation Requests

A representative from Red Spud Storage expressed their desire to build more storage in the Mendoza Business Park. They are considering annexation into Sugar City due to difficulties in obtaining permits from the county and the benefits of being within the city limits. However, they would need to be zoned as light industrial.

Rural Ranchette Zone (Hearing)

Administrator Hibbert presented a draft for the Rural Ranchette zone and proposed sending it to public hearing. There were questions about the wording and the number of livestock allowed per acre. The matter of beekeeping in the city was also raised. A review of this draft is planned for the next meeting before moving it to a public hearing.

Administrator's Update on Toscano Subdivision Area

The original development plan for the Toscano Subdivision was for the construction of cottage homes, parks, and a small body of water. The plan received master plan approval, but no final plat was ever recorded. A bond for \$2 million was supposed to be put in place but it fell through. The city now requires bonds on all subdivisions. The development agreement was not signed until last year, 20 years later. The city is currently working with the owners who may decide to proceed forward as is, start over and replat it with the area's new commercial zoning, or discuss new desires for the area. They have entitlements and infrastructure in place. Requests related to this development may come into the commission soon.

City Road Functional Classification Map Updates

City officials have started a study of roads and transportation routes. An upcoming map will be available soon. This is the first step of updating the transportation plan.


GIS: Upcoming ESRI Training

Training will be available in the near future that will help the city and its staff not need to rely on the county so much for mapping updates. Once a date is decided, commissioners will be invited to attend.

Training: Subdivision and Controlled Access

The commission discussed the controlled access chapter in the transportation plan. The commission was instructed on the need to avoid driveways on the road going out to Teton in order to ensure safety. The goal is to avoid the problem that Barney Dairy Rd has now.

Meeting Adjourned

 Motion: I move to adjourn.

Motion made by Commissioner Williams. Seconded by Commissioner Fluckiger.

Meeting ended at 8:04 PM.