

SUGAR CITY, IDAHO
Planning and Zoning Commission Meeting
January 21, 2010

Commissioners in attendance: Brian Hawkes, Jess Brown, Renee Christensen, Randall Miller, Tom Fleming

Others in attendance: Trever Einerson, Bruce King

Brian opened the meeting at 7:05 p.m.

- I. Ranae moved that we amend the agenda to include a report on the Wind Turbine Special Use Permit Application. Randall Seconded. Motion passed.
- II. Tom moved that we accept the minutes from the January 7th meeting. Ranae seconded. The motion the motion passed.
- III. Trever Einerson wants to apply for a special use permit for the home at 202 W. 3rd South currently owned by Jacob Price (zoned R1). Apparently, several years ago the home was approved for a special use permit to construct a mother-in-law apartment over the garage. This apartment was to be part of the main house and connected internally to the main house. But, when the project was finished, the apartment was not connected internally to the main part of the house but had a separate door and stairway. Einerson plans on buying the home and wants to keep the apartment separate from the main part of the house. Brian advised Einerson that he has two options: 1) Apply for a special use permit; or 2) request a zone change to R2. Since the property abuts the R2 zone, it would not be an island of R2 in an R1 zone. Einerson will consider his options.
- IV. Bruce King reported on the January 14 City Council meeting.
- V. Discussion of HOME BUSINESS draft. No motions were made. We were just trying to find ways to improve the draft.
9-10-3
 - F. Dealing with consumption of public utilities. The item is confusing and probably not necessary. Perhaps we should delete it.
 - G. H. Parking for customers and employee shall be limited to the driveway or on the property frontage.
 - I. Business vehicles must not be parked on the street and shall not intrude into the clear vision triangle.
9-10-4
 - B. Only infrequent customers or clients at the residential location of the business, except that family child-care is permitted (six or fewer children).
We still need to review the changes. The changes are on the attachment.
- VI. Wind Turbine. Jess will make changes to the application and email it to commissioners with the minutes.
- VII. Agenda items for February 4 meeting:
 - Home business. Read through the Madison County ordinance before our next meeting.
 - Go over wind turbine application.
 - Projects for this year, 2010.

Meeting adjourned at 9:50 p.m.

Brian A. Hawkes
4 Feb. 2010