

SUGAR CITY PLANNING AND ZONING MEETING MINUTES

REGULAR MEETING

June 6, 2013

Commissioners in attendance: Steve Hawkes, David Ogden, Russell Thurston, and Sam Lines.

7:00 p.m. Meeting was called to order by Steve Hawkes.

MINUTES

The minutes of the May 16, 2013 Public Hearings were reviewed. The Mont Merrill public hearing was discussed first. Sam Lines moved to approve the minutes of the Mont Merrill public hearing. Russell Thurston seconded the motion. The motion passed in the affirmative. The minutes of the impact area public hearing was reviewed. Russell Thurston made the motion to accept the minutes regarding the impact area. Sam seconded the motion. The motion passed in the affirmative. The Planning and Zoning regular meeting minutes were reviewed. Sam Lines moved to accept the minutes of the regular meeting. Russell Thurston seconded the motion. There was no discussion on the motion. Voting was unanimous in the affirmative.

REPORT FROM BRUCE KING OF CITY COUNCIL MEETING

The city council discussed ongoing issues of the alley north of the water tank. Envision Madison meeting will be coming up. We are asked to invite city members and neighbors to attend. The city clean up was finished and in record time. The city is still looking into building a structure to store the sand for winter use. Chip sealing is underway.

COMMISSION BUSINESS

The commission discussed conflicts in the City of Sugar City Code book. In section 9 Zoning Regulations the definitions in this section were reviewed. In 9-3-6 there is a conflict with town house and multi family dwelling in R2. The definitions of each were read. The commission suggested changing multi family dwelling in R2 to a Special Use in the chart. The height of a building is not discussed. Height restrictions are defined in 9-3-7 with a maximum of 35 feet.

Another conflict is in R1 is where a property owner can ask for a special use permit. Any property owner could have a public hearing month after month if they wanted. We discussed whether to strike the S out of the column.

The commission went through 9-3-6 in R1, R2, and R3 category to determine any conflicts. A townhouse is defined in the definitions list but is not on the chart. We considered eliminating townhouse from the definition because a townhouse is a multi family dwelling. We need to

consider eliminating the definition and line item on the chart and thus the conflict will be resolved. Sam suggested either removing twin home from definition or put it on the chart. A conflict found is that a twin home is a yes in R2 but not a multi family dwelling. Dave suggested eliminating town houses from the table because it is a multi family dwelling and then put an S in multi-family dwellings the R2. A multi-family dwelling by definition is a condo, a townhouse, duplexes, twin home, and etc in 9-3-6. Condominiums are separately owned by individuals where a townhouse might not be. How dense do we want R2 and R3 to be identified? In R3 the condominium should be a Yes instead if a S. The commission might consider a careful look at the definitions of a twin home, and townhouse, condominium, and multi-family dwelling and then let the attorney look at the suggestions. Perhaps we can consider removing the townhouse definition and changing it to say "see multi family dwelling". Years ago when this chart was made the commissioners saw something that we are not seeing. Let us make this chart easy enough for all to understand now and for future commissions. We need to clean up the definitions by maybe referring a condominium, a townhouse, duplexes, twin home each back to the definition of a multi-family dwelling. If we have other residential on the chart then we may need a definition for it. The meeting was a working meeting a will continue in a future meeting.

NEXT MEETING:

The next meeting will be on August 1, 2013.

The meeting was adjourned at 8:45 p.m.

Steve Hawkes

5 Sep 2013