

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, MARCH 7, 2019

Commissioners in attendance: Dave Thompson, Paul Jeppson, Quinton Owens, Dan Mecham

Others in attendance: Building Inspector Cliff Morris, Deputy Clerk Shelley Jones

Citizens: Catherine Nielsen, Barbara Lusk

7:12 P.M.

Meeting called to order by Dave Thompson

Prayer by Dan Mecham

Council Meeting Report: Councilwoman Ball did not attend. Deputy Clerk Shelley Jones gave a brief summary of the public hearing held on March 6th concerning the zone change for Old Farm Estates #3 which was approved and Councilman Waddell's request to pay his legal fees was denied.

Minutes – Action Item:

The minutes of regular P&Z meeting on **February 21, 2019** were reviewed.

Motion made by: Dan Mecham to approve the minutes as amended.

Motion 2nd by: Quinton Owens

Motion carried

Report from Chairman:

1. Update on food businesses – the Health Dept. requests the applicant get a health permit before applying for a business license.
2. There is a developer from Utah interested in the Tuscano property for 12-plexes.
3. Pre-annexation discussion: (Need to submit for Impact Area Renegotiation change first with County.)
 - Discuss 105-1 definitions, 105-5-4, see 105 document
 - Built out 70% in less than 10 years
 - Suggested school boundaries
 - Property owner requests trump in annexation
 - See Idaho Codes listed 50-222, 67-6525 and 67-6526
 - Assignments for next meeting: see guidelines for calculating development potential (see potential frontage road).
 - a) Dave Thompson: A,D,T,Z
 - b) Paul Jeppson: P,S,H,N,
 - c) Quinton Owens: 1, 2, sum of area of all lands not built out for each zoning designation
 - d) Dan Mecham, existing area of impact area (also verification of calculations).
4. Potential sale and subdividing of Barney property.
5. Bradshaw's obtained Neeley property and would like to put in RV parking and storage units. Possible Zone Change for property. Bradshaw's will be coming to the next P&Z meeting to discuss this.
6. Cliff Morris shared information about a new building close to Pro Peat for a concrete business's warehouse.

Motion to table the rest of the agenda items: Paul Jeppson

Motion 2nd by: Dan Mecham (We lost quorum because Dan Mecham had to leave.)

Motion carried

Items tabled:

Annexation of 4 Properties

Possible Code Change to Design Review

Possible Changes to Planning & Zoning City Code 9-1-3 and 9-1-4

Land Use Schedule, Map & Definitions

8:00 P.M. Motion to adjourn the meeting: Dan Mecham

Motion 2nd by: Quinton Owens

Motion carried

Meeting adjourned. Next P&Z meeting will be held March 21, 2019.