

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, AUGUST 15, 2019

Commissioners in attendance: Dave Thompson, Quinton Owens, Justin Merrill, Christine Lines, Paul Jeppson, Sean Bartholick, Tyler Hoopes

Others in attendance: Building Inspector Cliff Morris, Deputy Clerk Shelley Jones,
Citizens: Catherine Nielsen & Barbara Lusk

7:08 P.M.

Meeting called to order by: Dave Thompson

Report of City Council: Brent Barrus

The council approved Bradshaw's zone change request and special use permit to allow an RV park and storage units on the Bradshaw's property just north of 3rd N.

The council is still reviewing the suggested revisions to Design Review code and Title 9, sections 9-1-3 and 9-1-4. The council is revising the definition of a clear vision triangle.

7:25 P.M. Minutes – Action Item

The minutes of **Public Hearing on July 18, 2019** were reviewed.

Motion made by: Paul Jeppson to approve the minutes as amended.

Motion seconded by: Sean Bartholick

All were in favor, motion carried

The minutes of regular P&Z meeting on **July 18, 2019** were reviewed.

Motion made by: Paul Jeppson to approve the minutes as amended.

Motion seconded by: Christine Lines

All were in favor, motion carried

Chairman Report –

- Bldg. Inspector Cliff Morris gave an update on some upgrades to current projects. Radiation Solutions in the Business Park is doing well and they are doing some stucco on the building instead of all metal siding. The new pump house by the new well is having real rock siding instead of concrete stamp.
- Paul Jeppson stated that the mayor has visited with him, Dave Thompson and Shelley Jones to review some of the possible revisions to Design Review Code. The revisions will be good changes for the committee.
- The city received a business license application on August 14, 2019 from Audrey Taylor for the purpose of teaching preschool two mornings a week to eight or fewer students aged three and four years old. The Taylor's home is located at 105 W 4th S and is zoned R1 (Single Family Residential). In the current land use table a preschool requires a special use permit costing the applicant an additional \$200.00 and also requires the city to hold a public hearing. The current land use table allows a day care home (six or fewer children) in the R1 zone and a daycare group (seven to twelve children) requires a special use permit. In city code 9-2-2 the definition of preschool is as follows:

PRESCHOOL: A facility providing care for compensation, with instruction, for more than six (6) children of preschool age.

This does not specify if the facility is a home or a building built for the sole purpose of teaching pre-school. If Mrs. Taylor teaches six children or less and it is in her home, should it have the same requirements of the special use permit?

The commission suggested that Mrs. Taylor limit the number of students to six per session and possibly have more preschool sessions. The commission then discussed at length and questioned why there would be a requirement for a special use permit to teach preschool for 6 and not for daycare for 6.

With Mrs. Taylor's background, the commission felt that her business would be a benefit to the community. The commission suggested having Cliff Morris, the city building inspector, inspect her home for safety and also having the fire department come inspect for fire safety. Mrs. Taylor was agreeable to the suggestions. However, the commission felt they could not move forward without requiring a special use permit application because of the current code. Mrs. Taylor then stated she may have to wait until a later time which would give the commission time to revise their code so that it is consistent. The commission recommends that Chairman Thompson report our code conflict and the need for the building inspector's inspection of Taylor's Tots Preschool.

The commission will discuss the inconsistency in the code while revising the land use table and definitions.

- A business license application for Fatt Larry's Customs, owner Larry Stone, was approved for an auto dealership and IT & security services. The location will be at 315 Pro Peat Drive.
- A business license application for Nye Creations, owner Megan Nye, was approved for online sales. The location will be at 648 W 1st S.
- Council is reviewing the suggested P&Z code revisions to 9-1-3 and 9-1-4.

Discussion on Possible Revisions to Planning & Zoning City Code Title 9:

The commission discussed setbacks and possibly changing them by use and not by zone. There will be more review by the commission over the next few weeks to come back at the next meeting with some ideas for future revisions.

Public Comment from Citizens Concerning Agenda Items:

Barbara Lusk stated she had concerns about there not being enough handicap accessibility ramps at the new Silverwood Apartment Buildings in Old Farm Division #2.

9:45 P.M. Motion to adjourn the meeting: Sean Bartholick

Motion seconded by: Paul Jeppson

All were in favor, motion carried

Meeting adjourned. Next regular P&Z meeting will be on September 5th.