

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING AUGUST 3, 2017

Commissioners in attendance: Clay Rasmussen, Dave Thompson, Jeanne Wright, Tyson Harris

Others in attendance: Shelley Jones, Elaine King, Vaun Waddell, Dalen & Shellie Tolman, Blake Walker, Ray McDougal

7:05 p.m.

The meeting was called to order by Dave Thompson

Pledge of Allegiance

7:07 p.m. Minutes:

The minutes of July 27, 2017 were reviewed

Motion to approve the minutes: Tyson Harris

Motion 2nd: Jeanne Wright

Discussion on the motion: none

Voting was unanimous in the affirmative

7:10 p.m. Council Meeting Report:

No Report

7:10 p.m. Discussion on Proposed Variance for Property Located at 222 S. Fremont Avenue:

The committee discussed measurements after visiting the property. They checked on setbacks and compared other home distances along 3rd South. One or two homes were as close as or closer than what the applicant is requesting. They want to make sure the applicant or property buyer is aware of the clear vision triangle required on a corner lot so that traffic safety is not hampered in any way.

Motion to accept variance and adhere to the code for clear vision triangle: Tyson Harris

Motion 2nd: Jeanne Wright

Motion carried

Motion to set a public hearing date on August 23rd, 2017 for the variance application: Jeanne Wright

Motion 2nd: Tyson Harris

Motion carried

7:25 p.m. Discussion on Special Use Permit for Property Located at 220 S. Teton Ave:

Dalen Tolman presented his plans to turn his residence into a duplex. He has met with Cliff Morris, the city's building inspector, to see what he needs to do to follow city code. He mentioned the need this city has for housing for young married couples. There was discussion on the other duplexes in the city. The commission was concerned about having 4 spaces available for parking. They requested Dalen show them a parking plan which he produced before the evening was over and it did have room to sufficiently allow the 4 parking places for possible future tenants.

Motion to set a public hearing date on August 23rd, 2017 for the special use permit: Clay Rasmussen

Motion 2nd: Jeanne Wright

Motion carried

8:10 p.m. Discussion on Preliminary Plat Application of Old Farm Estates Division #2 Block 12

The applicant has plans to build 16 4-plexes and 4 6-plexes for a total of 88 units. The plans have 2 parking spaces per residence. After the commission reviewed the plans according to the requirements of the application it was found complete.

Motion to set a public hearing date on August 23rd, 2017 for the preliminary plat application: Tyson Harris

Motion 2nd: Clay Rasmussen

Motion carried

8:58 p.m. Discussion on Preliminary Plat Application of Old Farm Estates Division #2 Block 14

No Report

9:00 p.m. Discussion on City Code Revision for Parking Space Requirements

City code has areas where 1.5 parking spaces are required in residential zones and in some parts of the code it states that 2 are required. This discussion is to change code to require all residential zones have a minimum of 2 parking spaces to eliminate any confusion in city code.

Motion to set a public hearing date on August 23rd, 2017 to revise city code so that all residential zones have a minimum of 2 parking spaces: Jeanne Wright

Motion 2nd: Clay Rasmussen

Motion carried

9:03 P.M. Discussion on Land Use Schedule, Definitions & Map

No Report

9:05 P.M. Discussion on Increasing Sugar City's Impact Area

The commission wrote and reviewed a letter for the county to request a meeting to discuss expansion of Sugar City's impact area.

Motion to send the letter to the county as amended to continue with the process of expansion in the city's impact area: Clay Rasmussen

Motion 2nd: Tyson Harris

Motion carried

9:07 P.M. Discussion on Status of City Growth

Dave Thompson discussed applying for grants to help with safety and community beautification as the city grows. The city could use sidewalk repairs and good lighting especially on Center Street. The commission discussed some possibilities if they were to receive a grant for beautification of the city. Some of those possibilities included a bike/jogging path with workout spots, trees, benches and the equipment to maintain it as well.

9:33 P.M. Association of Idaho Cities Training Update

Discussion on some of the points for Planning & Zoning procedures learned at the conference. The commission will go over some of the details at a later meeting.

9:47 p.m.

Motion to adjourn the meeting: Tyson Harris

Motion 2nd by: Jeanne Wright

Voting was unanimous in the affirmative

Meeting adjourned

Our next regular P&Z meeting will be held August 17, 2017 @ 7:00 p.m.