

SUGAR CITY PLANNING AND ZONING MEETING MINUTES

REGULAR MEETING - THURSDAY, APRIL 07, 2016

Commissioners in attendance: Brent Barrus, Eileen Kershaw, Jeanne Wright, Clay Rasmussen, Dave Thompson

Others in attendance: Shelley Jones, Bruce King

7:04 p.m.

The meeting was called to order by Brent Barrus.
Pledge of Allegiance

7:09 p.m. Minutes:

The minutes of March 17, 2016 P&Z meeting were reviewed.
Motion to approve the minutes by: Eileen Kershaw
Motion 2nd: Jeanne Wright
Discussion on the motion: None
Voting was unanimous in the affirmative.

7:11 p.m.

Report of City Council Meeting by Bruce King.

7:28 p.m. Commission Business: River Bend Ranch Application Discussion

The committee reviewed River Bend Ranch Application and determined that the application is incomplete.
Items discussed were:

- Road (10-4-4-F) and sidewalk widths (10-4-5-B): The committee determined both to be in compliance.
- P.U.D. (Planned Unit Development) Patio Homes (9-3-8-C & D): The committee reviewed the city's comprehensive plan (page 27 #6) which allows for appropriate clustering of homes (patio homes) (10-5-3). Also reviewed were the Development Standards (9-3-7) which refer to area, frontage, setback, and height.
- Open space for the development: Review of (10-4-7) and (9-2-2). The committee would like clarification on the 30% open space area concerning water drainage. (10-4-7-A) says a P.U.D. needs to have a minimum of 20% open space area.
- Buffer Zone review of (10-4-5-C): Committee determined RBR is in code. Developers need to be aware of vegetation heights.
- Postal Service was determined acceptable.
- Discussion of future steps for RBR: When Jim Smith comes back with a completed application then there will be a design review review by the Design Review Board. There will be a public hearing possibly in June.

8:37 p.m. Commission Business: Sugar City's Impact Area

The committee reviewed the city's impact area and discussed where we would like the area to be expanded to help the future of Sugar City. There was discussion on the need for more commercial areas to keep Sugar City alive in the future. The committee would like to have public input on the expansion of the impact area.

9:40 p.m. Commission Business: Discussion on Land Use Schedule Title 9 Revisions - No report.

9:40 p.m.

Motion to adjourn meeting: Clay Rasmussen
Motion 2nd: Dave Thompson
Voting was unanimous in the affirmative.
Meeting adjourned
Our next P&Z meeting will be held on April 21, 2016