

# SUGAR CITY PLANNING & ZONING MEETING MINUTES

THURSDAY, MAY 6, 2010

Commissioners in attendance: Brian Hawkes, Jess Brown, Randall Miller, Joy Ball, Sam Lines, Steve Hawkes, Tom Flemming  
Bruce King represented the city council

Visitors: Jeff Parkinson, Marcel Parkinson, Cory Nef, Kolten Williams, Kaleb Williams, Zane Palmer, Clint Schnoor, Jason Riley, Debra Thompson, Mary Louse Barney, Rachel Barney, Tyler Fillmore.

7:00 p.m. Brian opened the meeting.

1) Minutes—Sam moved that we accept the April 15 minutes as amended. Joy seconded.  
Passed unanimously.

2) AgriService (Jason Riley) – Proposed commercial building  
Jason Riley distributed packets regarding a proposed commercial building for AgriService on five acres on the north side of Highway 33 between the east and west railroad tracks (zoned M1, light manufacturing). The property is currently owned by Zane Palmer and has been approved by the state for two entrances. Agri Service business (primarily farm equipment sales and repair) complies with the M1 zoning requirements. The representatives were advised to complete the application for a building permit right away. They will also need to complete a design review application which will be reviewed by the design review committee. The P&Z commission could anticipate no problems or complications once the applications are completed and permission granted.

3) Jeff and Marcel Parkinson—Proposed dance studio.  
Request to want to build a dance studio on east side of the RR tracks south of 3<sup>rd</sup> North. Zoned C3—Highway commercial. Will need a special use permit. Anticipating 1-2 employees. Other dance instructors will be able rent out the space. Since the foundation of the building is already there, they were advised to be sure it complies with the set back. They will apply for Special Use Permit and then there will be a public hearing for the special use permit. They want to start building right away and finish by this fall. Steve moved that we hold a public hearing for a special use permit for Jeff and Marcel Parkinson on 3 June at 7 p.m. Tom seconded. Passed unanimously.

4) Bruce King report on 4-22-10 City Council meeting.

1. 3<sup>rd</sup> South issue. The street is misaligned and too narrow. Has been a problem for over 50 years but never been resolved.
2. Discussion of East Parkway Corridor. They want to hold a public meeting and then make a recommendation to the county and to Rexburg.

5) Discussion of joint planning and zoning meeting April 29.

It was attended by Tom, Randall and Jess from Sugar City. (See attached minutes of this meeting) Rexburg has an ordinance officer to insure that buildings are compliant with code. Perhaps in Sugar City we could have an ordinance officer for a couple of hours a week.

NOTICE: Meeting is Open to the Public

NOTE: ANY PERSON NEEDING SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THE ABOVE NOTICED MEETING SHOULD CONTACT THE SUGAR CITY CLERK'S OFFICE (356-7561) 48 HOURS PRIOR TO THE MEETING. IT IS ASSUMED THESE SCHEDULED TIMES ARE CORRECT. THERE ARE TIMES WHEN THE SCHEDULE WILL BE ADJUSTED ACCORDINGLY.

6) Discussion of title 9 chapter on home business

It will not go to public hearing on May 20 as planned because the attorney wants to review it before it goes to a public hearing.

7) Discussion of addition to Comprehensive Plan for home business.

The attorney suggests that we use the Rexburg home business ordinance.

10 p.m. Meeting adjourned

*Brian D. Hawkes*  
6/3/2010

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