

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING NOVEMBER 16, 2017

Commissioners in attendance: Dave Thompson, Quinton Owens, Tyson Harris, Clay Rasmussen

Others in attendance: Vaun Waddell, Paul Jeppson, Cliff Morris

7:25 P.M.

The meeting was called to order by Dave Thompson

Pledge of Allegiance

7:30 P.M. Minutes:

The minutes of **November 2, 2017** were reviewed.

Minutes to be amended and accepted at next P&Z meeting.

7:35 P.M. Council Meeting Report by Councilman Greg Venema:

No report

Dave Thompson, after discussion with the commissioners, informed them that he would now cancel the public hearing concerning the Land Use Schedule due to incompleteness and will reschedule as soon as it is ready.

7:40P.M. Discussion on Lawyer's Response to Vaun Waddell's Letter from 10/19/17

Minor discussion of the City Attorney's Response and his perspective to Vaun Waddell's 10/19/2017 letter. No one had a copy of the response so discussion was tabled.

7:43 P.M. Discussion on Tiny, Patio & Cottage Home Clustering Regulations

Review of example regulations.

- Setbacks
- (FAR) Floor Area Ratio
- Concerns about what is needed... Code, Comprehensive Plan, and Design Review safeguards. Commissioners sought feedback and Cliff Morris made the suggestion to measure from the street on the setbacks.
 - Availability for "modification-massage" by the City
 - Example with the Old Farm Estates (back corner) where the well (storage) is planned, this will create an "L" in the corner part of the plat. Angles, typically non-uniform geometric shapes create problems for streets and infrastructure.
- How does the City want to regulate this?
- Land Use Schedule approval to be in the future after the public hearing. From the handout several aspects were mentioned.
- 9-8B-6 Impact Area
- 9-3-8-a etc.
 - Setbacks
 - Require covered front porch
 - Place for privately held ground i.e. example of flower garden
 - Green space
 - Meandering sidewalks
 - Clear vision triangle
 - Garage type scenario – attached, detached
 - Style of roof – similarity of pitch, direction, and size
 - Required to go through Design and Review?
 - Planned unit development- everything approved, consistent in design

- Theme – code requirements
- Planning and Zoning needs to come up with specifications with lot size, “PUD”, parking, streets and open space key items. Discussed observations of problems at Day Break and a similar development in Tooele/Erda in Utah. “Tiny homes necessitate tiny cars” in both instances. Both had a positive attractive feel until you had to park or maneuver through the streets.
- Assignment to review 9-3-8D and to highlight your handouts with those aspects that each of you individually think are important for the next meeting. Dave Thompson is meeting with GIS tomorrow on the map.

9:30 P.M. Discussion on Application/Flow Chart Procedures

Following Jeanne Wright’s suggestion-

Initial application → Process → (Steps in correct order) → Forward to Planning and Zoning members.

9:35 P.M. Discussion on AIC Training

Dave gave a general overview from some of his notes, but this will be discussed in more detail in the next meeting or later. At the AIC training the format was to have a keynote speaker and to then have breakaway classes. Those that went split up to attend different classes to obtain a wider range of knowledge and compared notes later. Airbnb was a hot topic. The State Attorney’s counsel to not put in place laws that cities can’t or will not enforce. There was discussion on when there is an accidental or non-knowledgeable violation of the Open Meeting Law. Corrected actions include doing things over again – decisions etc. All attending suggested that this would be very informative for the entire commission to hear things in more depth in a future meeting.

Informational - Additional Comment - Reference Old Farm Estates Final Plat Block 12 One of the commission members asked about what had happened with the Old Farm Estates Final Plat Block 12 (Ray McDougal). There were several things that still had to be done from assignments given at the public hearing (from the developer and from the City). These concerns including open space, private ownership of lanes, CC&R’s, and City Engineer concerns. These were all attached as an addendum to the Final Plat. From the counsel, from the City Engineer, the Mayor and others, this is permissible, but needs to be resolved and completed before getting Design Review approval. Chairman Dave Thompson and City Engineer Dick Dyer and others signed the Final Plat believing it to be complete.

The commissioners were reminded of the December 6th City Christmas Party at 6 p.m. at the SSHS Cafeteria.

They were also reminded that the December meetings were cancelled and the minutes will be reviewed for approval at the next meeting.

9:45 P.M.

Motion to adjourn the meeting: Clay Rasmussen

Motion 2nd by: Tyson Harris

Discussion on the motion: none

Motion carried

Meeting adjourned. Our next regular P&Z meeting will be held November 30, 2017 @ 7:00 p.m.

* (November 30th meeting was cancelled due to lack of quorum and next P&Z meeting to be held January 4, 2018.)