

**SUGAR CITY PLANNING & ZONING MEETING MINUTES**  
**REGULAR MEETING - THURSDAY, NOVEMBER 7, 2019**

**Commissioners in attendance:** Dave Thompson, Christine Lines, Paul Jeppson, Justin Merrill and Quinton Owens

**Others in attendance:** Building Inspector Cliff Morris, Deputy-Clerk Shelley Jones, Jeff Patlovich (Presenter of Old Farm Estates #4 Preliminary Plat Application), Citizens Mark Hobbs, Elaine King and Steve Adams

**7:00 p.m. Meeting called to order by:** Chairman Thompson  
Prayer by Commissioner Paul Jeppson  
Pledge of Allegiance

**Report of City Council:** No report

**7:15 p.m. Minutes**

The minutes of Special P&Z meeting on October 9, 2019 were reviewed.  
Motion made by: Quinton Owens to approve the minutes as amended.  
Motion seconded by: Christine Lines  
All were in favor, motion carried

**7:26 p.m.** The minutes of regular P&Z meeting on September 5, 2019 were reviewed.  
Motion made by: Paul Jeppson to approve the minutes as amended.  
Motion seconded by: Quinton Owens  
All were in favor, motion carried

**7:41 p.m.** The minutes of regular P&Z meeting on September 19, 2019 were reviewed.  
Motion made by: Paul Jeppson to approve the minutes as amended.  
Motion seconded by: Justin Merrill  
All were in favor, motion carried

**7:44 p.m. Chairman Report**

The P&Z Commission has a work meeting scheduled with city council Nov 13<sup>th</sup> to review the additional proposed changes to City Code 9-1-3 and 9-1-4.  
There was discussion concerning a homeowner on Moody Road desiring to build a second home behind his current home. The home would need to meet required setbacks. Commissioner Jeppson will email county requirements to the homeowner.

**8:01 p.m. Review and Discussion on Old Farm Estates Div. #4 Preliminary Plat and Possible Setting of Public Hearing**

Jeff Patlovich of "All Idaho Land Consulting" presented the Preliminary Plat Application for Old Farm Estates Division #4 for the developers, the Lerwill's. The property is located south of West 5th South and east of Idaho Ave. and west of S. Austin and north of the Teton Island Canal. The property includes 41 lots on 21.275 acres. One lot is unbuildable leaving 40 lots for the building of single family homes. The property is zoned R1 – single family residential.

After a review of the plans, city engineer Dick Dyer listed some concerns that were addressed before this meeting. There was one change made to the original drawings changing the dead end road at the end of South Idaho to a cul-de-sac.

**8:30 p.m. Motion made by:** Justin Merrill to set public hearing for Old Farm Estates Division #4 for January 16<sup>th</sup>. Chairman Thompson stated a need to look at a few more things first. Motion was not allowed the opportunity for a second. Motion died.

**8:50-8:55 p.m. Break**

**8:55 p.m. Cont'd Discussion on OFE #4**

It was suggested that other questions should be asked at the public hearing and that any extra documents can be given to the commission a week or two before the hearing to review. Mr. Patlovich felt that the commission was going beyond what the application requires and felt the commission should set the public hearing as he felt the application was complete and had the requirements listed on the application included.

**9:00-9:20 p.m. Break to consult attorney**

**Cont'd Discussion on OFE #4**

The commission tried to review the application for completeness and commented on requirements in city code 10-3-5 that are included in the preliminary plat application. Mr. Patlovich asked about the plat review process that the commission was wanting to use to review the application and stated he would do a public records request with the office to receive a copy of the process to see if any other records will be necessary for the public hearing. Mr. Patlovich deems that the application is complete and requested that the commission do its review before the public hearing. Chairman Thompson asked Mr. Patlovich again if he wished to move to public hearing and review the application at that time for completeness of the application and did not wish or need the commission to review it before setting a public hearing. Mr. Patlovich stated again, that yes, he desired that the commission set a public hearing and review it at that time.

Motion made by: Quinton Owens to schedule a public hearing on Old Farm Estates Division #4 Preliminary Plat December 5<sup>th</sup> at City Hall

Motion seconded by: Justin Merrill

All were in favor, motion carried

**10:37 p.m.** remaining agenda items were tabled due to late hour

Motion made by: Justin Merrill to cancel the last month end P&Z meetings for the months of November and December.

Motion seconded by: Paul Jeppson

All were in favor, motion carried

**10:40 p.m. Public Comment by Citizens - None**

**10:41 P.M.** Motion to adjourn the meeting: Paul Jeppson

Motion seconded by: Justin Merrill

All were in favor, motion carried

**P&Z meeting for November 21<sup>st</sup> is cancelled for holidays.**

**Next regular P&Z meeting will be held on December 5<sup>th</sup>.**