

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, DECEMBER 5, 2019

Commissioners in attendance: Dave Thompson, Paul Jeppson, Christine Lines, Justin Merrill, Quinton Owens, Tyler Hoopes (via phone)

Others in attendance: Deputy-Clerk Shelley Jones, City Building Inspector Cliff Morris, City Engineer Dick Dyer, Applicant Jeff Lerwill and Lerwill's representative Jeff Patlovich, LaVon Yorgensen, Trevor Weekes, Tyler Fillmore, Jason Wansgard, Jed Jacobs, Rayce Speth, Bruce & Elaine King, Lawrence & Catherine Nielsen, Barbara Lusk, Joy Ball, Jill Moss, Steve Adams, Debra Thompson, Blake Walker, Mitch Workman, Tyler Andreasen

9:36 P.M. The meeting was called to order by Chairman Dave Thompson

Discussion on Public Hearing for Preliminary Plat for Old Farm Estates Division #4 for 40 single family homes

The commission discussed the concerns the public had. It was stated that it would be nice to know exactly where the East Parkway Corridor is going to be in the future. There were questions whether the traffic study took into consideration the current density allowed in Old Farm and if the traffic study would be considered outdated. The commission needs to use the current development agreement, not one that hasn't been approved by the council. Engineer Dick Dyer addressed the open space and stated it needs to be looked at accumulatively for the whole development to calculate correct open space. It was stated that the transportation study was not in the application and that an alternate transportation plan map is available. The commission wants to figure the total amount of acreage in the entire OFE development to calculate correct open space. The commission stated that the map in the comprehensive plan is an older map to be updated. There was a question as to the process for recording the unbuildable lot in the plat. Mr. Dyer stated a bike pathway could be accommodated in the unbuildable lot. The commission questioned the wisdom in moving forward with questions brought up in the public hearing tonight. Commissioner Hoopes via phone stated his concerns had been discussed. The commission had concerns with no bike path shown and wondered if road width and size were adequate. The commission felt more information was needed. The main concerns were correct maps, open space questions, design of South Idaho dead end/cul-de-sac and the unbuildable lot being possibly platted as open space. It was also stated that this phase of Old Farm would benefit Sugar City and fits the city's lifestyle.

Mr. Patlovich was thanked for the information given to the commission. He stated the applicant could be agreeable to a bike path from 5th South down 7th West to the canal and over to the east section of OFE #4 along the unbuildable lot. Mr. Patlovich requested to amend the application.

Motion made by: Justin Merrill to forward the application to city council with the correct map, verification of open space, a review of the transportation plan and have Lot 18 indicated as open space.

Motion died for lack of second.

Motion made by: Dave Thompson to amend agenda to allow the applicant to do as requested to amend application and give informal advice according SCC 10-3-3 so that the applicant can discuss the application.

Motion seconded by: Paul Jeppson

Those in favor: Dave Thompson, Paul Jeppson, Christine Lines & Quinton Owens

Those against: Justin Merrill who called a Point of Order with concern about breaking open meeting law and ex parte communications. Chairman Thompson explained when an applicant revises his application open meeting laws would not be broken. After the explanation Commissioner Merrill changed his vote to aye.

Motion carried with unanimous vote.

10:54 P.M. Discussion on Potential Plat on Kelton Larsen Property between 3rd N and ProPeat

Discussion on the plat for Kelton Larson property, lots 2, 3, 4 & 5. The area is zoned C2. K&C Concrete will buy Lot 4 for the future business of "Top Notch Jerky". The Mayor is in the process of working with the State on the triangle piece of the property.

11:02 P.M. Discussion on Possible Business – Top Notch Jerky – North of the Business Park on Kelton Larsen Property

The business would be on Lot 4 of Kelton Larsen's Plat. The business will be to make jerky with a small retail area in front. The design review code requires having a bump out every so many feet which would not work with the design; it would take away from the building aesthetics. Commissioner Merrill stated he felt the wainscot would break up the design and it would be good to add additional landscaping. It would be a hardship to meet this code requirement and in this case it wouldn't improve anything to do so.

11:19 P.M. Discussion on Special Use Permit and Possible Setting of Public Hearing for Old Farm Estates Division #3 for Apartments containing 255 units

Jeff Patlovich gave the presentation of the special use permit application for the applicants, the Lerwill's. There would be about 39% percent of open space which is above the required amount. The zone is MU2 (Multiple Use 2) which requires 20 percent. There are 2 more than the required amount of parking spaces. There is a recreation area for the apartment complex. There are garages or covered parking. The north side of the property has carports and the east, garages. The property is 10.64 acres. They will verify ADA requirements for residents as well as visitor parking. Some buildings need ADA parking in close proximity. Commissioner Owens suggested using some covered carports as handicapped spaces. The drawings will be sent to Building Inspector Cliff Morris and Engineer Dick Dyer to review for correct numbers. The architect will go to the Fire Dept. for fire hydrant information. The commission would like a view from 5th South looking at the back of the garages for the next meeting. The garages are a buffer to the Old Farm Division #4 plat for single family homes. The commission requested a landscape plan with outdoor amenities included also showing and labeling snow storage.

11:50 P.M. Discussion on Zone Change Application for 205 D Street and Business License for "Tech 'N' Stuff" and Possible Setting of Public Hearing

The commission reviewed the map of the property. The business would have some retail business, mostly online. The applicant stated it would be comparable to an occasional garage sale. Eight parking stalls would be required for the business. The commission will further study the application for the next meeting.

12:11 A.M. P&Z Minutes – Action Item:

The minutes of *regular meeting* on November 7, 2019 were reviewed.

Motion to approve the minutes as amended: Paul Jeppson

Motion seconded: Justin Merrill

Motion carried

Motion to table minutes of November 13, 2019 until next meeting by: Christine Lines

Motion seconded by: Quinton Owens

Motion carried

12:20 A.M. Report from Chairman – Reminder of terms ending and the need to vote for officers at next meeting.

12:24 A.M. Public Comment from Citizens Concerning Agenda Items – None

12:25 A.M. Meeting adjourned