

**SUGAR CITY PLANNING & ZONING MEETING MINUTES**  
**REGULAR MEETING, WEDNESDAY, DECEMBER 5, 2018**

**Commissioners in attendance:** Dave Thompson, Quinton Owens, Paul Jeppson, Tyler Hoopes

**Others in attendance:** Cliff Morris – Building Inspector, Shelley Jones – Deputy Clerk, Chester Bradshaw, Ray McDougal, Kyle Taylor, Emalee Owens

**7:10 P.M.**

The meeting was called to order by Dave Thompson.

**Minutes – Action Item:**

The minutes of regular meeting on **November 15, 2018** were reviewed.

**Motion made by:** Paul Jeppson to approve the minutes as amended

**Motion 2<sup>nd</sup> by:** Quinton Owens

Discussion on the motion: none

**Motion carried**

**Council Meeting Report:** Councilwoman Joy Ball reported on council meeting. Reconciliation reports were approved. O'Rullian building was accepted and passed. The city received a tort claim. The city's insurance company, ICRMP will be reviewing it. There is a proposal for council meeting ordinance revision which will be discussed at a future meeting. The council approved to apply for a grant to make revisions to 3<sup>rd</sup> S and Highway 33 (the S curve coming into Sugar City from the south). The council also approved applying for a children's pathway safety grant. South Fork's amended drawings had open space added as per Planning & Zoning's recommendation. Email security is being looked at. Councilman Waddell would like to put items in the newsletter and requested a special meeting to discuss claims submitted for legal fees to be paid. A special meeting was scheduled and later cancelled.

**Input from Citizens Concerning Agenda:** No report

**Discussion on Code Conflicts Concerning Townhomes and Twin Homes:**

Ray McDougal pointed out to Planning & Zoning Commission that the current code conflicts with setbacks, frontage and lot sizes where townhomes and twin homes are concerned. Townhomes are narrow and have smaller frontage dimensions than those required of residential homes. Lot sizes comply with density. Density from zone mandates square footage. The commission will review the conflicts while updating the land use table.

**Public Comment Period:** Chester Bradshaw had questions about the zoning of the Dalling Property that was donated to the school district. There is a desire to build a new school on the property. He also questioned about a property west of the railroad tracks, north of 3<sup>rd</sup> south and asked what permissible uses there were of the land as it is zoned.

**Report from Chairman:** The council passed the revisions to South Fork 6-plex drawings. The Trails Committee has been working on the grant for the children's safety pathway grant. A business license was applied for by RedCo, LLC. The business is in the business park and builds furniture for college housing.

**Motion made by:** Quinton Owens to approve the application

**Motion 2<sup>nd</sup> by:** Tyler Hoopes

**Motion carried**

**Discussion on Possible Names for Design Review/P&Z Board:** Discussion tabled

**Discussion on Plat Process - Action Item** Discussion tabled

**Discussion on Possible Changes to Planning & Zoning City Code 9-1-3 and 9-1-4 - Action Item:** Discussion tabled

**8:55 P.M.**

**Motion to adjourn the meeting:** Paul Jeppson

**Motion 2<sup>nd</sup> by:** Dave Thompson

**Motion carried**

Meeting adjourned

Next P&Z meeting will be held January 3, 2019.