

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING JANUARY 17, 2018

Commissioners in attendance: Dave Thompson, Dan Mecham, Tyson Harris, Jeanne Wright, Sean Bartholick, Clay Rasmussen

Others in attendance: Cliff Morris, Shelley Jones, Joy Ball

7:00 P.M.

The meeting was called to order by Dave Thompson
Pledge of Allegiance

7:05 P.M. Minutes:

The minutes of **January 4, 2017** were reviewed.

Motion to approve the minutes as amended: Sean Bartholick

Motion 2nd: Jeanne Wright

Discussion on the motion: none

Motion carried

7:10 P.M. Council Meeting Report:

Appointed counselor was not present for report. Counselor Joy Ball was present and Commissioner Dave Thompson asked her for a summary of council meeting, after which summary was given, Counselor Ball left the meeting before P&Z continued. Summary of meeting included:

- New city council was sworn in.
- New test well contract needed some changes.
- Assignments to council are still being discussed.

See city council minutes of Jan. 11, 2017 for full report.

7:13 P.M. Discussion on City Impact Area:

There hasn't been a meeting date set with the county to ask for an impact area expansion. There is a possibility of a meeting being set the last week of January. The commission discussed how far east and north they would like to expand the impact area. They discussed the possibility of speaking to landowners and if they would be willing to give a signature stating that they would like to be in Sugar City's impact area and how that could help the city's position when meeting with the county. The commission felt it would be good to let the property owners know what we would like to do before meeting with the county and ask for their support, but the commission also understands that they need to expand the impact area even if not all property owners are in support of this. It is a necessity for the city to expand its impact area.

7:45 P.M. Discussion on Special Use Permit for New Well Site #5 for the City of Sugar City and Possible Setting of Public Hearing Date:

The commission had a discussion on making sure we hold city to same standards when reviewing the special use permit as we would any other property owner. They discussed whether they would allow the city to have a private gravel driveway into the well house or would require a hard surface such as asphalt or concrete. The driveway will be on the north side of the pump house and well. There will also be a road that goes along the north side of the property line and go along on the NE corner then heading south to allow access in to the property east of the well site. The commission received a drawing of the proposed well on the lot and is pleased with the look but still want to see where lighting will be and would like to see the road on the plans. The commission felt that when they receive items discussed they would have Design Review look at plans and make a recommendation after which P&Z would schedule a public hearing.

8:15 P.M. Discussion on Land Use Schedule, Map & Definitions and Possible Setting of Public Hearing Date:

The commission reviewed the map and found there are still corrections that haven't been made to the final map. The committee is reviewing the land use schedule to make sure all final changes have been added. They discussed the patio and cottage home setbacks, lot sizes and how they would address adding those conditions to the table in the MU1 and MU2 zones, which will be added to the table in city code 9-3-7 following the land use schedule. There will be

discussion about setbacks for commercial and apartments and notes for the cottage and patio homes. The commission is going to review the table and come prepared to discuss any items they feel need updated or changed as well as the new zone additions to the table. There was discussion on the clustering of homes. Patio/Cottage homes will have 8-10 units per cluster and there would be 2 clusters per acre. We will define lot sizes, open spaces shared in a group compared to FAR (floor area ratio). There needs to be a definition for "Cluster Home Development".

There was discussion on Commissioner Thompson's review of other cities and how they have dealt with patio and Cottage homes and how those examples of lot sizes and setbacks, etc. have worked for them. Commissioner Rasmussen suggested that Commissioner Thompson continue his review and report next week his further findings. After discussion the rest of the board agreed that Commissioner Thompson should continue with his research and come back with recommendations to the commission as to what we should do. The members of the board discussed current items reviewed and at the next meeting the commission will review the information presented and discuss how the examples could work for Sugar City and what might not work and define what the commission feels would be best for our city concerning patio and cottage homes.

Members of the commission will be working on the commercial side of setbacks. Another item to discuss is the required frontage for a cottage/patio home compared to the current requirement for a regular residential home. The commission also wants to review the setback chart against the land use schedule and map and make sure it will all work together with their final proposed changes.

9:30 P.M.

Motion to adjourn the meeting: Jeanne Wright

Motion 2nd by: Dan Mecham

Discussion on the motion: none

Motion carried

Meeting adjourned. Our next regular P&Z meeting will be held Feb. 1st, 2018 @ 7:00 p.m.