

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
PUBLIC HEARING - THURSDAY, MARCH 16, 2017

Commissioners in attendance: Brent Barrus, Tyson Harris, Dave Thompson, Jeanne Wright

Others in attendance: Shelley Jones, Harold Harris, Amanda Beal, Joseph Cherrington, Craig Morgan

7:10 p.m.

The meeting was called to order by Brent Barrus.

Pledge of Allegiance

Public Hearing on the application for zone change for Mike Stears property located at the old Sugar City Market property located at 105 E Center Street in Sugar City. The request is to change part of the property from "CD" Commercial Downtown to "MU2" Multiple Use 2 to allow for multi-family housing units.

The zone change application came about after Mike Stears had originally applied for a Special Use Permit and after the City Council reviewed it, they thought it would be better to have the zone changed instead.

There were 4 letters turned in from the public concerning the zone change:

- Brad Orme wrote in supporting the zone change. His written comments were: "I fully support Mr. Stears willingness to beautify a long standing vacant lot on our main street and to revitalize a rundown ugly vacant building. Let's get some things happening in our town please. Thank you."
- Blair Clay wrote in supporting the zone change. His comments were: "Family housing would be better than a patch of weeds."
- Spencer & Miriam Cook were not in support of the zone change.
- Harold Harris wrote in not supporting the zone change. His written comments were: "There is very little commercial property left on Center Street for future business development, so I would not support a zone change for the requested zone change."

Written comment was also received by Barbara Lusk: "I object to changing zones for Mike Stears property on Center Street. It allows no buffer from MU2 to single family homes. If you want a main street through town to have your businesses [there, do] not continue to add more housing or mutli-family dwellings. It just becomes a neighborhood block not a business district."

Harold Harris also testified at the meeting. He opposes the zone change and again expressed his concern losing more commercial property on Center Street.

Craig Morgan testified in favor of the zone change. He brought up the need for more tax base for the city to help with issues such as school and water bonds. He lives across the street from the property and would like to see improvement as the lot has been vacant since the flood and if we don't do this now, will it be another 30 years before someone will want to come in and clean it up?

Amanda Beal was neutral.

Ryan Lerwill was for the zone change.

Jeff Lerwill was for the zone change.

7:18 p.m.

The public hearing was closed by Brent Barrus.

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, MARCH 16, 2017

Commissioners in attendance: Brent Barrus, Tyson Harris, Dave Thompson, Jeanne Wright

Others in attendance: Shelley Jones, Matt Garner, Spencer & Miriam Cook, Craig Morgan, Mike Stears, Reese Butikofer, Sam Butikofer

7:20p.m.

The meeting was called to order by Brent Barrus

7:22 p.m. Minutes:

The minutes of March 2, 2017 were reviewed.

Motion to approve the minutes as amended with additional line on Carol Lynn Harris's Air B n B: Dave Thompson

Motion 2nd: Tyson Harris

Discussion on the motion: none

Voting was unanimous in the affirmative

7:26 p.m. Matt Garner City Council Meeting Report

See complete minutes from March 9, 2017 City Council Meeting. Matt shared that the Old Farm Estates Grant is going forward.

7:27 p.m. Discussion on Mike Stears Zone Change Application

Spencer Cook shared why he didn't support the zone change. He also had a concern in losing commercial property on Center Street. He was also concerned about safety for children with housing on Center Street. He also questioned how the zone change would affect our tax base.

Motion to approve Mike Stears Zone Change Application: Tyson Harris

Motion 2nd: Jeanne Wright

Discussion on the motion: none

Voting was unanimous in the affirmative

7:50p.m. Commission Business: Discussion on Impact Area

Reese and Sam Butikofer attended our meeting again and it was their opinion that it would be good for Sugar city to propose to the county the desired impact area expansion. The commission will be scheduling a meeting with the county in the future.

8:30 p.m. Discussion on Application for Zone Change and Preliminary Plat Application for Old Farm Estates Division #3

The commission reviewed the applications and found them to be complete and motioned to set a public hearing date for April 6, 2017 at 7:00 p.m.

Motion made by: Dave Thompson

Motion 2nd: Tyson Harris

Discussion on the motion: none

Voting was unanimous in the affirmative

9:00 p.m. Discussion on Land Use Map Revisions

The commission went over descriptions found for tiny homes, patio homes and other similar homes. They will continue to discuss definitions and additions to the Land Use Schedule concerning such home types.

9:20 p.m.

Motion to adjourn meeting: Dave Thompson

Motion 2nd: Jeanne Wright

Voting was unanimous in the affirmative

Meeting adjourned - Our next P&Z meeting will be held on April 6, 2017 @ 7:00 p.m.