

**SUGAR CITY PLANNING & ZONING MEETING MINUTES**  
**REGULAR MEETING April 19, 2018**

**Commissioners in attendance:** Sean Bartholick, Dave Thompson, Dan Mecham, Quinton Owens

**Others in attendance:** Charles Ricks, Ray Barney, Mary Louise Barney, Spencer Cook, Jeff Griggs, Terri Griggs, Catherine Nielsen, Barbara Lusk, Blake Walker, Chrystal Tillery, Ryan Lerwill, Dillan Lerwill, Renee Christensen, Jeff Lerwill, Ray McDougal

**7:15 p.m.**

The meeting was called to order by Dave Thompson.

**Minutes:**

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

Motion to approve the minutes as amended: Quinton Owens

Motion 2<sup>nd</sup>: Sean Bartholick

Discussion on the motion: none

Motion carried

The minutes of *public hearing* on **February 21, 2018** were reviewed.

Motion to approve the minutes as amended: Dan Mecham

Motion 2<sup>nd</sup>: Sean Bartholick

Discussion on the motion: none

Motion carried

The minutes of *regular meeting* on **February 21, 2018** were reviewed.

Motion to approve the minutes as amended: Sean Bartholick

Motion 2<sup>nd</sup>: Dan Mecham

Discussion on the motion: none

Motion carried

**7:35 p.m. Discussion by Mayor Ogden on: Comprehensive Plan, Land Use Table & Proposed Flow Chart for County/Cities Subdivision Process**

- Madison County would like to create a preliminary joint committee to develop a comprehensive plan for all parties. The goal would be to make all plans compatible and complimentary. "Envision Madison" date could be used with consultants. Would our P&Z be interested in participating in the joint committee? We would still have our own comprehensive plan; it would just help make sure plans do not conflict. The county would like to know by June if the P&Z is interested. The goal would be to see relevance of the plans and work as a community as a whole. There would be resources and more benefits than problems to participate in this.
- The Mayor requested we set a goal to have the Land Use Schedule updates finished. He suggested we could do some items separately and return later to finish others that may require more time.
- The council proposed plat process from the county. After local P&Z, the plat would go to the county GIS to make sure everything is complete. This is important to developers so they can begin work and get final plat finalized before construction. Each city or county can set their own time limits. The Mayor would like to have any recommendations to this process as soon as possible.

**8:02 p.m. Council Meeting Report:**

Vaun Waddell gave the report on the city council meeting held on April 12. The impact area was reviewed, the plat process was reviewed. Council reviewed budget hearing dates for future. The test well is successful. Water quality is good. The city's garbage contract is up for review. A Department of Environmental Quality Award was awarded to Zane Baler, our public works director. Mr. Waddell also gave an update on the council meeting held on March 22<sup>nd</sup>. Councilman Waddell is working on a draft list of parliamentary rules for the city for open meetings. Councilwoman Ball has proposed having a historic commission for the city. For further details see city council minutes for March 22<sup>nd</sup> and April 12<sup>th</sup>.

**8:13 p.m. Design Review Report:**

Dave Thompson reported on the recent design review meeting held on April 5, 2018. The committee discussed plans for lot 12 in the Business Park. Mr. Thomas Scott brought in updated plans for his "Mission Shoe" business. He has moved the placement of the building slightly to allow enough parking spaces to meet code. The required parking is 13.3 spaces and

the committee allowed the amount to be rounded down to 13 so that the space widths would meet code. Mr. Scott is also making adjustments to meet code required percentages of different exterior materials.

Mr. Jon Gregory also brought in updated plans for the Paul Jensen shops planned for the Business Park. He will be adding a lighting plan and making any necessary changes to meet code for exterior siding percentages (70/30 split) and landscaping percentages for a future meeting.

**8:15 p.m. Discussion on Kaiback Outfitters/Mission Shoe Business in Business Park**

Update covered in Design Review Report.

**8:20 P.M. Notice of Upcoming AIC Training and Alternate Transportation Seminar**

Dave Thompson encouraged the Planning & Zoning Commission to attend AIC training on April 24<sup>th</sup>.

Dave Thompson will be attending the seminar on alternate transportation May 16 along with Public Works Assistant Arlynn Jacobson.

**8:25 P.M. Discussion on Cottage Homes with Jeff & Ryan Lerwill**

Ryan & Jeff Lerwill brought in plans with preliminary plat application PUD for Old Farm Estates Division #3. Blake Walker presented the proposed cottage home developments. Block 11 Lot 7 would be called Sugar Ridge with 52 lots and Block 17 Lot 5 (next to new city well) would be Sugar Meadows with 45 lots. There will be approximately 10 units per acre, well under the allowed 24 units per acre allowed in the multiple use zones. All roadways and drives would be maintained as private. There will be 2 parking stalls per unit and visitor parking as well. Each lot would be built in 6 stand alone phases, based on supply and demand. They would need variances for lot size and setbacks and for smaller homes at approximately 800 sq. ft. There would be an HOA, but homes would have privately maintained raised beds.

Applicant Ryan Lerwill made a request of the Planning & Zoning to request information from them so that the P&Z can address concerns that they may have concerning this project. They want to work according to regulations, ordinances and statutes so there are no misinterpretations. He also requested that for future meetings planned that there would be a full quorum so that the process can move along in a timely manner. Ryan stated that they want to collectively work together for the greater good which has always been their intent. This PUD has half of the density that is allowed. To greatly increase the density to the property was never their intent, but to have what the market demands. They want the development to have a good flow from smaller density to larger. They want help with the process to coincide with the cottage home ordinance that P&Z is currently working on so it can be a great example of what others would want to follow. Commissioner Quinton Owens commented that he was very appreciative that the Lerwill's have implemented items that been discussed during work meetings.

P&Z will review the plans further in preparation to discuss the PUD at a future meeting.

**9:23 P.M. Discussion on Land Use Schedule, Map, Definitions, Cottage Homes, Setbacks & Lot Sizes for MU1 & MU2 and Possible Setting of Public Hearing Date**

Discussion tabled.

Motion to amend agenda for impact area discussion: Sean Bartholick

Motion 2<sup>nd</sup> by: Dan Mecham

Discussion on the motion: none

Motion carried

Dave Thompson discussed update on different impact area boundary possibilities.

**9:26 p.m.**

Motion to adjourn the meeting: Sean Bartholick

Motion 2<sup>nd</sup> by: Dan Mecham

Motion carried

Meeting adjourned

Our next regular P&Z meeting will be held May 3, 2018 @ 7:00 p.m.