

SUGAR CITY PLANNING & ZONING MEETING MINUTES

REGULAR MEETING JULY 6, 2017

Commissioners in attendance: Brent Barrus, Dave Thompson, Jeanne Wright, Clay Rasmussen,

Others in attendance: Shelley Jones

7:10 p.m.

The meeting was called to order by Brent Barrus

Pledge of Allegiance

7:11 p.m. Minutes:

The minutes of June 15, 2017 were reviewed

Motion to approve the minutes as amended: Jeanne Wright

Motion 2nd: Clay Rasmussen

Discussion on the motion: none

Voting was unanimous in the affirmative

7:14 p.m. Matt Garner Council Meeting Report:

No Report

7:14 p.m. Discussion on Proposed Variance for Property Located at 222 S. Fremont Avenue:

A setback variance was discussed. The commission discussed how a lot of the homes on the north side of 3rd S. are closer to the road than what the current setbacks allow and whether we would allow a new home to have similar setbacks. The commission will go out and look at the property to see if it would make sense to allow a new home to have a setback similar to existing neighboring homes.

7:35 p.m. Discussion on Cargo Containers: There have been questions from citizens as to whether cargo containers are allowed to use as storage sheds. The commission discussed how the use of a cargo container would affect property owners and land values and felt that they may not devalue the land; they can look nice as or nicer than the common metal shed. There also is nothing in the city's code at this time that would prevent the use of a cargo container for this purpose. The commission discussed a possibility of an accessibility building code.

8:00 P.M. Discussion on Increasing Sugar City's Impact Area: Brent Barrus will meet with Dylan Anderson of Forsberg Law Offices to prepare for meeting with the county concerning a request to expand the city's impact area. They will go over economic development, the business to residential ratio, uniformity and congruency with school district boundaries, limited areas of business growth, tax base, and the need for highway commercial. The city growing west with commercial growth assures continuity in an orderly fashion and we need to have that potential.

8:10 p.m. Discussion on Cottage Home Definitions:

There was further discussion on cottage, patio and tiny home definitions. The commission discussed items such as:

- a Homeowners Association
- A density of 8-10 homes per acre
- open space of 400 sq. feet per unit
- a maximum floor area ratio
- 35% of lot for home
- a 20' setback for front of homes and side and back setbacks of 10'

The commission will continue discussion at the next meeting and go over the items discussed and work on the definition for the land use schedule.

9:10 p.m. Discussion on Land Use Schedule & Map:

The commission went through the land use schedule line by line to review the changes that have been made and to make any desired corrections before submitting the schedule to city council. They will continue discussion on definitions for some of the items such as cottage homes at our next meeting.

10:15 p.m.

Motion to adjourn the meeting: Jeanne Wright

Motion 2nd by: Dave Thompson

Voting was unanimous in the affirmative

Meeting adjourned

Our next regular P&Z meeting will be held July 27, 2017 @ 7:00 p.m.