

SUGAR CITY PLANNING & ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, JANUARY 16, 2019

Commissioners in attendance: Dave Thompson, Paul Jeppson, Justin Merrill, Quinton Owens, Dan Mecham, Tyler Hoopes, Christine Lines (via phone)

Others in attendance:

Lerwill's Representative Jeff Patlovich, Kelton Larson & Barbara Lusk

7:12 P.M. The meeting was called to order by: Chairman Dave Thompson

Prayer by: Paul Jeppson

Pledge of Allegiance

Report from Chairman:

- Report that the new council members and mayor were sworn in except Joy Ball who was absent. Catherine Nielsen was voted in as a temporary president and an interim attorney was approved after the resignation of previous attorney.
- Agenda needs amended to give more detail on agenda items listed. (To discuss meeting flow and work flow changes and creation of sub-committee.)

Motion to amend the agenda by Paul Jeppson

Motion seconded by Dan Mecham

Motion carried

- Mayor Adams would like to see P&Z meetings be timelier and not go so late. P&Z can allow for sub-committees. There should not be enough P&Z members in a sub-committee to create a quorum. The intent is to help expedite applications quicker. Minutes may be required. Someone would report at the P&Z meetings what was accomplished during the discussions.

Officer Nominations for chairman, vice-chairman and a secretary:

- Secretary would not need to be a commission member and could possibly be an intern or citizen. It was commented that with an intern there could be frequent changes. Interns may not always be motivated and a consistent individual could be a better idea. Vote for a secretary was tabled.
- Justin Merrill nominated Quinton Owens for chairman.
- Christine Lines nominated Dave Thompson for chairman.
- Dave Thompson was elected chairman.
- Paul Jeppson nominated Quinton Owens for vice-chairman.
- Quinton Owens was unanimously elected vice-chairman.

Discussion on Kelton Larsen Plat & Zone Change Application on property located between 3rd N and ProPeat:

Quitclaim deed was presented that turns over a section in Southwest corner to Kelton Larsen from the state.

- City engineer Dick Dyer needs utility plans on preliminary plat.
- Public hearing was not set for lack of a utility plan and other items.
- Mr. Larsen desired to set the public hearing and bring in the utility plan in the next few days. The commission did not agree to set a public hearing.
- The item will be discussed at the next P&Z meeting.

Discussion on Old Farm Estates Div. #4 Preliminary Plat Application:

Jeff Patlovich addressed the 4 items requested at the public hearing held at the last P&Z meeting for Old Farm Estates

Division #4. Three hard copies and an electronic copy were provided earlier to the city. He also presented this evening, supplemental information on the traffic plan. Mr. Patlovich claimed that he has now given the commission their requested information.

- Each exhibit item was addressed.
- Chairman Thompson said that the mayor has directed that a sub-committee facilitate moving forward towards public hearings. All will review the submitted materials in preparation to set the public hearing at the next meeting.
- Commissioner Merrill proposed P&Z set a public hearing date having received the requested items.
- Chairman Thompson said we were advised to make sure items comply with the needs for a public hearing.

Motion made by Dan Mecham to table setting a public hearing until the next P&Z meeting

Motion seconded by Paul Jeppson

Motion carried

Discussion on Special Use Permit for Apartment Complex in Old Farm Estates Division #3:

Jeff Patlovich presented the apartment complex and will address the concerns discussed in the December 5th meeting.

- Design Review should be able to meet after January 24th and have a recommendation ready for P&Z.
- Commissioner Merrill stated the committee should approve more than recommend design review, based on city code. Commissioner Owens added that design review could be approved by staff or design review committee.
- Open, covered or garage parking ratios were in question since covered or garage parking is at a cost, the question was noted whether those count as provided parking.
- Mixed Use calls for commercial and residential uses. Commissioner Merrill claimed that means either may be provided on an individual lot but does not require both.
- Highway 33 will be straightened out in the future and land use distribution will be determined later.
- Mr. Patlovich stated that the overall transportation study had been done for Old Farm Estates, but future development may require a traffic impact study.
- Questions were asked: What is the impact on 6th South with larger parking area on the south, where 5th South is the larger street? Why isn't there more traffic?

More Information is requested to be submitted on this.

Motion made by Justin Merrill to table the remaining agenda items

- Discussions on Impact Area Expansion and Annexation of Properties
- Minutes

Motion seconded by Dan Mecham

Motion carried

Public Comment from Citizens Concerning Agenda Items:

- Barbara Lusk had a concern for the apartments previously discussed having enough visitors parking.

Motion to adjourn by Paul Jeppson

Motion seconded by Justin Merrill

Motion carried

9:38 P.M. Meeting adjourned