

SUGAR CITY PLANNING AND ZONING MEETING MINUTES
REGULAR MEETING - THURSDAY, JANUARY 5, 2017

Commissioners in attendance: Brent Barrus, Dave Thompson, Clay Rasmussen, Jeanne Wright, Val Bush, Tyson Harris

Others in attendance: Shelley Jones, Matt Garner, Klassen Stoddard, AnnaLee Stoddard, Jeff Parkinson, Paul Jeppson

7:05p.m.

The meeting was called to order by Brent Barrus
Pledge of Allegiance

7:08 p.m. Minutes:

The minutes of November 17, 2016 P&Z Public Hearing were reviewed.
Motion to approve the minutes as amended: Tyson Harris
Motion 2nd: Val Bush
Discussion on the motion: none
Voting was unanimous in the affirmative

The minutes of December 13, 2016 P&Z meeting were reviewed.
Motion to approve the minutes as amended: Clay Rasmussen
Motion 2nd: Jeanne Wright
Discussion on the motion: none
Voting was unanimous in the affirmative

7:18 p.m. Matt Garner City Council Meeting Report

See city council minutes for December 8th, 2016

7:23 p.m. Jeff Parkinson Special Use Permit

Jeff Parkinson & Klassen Stoddard came to discuss plans to remodel the old potato warehouse at 107 N Railroad Ave. He and Klassen would like to turn it into an event center with a possible occupancy of 300. There would also be space for 2 small businesses on the south side of the building. The committee reviewed their plans and need more information before they will consider the application complete. They will be on the next P&Z agenda to continue the review of their special use permit.

8:35 p.m. Commission Business: Mike Stears Property

Design Review recommended Mike Stears Design Review Application to the P&Z.
The committee discussed the special use permit that Mike Stears applied for and went over the concerns brought up in the public hearing.
Motion was made by Tyson Harris to approve the application. Motion died for lack of a 2nd.
There was further discussion.
Val Bush made a motion to deny the application. Motion died for lack of a 2nd.
Further discussion was made by the committee to address all concerns.
Motion to approve the application was made by Tyson Harris, with the following points for the city council to consider:

- Density
- Commercial use of land
- Safety for children
- Property value of homes
- Barrier in alley
- Increased traffic
- Comprehensive plan

Motion 2nd: Clay Rasmussen
Discussion on the motion: none

Voice vote:
Brent Barrus-yes
Dave Thompson-yes
Clay Rasmussen-yes
Jeanne Wright-yes
Val Bush-no
Tyson Harris-yes

9:20 p.m. Discussion on Increasing Sugar City's Impact Area

No further discussion on impact area at this time. The city is waiting to receive the full data from the impact study from Dylan McDowell.

9:25 p.m. Commission Business: Discussion on Land Use Schedule Title 9 Revisions

The committee reviewed the new zone TA (TransAg) and would like to add a couple of allowable items to the land use schedule. They went over the current land use map and discussed changes to the zones to better fit the new land use schedule which is being recommended to the city council. Any changes made to the zoning map and the additions to TA on the land use schedule will be presented at a future public hearing.

11:30 p.m.

Motion to adjourn meeting: Val Bush
Motion 2nd: Dave Thompson
Voting was unanimous in the affirmative
Meeting adjourned
Our next P&Z meeting will be held on January 19, 2016 @ 7:00 p.m.