

**SUGAR CITY PLANNING AND ZONING MEETING MINUTES**  
**PUBLIC HEARING - WEDNESDAY, FEBRUARY 21, 2018**

**Commissioners in attendance:** Dave Thompson, Dan Mecham, Clay Rasmussen, Quinton Owens

**Others in attendance:**

Adams, Steve	Coles, Josh	Morgan, Craig
Anderson, Dylan	Cook, Spencer	Morris, Cliff (City Bldg. Inspector)
Arnell, Bruce	Gage, Norm	Nielsen, Catherine
Baler, Zane	Galbraith, Kevin	Nielsen, Jade
Barney, Mary Louise	Jeppson, Paul	Nielsen, Robert
Barney, Ray	Johnson, Grant	Ogden, Dave (Mayor)
Brown, Jesse	Jones, Shelley (Deputy Clerk)	Oliphant, Mark
Cleverly, Nantalie	Mecham, Claudia	Tillery, Chrystal

**7:08 p.m.**

The meeting was called to order by Dave Thompson

Pledge of Allegiance

**Public Hearing for:** Sugar City Well Site #5 located on S. 7<sup>th</sup> W.

Mayor David Ogden presented information about the water study. The city is deficient in a number of areas according to Department of Environmental Quality. The city elected to upgrade the water system to bring its needs current and for future growth. The city worked with the Lerwills, who donated property valued at \$250,000 and also provided some cash and facilities as part of their impact.

The well will be 20 feet high with a 2 foot dome. It will be fenced with a locked gate. It will have a 1500 gallon/minute pump with three 2000 gallon/minute booster pumps. The public was shown a map of the location and also pictures of the design. There will be a cement embankment so high water flow won't damage the nearby canal in the event the well has to be drained.

It was read into the minutes that the city posted, emailed and submitted the public hearing notices as required in a timely manner.

**Submitted written testimony: See attachments**

**For:**

Jeff Lerwill

Ryan Lerwill

Mayor Dave Ogden

**Neutral:** None

**Against:** None

**Public Hearing Sign-In:**

**Marked for:**

Bruce Arnell– verbal testimony – we need the well but would like to see it moved further east

Norm Gage

Craig Morgan

Paul Jeppson– verbal testimony – has seen the data and agrees there is a need for the well. As the Design Review chairman, has reviewed the application and it has met legal requirements. The variance was approved because of Homeland Security requirements. There is a temporary variance for the gravel drive as the entrance may be moved to a location to the north in the future.

Kevin Galbraith

**Marked neutral:**

Claudia Mecham

Mark Oliphant—verbal testimony – has concerns about checks and balances, want P&Z to follow the Comprehensive Plan

Steve Adams— verbal testimony – had concerns about cost and contributions from land owner

Mary Louie Barney

Ray Barney— verbal testimony – concerns about high sub, will French drain fill in late summer? Will his well go dry? Concerned about light pollution on his animal stalls.

Nantalie Cleverly— verbal testimony – also wondered about neighboring wells drying up, why was this location chosen?

Chrystal Tillery

**Marked against:**

Robert S. Nielsen— verbal testimony – current tank has had sand issues, will new tank have same issues. Will neighbor's wells run dry? Felt design was okay. Felt we should drill several test wells to see if its best place.

Jade Nielsen

Catherine Nielsen

**Totals:**

For: 8, Neutral: 7, Against: 3

**Closing comments:**

- Mayor Ogden – answered questions and concerns:
- If our biggest well goes out can we still support fire flow? We can't now and have to bring water flow up to DEQ standards. We can choose to upgrade or DEQ will demand it.
- Eminent domain – used when you do not have a willing seller which is a rare occurrence. Property value was based on appraisals of market value.
- Development agreement – you can collect connection fees over time or up front. You can't by law assess an impact fee. You have to return the value. We charge base rate, repair/replace infrastructure.
- Should be no light pollution, will be using smaller LED lights aimed above doors.
- Tank draining – booster pumps should help sand issues and sand used to be a bigger problem in the past.

**Commissioners Questions:**

- Quinton Owens commented on the location determined strategically by the engineer as the best point of diversion.
- The site chosen was best location.
- Dave Thompson mentioned the alternate transportation plan and the well site would allow enough room around the tank to allow for a walkway in the future.
- he new well will make the city compliant with DEQ standards. Engineers do not believe neighboring wells will be affected.

**8:45 p.m.**

The public hearing was closed by Dave Thompson.