

Minutes for Planning and Zoning Meeting July 3, 2008

Present: Brian Hawkes, Steve Hawkes, Paul Lusk, Vaun Waddell, Ninette Galbraith, Jan Gallup, Cheree Palmer, Kimball Galbraith, John Galbraith, Aaron Galbraith, Josh Garner Ray Barney.

Chairman Hawkes called the meeting to order. Steve Hawkes motioned that the minutes be accepted for June 19, 2008. Ninette Galbraith seconded the motion and it passed unanimously.

Mindy Larson wanted to know if it were possible to get a business license in order to have a clogging studio in a building on a property she was interested in buying. Two years ago she owned that home and building and gave clogging lessons. She is returning to Sugar City and wants to do the same thing. The lessons would be Tuesday-Thursday from 4:00- 8:00. She would have about fifty students. It would be September through May. It is possible that she would also hire another teacher. Much of this information was given as the commission talked on speaker phone with Mindy.

Josh Gardner notified the commission that he feels that it is not appropriate to put the Mindy Larson issue on the agenda just prior to the start of the meeting. This doesn't give enough time for the public to be notified.

The commission held a discussion about whether or not it was a home occupation or home business. The commission decided to move on to the next agenda item and not make a decision on this matter.

Ninette Galbraith recused herself from the next item of discussion.

Kimball Galbraith and some of his family members own the land directly east of the Stillman property. Kimball talked about his vision of what he wanted a subdivision on that land to look like someday. He wanted to know what the intent of the city was as far as running 5th south to the east. His concern is that a road would come very close to the house and also condemn the north strip of his land. Brian told the Galbraiths that a transportation grant has been given to the city and a transportation study will be done in the spring. The Galbraiths were concerned that they had not been notified where 5th south would hit their property. Jan Gallup said that in the pre-liminary platt, the names and addresses of all people within 300 feet were to be provided to the city, but the ordinance does not state that anything has to be done with that information.

A design review for Toscano was set for July 17, 2008. Brian said he would ask the mayor if he has any recommendations for additional citizens to sit on that design review board.

The school board would like a special use permit in order to build their mechanics shed. The school does not currently own the land. The school board would need to own that land before the commission could schedule a special use permit public hearing.

Daniel Baird asked that the commission allow him to get a building permit in order to finish an outdoor building as a mother-in-law suite. It was established that the intent of the building was always to have a mother-in-law suite. Josh Garner helped establish the fact that the intent for the building has always been the same, thus, it is grandfathered in. Steve Hawkes moved that Daniel Baird be given a building permit to finish the building according to its original intended use. Vaun Waddell seconded the motion. The motion carried.

The Comprehensive Plan public hearing has been set for July 24, 2008. The city council reworded some of the document. The attachments have been agreed upon with the city council.

The commission worked on the land use map.

Chairman Hawkes adjourned the meeting.

Brian D. Hawkes
July 17, 2008