

Sugar City Planning & Zoning Commission
Regular Meeting June 19, 2008
Minutes

Commissioners attending: Ray Barney, Paul Lusk, Bruce Bills, Vaun Waddell, Brian Hawkes, Stephanie Blackham

Public attending: Daniel Baird, Joel Nicol, Jan Gallup, Sharee Palmer, Terry Mortensen, Dwayne Seiter, Tom Fleming, Joe Law, Shane Worrell, Darin Larson, Janet Harris, Vern Thurber, Brian Turnquist, Stephanie Turnquist

Chairman Hawkes called the meeting to order. Ray moved to accept the minutes of the public hearing held June 5, 2008. Bruce seconded the motion and it passed unanimously. Paul moved to accept the minutes of the regular meeting held June 5, 2008. Ray seconded the motion and it passed unanimously.

Daniel Baird came before the commission to discuss the grandfather rule as it applies to his property. He asked that the rule be read. He is wanting to complete a project that was given the go-ahead in 2004. The former owners were given permission to turn a building on the property into an apartment. The project was never completed. There was some discussion on how long an agreement that is not acted on is valid. The discussion was tabled on a motion by Bruce and second by Vaun. Later in the meeting, the commission acknowledged the minutes of the P&Z meeting October 7, 2004 which approved the request by the Walker family to finish the building as a residence.

Joel Nicol was in attendance to continue the discussion of another dwelling on property owned by Kay Baker. Bruce recused himself from the discussion. Mr. Nicol was asked at the last meeting to bring in the setback information for the dwelling in question. The setback requirements are met and some discussion was held on the other conditions that need to be met according to Title 9-6-7-E. Vaun moved that the commission record "no objection" to Mr. Nicol's request so long as the conditions of the aforementioned ordinance were met. Stephanie seconded the motion and it passed unanimously.

Darin Larson and Shane Worrell met with the commissioners to discuss the opening of a new business venture on Railroad Avenue. They would use an existing building for multiple uses including retail, wholesale and distribution. It was determined that a zone change would be needed as it is currently zoned M1. Several options were discussed and they will apply for a zone change. Special use permits may also be involved.

Tom Fleming came in to talk about the possible annexation of his property. He wanted to know if the city would require him to hook up to city services and, if this was the case, would he be able to keep his well. He was advised to talk to the city engineer.

Brian Turnquist and Janet Harris came to discuss a piece of property that Mrs. Harris wants to sell to Mr. Turnquist. Bruce recused himself from the discussion. The property is zoned C2 and Mrs. Harris obtained a special use permit in 2005 to put a home on the

property. Mr. Turnquist would also like to put a home on the portion of the property that he is buying. The grandfather rule rears its ugly head again! Access to the property was discussed. Jan Gallup proffered her opinion that since the special use permit was granted with the condition that R1 setbacks were met, that this use would be permitted under the same conditions. Brian agreed and it was determined that no action was required of the commission.

The school district, represented by Vern Thurber, will be applying for a special use permit to build an addition to the current maintenance building. A variance will also be required for front and rear setbacks. Vaun moved to schedule a public hearing for the school district special use permit on July 17, 2008 at 7:00 pm. Bruce seconded the motion and it passed unanimously.

The transportation map was discussed and finalized. It was agreed to take it to public hearing with the land use map when it too is finalized. There was a general consensus that a sunset clause should be written to establish time limits for special use permits and other agreements. Brian adjourned the meeting.

Brian D. Hawkes

7/3/2008