

SUGAR CITY PLANNING & ZONING MEETING MINUTES
PUBLIC HEARING - THURSDAY, APRIL 16, 2020
Meeting held electronically via ZOOM

Commissioners in attendance (via ZOOM): Dave Thompson, Paul Jeppson, Christine Lines, Tyler Hoopes
Others in attendance (via ZOOM): P&Z Administrator Quinton Owens, Applicant Kelton Larsen (representing himself, Propeat and K&C Concrete), Sugar Salem School Superintendent Chester Bradshaw (representing himself and Sugar Salem School District), City Engineer Dick Dyer, City Attorney Chase Hendricks.

7:05 P.M. The meeting was called to order by: Chairman Dave Thompson

Prayer by: Paul Jeppson

Public Hearing on Larson Estate Subdivision:

Chairman Thompson asked commissioners if there had been any ex parte communications. There were none. Thompson stated that he could be perceived to have conflict of interest due to a familial relationship through marriage to one of the applicants (one of the property owners involved in the plat). He stated he has no interest and would have no financial gain but wishes to disclose this and recues himself from discussion and decision making to be on the safe side. Willing to still conduct the meeting, the city attorney suggested he have another commissioner conduct the public hearing. P&Z Administrator Quinton Owens suggested Paul Jeppson conduct the meeting.

The applicant Kelton Larsen presented his application. He stated he felt like everything is up to code. The city engineer Dick Dyer put together a utility (development) agreement which wasn't final until today and Mr. Larson agreed with the agreement and stated it was the only thing that was new for this application and is for the final plat. Mr. Jeppson asked Mr. Owens to talk about his findings and he stated he had a discussion with Mr. Dyer who brought up a few points and got those adjustments taken care of. There was some confusion in an existing easement for infrastructure. The updated drawing has some hatch marks added to match what is part of the roadway and utility easement. They added roadway right of way and dedication. On the area going through Madsen and Bradshaw property to ProPeat, they made a correction and added the word "public" to the utility easement. The southwest corner was shown as owned by the state and was deeded to the city as needed. This plat has all of the items the county wanted. Mr. Dyer said he received the updated plat yesterday and is in a position to recommend to the commission to recommend approval of the plat.

Mr. Jeppson also noted that Deputy Clerk Shelley Jones did all of the posting as required by law.

In favor: Chester Bradshaw (verbal testimony) – representing Sugar Salem School District and also a personal property owner near platted property. He stated he was happy to get this done and get closure on this.

Neutral: None

Against: None

No other comments were made by anyone online.

No testimonies were made by email, letter or by any other message.

Rebuttal by applicant: Mr. Larsen stated he is anxious to move forward to the final plat as quickly as possible. Mr. Owens stated that if no more changes are made this could be a final plat so we can move quickly to the final plat process.

7:25 P.M. Public hearing closed.