

SUGAR CITY PLANNING & ZONING PUBLIC HEARINGS

At Sugar City Hall

Thursday, April 18th, 2024, 7:00 P.M.

Attendance

- Chairman Taylor
- Commissioners Williams, Fluckiger, Hawkes, Haacke, Robertson
- Ex Officio Commissioner Shirley
- Staff: Administrator Hibbert

Opening

Prayer: Commissioner Haacke

Pledge of Allegiance: Commissioner Fluckiger

Hearing - Special Use Permit Application - Right Angle Group/Three Peaks Plumbing

This application requested warehouse use for the building located at 140 Sugar Ave. by Right Angle Group/Three Peaks Plumbing, parcel RPSSUGBP110050 as recorded with Madison County.

Staff Report

Administrator Hibbert received no other input from the public. He expressed that the applicant feels the need to request a special use permit is unnecessary.

Applicant - Three Peaks Plumbing Inc. - Shayne Rammell

The applicant indicated that their company built their building in the business park. The building has two sections. One half is being rented out. The other side is being used only to store plumbing equipment. It will probably be used for family gatherings.

It was brought to his attention that warehousing usage requires a special use permit in our current code.

He indicated that he's been working hard to make his building and surrounding landscaping look nice and that other businesses in the business park are not.

He said that he's had some difficulty applying for the special use permit and getting the process to move forward. He said it's difficult to get the inspector to come to the building and that the city has been slow to work with.

Testimony

No Testimonies



Motion: I move to recommend to the city council to approve the special use permit for 140 Sugar Ave.

Motion made by Commissioner Haacke. Seconded by Commissioner Hawkes.
Motion Carried.

Hearing - Adoption of a Rural Ranchette Zone to be added to Sugar City Zoning Districts and Land Use Table

Staff Report

Administrator Hibbert shared the Rural Ranchette draft document with the commission. He stated that the commission has vetted this in the past and that all previous suggestions have been folded into the document.

Testimonies

For

- Bruce Shirley: The animal limit has to be changed/clarified.

Neutral

- Administrator Hibbert: If adopted, the city will have a lot of applicants coming in to change the zoning of their land to this zone.

Opposed

- None


Hearing Closed

Discussion of Public Hearing

New Rural Ranchette Zone

The commission talked about changing the limits for animals. The limits can be adjusted later if needed. Administrator Hibbert suggested adding a condition to the motion that the city council will solicit input from Salem before approving.


Commissioner Hawkes suggested starting with 4 cows/horses and 4 sheep/goats/pigs per acre. The commission discussed the impact of different animals on different acreage.

-  Motion: I move to recommend to city council to approve the Rural Ranchette proposed zone with the following conditions:
- The Animal Rights section is modified to only allow 2 cows/horses per acre AND 4 sheep/goats/pigs per acre

Motion made by Commissioner Fluckiger. Seconded by Commissioner Robertson.
Motion Carried.

Approve Minutes

The March 21st, 2024 meeting minutes were approved.


-  Motion: I move that we approve the minutes for 4/4/24.

Motion made by Commissioner Hawkes. Seconded by Commissioner Williams.
Motion Carried.

Special Use Permit for Sunpro Business

Administrator Hibbert shared some information about Sunpro and their upcoming construction projects. They will build a truss plant, door plant, and a building materials retail store. This will provide several good jobs to our area.


An info packet will be made available to the commission soon.

-  Motion: I move that we send the Sunpro special use permit to public hearing as soon as possible.

Motion made by Commissioner Hawkes. Seconded by Commissioner Robertson.
Motion Carried.


Impact Area Amendment Request

Administrator Hibbert met with the county commission. The county indicated that they would support an amendment to the impact area agreement to include the area just north of the new LDS temple across the highway. The commission will take a proposal to them (with city council approval) to review.

 Motion: I move that we write a letter about the impact area amendment request to be presented to the city council and recommend that it is presented to the county commission. I move that we recommend to the city council that they do the same.

Motion made by Commissioner Haacke. Seconded by Commissioner Robertson.

Meeting Adjourned

 Motion: I move to adjourn.

Motion made by Commissioner Williams. Seconded by Commissioner Haacke.

Meeting ended at 8:26 PM.