

Sugar City Planning and Zoning
July 2, 2009

Present: Joy Ball, Steve Hawkes, Renee Christensen, Jesse Brown, Vaun Waddell, Ninette Galbraith, Brian Hawkes, Bruce King (City council liaison).

Public present: Philip Johnson, Karen Johnson

Ninette moved that we amend our agenda to allow the Johnsons to speak. Renee seconded the motion. The motion carried unanimously.

Renee moved to accept the minutes of the June 18, 2009 Public Meeting as corrected about the zoning map. Joy seconded the motion. The motion passed unanimously.

Jesse motioned to accept the minutes of the June 18, 2009 Planning and Zoning meeting. Renee seconded the motion. The motion passed unanimously.

Vaun motioned to accept the minutes of the June 25, 2009 Public Hearing for the application of a variance and special use permit by the school district. Steve seconded the motion. The motion passed unanimously.

Karen and Philip Johnson wanted to know more information about the proposed addition on the school maintenance building. They were concerned that the city was going to allow the school to close the road and build out farther than was initially proposed. The commission informed the Johnsons that the proposal was for an addition that would be within three feet of the curb.

Bruce King reported that the mayor will apply again for additional water rights.

The commission discussed the special meeting held for the application of the school district. Vaun pointed out the special note in 9-6-5 which reads, "1. A public or quasi-public facility is sometimes desirable in a zoning district whose description it does not fit. These facilities may be permitted as indicated".

The commission also discussed that they felt that there was no conflict of interest with all of the members voting on the school matter, because they were not economically benefited no matter what the decision the commission made on the special use and variance applications.

Vaun mentioned that we should in the future have two separate meetings for the variance and special use permit.

The school district should be informed that a design review is pending if the applications are approved by the city council.

Old Farm Estates zoning public hearing will take place July 16, 2009 at 7:00pm. Brian will present the application. It will be a quasi-judicial hearing and will follow that format.

The city zoning map public hearing will be held on July 16, 2009 at 7:20pm. Steve will present the application. This will also be a quasi-judicial hearing.

The commission worked on the wind turbine ordinance.

Brian Hawks

16 July 2009