

Sugar City Planning & Zoning Commission
Regular Meeting August 7, 2008
Minutes

Commission members attending: Ninette Galbraith, Paul Lusk, Bruce Bills, Steve Hawkes, Vaun Waddell, Ray Barney, Stephanie Blackham, Brian Hawkes

Public attending: Dwayne Seiter, Patti Seiter, Terry Mortensen, Eddie Pincock, Sharee Palmer, Dave Thompson

The Design Review Board was convened by Acting Chairman Waddell. Ray moved to accept the minutes from July 17, 2008. Ninette seconded the motion and it passed unanimously. The Design Review Board was adjourned.

The planning & zoning commission was convened. Ninette moved to accept the minutes from July 17, 2008. Bruce seconded the motion and it passed unanimously.

The first agenda item was the final plat for Toscano's Phase 1B. Mr. Seiter was at the meeting to answer questions and provide additional information. After reviewing the material provided, it was noted that RV parking is the only ongoing concern. The developer would prefer that it be offsite. Stephanie moved to recommend Toscano's final plat 1B to city council for approval. Ray seconded the motion and it passed unanimously.

Discussion of the public hearing for the DiFresco zone change included comments from Sharee Palmer that coincided with Vaun's concerns about the uses allowed in a C3 zone. Vaun felt like the zone should be left alone and the rezone of the city would put things in a better perspective. The uses the property owners desire will not all fit in one zone classification, but the commission felt they could all be deemed retail. Ray moved to recommend to city council denial of the zone change for DiFresco Imports from M2 to C3. Stephanie seconded the motion and it passed. Steve abstained.

The public hearing for the land use map was cancelled because the map available to the public was incorrect. Comments from the three people signed up to testify were allowed in the context of an informational discussion. Those three people were Terry Mortensen, Sharee Palmer and Dave Thompson.

After discussion on the transportation map public hearing which included recognition of that map's inaccuracies as well as the present map's inaccuracies, Bruce moved to not recommend the transportation map to city council, but take it back for further work. Ninette seconded the motion and it passed unanimously.

Some discussion ensued regarding the lack of accurate maps and how to obtain them. Brian arrived at this point and took over conducting the meeting. It was noted that on the supposedly current maps from GIS, that Old Farm Estates was not shown. Ninette will check to see if the city has recorded the final plat for OFE Phase 1.

It was determined to correct the land use map at this meeting and schedule another public hearing. Vaun noted that the map made available for the public hearing needs to be accurate and labeled correctly and that areas where public/quasi-public and open space zones are expected could be marked with an asterisk and explanation. Vaun moved the P&Z hold a public hearing on the land use map at 7 pm on September 4, 2008. Bruce seconded the motion and it passed unanimously. Vaun moved that the Calaway Ranch annexation public hearing be moved to September 4, 2008 at 7:20 pm. Bruce seconded the motion and it passed unanimously.

Next on the agenda was a discussion of varied lot sizes in a subdivision from the priority A list. A proposed ordinance amendment suggested that a percentage of lots be over 13,000 sq. ft. After some discussion an agreement was reached by the P&Z on the wording of the proposed amendment. Vaun also discussed with the commission members a consolidating of chapters in Title 9 as well as the possibility of moving some chapters in Title 9 to other titles. Due to the lateness of the hour, Brian suspended discussion of other priority A items until the next meeting. He asked commission members to study Title 9 and be prepared to discuss Vaun's ideas. Vaun will provide a draft to commission members next week.

Ninette asked about recusing herself from the discussions and voting on the transportation map. No conclusion was reached.

Vaun noted that during the public hearings, Sharee read letters from Jan Gallup. It was determined that they were inadmissible as they were not turned by 3:00 pm on the day of the hearings.

Chairman Hawkes adjourned the meeting.

Brian D. Hawkes

Aug. 21, 2008