

Sugar City Planning & Zoning Commission  
Regular Meeting December 4, 2008  
Minutes

Commission attending: Ninette Galbraith, Brian Hawkes, Vaun Waddell, Ray Barney, Steve Hawkes, Bruce Bills, Stephanie Blackham, Bruce King (city council liaison)

Public attending: Nathan Sunderland, Heidi Barker, Jess Brown

Chairman Hawkes called the meeting to order. Vaun moved to accept the minutes of November 20, 2008. Ninette seconded the motion and it passed unanimously.

Jess Brown and Heidi Barker came to discuss their application for a special use permit to keep goats and chickens on their property in a residential zone. The discussion centered around the definition of agricultural use and the grandfather clause. It was determined that there is no agricultural use involved under the "b" definition of "agriculture" in city code 9-2, that the present activity does not rise to the level of "agriculture" under its "a" definition, that Jess Brown did due diligence in requesting to know the city code and complying with the answer he received, that the answer he received from the city should not be withdrawn now because of the grandfather principle, and that a special use permit is not needed. The Barkers withdrew their application for a special use permit.

The upcoming public hearings were discussed. The commission felt it was important for Randy Johnson from Forsgren & Associates be at the public hearing to give expert testimony. Steve will talk to the mayor and to Randy and will put together a presentation for the public hearing. Ray will provide a presentation for the Title 10 items and Bruce will present the Title 9 items and Chapter 15. Bruce will also provide a visual of Title 9-6-7-C-2. A time limit of 3 minutes was decided on for testimony if time limits are needed.

Brian felt since the master plan for Old Farm Estates had changed substantively between the final plat process and the development agreement finalization, that a new master plan should be requested by the P&Z for subsequent phases. Vaun felt that at the very least there should be a memo placed in the file to that effect. Brian will draft a letter that could be sent to the Old Farm Estates people at a later date. He will have the mayor review the letter.

Bruce is gathering the money for the picture for Leah Lusk. Any extra will be placed in an envelope and given to her.

Bruce King noted that in view of the discussion with the Browns and the Barkers, that he will be working on an update to the city code with reference to animals other than dogs.

Discussion of the priority B items was postponed and Chairman Hawkes adjourned the meeting.

*Brian D. Hawkes*  
Dec. 18, 2008