

Sugar City Planning and Zoning  
Public Hearing June 25, 2009

Commissioners Present: Vaun Waddell, Steve Hawkes, Renee Christensen, Ray Barney, Joy Ball, Ninette Galbraith, Jesse Brown

Public Present: Sharee Palmer, Maxine Wilding, Verle Wilding, Jeff Nelson, Tony Rothwell, Jan Gallup

The public hearing was for the request of a variance and special use permit for the school district to put an addition onto their existing mechanics shop. The addition would add 74 X 38 feet and be 17 feet high on the end that would abut the existing building. There will be two garage doors and a door for an entrance. It will also have windows. The existing mechanics shop on the corner of the bus lot is condemned. The new structure will be enclosed and heated of steel construction that will match the brick. The school is asking for a variance so that they can have a 3 foot setback on the north end.

Sharee asked what the setback should be. It should be a 20 foot setback.

Those speaking for the application. No one.

Those speaking neutral about the application.

Mr. Verle Wilding located at 105 North Front Street. He is concerned about the skin of the building. He would like to see some amount of brick.

Mr. Jeff Nelson located at 25 North Front Street. He would like to see the new addition match the existing building.

Those speaking against the applications.

*Sharee Palmer 1087 E. Mooney Rd. Both applications are incomplete. She doesn't think that the 3 foot setback is sufficient.*

Jan Gallup located at 309 South Austin. She emphasized that she would like to remind the commission to look at the application and not who the applicant is. She feels that the application is not complete because the applicant did not state why he is requesting the variance.

Jan feels that the school should show why their circumstance is different from the other lots around them. She feels like it should not be granted because they can build it somewhere else. By not granting the variance does not deprive the school from building. Granting the application would give a special privilege. It would also encroach on the street right of way. It is not in harmony with what the variance code states. Jan asked the commission to deny the application based on the reasons that have been stated.

Closing remarks by Tony.

Vaun closed the public hearing.

Tony talked to the steel company about putting a brick wainscoting up to 4 feet. He did not know how to respond to the accusation that the application was not complete. He stated that Sharon Bell said that the application was complete.

*Brian Hawkes*

*2 July 2009*

Planning and Zoning Special Deliberation Meeting  
June 25, 2009

Present: Renee Christensen, Steve Hawkes, Ray Barney, Vaun Waddell, Ninette Galbraith, Jesse Brown, Joy Ball, Tony Rothwell, Jan Gallup, Sharee Palmer, Jeff Nelson

Joy Ball recused herself from the discussion and voting.

Vaun discussed the possibilities that the commission had:

1. Approve
2. Approve with conditions
3. Deny

The commission discussed the concerns that the public had.

1. The skin of the building being metal instead of brick. Tony said he would price out a brick wainscoting. An application for Design Review has been presented to Sharon.
2. Is the application complete?
3. The three foot setback. In order to be in compliance, the setback would need to be thirteen feet.
4. Is this a hardship to the applicant?

Steve felt that the snow coming off the building would be unsafe. There was no documentation of hardship shown in the application.

There are two levels of information. First, the information that is discussed when the application is presented to Planning and Zoning. Second, the information in the application that the public can view. Steve felt that the school district had shown hardship in prior meetings although they didn't show it on the application. Sharee said she had not heard that information because she had not attended all of the prior meetings. Therefore, the public wasn't properly informed about the hardships.

Ninette moved that we deny the applications. Renee seconded the motion. Five commissioners voted ~~ay~~ <sup>ay</sup>. One commissioner voted ~~ay~~ <sup>noy</sup>. The motion carried. Vaun adjourned the meeting.

Brian Hawkes

2 July 2009