

Sugar City Planning and Zoning  
December 27, 2007

Present: Stephanie Blackham, Vaun Waddell, Ninette Galbraith, Kerry Moser, Brian Hawkes, Bruce Bills, KaraLee Ricks, *Ray Barney*

Chair Blackham opened the meeting with a discussion of the proposed business park in Sugar City. She told the Commission that until the new ordinances are adopted there is no zone for business parks and the new ordinance will not have an industrial zone, which is what the business park would be zoned at present. She wondered if the property were zoned industrial now, would it automatically revert to the business park zone when the new ordinances are in place. The Commission all agreed that the City would need to ask for a change from residential to industrial with the anticipation that when the proposed land use map is adopted industrial zones would change to business park zoning.

Vaun Waddell made the motion that the Sugar City Planning and Zoning Commission recommend the proposed business park property for which Sugar City has received a grant be rezoned from Residential R-1 to Industrial. Brian Hawkes seconded and the motion passed.

Ninette Galbraith made the motion that Sugar City Planning and Zoning Commission hold a Public Hearing on January 17, 2008 at 7:00 p.m. to consider rezoning the proposed business park property for which Sugar City has received a grant, from Residential R-1 to Industrial. Vaun Waddell seconded and the motion passed.

Chair Blackham presented the preapplication for the proposed business park. Forsgren Engineers want a recommendation from Planning and Zoning so that the City could begin work on a Preliminary Plat. The Commission looked at the plans with some discussion about access and easement width.

Vaun Waddell moved to grant Commission approval to Forsgren Engineering and the City of Sugar City to proceed forward with the Preliminary Plat application for the proposed business park. Bruce Bills seconded and the motion passed.

Vaun asked the Commission to discuss 9-13-4© regarding Public Hearings. He noted the Ordinance states if material changes are made to the proposed ordinances after Public Hearing, then Planning and Zoning should hold another public hearing, not just send it on to City Council. He feels we may have been out of compliance on other issues and that the Ordinance should reflect State Statute.

Vaun made the motion to insert the phrase "if material changes are made, State Statute 67-6509 shall apply" into the proposed ordinance changes. Bruce Bills seconded and the motion passed.

Vaun Waddell made the motion to take the proposed changes to the Sugar City Ordinances to Public Hearing on January 17, 2008 at 7:15 p.m. Kerry Moser seconded the motion passed.

The December 6, 2007 minutes were read. Brian Hawkes moved to accept them and Ray Barney seconded. The motion passed.

The meeting was adjourned.

*Stephemi Blackham*