

Sugar City Planning and Zoning minutes, October 18, 2007

8:00: The meeting was called to order by Stephanie Blackham.

Members present: Stephanie Blackham, Ray Barney, Bruce Bills, Kerry Moser, Vaun Waddell. Brian Hawkes was present from 9:45 on.

Others attending: Max Parkinson, Terry Mortensen, Sharee Palmer.

Minutes from September 20 and October 4 were corrected.

8:10: Discussed reclamation agreement with Max Parkinson for gravel pit. Max said that reclamation on borders was completed by Gilbert-Weston as the highway interchange was built. Max agreed to four points of reclamation, all to be completed within three years:

1. Topsoil stockpiled under gravel will be spread and farmed until the land is used otherwise.
2. Trees and grass already planted and the picnic table will be maintained.
3. Premises will be sprayed for weed control.
4. No gravel stockpile will remain at the end of the three-year period.

P&Z agreed to write a letter with these conditions, to be signed by Ms. Blackham and Mr. Parkinson. In the discussion, Mr. Parkinson said topsoil would be spread to a depth of 8-10”.

Mr. Parkinson asked whether Sugar City has jurisdiction at the gravel pit's location. Stephanie said she received counsel from Brent [McFadden] that the county has adopted Sugar City's ordinances, so, yes, Sugar City has jurisdiction. Mr. Parkinson said that, as he understands it, only about three-fourths of the field is in the impact area. Stephanie said that soon P&Z will address the issue of impact area boundaries.

Terry Mortensen asked when would be the time to submit a letter requesting inclusion of the Calaway ranch in the impact area. Stephanie said he could submit the letter anytime after he becomes the owner of the property.

8:25: Discussed title 8 chapter 4, Design Review, pursuant to public hearing of October 4, 2007. Agreed on changes, some clerical and some substantive.

9:25: Discussed title 9 chapter 6, Zoning Districts, pursuant to public hearing of October 4, 2007. Agreed on changes, some clerical and some substantive.

11:20: Ray moved to accept the minutes from September 20 and October 4 with corrections, seconded by Bruce. The motion passed with all in favor.

Stephanie reviewed agreed changes to title 8 chapter 4 and title 9 chapter 6.

Bruce moved to recommend title 8 chapter 4, Design Review, to City Council with amendments post public hearing of October 4, seconded by Brian. The motion passed with all in favor.

Bruce moved to recommend title 9 chapter 6, Zoning Districts, to City Council with amendments post public hearing of October 4, seconded by Ray. The motion passed with all in favor.

Vaun moved that P&Z write the letter on reclamation of the Parkinson gravel pit with the four points as described above. Ray seconded, and the motion passed with all in favor.

11:40: Stephanie declared the meeting adjourned.

*Stephanie Blechman*