

SUGAR CITY/CITY COUNCIL & PLANNING AND ZONING MEETING MINUTES

WORK MEETING - THURSDAY, AUGUST 18, 2016

Commissioners in attendance: Brent Barrus, Dave Thompson, Tyson Harris, Jeanne Wright, Dave Ogden, Joe Cherrington, Bruce Arnell

Others in attendance: Paul Jeppson, Shelley Jones

7:20 p.m.

The meeting was called to order by Dave Ogden
Pledge of Allegiance

Discussion on Comprehensive Plan and Building Permit Applications:

State Code Requirements were covered concerning the Comprehensive Plan.

- The Comprehensive Plan is not law, but goals and objectives and it is somewhat broad.
- Zoning Ordinance Law must reflect the comprehensive plan. Zoning needs to be consistent.
- There is a lot of latitude, but we have to consider findings of fact to justify our actions of why we think an application is consistent with the comprehensive plan.
- Court cases can be upheld as long as we explain our decisions well.
- We need to look at all facets and decide what is applicable in the comprehensive plan. How does it meet the plan and if it does, why does it? We may then take the application to the city council.

7:45 p.m.

Joint Work Meeting ended

7:45 p.m. Planning & Zoning Meeting continued

Commissioners in attendance: Brent Barrus, Dave Thompson, Tyson Harris, Jeanne Wright

Others in attendance: Paul Jeppson, Shelley Jones, Mike & Julie Stears

7:46 p.m. Minutes:

The minutes of July 21, 2016 P&Z meeting were reviewed.

Motion to approve the minutes: Tyson Harris

Motion 2nd: Jeanne Wright

Discussion on the motion: none

Voting was unanimous in the affirmative

The minutes of August 4, 2016 P&Z meeting were reviewed.

Motion to approve the minutes: Dave Thompson

Motion 2nd: Jeanne Wright

Discussion on the motion: none

Voting was unanimous in the affirmative

7:48 p.m. Matt Garner City Council Meeting Report

No report. Councilman Garner was unable to attend.

7:48 p.m. Commission Business: Discussion on Increasing Sugar City's Impact Area

No discussion

7:48 p.m. Commission Business: Discussion on Land Use Schedule Title 9 Revisions

No discussion

7:50 p.m. Commission Business: Schofield Property Development

Mike & Julie Stears discussed their plans for the Schofield property. They would like to turn the store into a classic car showroom and food service/soda shop with a "fifties feel". On the adjoining property, they would like to put 3 4-plexes, facing the Post Office with entrance to the property on N. Fremont. The P&Z discussed zoning and land use with them, looking at possibilities for the property. At 8:30 the Stears dismissed themselves and the P&Z Commission continued discussion on the necessary steps and the possibilities and requirements needed for the Stears to proceed with their plans for the Schofield Property.

9:20 p.m.

Motion to adjourn meeting: Dave Thompson

Motion 2nd: Eileen Kershaw

Voting was unanimous in the affirmative

Meeting adjourned

Our next P&Z meeting will be held on September 1, 2016 at 7:00 p.m.