


PLANNING & ZONING COMMISSION
Wednesday September 28, 2022
 Public Meeting Minutes

Meeting Commenced at 6:30

All present were invited to participate in a Pledge of allegiance by Chair Oakey, who conducted the meeting.

September 28, 2022 Attendance			
Roll Call	Present	Absent	Excused
Arlene Anderson	X		
Clint Hansen	X		
Eric Miller			X
Kort Black	X		
Mark Hansen	X		
Shane Ruebush	X		
Shane Sutton		X	
Sharon Oakey	X		
Troy Thurgood	X		

Routine Business

Approve September 14, 2022 Public Meeting Documents:

Meeting Minutes

- Motion: Troy Thurgood
- Second: Clint Hansen

Kevin Cook Findings of Fact

- Motion: Troy Thurgood
- Second: Shane Ruebush

Brandon Hawkes Findings of Fact

- Motion: Clint Hansen
- Second: Troy Thurgood

Edstrom Gravel Pit Findings of Fact

- Motion: Troy Thurgood
- Second: Clint Hansen

Administrator Armstrong: Discuss Sugar City Impact Zone Renegotiation



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Public Hearing

TYLER THUESON CUP – Accessory Building with living space

Chair Oakey: Welcomes all to meeting. Briefly introduces application and explains how the meeting will proceed.

Administrator Armstrong: Gives brief staff report regarding the application.

Chair Oakey inquires if proper notice was provided. Staff answers in the affirmative.

Tyler Thueson who resides at 2738 4000 W approached the Commission. Explains they are building so that their parents will have a place to stay where they can take care of them better.

Troy Thurgood: Question about the location

Tyler: This is not for an Air BnB, this is for my parents.

Sharon: How long has the garage been there?

Tyler: Has been there since purchase of the property.

Shane: The GIS map shows it is close to the property line.

Tyler: It is probably twenty feet from the fence on the side

PUBLIC COMMENT

In Favor: None

Neutral: None

Opposed: None

Shane Ruebush Moves to recommend approval of the application from Tyler Thueson for a Conditional Use Permit for an accessory building with living space as proposed in application materials received August 29, 2022. Commission member Arlene Anderson votes to second the motion. All present members voted in favor of the motion. Motion passed.

September 28, 2022 Tyler Thueson CUP Voting			
Roll Call	In Favor	Opposed	Excused
Arlene Anderson	X		
Clint Hansen	X		
Eric Miller			X
Kort Black	X		
Mark Hansen	X		
Shane Ruebush	X		
Shane Sutton			X
Sharon Oakey	Chair		
Troy Thurgood	X		



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Public Hearing

KENNETH CRANER CUP – Accessory Building with living space

Chair Oakey inquired if proper notice was provided for this hearing. Staff answered in the affirmative.

Staff Report: Have to tear down the old house, or apply for a CUP in order to receive the CO for the new house.

Sharon Oakey: Are they connected with all the utilities?

Gary Armstrong: They have different septic, but same electrical.

Troy Thurgood: Questions about lot size.

Gary Armstrong: The main concerns have to do with the septic and well distance requirements. They have all been approved by the health department.

PUBLIC COMMENT

In Favor: None

Neutral: None

Opposed: None

Troy Thurgood: I move to recommend approval for the application from Kenneth Craner for a conditional use permit for an accessory building with living space as proposed in application materials received August 23, 2022.

Second: Arlene Anderson

September 28, 2022 Kenneth Craner CUP Voting			
Roll Call	In Favor	Opposed	Excused
Arlene Anderson	X		
Clint Hansen	X		
Eric Miller			X
Kort Black	X		
Mark Hansen	X		
Shane Ruebush	X		
Shane Sutton		Absent	
Sharon Oakey		Chair	
Troy Thurgood	X		

Gary: Sunset Estates Preliminary Plat with Board of County Commissioners. Commission briefly discusses concerns with the Sunset Estates Preliminary Plat, and why they ultimately decided to recommend denial of the application.



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Gary: Next meeting to be held on October 26th will be a code change meeting regarding the accessory building with living space.

Sharon: Are we going to be having a meeting with the county commissioners this year?

Administrator Armstrong: certainly, can plan to have a meeting with the Board.

Motion to adjourn: Clint Hansen

Second: Troy Thurgood