

# Sugar City Planning & Zoning Meeting

At Sugar City Hall  
November 4, 2021

Staff: Delegate Chairwoman Lines, Commissioners Jeppson, Fluckinger, and Nott. Administrator Owens, P&Z Secretary Brosius, Consultant Hibbert. Zoom: City Attorney Chase Hendricks

Pledge and Prayer. Meeting was called to order at 7:07 pm by Chairwoman Lines.

**Report from Design Review:** No report

**Motion made** by Commissioner Jeppson to rearrange agenda to move back what we need Administrator back in attendance. To begin reviewing past minutes. **Seconded by** Commissioner Nott  
**Motion carries.**

**Motion made** by Commissioner Jeppson accepted P&Z 7-15-21 minutes with amended items on spelling: Heather Holmen, Councilwoman Nielsen. **Seconded by** Commissioner Fluckiger. **Motion carries.**

Commissioner asked for a list of names with correct Name spellings.

**Motion made** by Commissioner Fluckiger accepted 8-4-21 minutes with amended items: Commissioner said Commissioner made changes on 10-15 Self Storage if they are in compliance 10-26 Commissioner Jeppson had made **motion to** approve 8-4 Public Hearing Meeting -but with a paragraph that did not get included. Date being inconsistent because: canceled public hearing, they were not ready. City Attorney Hendricks said previously it was not in proper format. Commissioner sees hers not sure if Commissioner's are listed. **Seconded by** Commissioner Nott.  
**Motion carries.**

**Redo Motion** 7-15-21 made by Commissioner Jeppson **Seconded by** Commissioner Fluckiger  
**Motion carries.**

**Motion made** by Commissioner Nott accepted 5-6-21 P&Z minutes with changes: visual items made it more clear amendments: Buffering needs review as to appropriate level between various zones, it was highlighted per Commissioner. **Seconded by** Commissioner Jeppson. **Motion carries.**

**Motion made** to accept 6-3-21 P&Z minutes Commissioner Jeppson with amendments. major changes on Design Review Report - added Commissioner Jeppson. **Seconded by** Commissioner Nott.  
**Motion carries.**

**Motion made** by Committee Member Fluckiger to accept 7-29-21 minutes in red. Discussion of both Commissioners and Consultant Hibbert. Consultant requires more work and research. Question for City Attorney Hendricks: what needed to proceed, proper format, ordinance 3-12 needs amended. **Seconded by** Commissioner Jeppson. **Motion carries.**

**Public Comment:** No response

**Impact Area Setting Discussion:** Public Hearing Status. Commissioner to post Friday about public hearing in the newspaper, Commissioner to attend Monday county commissioners meeting about the impact area, Rexburg will be there. The posting will show Tues in the newspaper. Giving 15 days from when it is posted to hold a public hearing giving them 2 weeks to look at it. No matter what happens at the Monday meeting, we want the public to know we are

interested. Consultant comprehensive draft to be available 11-18 for review and move forward for public hearing on 12/2.

Discussion was made throughout the meeting to set up public hearings for 7 items: Dark Sky ordinance, Comprehensive Plan, 2 Special Use Permits, Buffering Ordinance, Category A Annexation E side of Hwy 33 to corner of Moody, and Impact Comprehensive Plan.

Consultant Reported on 10-25 with Commissioner at Impact meeting with a full room, including Teton Mayor and Planner, Newdale council people and planning and zoning commissions. Discussed with them the Impact Area on what Sugar wanted to do in our expansion. There was a strong consensus in the room that they needed to expand theirs as well toward Sugar. And a Consensus the 2 impact areas should meet at the school district boundary line between Teton and Sugar. That is not a road; but an established school district line. No county between Teton and Sugar, it would be completely covered by the impact area. Newdale and Teton subsequently met after the meeting and provided a map back to us. The map showing their municipalities and what they would like to have for the Impact area around their cities. We basically, in that meeting, coined the term *The Highway 33 Growth Corridor*. Because of the sewer line, going between Sugar and Teton is ripe for development. A lot of pressure along that road. Newdale- as it grows will probably also eventually regionalize their sewer. And sewer their community and probably bring it down. Whether that will be part of the sewer district in the future. There is talk already of, as Salem grows, this whole corridor of Northern Madison County all sitting in impact areas. Districts one after another touching and there would be a need at some point for an additional sewer treatment plant. And create a district, a Tri City Sewer District.

Reported on Rexburg meeting. Rexburg Mayor and planner discussed no Sugar growth in the Salem area because you have to get Rexburg permission to hook on to the sewer. This was in discussion about their encroachment up into Salem. Their desire to expand their impact area across the north Rexburg interchange into Salem and clearout and take all the way out to surely everything out further.

The Consultant and P&Z Administrator went to the Salem resident meeting and watched their presentation and said they would need an invite but are not going to do anything in Salem. Two residents were concerned about the size of the impact area and wanted to be assured they are going to be Salem and not Sugar City and directional proportional. Sugar City would be protecting Salem community identity and help them be self determined. Sugar City to support them by adopting/incorporating their data (comp plan, impact, proposed zoning, land use table, adopting ordinances that are specific to their townsite area. Size was placed to protect Salem. Generate one map to show the whole thing.

Commissioner asked if we are doing enough to prevent that with this organization that you are talking about?

Mayor sent letters tonight and let them know documents/packets are forthcoming. One to the county commissioners and another to Commissioner Mendenhall. He read letters (some in part).

**Land Use Discussion:** Reviewed land use in red on 9-3-2 MU MU2 zone. Get rid of MU2 MU1 and combine to an MU. Leave R1 at 4 units. R2 at 5 units. Current R3 to become R4. R3 at 10, R4 at 16. Strike MU2 and MU at 16. Change the collector and arterial and say R4 to maximum density residential. P&Z Administrator and Consultant to come up with verbiage. Commissioner will put together a table to help the public for the hearing to make it easier.

11-23 to do 2 Special Use permits, The Impact Area, and Annexation.

12-1 to do Dark Sky, Buffering Open Space, Comprehensive Plan and Redoing 9-3-2

**Zoning Height Discussion:** talked about 9-3-7ab ([sugarcity.municipalcodeonline.com](http://sugarcity.municipalcodeonline.com)) Commissioner asked the group to redo the table so businesses don't pass up Sugar City and go to Teton. Prepare for more height that comes with more growth. Assignment to group for thoughts on height allowance, setback formula, and lot sizes. Comment was made that it can't build higher than what the fire department can handle. It was mentioned height has nothing to do with fire code and vice versa. P&Z Administrator said however if they are above that height they have to have internal sprinkles systems or other methods. They might fall under high rise building codes.

**Comprehensive Plan Discussion:** Follow Up on SWOT analysis assignment. Input and thought back so he can use it for the comp plan and with policy direction. Mayor wants this done. Think about downtown blueprint, community design, economic, land use strengths and weaknesses, opportunities and threats of each of those areas. Commissioner commented hopefully our Landscaping and Buffering is going to move us closer to that. To put it in the comp plan that our ordinances can support what we visualize here. Not exact but a direction. Group agreed. Remember the comp plan is not about the product but about the process. The Mayor would like to see us have it up for adoption sometime the first of the new year.

**Delegate Chairwoman Report:** Brought up a request to get a drone to take a picture on the interchange road to go into Salem on the overpass, that angle would get a better picture.

Get public comments about Sugar City for their part in the comp plan and felt like it was theirs.

**Design Review Report:** No report.

**P&Z Administrator Report:** Commented update the special permits, watching JR High because they want to be moving in on student break semester, figure out fire hydrants. The Public Works Department is working on this as well and is handling water rights transfer. Somebody called about Moody Creek, something coming up, not sure of plans- wait for the application. They don't own that property yet so New business. Using the railroad for part of that business. Silverwood called but ended up it wasn't Silverwood at all but it was across town. No plans on Teton Heights Apartments yet no plans/application. Waiting on an incoming building permit application as Public Works said they asked about water plans and stuff. P&Z Administrator asked could impact get switched from 12-1 to 11-23 but Consultant reminded him City Attorney and they have a lot of documents and stuff, integration of Salem into Sugar stuff and submitted for hearing.

The Chairwoman asked for any other comments. P&Z Administrator asked what did you do about the minutes. They opened them up and explained changes were made and approved as corrected.

**Motion by** Commissioner Jeppson to adjourn 9:55 PM. **Seconded by** Commissioner Nott. **Motion carries.**