

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, May 2nd, 2024, 7:00 P.M.

Attendance

- Chairman Taylor
- Commissioners Williams, Fluckiger, Haacke, Robertson
- Ex Officio Commissioner Shirley
- Staff: Administrator Hibbert, Administrator Assistant Owens

Opening

Prayer: Commissioner Robertson

Pledge of Allegiance: Chairman Taylor

Approve Minutes

The April 18th, 2024 meeting minutes were approved.



Motion: I move to approve the minutes for 4/18/24.

Motion made by Commissioner Fluckiger. Seconded by Commissioner Williams.
Motion Carried.

Impact Area Amendment Update

Administrator Hibbert took the Planning and Zoning Impact Area letter to the city council. The council added to that letter, added their signatures, and added a brief statement of agreement. It was signed by the mayor and Chairman Taylor and sent into the county planning commission.

The county commission said a new application needs to be submitted with the letter and they will hold another public hearing.

Downtown Blueprint Planning

The commission discussed the transportation study that staff is already working on. The city wants roads classified for federal funding. 9th North and Center street are already eligible for

federal funding. The funding could be used to add parking, landscaping, historic lighting, reconfiguration of roads, etc. The application isn't due for 2.5 years, but the city needs to start working on this now since the application will take time to complete.

Administrative Reports

The commission discussed the current construction project to straighten the 'S' curve to Railroad Ave. Many citizens are excited about Front street becoming a residential street again.


Ancient Grains Site Plan Review

Jade Koyle and Jaxon Koyle, owners of a grain facility in Teton and the newly acquired Moody Creek Produce, presented their business expansion plans. They market a special wheat for those with gluten intolerance and need to relocate to Sugar City to accommodate growth. Their future facility will clean grains and manage byproducts, with trucks transporting grain and waste. The facility, with no height restrictions in its zone, will utilize the functional railroads on the property, operated by Eastern Idaho Rail, WATCO. Construction is slated to begin in September or October. Waste will be trucked away, with plans for a covered building to contain dust and waste in the future. As the facility will be in a regional commercial area, considerations for aesthetic appeal are being taken into account.

Land Use Table (Business Park Uses)

The commission looked at the Land Use Schedule, specifically the Business Park, to determine which special use permits can be changed to permitted or not permitted.

Meeting Adjourned

 Motion: I move to adjourn.

Motion made by Commissioner Haacke. Seconded by Commissioner Fluckiger.

Meeting ended at 9:19 PM.