

SUGAR CITY PLANNING & ZONING

At Sugar City Hall

Thursday, May 16th, 2024, 7:00 P.M.

Attendance

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

Opening

Prayer: Chairman Taylor

Pledge of Allegiance: Commissioner Haacke

Hearing: Sunpro Corporation Application for a Special Use Permit for Core Facility Construction

Administrator Hibbert provided a summary for the hearing. Sunpro is requesting a Special Use Permit for the construction of a core facility. The area will include a door plant, truss plant, and a building and lumber division. City staff recommended that this be approved pending the development agreement which is close to completion.

Bob Mortinson, the Area manager for Sunpro, gave an overview for the application. Sunpro is looking to put a lumber yard in this location as well as a rail spur. They plan to have a retail storefront, a door plant, and a truss plant.

The commission asked if Sunpro will be producing any other wood product besides doors and trusses. Sunpro sells other products but doesn't manufacture them.

The commission asked about dust collection. Sunpro will install a dust collection system at the facility.

The commission also asked about lighting on the property. Sunpro will use cutoff lighting. The lighting plan will follow the Dark Sky ordinance requirements.

Public Comment

Written In Support:

- Glen and Dorothy Dallin Trust: We think this project will be a good thing for the community, school district and Sugar City
- VanWagners (adjacent neighbors): "Best placement".

In Favor:

- None

Neutral To:

- None

Opposed To:

- None


Close Public Hearing

Closed at 7:15 PM

Deliberations as Commission

The commission discussed several items:

- Funds/grants are anticipated and are in the development plan.
- Construction will be done in stages. Sunpro wants to get started immediately, so it is expected to go in quick succession.
- The detention pond will follow the DEQ standard.
- The actual building plans will be submitted at a later date, not at this stage in the process.
- The area will benefit from this business.
- This does fit into the current regional commercial zone.
- The use of the railroad on this property is a good thing for the history of the community.

 Motion: I move that we recommend to the city council to approve Sunpro's Special Use Permit for core facility construction, pending approval of the development plan.

Motion made by Commissioner Haacke. Seconded by Commissioner Robertson.
Motion Carried.

Approve Minutes

The May 2nd,, 2024 meeting minutes were approved.

 Motion: I move to approve the minutes for 5/2/24.

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

Discussion on Compliance with Design Standards and Zoning Issues


The commission discussed the upcoming public hearing notice for Ancient Grains, noting its positive impact due to unchanged property use and minimal effect on the surroundings. The discussion included the commission's role in preventing poor planning and design, and highlighting the significance of development agreements for city enforcement.

The commission also discussed the possibility of creating Tax Increment Financing (TIF) districts. Administrator Hibbert brought up a potential overlap with Rexburg's TIF district and expressed his intention to seek clarification at an upcoming meeting. He suggested examining areas for possible inclusion in a TIF district, such as regional commercial zones, downtown, and the North Salem interchange.

Downtown Blueprint Planning

The commission discussed the necessity to develop a comprehensive plan for the downtown area. It should include defining the entrances, mapping out proposed projects, and identifying the downtown location on a map. Funding strategies need to be outlined to ensure readiness when financial resources become available. A specific point of interest was the s-curve near the high school, which could potentially feature an entrance to the downtown area.

Meeting Adjourned

 Motion: I move to adjourn.

Motion made by Commissioner Robertson. Seconded by Commissioner Haacke.