

SUGAR CITY PLANNING & ZONING
NOTICE OF PUBLIC HEARING
REZONING APPLICATION

- **TETON ISLAND ESTATES' (ROYCE KLINGLER) APPLICATION FOR A ZONE CHANGE FROM R-1 TO R-2 RESIDENTIAL DENSITY TO ALLOW A SMALLER AND MORE AFFORDABLE LOT SIZE IN PHASE 2 OF THEIR APPROVED PLAT.**

NOTICE IS HEREBY GIVEN, that public hearings will be held on **Thursday, November 21, 2024 at 7:00 p.m.** before the Sugar City Planning and Zoning Commission at Sugar City Hall, located at 10 East Center Street, Sugar City, Idaho, regarding a rezone of R-1 property within the subdivision to R-2. This property includes the entire Phase 2 of the approved subdivision.

- **Project description:** the Teton Island Estates developers would like to rezone all of Phase 2 from the existing R-1 Zoning to R-2 Zoning. They currently have an R-2 block existing adjacent to this requested zoning in Phase 1. There has been high demand for these smaller lots. Although twin homes are allowed in R-2 Zones, the developers do not have any twin homes in their existing R-2 block and anticipate continuing. They would like to continue to develop single-family homes and would like to meet market demands by offering them on smaller lots. Changing from R1 to R2 zoning allows the development to have a minimum frontage requirement of 80 feet and side setbacks of 5 feet. R-1 has a minimum frontage requirement of 100 feet and a side setback of 10 feet. R-2 density is five dwelling units per acre, whereas R-1 density is four dwelling units per acre. The difference in frontage, setbacks, and density from R1 to R2 zoning is minimal. Rezoning phase 2 will not have a significant impact on neighboring communities and/or Teton Island Estates' current residents.

More information, including the application and the recorded plat map is available for public inspection at Sugar City Hall during regular business hours.

At such hearings the Planning and Zoning Commission will hear all persons and all objections and recommendations relative to the application for a zone change on the property.

Written comment will be accepted no later than **November 19th, 2024 at 4:00 p.m.** at Sugar City Hall located at 10 East Center, Sugar City, Idaho 83448.

The public is invited to attend and public comment is encouraged. Individual planning commission members, city councilors or the mayor should not be contacted outside the hearing process in order to respect the rights of all who have an interest in hearing comments. If special access needs are required to attend the hearings, please call Sugar City Hall at least 48 hours in advance of the hearings.

DATED this 31st day of October, 2024.

Sugar City Planning and Zoning Commission.

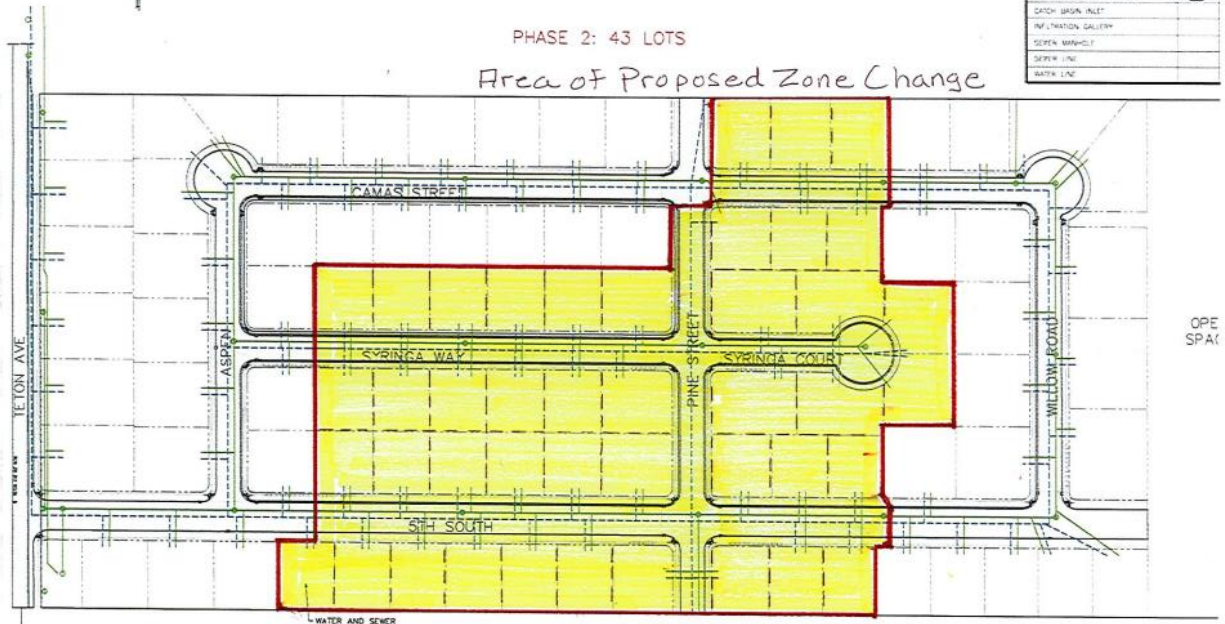
By: Kurt L. Hibbert MPA
Planning Administrator

Publish: November 5, 2024

PRELIMINARY:
NOT FOR CONSTRUCTION

PHASE 2: 43 LOTS
Area of Proposed Zone Change

PLAN LEGEND	
FACILITY OR SURFACE TREATMENT	EXISTING
PUBLIC UTILITY EASEMENT (10' WIDE)	
PROPERTY ROW LINE	
PAVEMENT	
CONCRETE (CURB, GUTTER, SIDEWALK)	
CONCRETE (ACCESS DRIVE)	
CATCH BASIN INLET	
INFILTRATION GALLERY	
SEWER MANHOLE	
SEWER LINE	
WATER LINE	



WATER AND SEWER SERVICES ON THIS LCT ARE EXISTING

OPEN SPACE

DESIGNER WYSON A WYSON B	DATE	SCALE HORIZONTAL VERTICAL	PLAN 1" = 40'	PROJECT	SECTION	DETAILS	WILLIAMS ENGINEERING, INC. 3411 26th Ave. S.E. #100 206.709.1111 FAX 206.709.1112	TETON ISLAND ESTATES PHASE 2 UPDATED LOT LAYOUT & SERVICES	SHEET PREPARED 09/17/17
--------------------------------	------	---------------------------------	------------------	---------	---------	---------	--	---	-------------------------------