

SUGAR CITY PLANNING & ZONING
NOTICE OF PUBLIC HEARING
APPLICATION FOR A CONDITIONAL USE PERMIT
FOR CONSTRUCTION OF A COMMERCIAL BUILDING
IN THE SUGAR CITY AREA OF IMPACT

NOTICE IS HEREBY GIVEN, that a public hearing will be held on **Thursday, January 30, 2025 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 issuance of a conditional use permit for the below-mentioned use.

Project description: Bron Leatham (Trellis Development) and Tamie Ball (Silver Spring Financial), are proposing the construction of an accounting office and low-impact professional services building. The property is located near the intersection of North 1000 West and West 3000 North (Please see attached area location map). The adjacent properties are agricultural and residential. There is no anticipated noise or other impact on adjacent property owners. Zoning is transitional agriculture and with the amendment of Madison County code Ordinance 488 an office building up to 10,00 square feet is allowed with a conditional use permit. It is anticipated that the structure will be a low impact commercial space that offers professional services while maintaining the surrounding environment. The proposed office building will primarily serve as the operational hub for an accounting firm. The business is inherently quiet and generates low traffic, minimizing potential disturbances to the surrounding area. Individuals accessing the building will primarily include employees and clients visiting for scheduled appointments, ensuring a controlled and limited flow of visitors.

More information, including the application and the proposed site plan is available for public inspection at Sugar City Hall during regular business hours.

At such hearing, the Sugar City Planning and Zoning Commission, acting as the Sugar City Impact Area Commission, will hear all persons and all objections and recommendations relative to the application for a conditional use permit being issued on the property.

Written comment will be accepted no later than **Wednesday, January 29, 2025** 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, county commissioners, city councilors or the mayor should not be contacted outside of the hearing process in order to respect the rights of all who have an interest in hearing discussion and 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 6th day of January, 2025.

Sugar City Planning and Zoning Commission.

By: Kurt L. Hibbert MPA
Planning Administrator

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