

SUGAR CITY, IDAHO PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC HEARINGS

- LAND USE TABLE AMENDMENTS FOR
 - RESTAURANTS WITH STATE ALCOHOL LICENSE
 - CARGO CONTAINERS
- RE-ZONE OF TRANS-AG TO RURAL RANCHETTE IN SUGAR CITY IMPACT AREA FOR SALEM TOWNSITE

NOTICE IS HEREBY GIVEN that a public hearing will be held on **October 2, 2025, at 7:00 p.m.** before the Sugar City Planning and Zoning Commission at Sugar City Hall, 10 East Center Street, Sugar City, Idaho 83448.

The purpose of the hearing is to consider proposed amendments to the City Land Use Table regulating the use of land and property within the City limits including liquor by the drink in certain dining establishments in the Regional Commercial Zone, consistent with state law. The proposed change to the table is intended to harmonize the land use table with current City Code and with Idaho Code provisions so that local licensing and enforcement remain consistent with state law while protecting the public health, safety, and welfare. The Land Use Table change is listed as Restaurant with State Alcohol License.

Industrial Cargo containers are newly designated as an industrial use in the table and are specifically disallowed in residential zoning districts. Cargo containers are allowed in the Light and Heavy Industrial Zones and in the C3 Commercial Zone.

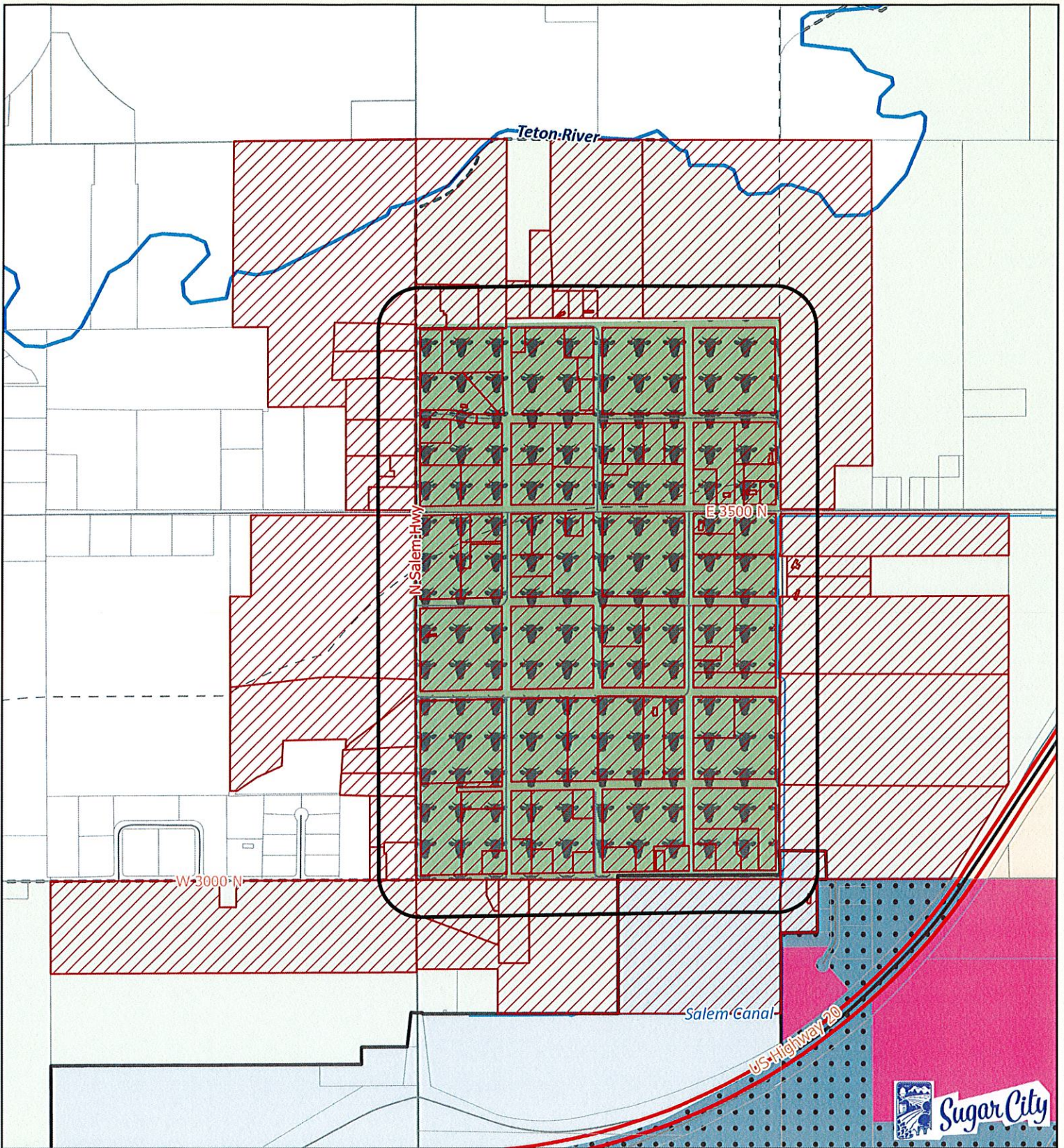
The proposed changes to the table are intended to protect and preserve the residential nature of city neighborhoods by eliminating the proliferation of non-residential bulk storage facilities and containers from residential areas of the city in the interest of protecting the public health, safety, and welfare.

The hearings will also include rezoning of Trans-Agriculture Zone in the Salem Townsite, which is in Sugar City's Impact Area, to Rural Ranchette Zone. See map included in this notice.

At the public hearing, the City Council will hear all persons and receive all written comments regarding the proposal. Written comments must be delivered to Sugar City Hall, Attn: Planning Administrator, at P.O. Box 56, 10 E Center, Sugar City ID 83448 or emailed to sjones@sugarcityidaho.gov, and received no later than September 30, 2025, at 4:00 p.m.

The public is invited to attend, and public comment on these code changes is encouraged. To preserve a fair process for all interested persons, individual councilors and the mayor should not be contacted outside the hearing process about this matter. If special accommodations are needed to participate, please contact Sugar City Hall at (208) 356-7561 at least forty-eight (48) hours prior to the hearing.

DATED 12th day of September 2025.
Sugar City Planning & Zoning Commission
By: Shelley Jones
Sugar City Deputy Clerk
Publish: Tuesday, September 16, 2025

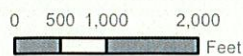


Notification Map

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|---------------------------|---------------------------|-------------------------|-------------------------|--------------------------|
| 300' Notification Area | Medium Family Residential | Neighborhood Commercial | Business Park | Rural Ranchette |
| Applicant Property | High Density Residential | Community Commercial | Downtown Commercial | Open / Public Facility |
| Notified Property Owners | Multiple Use 1 | Highway Commercial | Light Manufacturing | Transitional Agriculture |
| Single Family Residential | Multiple Use 2 | Regional Commercial | Residential Agriculture | |



January 6, 2025



Data sources include Madison-Rexburg GIS, Idaho State Tax Commission, and GeoSmith Mapping

