

**SUGAR CITY ID PLANNING & ZONING  
PUBLIC HEARING MINUTES  
Thursday, October 2, 2025**

**Commissioners in attendance:** Chairman Spencer Haacke, Drew Eager, Cory Roberts, Suzanne Williams & Rick Robertson

**Others in attendance:**

P&Z Administrator Kurt Hibbert, Deputy Clerk Shelley Jones, County Commissioner Dustin Parkinson, Citizens Sandra Powell, Shellie Powell, Layne & Tamie Ball, Troy & Heidi Thurgood, Bill & Janalyn Holt, Neal Parisi, John Morgan, Kerry Morgan, Britt Singleton, Jake Butikofer, Kim Eager, Richard Larsen, Kameron Dailey, Josh Woodruff, Carey Morgan, Ryan & Kailey Klingler, Bruce Shirley, Tony & Carol Rothwell

**7:00 P.M. The meeting was called to order by:** Chairman Spencer Haacke

**Prayer By:** Cory Roberts

**Pledge of Allegiance led by:** Suzanne Williams

**7:05 P.M. Public Hearing for Land Use Table Revisions to Add Restaurant Liquor License by the Drink Presentation by P&Z Administrator Kurt Hibbert:**

Mr. Hibbert presented the proposed changes to the Land Use Table. Liquor licenses are currently not allowed in city code. We must first add it to the land use table in the Regional Commercial (RC) zone and by Special Use Permit only. City Council passed the ordinance to allow this and is now working with the county for this.

**TESTIMONY FOR LIQUOR LICENSE:**

***Submitted written testimony:***

**For:** None

**Neutral:** None

**Against:** None

***Public Hearing Sign In:***

**For:**

Layne Ball

Tamie Ball

**Neutral:**

Troy Thurgood

Heidi Thurgood

Jake Butikofer

**Against:**

Sandra Powell

Shellie Powell

Bill Holt

Janalyn Holt

Ryan Klingler

Kailey Klingler

Bruce Shirley

Tony Rothwell

Carol Rothwell

Neal Parisi

John Morgan

Kerry Morgan

***Verbal Testimony:***

**For:**

Layne Ball  
Tamie Ball

**Neutral:**

None

**Against:**

Sandra Powell	Britt Singleton	Ryan Klingler
Shellie Powell	Jake Butikofer	Kailey Klingler
Janalyn Holt	Kim Eager	Bruce Shirley
Neal Parisi	Richard Larsen	Tony Rothwell
John Morgan	Kameron Dailey	Carol Rothwell
Kerry Morgan	Josh Woodruff	

**Summary:**

**For:** Those who spoke for the liquor license stated that citizens drive to Idaho Falls for a nice restaurant meal. That does not mean we have to drink if we have a nice restaurant here. There are twenty thousand cars driving through our area, why not have something that gives our area the revenue?

**Neutral:** None

**Against:** Those who spoke against made comments stating:

- People were unaware of city council passing an ordinance for this.
- We need to notify people.

\*(Note: The City Council and Planning & Zoning meetings were posted properly as required to notify citizens ahead of time.)

- We do not have infrastructure for drunk driving.
- The zone is close to Salem neighborhoods .
- Saying that restaurants would come here is misleading.
- We do not feel we have enough traffic here to support a restaurant.
- We like to uphold our standards for the area.
- It is not the spirit of our community.

**Closing Comments by P&Z Administrator Kurt Hibbert:** Administrator Hibbert explained what the RC (Regional Commercial) zone is. The RC zone was created with the expectation that higher end commercial and business industry would be drawn to this area by the interchange. It will keep big box industry in an area more suitable for the area rather than in the middle of the city. The state only allows one license per population of 1500. We would be lucky to obtain two licenses. Mr. Hibbert explained that the Land Use Table is a summary of allowed land use per zone.

Discussion by the committee included the definition of a restaurant and it was felt that having the boundary of the zone next to Salem residential properties was not the best. It was felt that the committee needed to review and change the boundaries of the zone before moving forward. The committee appreciated the concerns of the residents and their input.

**Motion made by:** Drew Eager to “table this for further work so that we can address some of the issues specifically at least that I’m concerned about with where this zone extends to with perhaps shrinking it down and making it less impactful but still providing a place for this to happen.”

**Motion seconded by:** Suzanne Williams

**All were in favor and the motion carried.**

**7:40 P.M.** Public hearing ended

**Totals: For – 2, Neutral – 3, Against - 18**

**7:40 P.M. Public Hearing for Allowing Cargo Container Use in Certain Zones:**

**Presentation by P&Z Administrator Kurt Hibbert:**

Cargo Container use has not been regulated and adding it to the Land Use Table will give direction as to where they will be allowed. This will also be by Special Use Permit only.

Mr. Hibbert stated that citizens would have to come in for a special use permit. Cargo Containers were initially created for industrial uses, but they have changed for agricultural and residential uses.

The commission reviewed the zones that they would be allowed in which are C2 (Community Commercial), C3 (Highway Commercial), BP (Business Park), M1 (Light Manufacturing) and M2 (Heavy Manufacturing).

**TESTIMONY FOR ZONING FOR CARGO CONTAINER USES:**

***Submitted written testimony:***

**For:** None

**Neutral:** None

**Against:** None

***Public Hearing Sign In:***

**Marked for:** None

**Marked neutral:**

Layne Ball

Tamie Ball

John Morgan

Kerry Morgan

**Marked against:**

Bruce Shirley

Tony Rothwell

Carol Rothwell

Bill Holt

Neal Parisi

***Verbal Testimonies:***

**For:** None

**Neutral:** None

**Against:** None

**Motion made by:** Drew Eager to submit to council to approve this change to the Land Use Table.

**Motion seconded by:** Rick Robertson

**Those in favor:** Rick Robertson, Drew Eager, Cory Roberts

**Those against:** Suzanne Williams

Three were in favor, one against, motion carried.

**7:45 P.M.** Public hearing ended

**Totals: For – None, Neutral – 4, Against - 5**

## **7:45 P.M. Public Hearing for Zone Change in Salem Townsite from Trans Ag to Rural Ranchette**

### **Presentation by P&Z Administrator Kurt Hibbert:**

Mr. Hibbert gave the background for the Salem townsite. It was zoned in 1976. There are twenty-four eight-acre blocks in the old Salem Townsite. Now there are eighty-four parcels. Twenty-eight of these are sub one acre lots. Rezoning to Rural Ranchette is creating a special zone for the area. The zone was created a year ago and it has just not been placed yet.

Commissioner Robertson had concerns over the proposed one-acre size of the lots and setbacks and the allowing of a sixty-foot structure in the zone. Mr. Hibbert stated that a 5-foot setback would be the bare minimum for fire safety and stated that allowing a sixty-foot structure was so that landowners could place a windmill on their property.

Chairman Haacke asked the commission if there had been any ex parte communications. Mr. Eager stated he went to a meeting of twenty-five residents to listen to their concerns but did not participate in the communications. Mr. Robertson stated he also attended the same meeting to listen to concerns.

### **TESTIMONY FOR TRANS AG ZONE CHANGE TO RURAL RANCHETTE IN OLD SALEM TOWNSITE:**

#### ***Submitted written testimony:***

##### **For:**

Ilene B. Pooley

##### **Neutral:** None

##### **Against:**

Reese Butikofer

Sam Butikofer

Tony Rothwell

Carol Rothwell

Janet Codling

Gary Armstrong – Madison County Planning & Zoning

#### ***Public Hearing Sign In:***

##### **Marked for:**

John Morgan

Kerry Morgan

Jake Butikofer

##### **Marked neutral:**

None

##### **Marked against:**

Sandra Powell

Shellie Powell

Troy Thurgood

Heidi Thurgood

Bill Holt

Janalyn Holt

Ryan Klingler

Kailey Klingler

Bruce Shirley

Tony Rothwell

Carol Rothwell

Neal Parisi

Britt Singleton

Kim Eager

Richard Larsen

Kameron Dailey

Josh Woodruff

Carey Morgan

#### ***Verbal Testimonies:***

**For:** John Morgan & Jay Butikofer

**Neutral:** Tammy Ball

##### **Against:**

Sandra Powell

Janalyn Holt

Bruce Shirley

Neal Parisi

Brett Singleton

Kim Eager

Richard Larsen

**Summary:**

**For:** Those who spoke in favor of the zone change mentioned that many of the lots are already smaller than two acres. One acre lots would be easier to maintain, water, and sell. Jay Butikofer was feeling neutral but leaning towards being in favor of the zone, especially if the Rural Ranchette zone allows for an Ag exempt building. Currently the county requires a regular building permit costing thousands of dollars and when someone may only have one horse, all they need is a smaller Ag barn.

**Neutral:** Mrs. Ball mentioned that she did not live inside the old Salem Townsite so therefore felt her opinion was neutral. She, however, stated that she would be against someone building a sixty-foot barn next to their house but did agree that one acre lots are adequate for a home.

**Against:** Those who spoke against made comments stating:

- This does not need to happen now.
- Most people here are against it.
- Current issues can be dealt with on the county level.
- Rural Ranchette does not fit the interest of Salem.
- It does not fit the Salem Comprehensive Plan.
- This encourages a high-density animal limit which can encourage an unhealthy animal situation.
- There are current problems with one acre lots. No one is enforcing current rules and guidelines in the county.
- There are water table concerns for well, septic systems and underground irrigation, canals & ditches. Less water is going into the aquifer.
- There was disagreement that growth will be coming to the Salem area.
- Generations of families have lived in the Salem area and want to maintain that rural feel they have always had.

The commission felt that more work and clarification needs to be done to address the concerns of the residents. We could have exemptions for the height allowed such as defining what heights are allowed for certain structures. The commission heard that the citizens like it the way it is and came here because they want to preserve it. It is clear what the Salem residents want.

**Recommendation by:** Rick Robertson to table this with the thought process of more clarification and explaining the process and the means and the parts that would go along with Rural Ranchette.

**Second by:** Drew Eager

**All were in favor and the motion carried.**

**8:50 P.M. Public Hearing closed by Chairman Spencer Haacke**

**Totals: For – 4, Neutral – 1, Against - 22**