

SUGAR CITY PLANNING & ZONING
NOTICE OF PUBLIC HEARING
PLAT AMENDMENT & REZONING APPLICATION

- **TETON ISLAND ESTATES (DAWSON KLINGLER - APPLICANT) APPLICATION FOR A PLAT AMENDMENT & ZONE CHANGE FROM R-1 TO R-2 RESIDENTIAL DENSITY TO ALLOW A SMALLER AND MORE AFFORDABLE LOT SIZE IN PHASE 3 & 4 OF THEIR APPROVED PLAT.**

NOTICE IS HEREBY GIVEN, that a public hearing will be held on **Thursday, December 18, 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 a rezone of R-1 property within the subdivision to R-2. This property includes Phase 3 & Phase 4 of the approved subdivision. Legal Description of the property is RPS6N40E090102. Property is located SE of the Ponderosa Subdivision, NW corner borders S. Pine Ave.,. West side adjoins Phase 1 & 2 of Teton Island Estates which includes E 5th S & East side of property is along S 7th E in Sugar City.

- **Project description:** the Teton Island Estates developers would like to rezone all of Phase 3 & 4 from the existing R-1 Zoning to R-2 Zoning. 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. 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 allows five (5) dwelling units per acre, whereas R-1 density allows four (4) dwelling units per acre. The difference in frontage, setbacks, and density from R1 to R2 zoning is minimal. Rezoning phase 3 & 4 will not have a significant impact on neighboring communities and/or Teton Island Estates' current residents.

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

At such hearing, 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 **December 12th, 2025 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 21st day of November, 2025.

Sugar City Planning and Zoning Commission.

By: Shelley Jones
Sugar City Deputy Clerk

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