

MINUTES OF WORK MEETING  
SUGAR CITY PLANNING & ZONING & CITY COUNCIL  
THURSDAY, JANUARY 15, 2026, 7:00 P.M.

Presiding: P&Z Chairman Spencer Haacke  
Prayer: Commissioner Chandler Lessing  
Pledge of Allegiance: Commissioner Cory Roberts

Present at City Hall: Mayor Steven Adams; Councilors Joy Ball, Glenn Dayley, Catherine Nielsen, and Carter Stanford; Deputy Clerk Shelley Jones; Planning and Zoning Administrator Kurt Hibbert and Planning & Zoning Chairman Spencer Haacke, P&Z Commissioners Cory Roberts, Rick Robertson & Chandler Lessing; Citizens Janalyn Holt, Sandra & Shellie Powell

**WELCOME:** P&Z Chairman Spencer Haacke conducted the meeting and welcomed everyone present. The meeting was held at City Hall.

- **Discussion on Downtown Blueprint:**

P&Z Administrator Kurt Hibbert discussed what a “Downtown Blueprint” is and asked the question “Where do we want to be when we are completely built out?” There is language in the Comprehensive Plan under economic development for a downtown blueprint. Commissioner Lessing will be over the Downtown Blueprint Subcommittee. They will review the standards in the Comprehensive Plan and any guidelines given.

It was stated that after the Teton Dam broke, a downtown plan was conceived. There needs to be different options. We need to thank the businesses that have added renovations and cleaned up the current buildings on Center St. We want business owners involved in the downtown blueprint discussions.

Examples were shared of nice downtown areas in Twin Falls, Gilbert, Arizona, and Provo and Logan Utah. Downtown Twin Falls has good parking, little stores, walkways and outdoor seating for businesses. We want to make downtown walkable and nice for residents but also be a destination for students and residents of other communities.

The area in back of the old junior high could be utilized. It was mentioned that the school’s four modular buildings need to be removed. The school district has been notified of this but they are not responding. The school needs to be involved in the downtown discussions. There may be an opportunity to acquire school property where the busses have been parked.

The question was brought up of how deep we want the city business zone to go. Currently it is one-half block deep. Do we want to stay at that, or go one to two blocks deep in the future? Ideas shared included having an island down the middle of Center St. or median parking.

Gilbert Arizona kept the historical aspect of the old downtown area and refurbished the old buildings keeping them in the original styles. We also want to keep the old historical look of our buildings in Sugar City. We need to have design requirements for the downtown area zone. We

could possibly borrow the example from Twin Falls downtown code requirements.

Downtown Provo Utah is nice but crowded. We would want to keep our downtown area more open and not have small one-way roads that can be confusing and make it hard to find parking. Logan Utah has also protected their historical context for their downtown area.

There could be a possibility of one-half to three million dollars available in grants for a future downtown project. The biggest hurdle to stop or slow the progress on this is the fact that we have a small community. We need to get volunteers for the Downtown Blueprint Committee. We would like to have one school board member, one council member, two business owners and one or two more people involved. We would also like to have all business owners come to some of these meetings and give their input. Meetings will be held at city hall. The committee will need to come up with a written proposal for a blueprint.

An improvement suggested was to have a walking path all around Heritage Park. The committee will have to talk to public works director Arlynn Jacobson and also work with the Parks & Pathway committee on this idea.

- **Discussion on Policy Direction:**

- Helping Neighbors and the County - We felt like we had a lopsided relationship with Rexburg and it has greatly improved and it has also improved with the county. We want any messaging from the city to remain positive. There has been a big division in the city concerning growth. If there is going to be growth then let's plan it. We need to be a city that plans ahead. We want to let property owners do what they'd like with their property. We want to help our neighboring communities. We want good relationships with the county, Teton, Salem and Rexburg. The city is not here to assert ourselves on property owners, however state law states that a city can annex by force. We support the boundary of Teton on the new zoning map. New development in Fremont County could be a concern in groundwater that flows to us. The mayor encouraged building good relations with St. Anthony. It was suggested to attend North Fremont Planning & Zoning meetings.
- Messaging - On sharing information, it was suggested to post agendas on the city's Facebook account. We do not want to editorialize information, just state what is necessary to share information. The council wants to discuss communication and broadcasting issues of meetings. It was suggested to also put a disclaimer on our agendas as sometimes internet capabilities can make visually recording meetings a problem.
- New Zoning Map - The new zoning map shows county zoning, the impact area, and shows the growth of the city. We are still in conversations with the county on the GIS system. We asked for a cost proposal and we did not receive one so we did our own. Our new map is ready to go to public hearing.

- **Discussion on County and Impact Area Agreement:**

A county impact area agreement was signed two years ago but the county is currently not adhering to it. Mayor Adams, Mr. Hibbert and Mr. Haacke will be meeting with the county for

further discussion on the matter.

- **Discussion on City Name Change:**

We keep hearing conversations about possibilities of a city name change. Salem is Salem. Sugar City is Sugar City. We want to keep our individual communities and identities but look at the possibility of being one municipality. It has been said that the county would like to get rid of townsites. We all want to keep our history and sense of identity.

- **Updates on Subcommittees:**

- **SCURA (Sugar City Urban Renewal Agency)** - Chairman Haacke reported on the Urban Renewal Committee. They are currently trying to incorporate legal details. They are going back to committee details that were from previous Mayor David Ogden. He had much to do with the Urban Renewal Committee. There will be an upcoming board meeting discussion on the Henry's Fork interchange. They will need revenue and will have an entity well established before approving projects.
- **Salem Area Development** - Commissioner Rick Robertson reported on the Salem Area Subcommittee. Salem wants to keep its name in the zone. The discussion is moving forward. The majority of Salem residents want to be part of Sugar City, many of the residents in Salem really do care about this.
- **Historical Preservation/Downtown Revitalization** - Cory Roberts had no updates.
- **Parks and Paths** – Drew Eager was not present so no updates.
- **Design Review/Beautification Committee** – Suzanne Williams recently resigned so no updates.
- **Community Identity/Downtown Revitalization** - Chandler Lessing has no other updates to add to what has been discussed earlier.

Final thoughts from the meeting are that Council and Planning & Zoning want to stay connected with the same goals and ideas and continue to meet at a work meeting twice a year. Their next meeting will tentatively be in July.

Meeting adjourned at 8:38 p.m.