

CITY OF SUGAR CITY, ID
PLANNING & ZONING REGULAR MEETING MINUTES
Thursday, November 20, 2025, 7:00 P.M.

Commissioners in attendance: Drew Eager, Cory Roberts, Rick Robertson, Chandler Lessing

Others in attendance: P&Z Administrator Kurt Hibbert, Public Works Director Arlynn Jacobson, Office Assistant Erieka Pimentel, Developer Dawson Klingler, Citizens Reese Butikofer, Sandra Powell, Shellie Powell & Janalyn Holt

7:05 p.m. The meeting was called to order by Commissioner Rick Robertson

Prayer by: Chandler Lessing

Pledge of Allegiance led by: Cory Roberts

Discussion on Parks & Pathways:

Presentation by Public Works Director Arlynn Jacobson. Mr. Jacobson asked for the committee's feedback on paths, parks & trails. Feedback needs to go to Mr. Jacobson who will then meet with Commissioner Eager. LHTAC grants have provided sidewalks for safe passage for children. Child safety grants have been approved multiple times in the past. Not accepting any applications for 2026. Grants come 3 years after they are awarded.

Mr. Jacobson showed the map for what we already have and can expect to be put in for 2026. He has already met with the school district and Madison County Sheriff's office to ask what they think about areas is in the most. It was suggested in front of the middle school. Sugar City will match up to 7.3% of the SOOK grant. Commissioner Eager agreed that safety is the priority to focus on, then with the time left, go from there. The city will have a say in the design of future trails. Commissioner Roberts asked if homeowners who do not have sidewalks can be included in grant funds to fill the gaps between homes. He also asked about safe passage for the frisbee golf route and about a sidewalk from Sugar to Salem over the highway. Mr. Jacobson stated that LHTAC did not want a sidewalk over the highway as there is a liability for a possible dangerous pathway.

Discussion on Teton Island Estates Phase 3 Setting of Public Hearing – Action Item

Developer Dawson Klingler spoke about his application submitted to the city for a zone change from R1 to R2 in Phase 3 of the Teton Island Development. Phase 2 was approved for this same zone change earlier to allow smaller lots and frontages to new homes, allowing for less expensive mortgages for future buyers. He would like to have Accessory Dwelling Units included in the future homes. There will be a hearing on December 18th.

Motion by: Drew Eager to hold a meeting on December 18th.

Second by: Cory Roberts

All were in favor. Motion Carried.

Public Comment: None

Approval of 10-16-2025 Minutes:

Motion to approve minutes made by: Cory Roberts

Second by: Drew Eager

All were in favor. Motion Carried.

Discussion on the Rural Ranchette Zone: Commissioner Robertson discussed Salem Residents concerns about height allowance and number of animals allowed. He would like to move this discussion forward to the December 18th meeting when Chairman Haacke is here as he has talked to some of the Salem residents and needs to give the committee an update.

P&Z Sub-Committee Updates:

- **Parks and Paths** – Drew Eager – attended a meeting to discuss parks and pathways.
- No other sub-committee updates

Zoning Map Update: Kurt Hibbert gave the commission a list of zoning map amendments and asked for their feedback of any other areas to add. A clearer map is wanted for the public.

Discussion on Downtown Blueprint:

New commissioner Chandler Lessing will be over this area. Mr. Hibbert spoke about downtown living on Center St. along with commercial development. Other cities around have adopted these ideas. No government and non-profits. Bring in retail with apartments above. \$500,000 grants to rebuild the downtown area. There is talk of a subdivision by river access, north & south sides of the river, multi-family development, and single-family homes.

Discussion on New P&Z Commissioners:

New commissioner Chandler Lessing asked to give names that would be a good addition to the board.

Public Comment:

Rural Ranchette was developed independently and is a work in progress. Meeting will be on December 18th. Alcohol license: the change of the Land Use Table use was approved 10-16-25. Liquor by the drink in a restaurant only. Liquor would not be allowed near a residential area. It is allowed in Regional Commercial zone only. Site plans for new business would need to be approved by Planning & Zoning. A couple of big box restaurants wanted to be in front of the new temple by Walmart, but they did not like the industrial feel. They want higher end restaurants.

SunGlo and Dickinson is suggested for a new access road to the new business district.

Citizens do not want a change in the Salem area. Two homes have been allowed on one acre. This has been in place since its inception.

Agenda items for meeting on December 18, 2025:

- Subcommittee Updates
- Review of New Zoning Map

8:40 p.m. Motion to adjourn the meeting by: Drew Eager

Second by: Cory Roberts

All were in favor. Motion carried.