

**CITY OF SUGAR CITY, ID**  
**PLANNING & ZONING REGULAR MEETING MINUTES**  
**Thursday, March 5, 2026, 7:00 P.M.**

**Commissioners in attendance:** Spencer Haacke, Cory Roberts, Rick Robertson, Chandler Lessing

**Others in attendance:** P&Z Administrator Kurt Hibbert, Clerk Erieka Pimentel.

**7:02 p.m.** The meeting was called to order by Chairman Spencer Haacke

**Prayer by:** Chandler Lessing

**Pledge of Allegiance led by:** P&Z Administrator Kurt Hibbert

**Approval of 2-19-2026 Minutes:**

**Motion to approve minutes by:** Cory Roberts

**Second by:** Chandler Lessing

**All were in favor. Motion Carried.**

**Public Comment:**

There was no public comment.

**Discussion on setting the Town Hall Meeting for the Rural Ranchette/Trans Ag Zone/Salem Townsite:**

A date for a town hall meeting may be scheduled for the first meeting of April 2nd at 7pm at the high school, depending on availability. Planning & Zoning will use the Town Hall Meeting as the normal scheduled meeting.

**Discussion on Land Use Map:**

P&Z Administrator Kurt Hibbert stated that the current map is still in process of the changes discussed. Chairman Spencer Haacke suggested that this item will be tabled until the next Planning & Zoning meeting, March 19, 2026.

**Comprehensive Plan:**

The commission made some text amendment changes to the plan. There are other mapping and pictures that still need to make the final edits. Hoping that within the next month the plan will be finalized to set a hearing date and submit the revision to city council.

**Transportation Plan Update:**

This project is a comprehensive update to the Madison County Transportation Plan, specifically focused on road classifications across the entire county. While Sugar City successfully secured the [LHTAC grant](#) for this study, the scope extends far beyond city limits to ensure a seamless system between city and county boundaries. Horrocks Engineering is currently conducting the following assessments:

- **50-Year Growth Review:** Analyzing long-range traffic patterns and population shifts to identify future multi-modal needs and infrastructure deficiencies.
- **Highway Bottlenecks:** Identifying congested areas, with a specific focus on the "**top of the Half Interchange**" (likely the US-20/Sugar City interchange).
- **State Coordination:** Working closely with the [Idaho Transportation Department \(ITD\)](#) to address safety and capacity on state-managed corridors like US-20

The plan is currently being finalized with the addition of updated maps and specific data sets. Public Comment: Once released, a formal window for public comment will be opened, allowing residents to provide feedback on the proposed classifications and projects. County Presentation: Following public input, the final plan will be presented to Madison County and the Sugar City Council.

#### **P&Z Sub-Committee Updates:**

- SCURA (Sugar City Urban Renewal Agency) – Spencer Haacke stated that they still need to schedule a quarterly meeting.
- Salem Area Development - Rick Robertson wants to schedule the Town Hall Meeting to discuss Salem's concern for the new suggested zone changes. Tentatively April 2nd at 7PM at the Sugar Salem High School.
- Historical Preservation - Cory Roberts was told that Rocknacks offered the small connected building for use as a museum for the Historical Society. Currently the committee is struggling with the lack of funding for the museum to build a building. Kurt suggested creating a business plan to keep the lights on after the building is built and that they need a better plan to maintain it a viable business. A good plan will allow for the best funding and grants available.
- Parks and Paths - no report
- Community Beautification & Identity/Downtown Design & Revitalization - Commissioner Lessing asked if the questionnaire can go out to city businesses, Facebook, and mention it in the Newsletter. The questionnaire is approved and will be sent out with images that are suggested for growth. Kurt Hibbert suggested a photo of Provo Downtown as a suggested example to use for our downtown area. Also utilizing a system, Survey Monkey, that can send out the survey and gather all the information in one spot.

#### **Discussion on Downtown Blueprint:**

Mr. Hibbert shared that there are block grants available for lights in the downtown area. He also suggested the Smart Growth Neighborhood Development Scorecard, developed by Idaho Smart Growth. A tool we can use in the development of our city.

**Henry's Fork Watershed Meeting:**

Mr. Hibbert shared an upcoming meeting, March 10th at 9am-12:15pm, to see who could go. Kurt Hibbert and Rick Robertson will attend to represent Sugar City.

**Administrative Report:**

- Spencer Haake said the city council wanted to express their gratitude for the work that P & Z has been done.
- Kurt Hibbert wanted to add training to the agenda for the 03-19-26 meeting.

**Agenda items for meeting on March 19, 2026:**

- Review of Land Use Map
- Follow up on Town Hall Meeting
- Training on ex parte policy & Training
- Subcommittee Updates
- Public Comment
- Administrative Report

**8:00 p.m. Motion to adjourn the meeting by:** Rick Robertson

**Second by:** Chandler Lessing

**All were in favor. Motion carried.**