

CITY OF SUGAR CITY, ID
PLANNING & ZONING TOWN HALL MEETING MINUTES
Thursday, April 2, 2026, 7:00 P.M.

Commissioners in attendance: Spencer Haacke, Rick Robertson, Chandler Lessing

Others in attendance: P&Z Administrator Kurt Hibbert, Office Assistant Erieka Pimentel, Mayor Steven Adams, Councilors Joy Ball, Catherine Nielsen, and Carter Stanford and members of the community

7:01 p.m. The meeting was called to order by Chairman Spencer Haacke

Prayer by: Chandler Lessing

Pledge of Allegiance led by: Rick Robertson

Presentation on the Rural Ranchette/Trans Ag Zone/Salem by Chairman Spencer Haacke:

The presentation discussed the proposed Salem Zone changes for the Salem Old Townsite Zone. Chairman Haacke talked about what is currently allowed in the zone and its requirements, and what the proposed changes of the zone are. He spoke about the two communities of Sugar City and Salem being brothers and wanting to work together for the good of each community and its desires.

Chairman Haacke then opened the discussion up for public comment and questions.

Public Comments, questions, and concerns:

There was concern about how fast the town would develop. They wanted to know what P & Z was estimating for development. P & Z stated that the development would happen as the town dictates. No landowners would be forced to sell their land, so development would come as they choose to sell their property for future development.

Another concern was if those who already have wells and septic systems will be forced to use the city utilities, or if they can remain independent. Will their water rights be taken away when the city utilities are added to the area? Mr. Hibbert said that Salem residents will not lose their water rights until such time they decide to develop. The residents will not be forced to use Sugar City's utilities.

Will residents be forced to be annexed into the city? P & Z offered a response that no residents will be forced to be annexed into the city.

How would the taxes change for the Salem residents? P & Z offered a response that they are still Madison County residents and the tax rate will remain the same.

7:45 p.m. Adjourn Meeting: Chairman Spencer Haacke closed the meeting.