

**CITY OF SUGAR CITY, ID**  
**PLANNING & ZONING REGULAR MEETING MINUTES**  
**Thursday, April 16, 2026, 7:00 P.M.**

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

**Others in attendance:** P&Z Administrator Kurt Hibbert, Deputy Clerk Shelley Jones, Brent Mendenhall, Layne Ball, Debi Coatney

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

**Prayer by:** Cory Roberts

**Pledge of Allegiance led by:** Spencer Haacke

**Approval of 3-19-2026 Minutes:**

**Motion to approve minutes by:** Rick Robertson

**Second by:** Chandler Lessing

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

**Approval of 4-02-2026 Minutes:**

**Motion to approve minutes as amended by:** Chandler Lessing

**Second by:** Rick Robertson

**All were in favor. Motion Carried**

**Public Comment:** None

**Debrief of Town Hall Meeting held April 2<sup>nd</sup> Concerning Zoning for Salem Area:**

Commissioner Robertson felt it was not as well attended as he would have liked to have seen it. The presentation done by Chairman Haacke was done very well with the PowerPoint and it gave excellent clarification of the zones being discussed. Commissioner Lessing felt we had a reasonable turnout. Mr. Hibbert felt the citizens had excellent questions. The main concerns were addressed. The question was asked where the commission should go with the latest information. It was mentioned that when the area of impact was adopted, it was automatically made Rural Ranchette. A resident made this point. Requests will still be owner motivated. During the May 7<sup>th</sup> meeting, the commission may set a hearing date for the Salem area zones.

**Discussion on Solidifying Changes on New Land Use Map to Present for Public Hearing**

P&Z Administrator Kurt Hibbert stated that twelve changes have been identified this past year. It was recommended not holding a hearing until properties are annexed by owners currently requesting annexation with zone changes. The public will want to see the possible zone changes.

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

- **SCURA (Sugar City Urban Renewal Agency):** Spencer Haacke stated that they are currently waiting to hear feedback from the city attorney.

- **Salem Area Development:** Rick Robertson met with Reese Butikofer and discussed citizen input. There was positive feedback and they appreciated the presentation made at the Town Hall meeting.
- **Community Beautification & Identity/Downtown Design & Revitalization:** Commissioner Lessing received three responses to the thirty letters sent out to local businesses on their vision of downtown revitalization. He may be contacting those that responded for further discussion.

Debi Coatney, who is on the committee with Mr. Lessing suggested having a Farmers Market on Saturdays to offer more to the community. It was suggested to talk with the city's event planner Erieka Pimental to discuss this possibility. Mr. Lessing asked about areas in Sugar City that might be areas for businesses to come to our city.

- Parks and Paths: No report
- Historical Preservation: No report

#### **Administrative Report:**

Kurt Hibbert stated we received a Primary Plat application from the new owner of the old church owned property south of the Teton River and north of Highway 33. There will be two projects. A north end project and a south end project. The first stage will be a travel plaza, the second will be high density housing.

#### **Transportation Plan Update:**

Mr. Hibbert handout out the proposed transportation plan update. An open house will be held on May 27<sup>th</sup>. It was suggested by Commissioner Lessing to look at the developments going on in the community either by a bus trip for all interested people or by viewing Google maps to be shown the areas of change and growth. More to be discussed at the next meeting.

It was noted that P&Z needs a new person to replace Drew Eager from Salem and that Cory Roberts will be leaving the commission in June.

#### **Agenda items for meeting on May 7, 2026:**

- Discussion of Salem Zoning and Possible Setting of Public Hearing
- Solidify Changes on Land Use Map

**7:47 p.m. Motion to adjourn the meeting by:** Chandler Lessing

**Second by:** Cory Roberts

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