

**CITY OF SUGAR CITY, ID**  
**PLANNING & ZONING MINUTES**  
**Thursday, May 21, 2026, 7:00 P.M.**  
**REGULAR MEETING**

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

**Others in attendance:** P&Z Administrator Kurt Hibbert, Deputy Clerk Shelley Jones

**7:00 p.m.** The meeting was called to order by Chairman Spencer Haacke

**Prayer by:** Rick Robertson

**Pledge of Allegiance led by:** Cory Roberts

**Approval of 5-7-2026 Minutes:**

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

**Second by:** Cory Roberts

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

**Public Comment:** None

**Create Draft Concerning Bridge & Junctions – Action Item:**

Administrator Hibbert drafted a letter and shared it with the commission. He proposed Highway 20 & 33 Junction be named the Fort Henry Junction, due in part largely because of the historical significance of Fort Henry. The North Rexburg Interchange proposed name is Teton River exit, due to it's location by the Teton River and also due to the name of the temple being built there and it will be a landmark that visitors will come to. The intent of the name change is to have a more harmonious approach going forward.

The commission suggested re-organizing some of the paragraphs in the letter. On the half interchange the opinion was to have a Sugar Salem sign.

**Motion by:** Chandler Lessing to present letter with signage name changes to council after being updated.

**Second by:** Rick Robertson

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

**Review Land Use Code & Table to Change Special Use Permits to Conditional Use Permits and Change Requirements on Table – Action Item:**

Mr. Hibbert shared an updated land use table & zone definitions with special use permits being changed to conditional use permits. The commission is to review the table. It was stated that if anyone has a permit approved, they have a one-year time limit to start the project. They can also lose the permit if they do not adhere to the conditions required of them. The application will go through the same process except they will be required to turn in a site plan. It was suggested to add a legend of what the zones are. Mr. Hibbert will add a legend to the table and prepare it to present to council.

**Prepare and Discuss Salem Zoning Map / Solidify Changes on New Land Use Map and Amend Land Codes to Reflect New Map and Prepare for Public Hearing – Action Item:**

It was suggested to designate the different Salem zones on the map to avoid confusion. There will also need to be clear descriptions of the different zones (Salem, Moody, Rural Ranchette). Mr. Hibbert will update this and bring it to the next P&Z meeting and they will possibly set a hearing date for July 2<sup>nd</sup>.

**Subcommittee Updates:** None

**Administrative Report:**

Mr. Hibbert shared information about a conference coming in September in Dillon, Montana called “Across the Great Divide” planning for a shared future. If interested the members may attend.

He also mentioned that the city received a threat of lawsuit concerning ADU occupancy. Our code states that they must be owner occupied in one of the units. When trying to sale a home, a builder lost a sale due to this with the prospective buyer thinking he could rent out both sides like a duplex. Cities under a population of ten thousand are exempt by the state from letting non-owners occupy both units.

It was mentioned that the commission should watch the film “Save Our Land & Save Our Town”.

Some questions were asked while looking at our map about our impact area. It was mentioned we have areas of our city where we have zero impact area. It was felt that this went against the Local Land Use Planning Act.

The new sewer study should be finished by July 1<sup>st</sup>. The commission is anxious to review it. It was also highly recommended that we have a hand-out so everyone could review it if they were interested.

**SCURA (Sugar City Urban Renewal Agency) Update:**

The city attorney encouraged putting this agency up for votes this fall. We received a second opinion from another lawyer, also suggesting to put it up for vote. The board will have to hold a meeting soon to prepare to put it up for election.

**Agenda Items for Next Regular Meeting on June 4, 2026:**

Public Hearing, Review Land Use Descriptions & Table for Updates, Review Land Use Map & Salem Zone Maps to Prepare for public hearing.

**Motion to adjourn meeting made by:** Cory Roberts

**Second by:** Chandler Lessing

**All in favor, motion carries**