

CITY OF SUGAR CITY, ID
PLANNING & ZONING PUBLIC HEARING MINUTES
Thursday, December 11, 2024, 7:00 P.M.

Commissioners in attendance: Chairman Derik Taylor, Commissioners Spencer Haacke, Suzanne Williams, Brian Hawkes, Cory Roberts & Rick Robertson

Others in attendance: P&Z Administrator Kurt Hibbert, Building Inspector Quinton Owens & Mr. Dawson Klingler, representative for Teton Island Estates

7:00 p.m. The meeting was called to order by Chairman Derik Taylor

Prayer by: Spencer Haacke

Pledge of Allegiance led by: Brian Hawkes

Public Hearing on the Application for a Zone Change for Teton Island Estates from R-1 to R-2:

Chairman Taylor opened the public hearing and asked the commission if there had been any ex parte conversations. All responded in the negative. Mr. Taylor stated that he had conversations with individuals only to clarify details about the zone change.

It was mentioned that the city's newsletter had shared information about the public hearing but had the zone change listed for Old Farm Estates instead of Teton Island Estates. It was noted that the newsletter is not an official publication for a hearing notice and the hearing had been properly noticed as required by law.

*****Project description:** the Teton Island Estates developers would like to rezone all of Phase 2 from the existing R-1 Zoning to R-2 Zoning. They currently have an R-2 block existing adjacent to this requested zoning in Phase 1. There has been high demand for these smaller lots. Although twin homes are allowed in R-2 Zones, the developers do not have any twin homes in their existing R-2 block. They would like to continue to develop single-family homes and would like to meet market demands by offering them on smaller lots. Changing from R1 to R2 zoning allows the development to have a minimum frontage requirement of 80 feet and side setbacks of 5 feet. R-1 has a minimum frontage requirement of 100 feet and a side setback of 10 feet. R-2 density allows five (5) dwelling units per acre, whereas R-1 density allows four (4) dwelling units per acre. The difference in frontage, setbacks, and density from R1 to R2 zoning is minimal. Rezoning Phase 2 will not have a significant impact on neighboring communities and/or Teton Island Estates current residents.***

Mr. Klingler addressed the commission and stated that they want to build the same type of homes that they have been building but on smaller lots. This is at the request of interest in smaller lots and it is a market decision. The area of request is adjacent to several lots already zoned R2. They will not be building twin homes even though an R2 zone would allow that. Ten out of thirty-two lots are already R2. They have only sold one lot along Teton out of six one-third acre lots. They are meeting a demand for smaller lots. With inflation, a starter home now runs \$380,000. This will make a single-family home more affordable. R2 lots will be a minimum of .2 acres. Our current largest home is 3500 square feet.

Commissioner Hawkes pointed out that if someone bought two lots, they would then be able to build a twin

home on it. Mr. Klingler stated this is true, but would not be very feasible financially. They do not want to build twin homes and the company they are working with, Kartchner Homes, also likes to build single family homes.

It was brought up during the conversation that the state just legalized Accessory Dwelling Units (ADU) in single family residential areas. ADU's still have to meet health and safety requirements, setbacks, follow city code, parking requirements, etc. Mr. Hibbert did clarify that although the state has passed this law, it has no bearing on what was before the commission today.

Written Testimonies:

For:

- Chairman Taylor stated that the city engineer Dick Dyer sent an email stating his support for this zone change, the infrastructure is there for this and would be no problem.

Neutral: None

Against:

- Steven Crane had three concerns:
 - traffic congestion
 - wanted to hold developer to original contract and possibly put in a playground to break up the monotony
 - taxes go up every year and felt the builder should pay more fees instead of taxpayers
- Trina Davis did not support this development in the first place and hated to see more homes.
- Han & Lisa Redd said the original plan was less dense and this counters the original plan that was sold to residents. Felt it was driven by profit and not the impact to the surrounding community.

Verbal Testimonies:

For: None

Neutral:

- Clay Rasmussen questioned if there was data to show the demand for smaller lots. The current lot sizes seem to be selling well. For a twin home two lots have to be purchased and have different owners. A duplex is on one lot and has one owner. The reason for more lots was stated to make a home more affordable. He asked that the commission please gather and go off the data to make a decision and wondered if the data will show that the lower cost will sell the lots. The developer said he had no plans to do twin homes but if property is sold there is no control on what happens.

Against:

- Gay Ercanbrack has been opposed to any R2 zoning including what was done in Phase 1, but it didn't matter, it still went through. At the meeting where they annexed in and changed zones on Teton, not one person was in favor of it but it still passed with a 3-2 vote and she did appreciate those that listened. Items seem to always pass even though citizens state they are against it. Citizens feel what is the use and that they are not being listened to. It feels that the city is pro-developer. She still wants that small town feel and this is adding a tighter density. She said that if the city felt it was responsible for affordable housing, she felt that the city has already covered that. She opposed the higher traffic that would be going down South Teton. She felt that the developer should be held to what was approved the first time around.
- Scott Ercanbrack felt that the zoning should not be changed based on a developer wanting changes to make more money. We need to have a city plan. This is a disastrous way to run a city. He wondered if the infrastructure would be supported. P&Z Administrator Hibbert confirmed that we definitely can handle much more with our current infrastructure. Mr. Ercanbrack felt there would be a big impact

on schools and traffic and that no one would want to live here. The main concern is about supporting developers instead of the people. We should work together on this and support developers in the right way. If we keep approving every zone change things will grow faster than what people want.

Rebuttal by Applicant:

Mr. Klingler thanked the public for their input. He shared information concerning the question on data supporting this request. He reminded the public that they did have current lots zoned R2 and eight out of ten have been sold. 100% of those do not have twin homes on them. Six out of sixteen of their ¼ acre R1 lots have been sold which is 38% of them. Of their six R1 lots that are 1/3 acre or larger, only one has sold which is 17%. 80% of their R2 lots have sold. This is data to show that this is demand driven and not just about money.

This new ADU legislation is happening, but this is a hearing for a zone change, separate from any ADU legislation. All homes can add an ADU now. This concern can't just be put on our shoulders.

Mr. Klingler stated he trusted the city engineer Dick Dyer and his reviews on the infrastructure.

Mr. Klingler commented that this was his grandfather's property that they are developing and that the original offer to buy the property was to put multi-family units on it, but the family did not want that. They are trying to find a balance and do respect public opinion but can exercise their legal rights.

There are 32 lots in and done. This would give them an additional 10 lots in both Phase 2 and Phase 3 together. It changes the original 85 lots to 95 lots. Currently in Phase 1, there are 15 R1 lots not sold and only 2 R2 lots not sold. The smaller lots will be approximately \$5,000 to \$10,000 cheaper to help with single family home affordability.

7:50 p.m. The public hearing was closed by Chairman Derik Taylor.

Mr. Hibbert reminded the commission to look at all factors and how this fits in with the city's Comprehensive Plan and to understand that everyone has different points of view and prospectives.

**CITY OF SUGAR CITY, ID
PLANNING & ZONING SPECIAL MEETING MINUTES
Thursday, December 11, 2025, 7:50 P.M.**

Discussion on the Public Hearing for a Zone Change for Teton Island Estates from R-1 to R-2:

Commissioner Robertson felt that this was an insignificant amount of lots to be added.

Commissioner Haacke commented on the fact that the smaller lots were selling and were less money and this helps this business model. If we want developers to develop, they've got to do a business model that works and the larger lots are not working.

The new state ADU law has nothing to do with what we are doing here tonight. This application came up before any knowledge of this new state law. Would this go against our Comprehensive Plan? Chairman Taylor said this does not go against our Comprehensive Plan.

Commissioner Williams asked about open space requirements and Mr. Hibbert said there will be a park in Phase 3 against the canal, but the location could be moved to a different area. The development does meet the open space requirement. She understood wanting to keep the city smaller and appreciates all who testified. The commission has been trained to look for reasons of danger and detriment to the city. The only

possible danger mentioned here was the increase in traffic.

Commissioner Hawkes felt that ten additional lots would not be a lot more traffic to S. Teton. He did question if there were plans to widen S. Teton. Chairman Taylor answered that where the subdivision is, the street has been widened and there will be sidewalks put in as well.

Mr. Hibbert responded to Commissioner Williams by stating that this development has continuity in all four directions to disperse traffic instead of one road. It will be very inter-connected to off flow traffic.

Commissioner Hawkes questioned about the canal being expanded in the future. Mr. Hibbert said that Public Works is discussing that with the county to replace and widen the bridges.

Chairman Taylor thanked the public for coming out and appreciated their comments. He felt that this development fits in our Comprehensive Plan.

Commissioner Haacke wanted to clarify to the public that R1 and R2 fit in the Comprehensive Plan and that it is very low density.

Mr. Hibbert reminded the commission that the question before them is to discuss as a commission of the appropriateness of the placement of this zone in the area where they are requesting it to be placed and to consider if it does fit in with our Comprehensive Plan.

Motion made by: Spencer Haacke to recommend to the city council the approval of the R2 zone change request.

This is mostly based on the fact that this data proved it is needed to move forward.

Second by: Suzanne Williams

Those in Favor: Chairman Derik Taylor, Commissioners Spencer Haacke, Suzanne Williams, Cory Roberts & Rick Robertson

Opposed: Brian Hawkes

Motion Carried.

Approval of Minutes:

Motion made by: Brian Hawkes to approve the minutes of 9-19-24, 10-17-24 & 11-7-24

Second by: Rick Robertson

Administrative Report:

There was a ribbon cutting today for Rink 99 with the Rexburg Chamber of Commerce. There has been a tremendous positive response for the skating rink.

The city received a letter from Ancient Grains that was very complimentary to the city.

The city is working on a development agreement with SunPro.

8:30 p.m. Motion to Adjourn by: Rick Robertson

Second by: Suzanne Williams

All were in favor.

Motion carried.