



PLANNING AND ZONING MEETING AGENDA

March 28, 2023

7:00 PM

The meeting will now be held in person and you must be present to participate.

The following information is for those citizens who would like to view the meeting via Zoom:

ZOOM CALL - IN INFORMATION:

<https://us06web.zoom.us/j/88450778083>

DIAL IN: +1 669 444 9171 – MEETING ID: 884 5077 8083

1. **Pledge of Allegiance**
2. **Roll Call of Members** - Deborah Barlow, Chairperson, Commissioners: Curtis Cannon, Butch Cornell, Merv Dolan, JoAnne Thomas and Scott Stufflebeam.
3. **The City of Blackfoot Staff** – Garrett Sandow, City Attorney, Julie Conan, Planning & Zoning Administrator, and Misty Myler, Planning & Zoning Secretary.
4. **Approval of the March 14, 2023, Meeting Minutes**
5. **Consent Agenda:**
 - a) **Finding of Facts – Conditional Use Permit for Home Occupation Blacksmithing Business – 286 Rice St – Brandon Steele**
 - b) **Finding of Facts – Residential Zoning Code Adoptions**
 - c) **Finding of Facts - Conditional Use Permit for 4-Plex in MDR1 Zone – RP1273005/Wilson Ave. – Don Bricker**
6. **Report on any Ex Parte Communication or Conflicts of Interest.**
7. **Public Hearing – Action Items:**
 - a) **Planned Unit Development - The Meadows subdivision – Jon Gregory**
 - b) **Zone Change from LDR1 to RR - 822 Pendlebury Lane – Steve Elliott**
8. **Administrative Report – City Happenings**
9. **Adjourn**

If there are persons needing an interpreter and/or documents translated for this meeting, please contact Julie Conan, P & Z Administrator, at 208-785-8600, opt. 4 to make arrangements. ***Please notify the city at least three days before the meeting with your request.***

City Hall is accessible to persons with disabilities. Anyone needing special assistance or anyone with any symptoms associated with COVID-19 who cannot participate in person can contact Julie Conan, P & Z Administrator, at 785-8600 opt. 4 to make arrangements. ***Please notify the city at least three days before the meeting with your request.***

Information available at the City of Blackfoot 157 N Broadway

<https://www.cityofblackfoot.org/AgendaCenter>

City of Blackfoot Planning & Zoning Meeting
Public Notice
March 28, 2023
7:00 P.M

The Planning & Zoning Commission would please ask all participants to keep their comments concise and brief and be considerate while others have the floor and are speaking. Please be patient and allow the Commission to call on you for the opportunity to speak.

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DIAL IN: +1 669 444 9171 – MEETING ID: 884 5077 8083

NOTICE OF HEARING

Planned Unit Development Application to build 16 units requested by Jon Gregory for property located on Wootton Way, Blackfoot / the Southernmost 2.010 acres of RP1322703

NOTICE IS HEREBY GIVEN that the City of Blackfoot Planning and Zoning Commission will hold a public hearing on a Planned Unit Development application for the following property:

Legal Description:

Part of the West Half of the Southeast Quarter of Section 34, Township 2 South, Range 35 East, Boise Meridian, City of Blackfoot, Bingham County, Idaho, more particularly described as follows:

Commencing at the South Quarter Corner of said Section 34, thence along the North-South Center Section line of said Section 34 N00°43'54"E 1318.54 feet to the Northwest corner of the Southwest Quarter of said Southeast Quarter of said Section 34 as shown on the Record of Survey by Centennial Enterprises Inc. having Inst. No. 578537 at the Bingham County Recorder's Office, thence leaving said North-South Center Section line along the North line of said Southwest Quarter of the Southeast Quarter N89°55'54"E 33.00 feet to a point at the East right-of-way of Airport Road and the West boundary of Parcel A as shown on said Record of Survey, thence along said East right-of-way and West boundary S00°43'54"W 9.18 feet to the Southwest corner of said Parcel A, said Southwest corner also being a Northwesterly corner of Parcel B as shown on said Record of Survey, said Southwest and Northwesterly Corner also being the True Point of Beginning, thence leaving said East right-of-way and West boundary along the South boundary of said Parcel A and a Northerly boundary of said Parcel B S87°01'25"E 306.75 feet, thence N81°18'04"E 336.25 feet to the East boundary of said Parcel B, said East boundary also being the West boundary of Pheasant Hollow Estates Division 1 having Inst. No. 542326 at said Recorder's Office, thence along said East and said West boundaries S03°46'54"E 120.00 feet to the Southeast Corner of said Parcel B, said corner being at the North right-of-way of Wootton Way as shown on said Record of Survey, thence leaving said East and West boundaries along said South boundary and said North right-of-way the following three (3) courses; (1) S76°53'33"W 174.62 feet to the point of curvature to the right having a radius of 921.93 feet, a delta angle of 13°02'52" and a chord bearing S83°24'59"W 209.49 feet, (2) thence along said curve to the right 209.95 feet, (3) S89°56'23"W 270.34 feet to the Southwest corner of said Parcel B, said Southwest corner being at the East right-of-way of Airport Road, thence leaving said South boundary and said North right-of-way along said West boundary of said Parcel B and said East right-of-way N00°43'54"E 148.73 feet to the True Point of Beginning.

Parcel Contains 2.010 Acres.

Such hearing will be held to gather information and receive testimony either for or against such action. All persons interested or who are affected are invited to attend said hearing to show cause, if any, why said application should or should not be granted. No more than 2 pages of written testimony will be accepted at the hearing.

If there are persons needing an interpreter and/or documents translated for this meeting, please contact Misty Myler, P & Z Secretary, at 208-785-8600, option 3, to make arrangements. Please notify the city at least three days before the meeting with your request.

City Hall and the City Council Chambers are accessible to persons with disabilities. Anyone needing special assistance can contact Misty Myler, Planning & Zoning Secretary at 785-8600 option 3, to make arrangements. Please notify the city at least 5 days before the meeting with your request.

Those wanting to address the commission at said hearing need to sign in and limit their remarks to 3 minutes and not repeat other participant's comments. All other documents must be delivered to City of Blackfoot Planning & Zoning Dept. a minimum of 5 days before the hearing. You may mail them to the address below, or you can email them to me at jconan@cityofblackfoot.org. If you have any questions, please call **City Hall at 785-8600 x 4.**

City of Blackfoot
ATTN: Julie Conan, P & Z Administrator
157 N. Broadway
Blackfoot, ID 83221

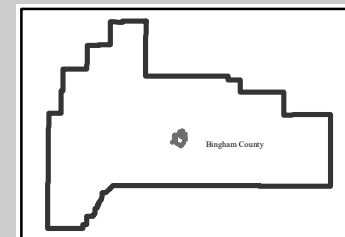
NOTICE IS HEREBY GIVEN that said hearing will be held in the City Council Chambers at 157 N. Broadway, Blackfoot, Idaho, on **March 28, 2023, at 7:00 p.m.** All interested parties are invited to attend.



NOTIFICATION MAP

Jon Wooton

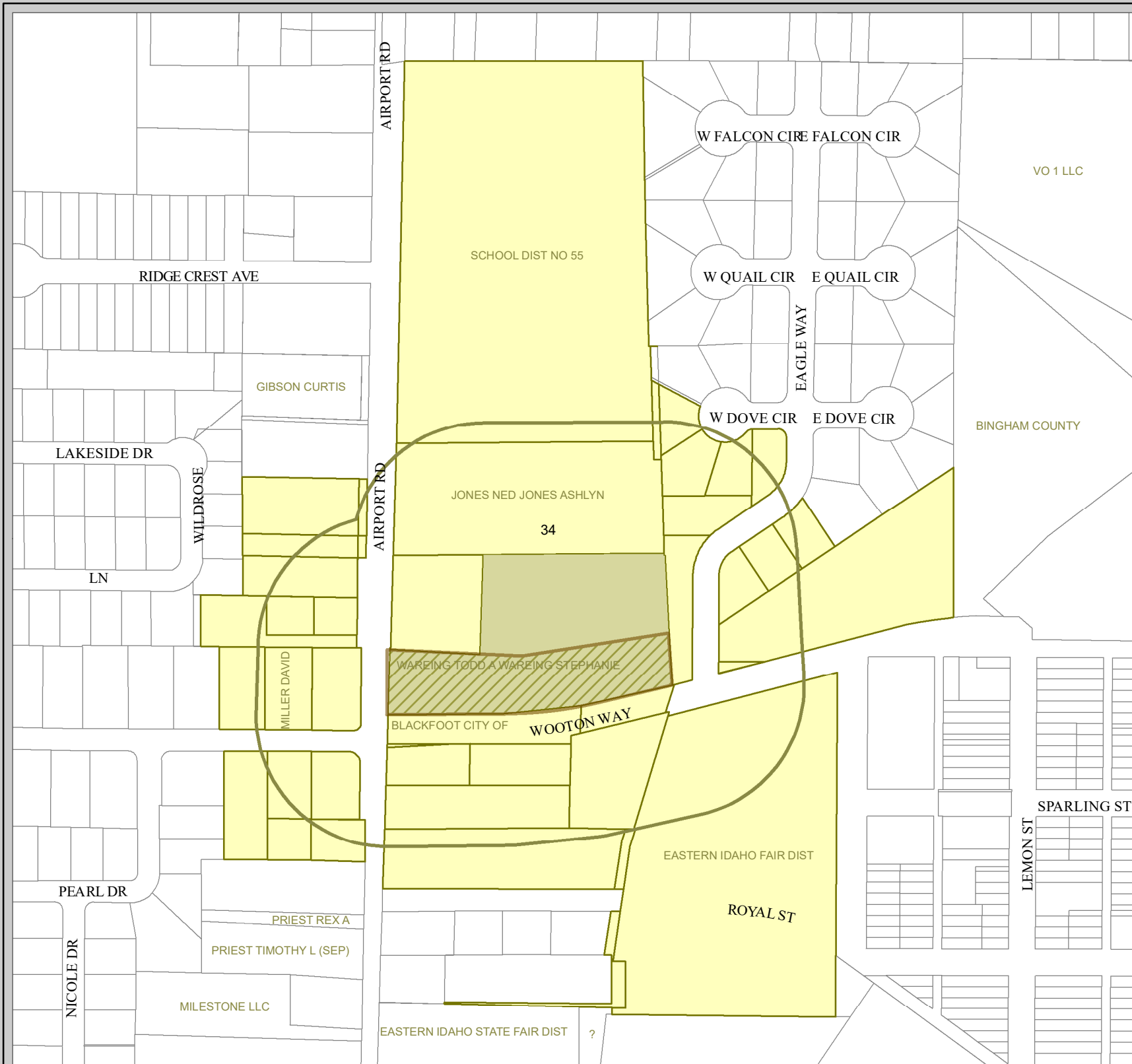
Date: 3/8/2023



-  300' Notification Area
-  Southern Portion
-  Applicant
-  Notified Property Owners



Property records used in this report are according to a November 2022 parcel download from Bingham County



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NOTICE OF HEARING

**Zone Change from LDR1 to RR requested by Steve Elliott
the property located at 822 Pendlebury Lane, Blackfoot / RP1314920**

NOTICE IS HEREBY GIVEN that the City of Blackfoot Planning and Zoning Commission will hold a public hearing on a zone change application for the following property:

Legal Description:

Part of the W½SW¼NW¼ Section 11 Township 3 South Range 35 East B.M. Bingham County, Idaho described as:

Commencing at the W¼ corner of Section 11, thence N 01°02'19" E 1023.35 feet along the Section line to the point of beginning.

Thence N 01°02'19" E 100.00 feet continuing along the section line to the Southwest corner of Deed Instrument 410446; thence S 89°35'00" E 460.60 feet parallel with the North line of the SW¼NW¼ to the Southeast corner of said deed; thence N 01°02'19" E 200.00 feet parallel with the West line of the NW¼ to the Northeast corner of said deed, said point being on the North line of the SW¼NW¼; thence S 89°35'00" E 208.01 feet (of record 205.08 feet) to the Northeast corner of the W½SW¼NW¼;

thence S 00°55'32" W 975.35 feet (of record 975.42 feet) along the East line of the W½SW¼NW¼ to a fence line as described in Deed Instrument 225555 and 225553; thence S 89°37'27" W 161.59 feet (of record 156.57 feet) along said fence line; thence N 01°02'19" E 178.08 feet along the East line of Yeager Subdivision to the Northeast corner of Lot 4 Block 1;

thence N 88°57'41" W 103.13 feet along the North line of said Subdivision; thence N 02°03'33" E 386.15 feet; thence S 89°09'26" W 241.33 feet to a point on the Easterly line of Deed Instrument 503776; thence N 01°02'19" E 117.69 to the Northeast corner of said deed; thence N 89°34'51" W 171.51 feet along the North line of said deed extended to the point of beginning.

Parcel Contains 8.98 Acres.

Such hearing will be held to gather information and receive testimony either for or against such action. All persons interested or who are affected are invited to attend said hearing to show cause, if any, why said application should or should not be granted. No more than 2 pages of written testimony will be accepted at the hearing.

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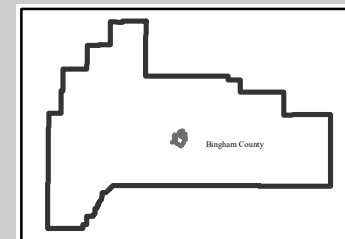


NOTIFICATION MAP

Elliott

Date: 3/8/2023

- 300' Notification Area
- Applicant
- Notified Property Owners



- Transitional Agriculture (TAG)
- Rural Ranchette (RR)
- Low Density Residential 1 (LDR1)
- Low Density Residential 2 (LDR2)
- Medium Density Residential 1 (MDR1)
- Medium Density Residential 2 (MDR2)
- High Density Residential 1 (HDR1)
- High Density Residential 2 (HDR2)
- C1
- C2
- DHB
- C3
- M-1
- M-2
- Project Redevelopment Option (Pro)
- Public Facility



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