



City of Blackfoot  
Planning & Zoning Public Hearing  
Meeting Agenda April 27, 2021  
7 PM

**NOTICE:** The City Hall council chamber will be closed to the public for the April 27, 2021 meeting. Due to the latest COVID-19 order issued on November 13, 2020, by Governor Little, this Planning & Zoning Public Hearing meeting will now be held via Zoom only. Interested people may participate in the meeting by accessing Zoom through the information given below:

**Zoom Meeting Link:** <https://zoom.us/j/96034217095>  
**Call-in phone #: (669) 900-6833, meeting ID: 960 3421 7095**

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. As this meeting is being conducted remotely, please be patient and allow the Commission to call on you for the opportunity to speak.

1. **Pledge of Allegiance**
2. **Roll Call of Members** – Ron Ramirez, Chairperson, Dine Smith, Vice-Chairperson, Commissioners Merv Dolan, JoAnne Thomas, Marilyn Jefferis, and Debora Barlow.
3. **The City of Blackfoot Staff** - Kurt Hibbert, Planning & Zoning Administrator, Donna Parkinson, Planning & Zoning Clerk, and Attorney Garrett Sandow.
4. **Report Ex Parte Communication or Conflicts of Interest.**
5. **Approval of Meeting Minutes.**
6. **Public Hearing - Action Items:**
  - a) **Primo Builders LLC., Ramon Sanchez Jr., 2020 Cromwell Ln., Blackfoot, Idaho – Action Item (610 North Broadway, Blackfoot - T3S R35E SEC 03, requesting Conditional Use Permit for Storage Units)**
  - b) **Paradise Acres Investment LLC & Scenic Idaho Inc., Idaho Falls, ID., – Action Item (624 W McAdoo, is requesting a zone change currently RA to an R-2.)**
7. **Tabled Business, Public Hearing - Action Item:**  
**Steven D and Katrina M Elliott, 822 S Pendlebury Lane, Blackfoot, ID, Zone Change – Action Item**
8. **Review and approval of the City of Blackfoot’s “Zoning Map”.**
9. **Adjourn**

City Hall and the City Council Chambers are 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 Donna Parkinson, P & Z Clerk, at 785-8600 ext. 3 to make arrangements. Please notify the city at least three days before the meeting with your request. **All persons are encouraged to bring a mask or face covering when attending any public meeting.**

City of Blackfoot Planning and Zoning  
**PUBLIC HEARING NOTICE**

April 27, 2021  
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. As this meeting is being conducted remotely, please be patient and allow the Commission to call on you for the opportunity to speak.

**ZOOM CALL-IN INFORMATION:**

<https://zoom.us/j/96034217095>

**DIAL IN 1 (669) 900-6833 – MEETING ID: 960 3421 7095**

**Meeting open to the public via the Zoom application.**

**Notice of Hearing  
Conditional Use Permit for Storage Units**

@

**610 North Broadway, Blackfoot, 83221**

**T3S R35E SEC 03 - RP1254600**

**Blackfoot, Idaho**

**Notice is Hereby Given** that the City of Blackfoot Planning and Zoning Commission will conduct a public hearing on the request of **Primo Builders LLC., Ramon Sanchez Jr., Blackfoot, Idaho**, on **April 27, 2021, at 7:00 P.M.** , remotely via **the Zoom App** in the City of Blackfoot Council Chambers located at 157 N Broadway, Blackfoot, Idaho to consider whether to approve or deny a request for a **Conditional Use Permit for Storage Units** at the property located at **610 N Broadway, Blackfoot, ID, T3S R35 Sec 03, Tanner Blk 3, Blackfoot, Idaho, 83221** and legally described as:

**Legal Description: T3S R35E SEC 03 BLKFT TANNER BLOCK 3**

**RP1254600**

**Bingham, County, Blackfoot, ID 83221**

A full copy of the site map and application may be obtained at City Hall or online @ [www.blackfoot.org](http://www.blackfoot.org).

All persons interested or affected are invited to attend said hearing to show cause, if any, why said recommendation should or should not be granted. No more than two pages of written testimony will be accepted at the hearing. All other written statements must be delivered to the City of Blackfoot Planning & Zoning Department a minimum of 5 days before the hearing. You may mail comments to the address above, or you can email them to [donna@cityofblackfoot.org](mailto:donna@cityofblackfoot.org). If you have any questions, please call City Hall at 785-8600, Ext. 3.

City Hall and the City Council Chambers are accessible to persons with disabilities. Anyone needing special assistance can contact Donna Parkinson, Planning & Zoning Clerk, at 785-8600 ext. 3 to make arrangements. Please notify the city at least three days before the meeting with your request.

**Dated: April 01, 2021**

**Hearing Date: April 27, 2021**

Questions about this issue may be directed to the City of Blackfoot office at 157 N Broadway or by phone at 208-785-8600 x 4, Kurt Hibbert Planning & Zoning Administrator.

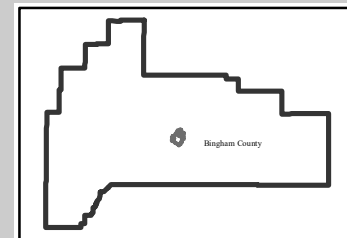





# NOTIFICATION MAP

Field

Date: 3/16/2021

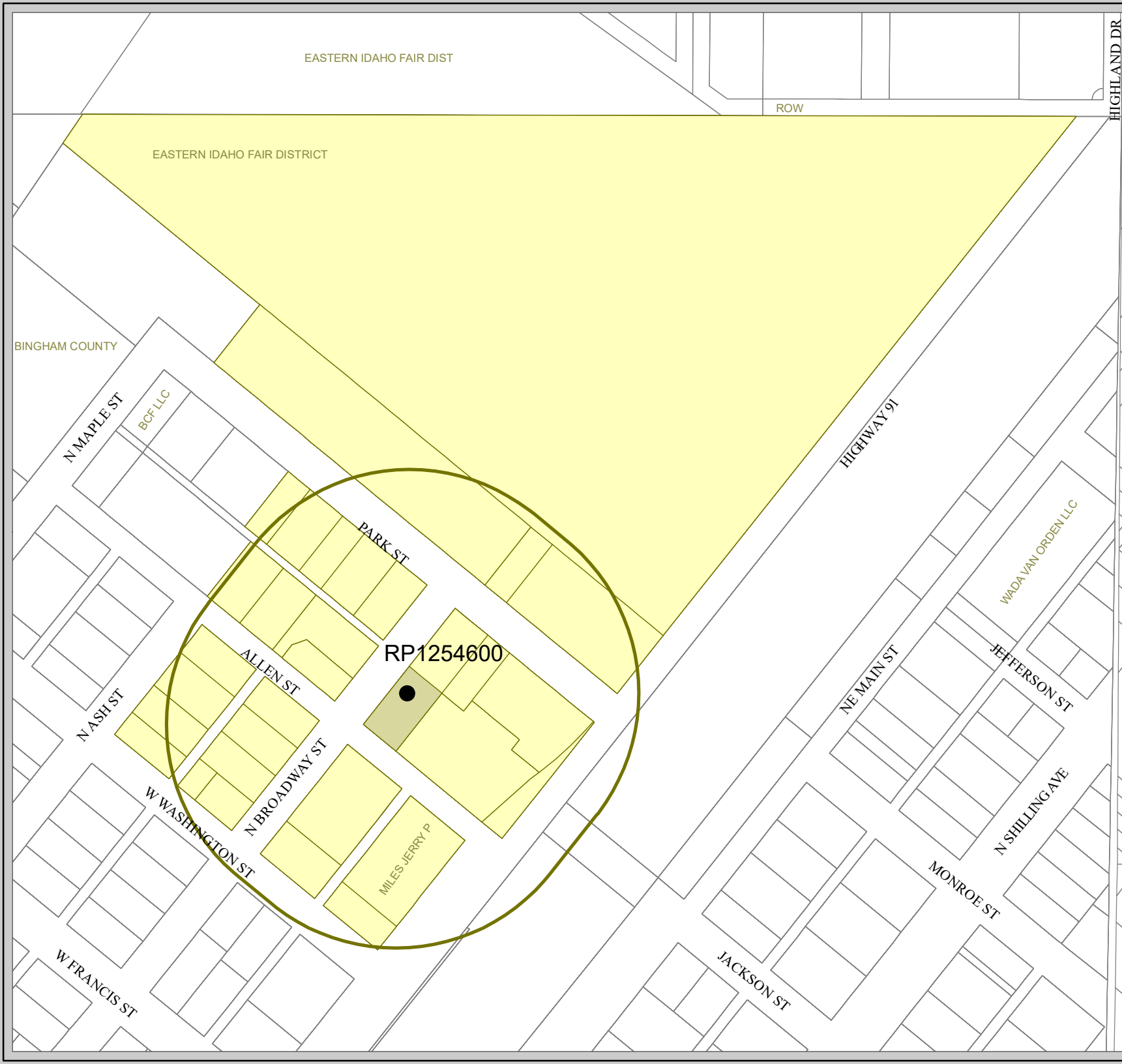
**Primo Builders LLC.,  
Ramon Sanchez Jr.  
Blackfoot, ID**



-  350' Notification Area
-  Applicant
-  Notified Property Owners



Property records used in this report are according to a February 28, 2019 parcel download from Bingham County



City of Blackfoot Planning and Zoning  
**PUBLIC HEARING NOTICE**

April 27, 2021

7:00 P.M.

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ZOOM CALL-IN INFORMATION:

<https://zoom.us/j/96034217095>

DIAL IN: 1 (669) 900-6833 – MEETING ID: 960 3421 7095

**NOTICE OF HEARING**  
**Zone Change**

The property is currently zoned RA and is being requested to be changed to R-2.

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**624 W McAdoo, Blackfoot, ID 83221**  
**T3S R35E SEC 04 BLKFT LE YOUNIE LOT 44 T-16479**  
**RP1283004**  
**Blackfoot, ID**

**NOTICE IS HEREBY GIVEN** that the City of Blackfoot Planning and Zoning Commission will hold a public hearing on **Paradise Acres Investment, LLC, & Scenic Idaho Inc., 855 N Capital Ave Ste #1, Idaho Falls, ID, 83402**, requested on April 27, 2021, at 7 P.M., remotely via the Zoom App. This is to inform the public that the City Planning and Zoning Commission will conduct a meeting to consider whether to recommend to the City Council a Zone Change from **(RA) Single-Family to (R-2) Combined Residence**, at **624 W McAdoo, Blackfoot, ID 83221** and legally described as:

**Legal Description: T3S R35E SEC 04 BLKFT LE YOUNIE LOT 44 T-1616479 (RP-1283004)**

A full copy of the site map and application may be obtained at City Hall or online @ [www.blackfoot.org](http://www.blackfoot.org).

All persons interested or affected are invited to attend said hearing to show cause, if any, why said recommendation should or should not be granted. No more than two pages of written testimony will be accepted at the hearing. All other written statements must be delivered to the City of Blackfoot Planning & Zoning Department a minimum of 5 days before the hearing. You may mail comments to the address above, or you can email them to [donna@cityofblackfoot.org](mailto:donna@cityofblackfoot.org). If you have any questions, please call City Hall at 785-8600, Ext. 3.

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**Dated: April 1, 2021**

**Hearing Date: April 27, 2021**

Questions may be directed to the City of Blackfoot office at 157 N Broadway or by phone at 208-785-8600 x 4, Kurt Hibbert Planning & Zoning Administrator.

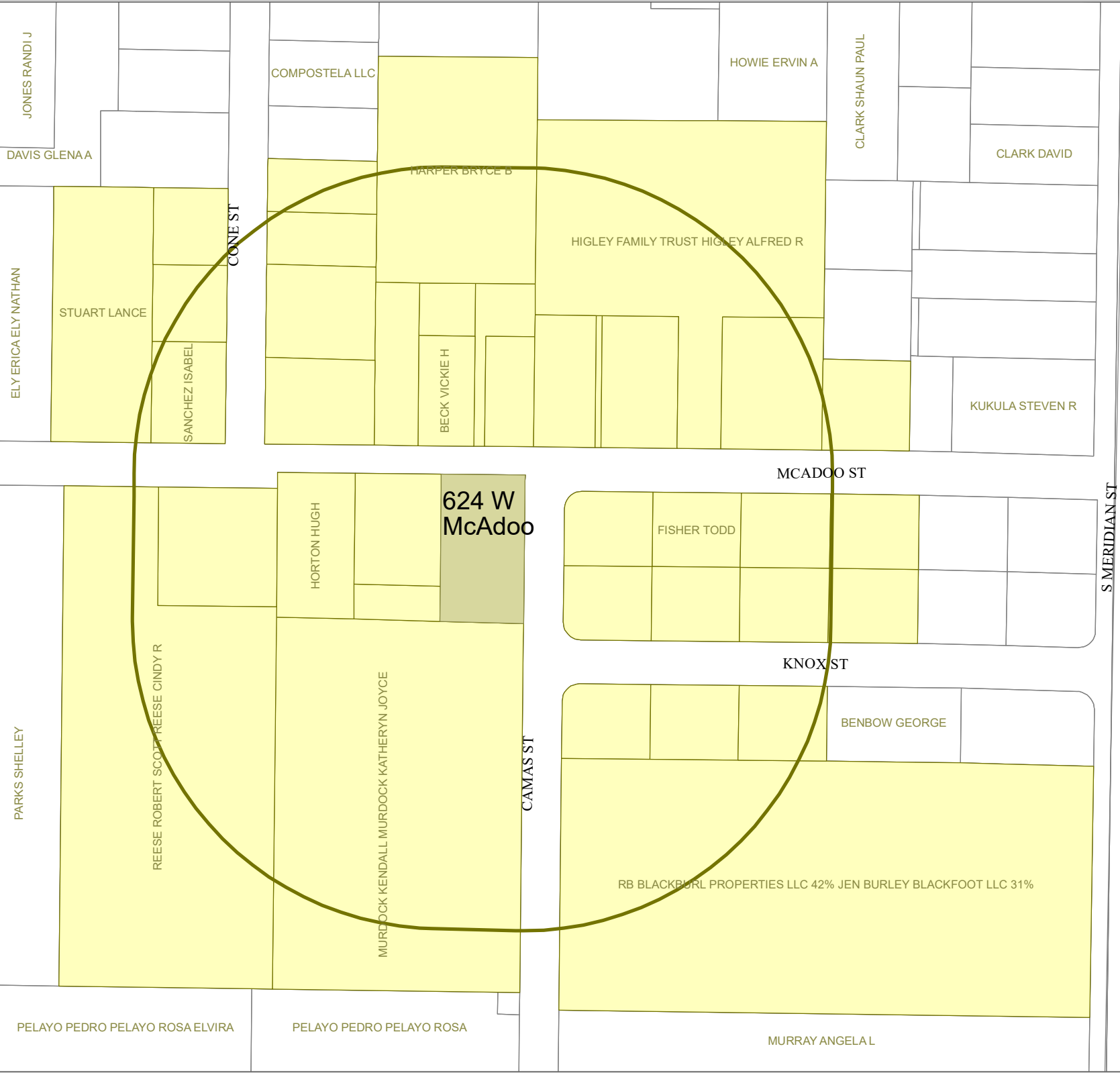
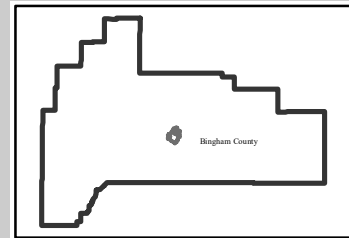


# NOTIFICATION MAP

Gertsch  
Paradise Acres Investment, LLC

Scenic Idaho Inc

Date: 3/16/2021



- 350' Notification Area
- Applicant
- Notified Property Owners



Property records used in this report are according to a February 28, 2019 parcel download from Bingham County