



## PLANNING AND ZONING MEETING AGENDA

June 27, 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 June 13, 2023, Meeting Minutes**
5. **Consent Agenda:**
  - a) **Finding of Facts – Zone Change Northeast Quadrant – City of Blackfoot**
  - b) **Finding of Facts - Conditional Use Permit for a Drive Through Window at the Shiver Shack - RP1295402 – Kelsie Driscoll**
  - c) **Finding of Facts - Remove item 14 regarding Sidewalk and Parking Requirements from MDR2, HDR1 & HDR2 Residential Codes**
6. **Report on any Ex Parte Communication or Conflicts of Interest.**
7. **Public Hearing – Action Items:**
  - a) **Conditional Use Permit for an In-home Preschool – 792 Eagle Way – Alisha Nebeker**
  - b) **Conditional Use Permit for Daycare Center – 1002 Rupe Dr. – Tina Bangerter**
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  
**June 27, 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**

**Conditional Use Permit Application for an In-home Preschool requested by  
Alisha Nebeker for the property located at 792 Eagle Way / RP1406400**

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

**Legal Description:**

Lot 18 in Block 2 of Pheasant Hollow Estates Division 2, to the City of Blackfoot, Bingham County, Idaho, as shown on the plat recorded September 6, 2005, as Instrument No. 557801 – A & B.

Parcel contains 0.25 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](mailto: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 **June 27, 2023, at 7:00 p.m.** All interested parties are invited to attend.

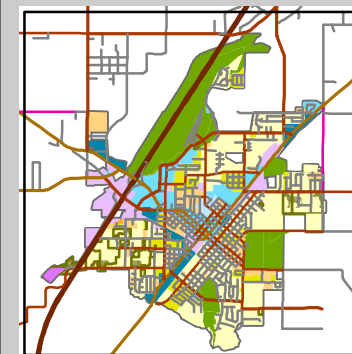


















# NOTIFICATION MAP

RP1406400

Date: 6/2/2023

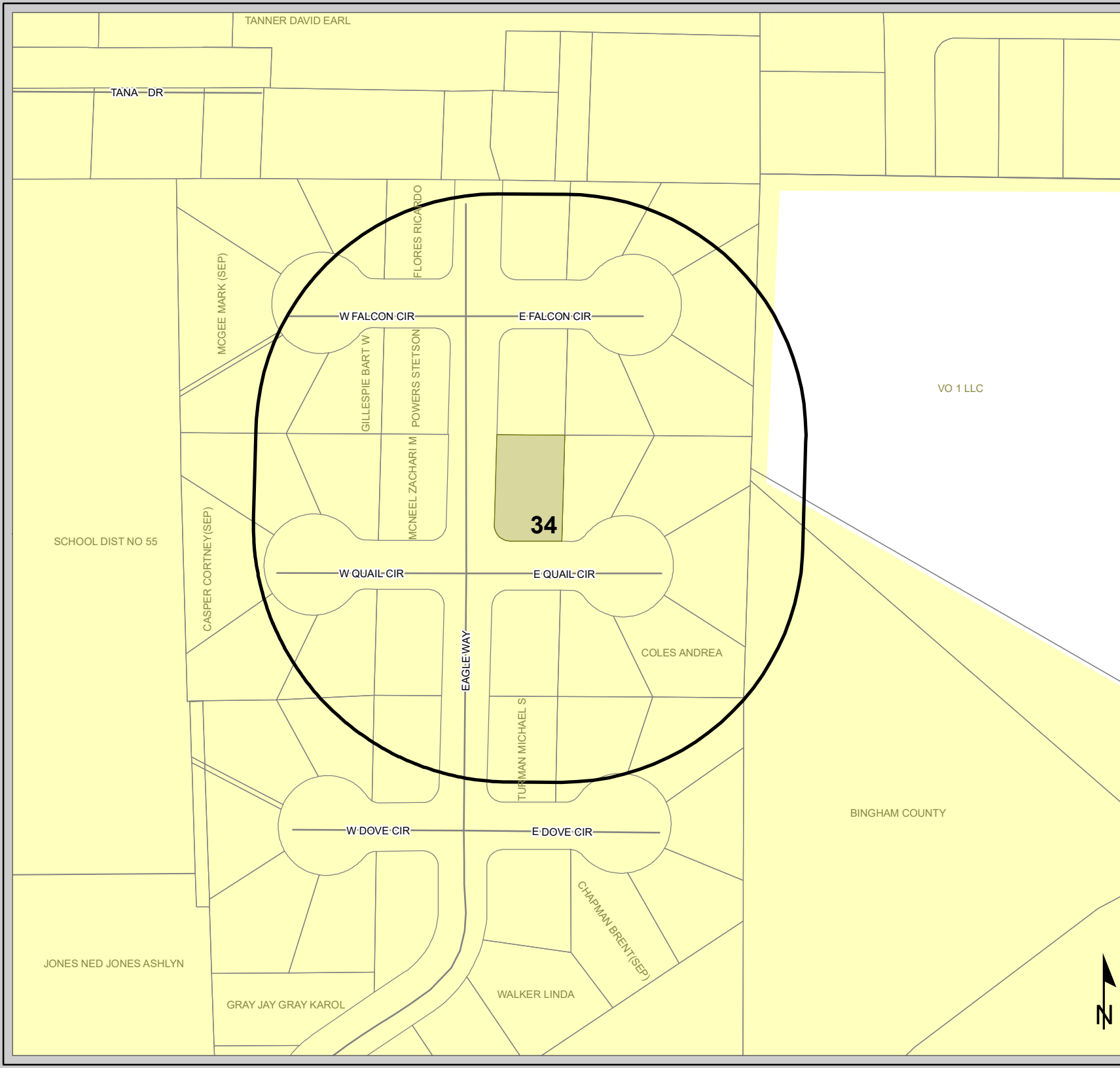
-  300' Notification Area
-  Applicant



-  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



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



SCHOOL DIST NO 55

VO 1 LLC

BINGHAM COUNTY

JONES NED JONES ASHLYN

GRAY JAY GRAY KAROL

WALKER LINDA

34

COLES ANDREA

CHAPMAN BRENT (SEP)

TURMAN MICHAEL S

MCNEEL ZACHARI M

GILLESPIE BART W

MC GEE MARK (SEP)

CASPER COURTNEY (SEP)

TANNER DAVID EARL

TANA DR

W FALCON CIR

E FALCON CIR

W QUAIL CIR

E QUAIL CIR

W DOVE CIR

E DOVE CIR

EAGLE WAY

FLORES RICARDO

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

**NOTICE OF HEARING**

**Conditional Use Permit Application for a Daycare and Preschool requested by  
Tina Bangerter for the properties located at 1002 Rupe Drive, Blackfoot / RP1421000**

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

**Legal Description:**

Lots 2, 3, 4, and 5, Block 2, Gifford Village, Bingham County, Idaho, as shown on the plat recorded April 4, 2008, as Instrument No. 697698.

Parcel contains 0.52 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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**Blackfoot, ID 83221**




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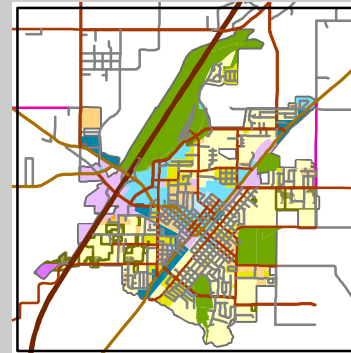

















# NOTIFICATION MAP

RP1421000

Date: 6/2/2023

-  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)
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