

**CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes
157 N Broadway Street, Blackfoot
January 14, 2020**

Meeting called to order

The meeting of the Planning and Zoning Commission of the City of Blackfoot was called to order at 7:00 PM on January 14, 2020, at The City of Blackfoot council chambers by Commissioner Jefferis.

Pledge of Allegiance:

Commissioner Roll Call:

Those present: Chairperson Marilyn Jefferis, Commissioners Deborah Barlow, Ron Ramirez, JoAnne Thomas, Dine Smith, and Merv Dolan. Commissioner Rocky Moldenhauer was absent.

City of Blackfoot staff present:

Kurt Hibbert, Planning & Zoning Administrator, Donna Parkinson, Planning & Zoning Clerk.

Conflicts of Interest / Exparte of Communication

There was none.

Approval of December 10th Minutes:

Commissioner Ramirez made the motion to approve the minutes as they stand. Commissioner Thomas seconded and voted upon.

Vote on approval of the December 10th minutes:

Marilyn Jefferis - Yes
Merv Dolan - Yes
Ron Ramirez - Yes
Joanne Thomas - Yes
Deborah Barlow - Yes
Dine Smith – Yes
Motion carried.

Chairperson Jefferis opened the first Agenda item:

City Code Amendments: Zones and Land Use Tables

New Residential Zones & New CUP wording (without time limits)

Before these items were brought up, Administrator Hibbert mentioned to the group that it was customary at the beginning of the year to elect a new chairperson to the board. Commissioner Ramirez made the motion to retain Commissioner Jefferis as chairperson and Commissioner Barlow as co-chairperson for the new year. A vote was taken, all were in favor.

Administrator Hibbert also took some time to talk about some projects that are currently underway, as well as some that are on the drawing board. Those mentioned were:

The Veteran's Cemetery.

State Hospital South Upgrade.

Tiny Home Subdivision.

Subdivisions in the City that are currently being developed.

Water Treatment Plant expansion.

Several other projects currently under construction.

He touched on some other items that are in the pipeline and expressed that there are some exciting things, hopefully coming to the City. He assured the group that this was in large part because of the efforts of the P & Z board's working to implement changes and updates in the building codes.

Commissioner Ramirez shared his enthusiasm about how the efforts of the board was helping to get out ahead of potential problems that have plagued other municipalities that have failed to plan.

Administrator Hibbert continued with the agenda items. The first item was the "Table of Contents" *. He explained how the highlighted items would be done away with and would, in the revision, be located within the respective zones. Commissioner Hibbert said that this change would allow those looking up information on a particular zone would be able to view all of the zone's pertinent data. Some board members commented that this would be a good idea. Hibbert also added that maybe the parking regulations may be included in the information as well. Another thing brought up was the home occupation for business use. An example of a resident wanting to use an external structure to house business was discussed, how current code would not allow it, and if something like this was allowed, what would be the impact.

***(see the document, "City of Blackfoot Development Code").**

The next item discussed was the document titled, "City Use Districts" **. Commissioner Barlow had a question about differentiating between residential and commercial if it was all combined.

Administrator Hibbert went through all the zone names and their descriptions. The "PRO Zone" (Project Redevelopment Option) was discussed by the board to help everyone understand the purpose of it. It was decided to move the order of the zone as listed on the document to "L". The Neighborhood Business District Zone was also discussed, examples of what would fall into this zone definition were given. The subject of spot zoning was brought up and discussed.

**** (see the document, "11-4-5: CITY USE DISTRICTS").**

The next item of business was "The Schedule of Dimensional Standards," Table***. The changes made in the previous work meeting were highlighted and discussed by the group. The subject of landscaping and use of that area for parking was brought up. Commissioner Dolan was asked to share an example in his neighborhood about how a frontage was cleaned up, mainly consisting of automobiles. Commissioner Thomas also shared some examples of the excessive number of automobiles parked in front of residences. Mr. Hibbert made the board aware that they have the responsibility to Blackfoot residents to educate and make aware of what code requirements are. The topic of setback requirements was also discussed. The table and its changes were reviewed and discussed by the group, emphasizing that densities were the key takeaway. The idea to change the LDR2 height limit from 35' to 40' was brought up. Administrator Hibbert noted the change in the document. Other zones on the table and the listed dimensions were discussed by the board. It was decided to move the column R2T zone to the right of the MDR2 column on the table. Other changes agreed upon in the "Max Lot Coverage by Buildings/Impervious Surface" section was, R1-R, from 40 to 35%, MDR1, from 40 to 50%, and HDR1, from 45 to 70%. It was also agreed upon to utilize formulas when determining setback. Administrator Hibbert said he would follow up on that.

***** (see the document, "SCHEDULE OF DIMENSIONAL STANDARDS").**

The meeting concluded with the thought that growth is happening here in the City of Blackfoot at an accelerated pace. Commissioner Barlow motioned to adjourn the meeting; Commissioner Thomas seconded. The meeting was adjourned at 9:05 PM.

Donna Parkinson
City of Blackfoot, Planning & Zoning Clerk
Donna Parkinson