

CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes
157 N Broadway Street
January 28, 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 28, 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, Merv Dolan, and Rocky Moldenhauer.

City of Blackfoot staff present:

Kurt Hibbert, Planning & Zoning Administrator, Attorney Garrett Sandow, and Donna Parkinson, Planning & Zoning Clerk.

Conflicts of Interest / Exparte of Communication

There was none.

Approval of the January 14th meeting minutes:

Commissioner Barlow made the motion to approve the minutes with corrections, as they stand. Commissioner Thomas seconded.

Vote on approval of the January 14th meeting minutes:

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

**Chairperson Jefferis introduced the first Agenda item:
Old Yellowstone Highway name change-**

Staff Report

Administrator Kurt Hibbert began with a brief history starting with the beginning location of the original highway and how over time, several locations along the route have taken on different names. He mentioned that some residents in the city had come forth expressing an interest in renaming the multiple addresses back into a single name, one being suggested, "The Old Yellowstone Highway." He touched on some of the benefits, such as address consistency for delivery drivers as well as emergency personnel. Administrator Hibbert went on to share with the group the benefit of drawing travelers into town with the name Yellowstone having familiar and historical significance with those passing through. He compared the potential for increased traffic to the popular route 66. Hibbert asked the group if they had any questions thus far, the question of other community feedback was brought up. Administration Hibbert said they

had received comments from Shelley, Chubbuck, and Rexburg. Administrator Hibbert also stressed that one purpose of this hearing was to make residents aware of address inconsistencies throughout the city and would be looking for comment too. He reminded the group about the addressing committee being formed, and that was being talked about both on the city and county level.

The meeting was opened to the public:

Comment from those in favor.

David Tanner, in favor of, wanted to clarify that it was NW Main, not NE Main, as the notice stated.

Tish Dahmen, director of Potato Museum, in favor of, sees it as a plus to bring people in.

Comment from those neutral.

Ashlyn Jones, neutral, shared some reservations, she felt that there are no problems with the way it is. She worried about the effort involved to make the changes. Commissioner Moldenhauer brought up the point that if there was some assistance available for residents if that would change her decision?

Comment from those opposed.

Viola Warren, opposed to, brought up that there was another highway with the same name up in the Idaho Panhandle. It started out as the Yellowstone Trail but has been named the Yellowstone Highway. She also asked what would become of the main street?

Terry Warren, opposed to, does not want to give up their current address.

Manal Plesner, opposed to, gave a list of items that would need to be changed:

1. Bank accounts.
2. Miscellaneous applications.
3. Search engines.
4. Advertising media.
5. Personal information.

These were just a few of the items that would be affected.

Mike Krehbiel, opposed to, owns a business on South Broadway. He made the group aware of the cost and for the board to consider that as a leading factor. He asked why is it so important to change?

Kelley Cushman, opposed to, explained that his business address had been the same for 50+ years. He argued whether the name change would bolster tourism.

Lexie Herbst, opposed to, stated the cost to change, house or business numbers would change, as well as impact to other cities along the highway, were her main concerns.

Chairperson Jefferies closed the public meeting portion and turned the time back to the board:

Commissioner Ramirez thanked the members of the public for their comment and said the board would convey them when meeting with County EMS and other officials. Mr. Ramirez made a motion to table the street name change action to a later date, Commissioner Dolan seconded. Before the motion was voted on, Commissioner Barlow made mention of the County and the Post Office, weighing in on what they think and if there would be help available, both cost and actual assistance to residents and business owners. Administrator Hibbert stated that those types of questions would be brought up, hopefully with a newly formed addressing committee. He commented that the input made by those tonight was greatly appreciated. Hibbert explained the different types of grids that are currently in place, identifying properties in the city. Ramirez added that in the foreseeable future because of growth, all addresses could be changed. Barlow said that this idea to change street names primarily is to streamline identification and reduce confusion.

Vote to table the street name change action to a later date:

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

Chairperson Jefferis introduced the second Agenda item:

Park City Estates Subdivision, Approve Plat Map - Action Item, (Complete Subdivision), Kendall Murdock

Mr. Murdock introduced himself and made the board aware of the supporting documents handed out. His request is to get approval to finish out the final phase of this subdivision and wanted to address the following items:

1. The irrigation ditch on the east side of the property, the cover, prevention measures for debris, and access by the canal company.
2. The number of units allowed per current access will be exceeded, mentioning the solution for access that was discussed with Loomis and Orgill, which was adding a graveled road entry on the west side of the subdivision, bordering the Community Garden and allowing access to E Airport Road.
3. Dealing with water runoff in the new construction area, working with engineering on a solution.
4. The issue of 2 resident homes built on a single lot, how it was done in the past(in 2018 it was pointed out that this was creating another lot within an existing lot and was not allowed)therefore Murdock asked that a centerline be added to the lots on the plat map, being adjusted to the actual center wall location on the dwellings once they were finished.

The question was brought up about the irrigation ditch involved, location, amount of cover, and if irrigation was to be provided to these lots, to which the answer was no. Also, it was discussed whether the cover should be the canal company’s responsibility to which the answer was no.

The group asked Kendall Murdock about the size of some of the lots; if they were build-able. He said that one might have to be a single-family dwelling due to projected access to the ditch.

The board discussed the history of this subdivision, how it was approved despite not being in conformance with the city ordinance at the time. Hibbert said it would be in compliance with the new changes that are currently being proposed. Hibbert recommended to the board that the idea of adding a centerline or preemptively splitting the lot would satisfy the county. He suggested that the board approve of allowing Murdock to build out the final phase of the subdivision as it was initially laid out.

The meeting was opened to the public:

Comment from those in favor.

Ellen Hughes, in favor of desires for the project to be completed. She gets questioned about it from others. Ashton Bishoff, in favor of, wants it to be finished. She expressed to the commission an unfavorable reference in a newspaper article about the appearance of the subdivision.

Comment from those neutral.

Max Twiggs, neutral, is in support of the completion of the subdivision. One concern of his is traffic in and out; he would like to see another entrance/exit if possible. He also wasn’t sure if the gravel road to the west qualified as a legal entrance.

Jerry Freeburne, neutral, echoed the same thoughts as Mr. Twiggs.

Dine Smith asked Mr. Murdock if the entrance/exit suggested on the NE corner could be done?

Comment from those opposed.

Barbara Christensen, opposed to, shared with the group a petition signed by residents from Park City Estates stating several concerns. She provided a copy to the board. She also read the names on the petition to the board. The board assured her that the items listed would be considered. (See Attachment)

Ms. Hughes came forth again and explained that this area, in the beginning, was an unfinished site and that residents who are currently there as well as future residents, need to understand that.

Commissioner Dolan stated that the entrance/exit on the northeast portion would solve a lot of the issues that have been brought up.

Chairperson Jefferies closed the public meeting portion and turned the time back to the board:

Commissioner Ramirez brought up a question regarding the graveled entrance road to the west, whether it is a dedicated right of way or private property, as was claimed earlier. Administrator Hibbert replied that it was private property with a prescriptive easement and is not considered a through street. The group discussed the idea of it being developed into an access. The concept of northeast access was discussed in detail by the board. Kendall Murdock explained his reservations about it.

Commissioner Ramirez reminded the board of the following:

1. The subdivision is non-conforming but was approved at an earlier date.
2. The board is acting on the third phase of the subdivision only.
3. It would not be in the board's best interest to try and sublate the earlier decision.

Commissioner Barlow agreed but stated that the increased traffic through one access needs to be looked at. Mr. Murdock reminded the board that the subdivision branches into two streets, and not all traffic moves in the same direction.

Commissioner Ramirez made a motion to approve the proposed Park City Estates Subdivision Plat Map to be sent to City Council; Commissioner Dolan seconded; all were in favor. Roll call vote.

Vote to approve the proposed Park City Estates Subdivision Plat Map to be sent to City Council:

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

Chairperson Jefferis introduced the third Agenda item:

**Camas Street Subdivision, Approve Plat Map - Action Item,
(Single Family Residence), Kendall Murdock**

Kirk Roland, with Eagle Rock Engineering, who is representing Kendall Murdock, opened this portion of the meeting outlining the specifics of the proposed development. He emphasized that this is proposed as a PUD (Planned Unit Development). There was some Q & A with the board about some of the particulars of the development. Street width, irrigation ditches, snow removal, were included in the discussion.

The meeting was opened to the public:

Comment from those in favor.

There were none.

Comment from those neutral.

Jan McLaughlan, neutral, voiced a couple of concerns, one being noise created by their existing business and if this development would include curb & gutter as well as street lighting.

Comment from those opposed.

Scott Reese, opposed to, reminded the board of the decision to zone this as an R1-R a year ago. He voiced concerns over lot sizes, transient homeownership, and the irrigation ditches. He encouraged the development of a regular subdivision and suggested to the board to table the issue.

Ronald P. Reese, opposed to, also reminded the board of the R1-R decision and was concerned about ditches, emphasizing the danger of drowning. He had questions about the design and encouraged the board to look at this proposal thoroughly.

Attorney Sandow stated that this hearing would need to be continued, requiring more information to be brought to the public and the board on this proposal.

Commissioner Barlow asked to clarify what the current zone class was for the property being discussed.

Commissioner Ramirez answered that it was R1-R and further explained that a PUD could be located within that property. Commissioners Barlow and Jefferies shared with the group their concerns about adding higher density housing in that area of the city.

Commissioner Ramirez made a motion to table this item, pending more information coming forth for public and board discussion, it was seconded by Commissioner Thomas and a vote taken.

Vote to table the proposed Camas Street Subdivision, Approve Plat Map

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

Chairperson Jefferies asked the P & Z clerk, Donna Parkinson, to make sure Ronald Reese gets notified of the next hearing regarding this proposal.

Commissioner Dine Smith motioned to adjourn the meeting; Commissioner Deborah Barlow seconded. The meeting was adjourned at 9:45 PM.

Donna Parkinson

 City of Blackfoot, Planning & Zoning Clerk
 Donna Parkinson