



**CITY OF BLACKFOOT
PLANNING & ZONING MEETING
February 12, 2019**

PLEDGE OF ALLEGIANCE

Commissioner Jefferis called the meeting to order at 7 PM and led the Pledge of Allegiance.

ROLL CALL

Commissioners present: Chairperson Marilyn Jefferis, Commissioners JoAnne Thomas, and Deborah Barlow. Commissioners Charles Kotter, Ron Ramirez, and Quinn Stufflebeam were absent.

OTHER ATTENDEES

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

Commissioner Jefferis opened the meeting indicating that the lack of a quorum, no business will be able to be voted on tonight.

Commissioner Jefferis turned the time to the Planning & Zoning Administrator Kurt Hibbert.

NEW ZONE - ACTION ITEM

Hibbert indicated that because Commissioner Ramirez is absent this evening, the new zoning information will be tabled until a later date. (Residential Ranchette (R1-R) Zone)

PROJECT REDEVELOPMENT OPTION (PRO-ZONE/HISTORICAL BUSINESS)

The next item on the agenda is the PROZone, Mr. Hibbert explained this new zone could be applied to the existing zones with the process of filing for a zone change by adding a new development. Working with the Comprehensive Plan, particularly, but now exclusively, in an older, densely developed area of the city. This zone is intended to govern better and create the framework for new regulation for certain regions of the city. The district is to create a regulatory tool that permits initiative and flexibility in creation for a well-planned, architecturally-designed development that meets the needs of the community.

The Commissioners discussed how this new zone would answer the needs of the community for the areas that are mainly architecturally designed, with new ideas to encourage creativity in development, foster harmony amongst development patterns and projects. The change will inspire a positive impact on the area that happened to be zoned this way. Mr. Hibbert informed them that the new zone would minimize the effect of additional traffic, improve parking and air quality, encourage new development that fosters a sense of community, and provide an opportunity to involve the public.

Commissioner Barlow questioned what zone is the targeted outcome. Hibbert answered that some of the targeted areas are like the more historical parts of Blackfoot, where repurposing some of the businesses to be more as they once were,

with living quarters above them, like that of Hemming Village in Rexburg. This will give business owners in the area different options that previously were not available to them. Commissioner Thomas was concerned about the renovations being too costly because of the area being brought up to the present building codes. Thomas asked what areas the PRO might take place? Hibbert answered building areas like the Sugar Factory property, South Highway corridor, and the downtown area allowing residents to live around the businesses. This would help the profit in the downtown area because the residents in the building would spend their money in those businesses.

Mr. Hibbert was encouraging the Commissioners to look at the excellent street presence that we have here in the City, hoping that we can develop it in our downtown area. He finished by confirming that we do have some historic buildings that do need to be exposed and protect at the same time here in town.

NEW LAND USE MAP – PREFERRED LAND USE MAP (COMPREHENSIVE MAP)

Administrator Hibbert presented the Land Use Map to the Commissioners explaining the importance of the map. This map had been produced in 1976. This map is not a zoning map; it a planning map to help guide the city for new development. He communicated that this map should be used to determine recommended future land use in each area of the City and the impact area. He also stated that land use sectors would usually be general categories such as residential, agricultural, recreational, transportation, industrial and commercial. This map becomes part of the comprehensive plan and is different from the zoning map. The goal is to update this map so that it can be referred to during requests for specific zone changes to ensure that requested changes are consistent with the purposes of the City’s long-range plan. This document allows the Planning and Zoning Commission to ensure all requests are responsible and respectful to our citizens, our community and our environment.

The Commission discussed the importance of the map and are preparing for its update. The Commissioners were encouraged to take some time and diligently study this map; then be prepared to share their ideas at the next meeting.

The Tiny Home developments were discussed, such as the importance of helping to regulate the development of them. Some developers are very interested in this kind of sector.

Commissioner Barlow asked about the train crossing, will there ever be an improvement for traffic crossing. It is a problem for patrons, students, and emergency vehicles, etc... Mr. Hibbert did encourage them that Mayor Carroll and himself are diligently working on some plans for improvements of the crossings.

Commissioner Jefferis closed the Planning and Zoning Meeting:

ADJOURNMENT

Commissioner Barlow motioned to adjourn the meeting; Commissioner Thomas seconded; all were in favor; the meeting was adjourned at 8:10 P.M.

Donna Parkinson

City of Blackfoot, Planning & Zoning Clerk

Donna K. Parkinson