

**CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes**
157 N Broadway Street, Blackfoot
February 25, 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 February 25, 2020, at The City of Blackfoot council chambers by Chairperson Jefferis.

Pledge of Allegiance:

Commissioner Roll Call:

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

City of Blackfoot staff present:

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

Report on Conflicts of Interest/Exparte of Communication:

There were none.

Approval of the February 11, 2020 meeting minutes:

Commissioner Barlow made the motion to approve the minutes. Commissioner Thomas seconded; motion carried.

Chairperson Jefferis introduced the first agenda item:

New business - Public hearing.

Before the group started the discussion, Commissioner Ramirez made a motion to amend the meeting agenda by adding a fifth item, "Comprehensive Growth Plan Amendment," to allow for the topic to be scheduled for a public hearing in a future meeting. Commissioner Barlow seconded the motion; all were in favor.

Interstate highway sign height - Action item:

Mr. Hibbert started by reviewing points that were discussed in the last Planning & Zoning meeting. Copies of maps were handed out to the board, showing examples of what the anchoring radiuses would look like. He reminded the commission that if exceptions are made that it would be for anyone requesting it from then on. Commissioner Ramirez argued that the approaches to the exits inhibit viewing the signs as they currently stand. He was also concerned that it may create an unfair advantage to some businesses. Attorney Sandow stated that the discussion tonight was to decide whether to send this to a public hearing and is not a final decision. The talk continued with some board members wanting to take an opportunity to look at the signs as they came up to the exit to gain an opinion on the clarity of the signs. Also, Administrator Hibbert told the board that if they want to take it to a public hearing, that work would need to be done on documentation and options on amending the current code. Commissioner Barlow said she believes there are three choices:

1. Allow any changes to be available citywide.
2. Use map radius markers, limiting code requirements to those inside.
3. Stay with the current code.

Commissioner Barlow made a motion for city staff to draft an amendment to the sign ordinance to allow one-hundred-foot signs inside of a radius of two thousand feet from the center of the I-15 interchange and Bergener Boulevard. The amendment would also state that FAA compliance would supersede all other codes and regulations. Commissioner Moldenhauer seconded. The motion passed by a majority; the vote went as follows:

Commissioner Moldenhauer - Yes
Commissioner Barlow - Yes
Commissioner Dolan - Yes
Commissioner Thomas - No
Commissioner Ramirez - No

The conversation continued about the FAA's regulations on the airspace, how the existing signs eluded the requirements. Administrator Hibbert will bring FAA information to the next meeting for the board to examine. Commissioner Ramirez asked to amend the motion on the table, to schedule this topic for public hearing at the next meeting. Administrator Hibbert emphasized to the board the importance of compliance with the FAA's regulations not to jeopardize federal funding that the city receives for the airport. The board requested that the FAA information gets to them ASAP. Administrator Hibbert will have Ms. Parkinson send it out. Administrator Hibbert will hold off on drafting any changes until the board further analyzes this information.

Park City Estates Subdivision, Approve Finding and Facts - Action item:

Attorney Garrett Sandow reviewed the document with the board. A motion was made to accept the Finding and Facts regarding the Park City Estates Subdivision by Commissioner Ramirez, Commissioner Dolan seconded. The motion passed unanimously.

Conditional Use Permit, Blackfoot Spanish Foursquare Church - Action item:

Administrator Hibbert briefed the commission on why the application for the CUP has been brought forward. The pastor of the church introduced himself to the board and, through a translator explained what the church's plans are with the property, also touching on the desire to reach out to help any individuals they can. Chairperson Jefferies brought up the question about whether an entrance ramp was going to be installed. The pastor answered that the church is still in negotiations to buy the property and once that is complete, they will install one. Administrator Hibbert clarified that a ramp would need to be installed regardless of who owns the property. Commissioner Dolan asked if a deadline for the ramp completion needed to be specified. It was agreed to set the time at six months. Chairperson Jefferies asked anyone to come forward to speak in favor of, neutral, or opposed to. There were none. The meeting at this point was closed to the public. Commissioner Barlow made a motion to approve the Conditional Use Permit for the Blackfoot Spanish Foursquare Church at 40 S Spruce Street, providing that they comply with all city regulations and complete an ADA compliant entrance ramp in a six-month time frame. Mr. Ramirez seconded; the motion passed unanimously. Attorney Sandow acknowledged and will prepare the Finding and Facts.

Conditional Use Permit, Childcare, Tamar Hernandez - Action item:

Administrator Hibbert gave a brief outline about the property at 340 W Judicial Street that after inspections were done by the building and fire departments, there were several items that were prohibitive to housing a commercial daycare. No representatives for Hernandez were present at this meeting, so it was determined to table the item. Chairperson Jefferies asked anyone to come forward to speak in favor of, neutral, or opposed to. There were none. The meeting at this point was closed to the public. Commissioner Ramirez motioned to table the Conditional Use Permit for a childcare facility at 340 W Judicial Street, Tamar Hernandez as an applicant, until next month. Commissioner Dolan seconded the motion. The motion carried unanimously.

Comprehensive Growth Plan Amendment:

Administrator Hibbert shared with the board some background about the city council meeting last Thursday. They had touched on the Growth Plan, which the Planning & Zoning board had discussed in a previous meeting. He explained the different areas that encompass a Growth Plan and is not limited to just annexation. Commissioner Ramirez brought up the question of whether there was a current copy of the Comprehensive Plan. Mr. Hibbert explained that there are items that need to be pulled together. Mr. Ramirez proposed that this item go on the next work meeting agenda and schedule it for public hearing one month from today's meeting. The board discussed how the Comprehensive Plan should be approached; it should be a work in progress, changing, and updating. After that discussion, the motion was seconded by Commissioner Barlow; all voted in favor, motion passed.

Old Yellowstone Highway, "Proposed Name Change" - Update:

Commissioner Barlow asked if any progress had been made on this item. Administrator Hibbert said they are meeting with the County Commissioners tomorrow on other business and that the whole addressing item can be brought up there. At this time, it was decided to leave this item tabled.

Camas Street Subdivision, Approve Plat Map - Update:

This item will remain tabled.

Commissioner Ramirez motioned to adjourn the meeting; Commissioner Thomas seconded. The meeting was adjourned at 8:04 PM.

Donna Parkinson

City of Blackfoot, Planning & Zoning Clerk
Donna Parkinson