



**CITY OF BLACKFOOT
PLANNING & ZONING MEETING
March 26, 2019**

PLEDGE OF ALLEGIANCE

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

ROLL CALL

Commissioners present were Chairperson Marilyn Jefferis, Commissioners JoAnne Thomas, Deborah Barlow, Ron Ramirez, and Commissioner Quinn Stufflebeam.

OTHER ATTENDEES

Garrett Sandow, City of Blackfoot Attorney
Kurt Hibbert, Planning & Zoning Administrator
Donna Parkinson, Planning & Zoning Clerk

REVIEW / APPROVE MEETING MINUTES

Commissioner Barlow made corrections to the meeting minutes, motioned to approve the minutes from March 12, 2019, as written; Commissioner Thomas seconded; all were in favor, motion carried.

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

Zone Change 410 South Meridian – Public Hearing

Administrator Hibbert informed the Commissioners about the Zone Change request at 410 South Meridian Street. Kurt explained that Donald Bricker is asking to change the property that is zoned R-1 to R-2.

Applicant Testimony/Donald Bricker 410 South Meridian

Donald Bricker stated that his daughter is disabled, and they would be purchasing this home for their daughter. She is an active member at Dawn Enterprises located at 270 Cedar Street. He clarified that they would be turning this home into a duplex for people such as his daughter and others that require extra attention. It will be housing people from places like Dawn Enterprises.

Bricker informed the Commission that he would be remodeling the upstairs into a home for her and creating a basement apartment for the other disabled people. There could be Up to six individuals living in the house, three upstairs and three downstairs. This home has three bedrooms and one bathroom on each level. Having their own space will be important; intentions are to create a place for members of the community to be able to take that next step toward independence. Bricker informed the Commissioners that caregivers will still play a significant role in their lives.

Mr. Hibbert discussed that intention is to use this home for special needs people, that under the City zoning ordinances, the residence receives protections allowing them to be used for the reason as mentioned above and

only requires a zone change if the home used as separate dwellings for two traditional families.

Commissioner Jefferis opened the meeting to the public:

Support: None

Neutral: None

Opposition:

Jacqueline Stansfield, 461 S Meridian St

Ms. Stansfield is sharing concerns for this property becoming an R1-R zone, also about the increase in traffic causing issues with the special needs of patrons. Stansfield stated that she wanted clarification if the residence will be zoned R-1. She was informed that the zone change would have no effect on anyone else in the 300 feet area. The reason that they were informed was to give their opinion on the subject.

Pat Bowers, 491 Elaine

Pat Bowers spoke in concern about the safety of those who would be occupying the residence. She also expressed concerns for parking at the home, street signage and not having an actual street for that residence.

Kurt Hibbert, P&Z Administrator

Hibbert explained that building will need approval from the fire chief and the building inspector. He explained that they would need a site plan for their new housing development as well.

Commissioner Jefferis closed the meeting to the public:

Commissioner Ramirez discussed with the Commission the new zone and how it will affect the surrounding area. Mr. Hibbert educated the Commission about the zones that surround this address; there are several zones uses in this area. He confirmed the importance of where the entrance will be into the property. Commissioner Barlow questioned Bricker on why he decided to go with a duplex rather than just keeping it a single dwelling and just renting out the rooms accordingly. Mr. Bricker confirmed that he is following the guidelines and expectations of Dawn Enterprises which requires three bedrooms and one bathroom per residence, making it the logical step of creating two separate residences.

Commissioner Stufflebeam stated the decision needed is to determine the zone use for this property. The change in the zone will be from an R-1 to R-2. Commissioner Ramirez confirmed that this would be an **Action Item** on the agenda for April 23, 2019, Planning and Zoning Meeting, then forwarded to City Council.

Preferred Land Use Map – Public Hearing

Administrator Hibbert shared the Land Use Map for the future, being importance and essential tool for our City! The purpose of the map will help give the City guidelines for excellent standards in the future. There will be a descriptive zoning item referenced when making zoning decisions by the committee. This map will show high density, public area, and places where the City might grow. The map will help design biking paths, parks, public areas, and other items that the City will be brought into the Comp Plan for the County. It is a necessary item for our City.

Commissioner Jefferis opened the meeting to the public:

Support: None

Linda Collard 1672 Riverton Road, questioned the zoning for the R1-R Residential Ranchette Zone, wanting to

confirm that it had passed the City Council and has become an ordinance.

Neutral: None

Opposition: None

Commissioner Jefferis closed the meeting to the public:

Commissioner Ramirez explained to the group that information for the zoning map and this Preferred land use map work together, and help direct the development of future residential and commercial building areas. He went on to discuss several essential areas in the City and County, then indicated proposed placement on each portion of the new areas on the map. Next, Commissioner Stufflebeam explained that the preferred land use map would be a great general map serving to guide the City to stay in compliance with the comprehensive plan. This will be a map that will also support the County in making firm decisions in the commercial and residential area.

Commissioner Ramirez suggested to place the proposed Preferred Land Use Map's ordinance as an **Action Item**, April 23rd for approval, then sent to the City of Blackfoot Council.

Project Re-development Option Zone (PROZONE) – Public Hearing

Administrator Hibbert turned the meeting over to Commission to discuss the Proposed Project Redevelopment Option Zone (PROZONE).

Commissioner Jefferis opened the meeting to the public:

No public comment.

Commissioner Jefferis closed the meeting to the public:

Commissioner Ramirez explained the purpose for the PROZONE to the Commissioners. He said it would be an excellent tool for the blighted areas in both commercial and residential zones within the city. He explained that it would help properties develop and design new growth, such as buildings having shops on the main floor, and residences above them. The Commission gave several excellent examples of how you can take some of the older devastated areas and re-build them with great new products.

Commissioner Barlow suggested to place the proposed PROZONE ordinance as an **Action Item**, April 23rd for approval, then to the City of Blackfoot Council.

Public Sign Ordinance – Public Hearing

Administrator Hibbert explained that the purpose of the sign ordinance is to promote some guidelines for keeping public safety and welfare in order. Hibbert stressed that we need to be giving some instructions and direction for the patrons and personnel when they are obtaining a sign permit. The purpose is to have requirements or information for signs in structure, size, and support.

Commissioner Jefferis opened the meeting to the public:

No public comment.

Commissioner Jefferis closed the meeting to the public:

Commissioner Ramirez suggested to place the Public Sign Ordinance on the agenda as an **Action Item** on April 23, 2019, Planning and Zoning Meeting, then sent to the City of Blackfoot Council.

New Zone – Downtown Historic Business Zone (DHB)

Administrator Hibbert confirmed that the proposed DHB Zone would be intended for the current (C-1) Commercial Zoning in the historic downtown area. He explained there would be different standards for signing and setbacks only in the Historical Business Zone. This business zone will be allowed to build right up to the sidewalks, which will not be allowed in other zones currently.

Commissioner Jefferis opened the meeting to the public:

No public comment.

Commissioner Jefferis closed the meeting to the public:

Commissioner Ramirez suggested to place the Downtown Historic Business Zone (DHB) on the agenda as an **Action Item** on April 23, 2019, Planning and Zoning Meeting, then sent to the City of Blackfoot Council.

Discussion took place for the other new zones in the City that are now in planning stages.

Commissioner Jefferis closed the meeting:

ADJOURNMENT

Commissioner Barlow motioned to adjourn the meeting; Commissioner Thomas seconded; all were in favor; the meeting was adjourned at 8:40 P.M.

Donna Parkinson

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