



CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes
157 N Broadway Street, Blackfoot
April 13th, 2021

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 April 13th, 2021, at The City of Blackfoot council chambers by Chairman Ron Ramirez. This meeting was also made available to the public by way of the Zoom application.

Pledge of Allegiance:

Agenda item change:

Chairman Ramirez asked for a motion that agenda item 6a, "Zoning Code Amendments", be moved to 7d. A second was offered by Commissioner Smith; the motion passed unanimously.

Commissioner Roll Call:

Those present: Chairman Ron Ramirez, Commissioners JoAnne Thomas, Marilyn Jefferis, Merv Dolan, Deborah Barlow, and Co-Chairman Dine Smith.

City of Blackfoot staff present:

Donna Parkinson, Planning & Zoning Clerk was present. Kurt Hibbert, Planning & Zoning Administrator was absent.

Report on Conflicts of Interest/Ex parte of Communication:

None were brought forward.

Approval of the March 23rd meeting minutes:

One spelling correction was mentioned, Ms. Parkinson made a note to update. Commissioner Jefferis made the motion to approve the minutes. Commissioner Dolan seconded; the motion to approve the minutes passed unanimously.

Agenda Item #6, Consent Agenda - Findings of Fact:

A motion to accept the consent agenda was offered by Commissioner Barlow. The second to the motion was offered by Co-Chairman Smith, to which a vote was taken. The motion passed with one commissioner voting no. The following two Findings of Fact & Conclusions approved in the consent agenda are listed below:

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION ADOPTED
BY THE
PLANNING AND ZONING BOARD
OF THE
CITY OF BLACKFOOT
April 13, 2021

FINDINGS AND CONCLUSIONS

At the regularly scheduled meeting of the Planning and Zoning Board of the City of Blackfoot on March 23, 2021, the Board held a public hearing on the request of Brent Spence, Spence Properties for a conditional use permit to allow a RV Park on the property located at approximately 1130 and 1150 South Broadway. This

is changing the use from long term to short term use and requires a conditional use permit. A Staff Report from the City of Blackfoot Planning and Zoning Administrator was presented and considered by the Board. During the public hearing testimony in favor of the proposal provided by the applicant was heard and evaluated by the Board. No other testimony was provided in favor. No testimony against or neutral to the proposal was presented. Upon reviewing the matter as submitted and any testimony in the public hearing, the Board found and concluded as follows:

FINDINGS:

1. That the proposed RV Park appears to be or will be in compliance with all City Codes.
2. The applicant has complied with requirements from the State of Idaho, if any.
3. That the location of the proposed use is compatible to other uses in the general neighborhood and will not place an undue burden on existing transportation and service facilities in the vicinity.
4. That the site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by Blackfoot City Code.
5. That the proposed use, if it complies with all conditions imposed, will not adversely effect other property in the vicinity.
6. That the proposed use will not adversely affect the public health, safety or welfare.
7. That the proposed use is in compliance with and supports the goals and objectives of the Blackfoot Comprehensive Plan.
8. That the request can demonstrate adequate public facilities including roads, drainage, potable water, sanitary sewer, and police and fire protection exist or will exist to serve the requested use at the time such facilities are needed.
9. That the request has minimized, to the degree possible, adverse affects on the natural environment.
10. That any conditional use permit granted by the Board does not address any restrictive covenants that may apply to the property at issue.

RESOLUTION AND CONCLUSIONS

UPON MOTIONS DULY MADE, SECONDED AND CARRIED,

IT WAS RESOLVED THAT:

That the conditional use application shall be granted with the following conditions:

That the applicant shall comply with all applicable City and State regulations.

That the applicant will pave the road into the property within three years.

These findings of fact, conclusions, and resolutions were formally adopted by a majority vote of the planning and zoning board on 13th day of April, 2021.

Secretary of Planning & Zoning Board
City of Blackfoot, Idaho

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION ADOPTED
BY THE
PLANNING AND ZONING BOARD
CITY OF BLACKFOOT
April 13, 2021

FINDINGS AND CONCLUSIONS:

At the regularly scheduled meeting of the Planning and Zoning Board of the City of Blackfoot on March 23, 2021, the Board held a public hearing on the request of Honeybrook Investments to change the zone on property located on Lawrence Lane, Blackfoot, Idaho, from R-1 (single residential) to R-3 (Multi Family) and to consider the recommendations to provide City Council pursuant to the application that is attached hereto and made a part hereof by this reference. During the public hearing, testimony was heard from the Applicant and evaluated by the Board. The matter was discussed with the Planning Administrator with a review of the relevant City Code. Testimony against the proposal was presented primarily focusing on traffic, losing country atmosphere, density of R3 zoning, and other similar concerns. The applicant rebutted by addressing the amenities that will be completed and the demand for the units being constructed on other parcels. After reviewing any documents submitted by the applicant and by any other interested parties, the Board finds and concludes as follows:

FINDINGS and CONCLUSIONS:

1. The property currently is zoned R-1. The Applicant has requested a designation of R-3 to better suit the adjoining properties that are multi-family zoning.
2. That after consideration of the surrounding areas, the Commission has determined that a zone of R-3 is appropriate.
3. The proposed zone change to R-3 complies with and advances the goals and objectives of the Comprehensive Plan and is consistent with the uses in the area.
4. The zone change will allow the City to provide and maintain existing future capabilities of public utilities.
5. It appears the amendment to R-3 will not adversely affect other property in the vicinity.
6. The proposed zone will not adversely affect the public health, safety or welfare and does more accurately reflect the likely future uses of the area.

RESOLUTION AND CONCLUSIONS

UPON MOTIONS DULY MADE, SECONDED AND CARRIED,

IT WAS RESOLVED THAT:

The Board recommends that the City Council amend the zoning of the proposed area from R-1 to R-3.

These findings of fact, conclusions, and resolution formally were adopted by a majority vote of the Planning and Zoning Board on April 13, 2021.

Secretary of Planning & Zoning Board
City of Blackfoot, Idaho

Agenda review item 7a, Comprehensive Plan & the “Art Contest”.

Chairman Ramirez reported that the entry deadline for the “Good in Blackfoot” art contest was extended to April 30th. It was discussed by the commission on what schools had been contacted. Wapello and Groveland had not been contacted yet. Chairman Ramirez offered to get that completed. Mr. Ramirez then asked for volunteers to help with organizing the entries on Saturday, May 1st at City Hall. Chairman Ramirez outlined the procedure to prepare the entries to be displayed at The Candy Jar’s gallery. How to conduct the voting procedure was discussed. It was decided to assign each picture a number and votes could be cast by number on paper and placed in an enclosed box. The time suggested to meet on the Saturday mentioned above was 1:00 PM. The commission discussed this and there appeared to be too many conflicts with the date suggested. It was decided to meet at City Hall on Friday, April 30 at 3 PM.

Agenda review Item 7b, Commercial Zone Review.

Chairman Ramirez shared with the group that the forms that the commission members had turned in to him were being compiled and organized. He told them that his plan was to have the information ready to review on the April 27th meeting.

Agenda review Item 7c, Review and Approval of The City of Blackfoot “Zoning Map”.

Chairman Ramirez turned the group’s attention to the updated zoning map on display. He asked the commission members to review it closely. Mr. Ramirez told them that he was hopeful they could vote on the final approval at the April 27th public meeting. Chairman Ramirez said that City Council had a vote up in their May meeting and if they accept the changes recommended that the map would need to be updated. The commission discussed some of the things they felt needed to be added or changed. Mr. Ramirez encouraged them to markup any changes needed on the displayed map.

Agenda review Item 7d, Zoning Code Amendments (moved from the consent agenda).

Chairman Ramirez asked Co-Chairman Smith to report on his visit to the last City Council meeting. He reported that Council members did not feel that the draft presented was ready for a vote, so the item was tabled. Mr. Smith explained that since then he has been working to make the necessary changes. Chairman Ramirez added that the intent was to completely rewrite chapter 11-4 of the code. Commissioner Smith did report that the City Council members were encouraged to see the work being done to update the code. Mr. Smith thought the updated draft would be ready to give to council members this week to review. Chairman Ramirez passed on to the commission a commendation from the Council for their work on this.

Adjournment:

A motion to adjourn was made by Commissioner Jefferis and seconded by Commissioner Smith. The meeting was adjourned at 7:50 PM.

City of Blackfoot, Planning & Zoning Clerk
Donna Parkinson