



CITY OF BLACKFOOT  
PLANNING & ZONING

Meeting Minutes  
157 N Broadway Street, Blackfoot  
April 27, 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 27, 2021, at The City of Blackfoot council chamber by Chairman Ron Ramirez. This meeting was also made available to the public by way of the Zoom application.

**Pledge of Allegiance:**

**Commissioner Roll Call:**

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

**City of Blackfoot staff present:**

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

**Report on Conflicts of Interest/Ex parte of Communication:**

No items were reported.

**Approval of the April 13th meeting minutes:**

Chairman Ramirez asked for a motion to approve. Commissioner Jefferis offered a motion; Co-Chair Smith seconded. The motion to approve April 13, 2021 meeting minutes passed.

**Public Hearing - Action Items:**

**Agenda Item 6a, Primo Builders LLC, Ramon Sanchez Jr., 2020 Cromwell Lane, Blackfoot, Idaho, 610 North Broadway, Blackfoot, ID - T3S R35E SEC 03, requesting a Conditional Use Permit for storage units.**

Chairman Ramirez introduced this request by explaining the details of the location. He then asked if the applicant was available to comment. Nobody representing the applicant came forward. Chairman Ramirez asked City Planning & Zoning Administrator, Kurt Hibbert to give the staff report. Mr. Hibbert explained to the Commission that the described property was zoned for the use being requested and before approving, they needed to discuss any conditions that may be necessary. Chairman Ramirez informed the group that the notification letters were mailed. Mr. Ramirez opened the meeting for public comment. There was no input from the public, Chairman Ramirez then closed the meeting to the public. The meeting was then opened to the Commission for discussion. Donna Parkinson, P & Z Clerk, handed out documents that were discussed in the site planning meeting regarding this property and the CUP request. Chairman Ramirez stated that since this was new information that Administrator Hibbert elaborate further. Commissioner Dolan's question was brought up as to whether City staff members approved of the proposed plat. Mr. Hibbert said they did. Chairman Ramirez mentioned that pending zone changes could affect this decision. Commissioner Jefferis stated that those changes are pending and therefore cannot affect the decision of this application. Discussion continued as to the property's current zone as well as other details. Commissioner Jefferis then made a motion to table this item until the applicant can be present and answer some questions. Commissioner Dolan seconded; the vote to table the CUP application passed.

**Agenda Item 6b, Paradise Acres Investment LLC & Scenic Idaho Inc., Idaho Falls, ID., for the property located at 624 West McAdoo Street, Blackfoot, ID, is requesting a zone change, currently RA to an R-2.**

Commissioner Ramirez read to the group the requested zone change details. He then asked Administrator Hibbert for the staff report. Mr. Hibbert explained to the group that the reason for the request was to allow a conforming lot size to add a habitable structure on the existing property. Chairman Ramirez then gave the floor to the applicant to comment.

**Josh Jackson, Paradise Acres Investments, Idaho Falls, ID.,** explained to the group what his intentions were in changing the zone. Chairman Ramirez then opened the meeting to the public for comment.

No persons spoke in favor of the zone change.

No persons spoke neutral to the zone change.

Chairman Ramirez then reached out to any that would be opposed to the zone change.

**Scott Reese, Blackfoot, ID,** spoke in opposing the zone change.

**Ron Reese, Blackfoot, ID,** spoke in opposing the zone change.

Both Scott & Ron Reese pointed out a discrepancy in the documents sent out notifying the public on this request.

Chairman Ramirez, hearing no more comment, closed the public portion of the meeting. It was mentioned by Administrator Hibbert that the information incorrectly provided would be considered an “over notice” and would not constitute scheduling another hearing. Attorney Sandow added that the notice of hearing document that was posted in the newspaper and mailed out to residents in the notification zone was correct.

At this time Mr. Ramirez closed the meeting to the public and gave the floor to Mr. Jackson. He reminded the Commission that property to the north is currently zoned R-2. Members of the Commission did review the current zoning map. The commission did discuss the possibility of this being spot zoning and the consensus was that it was not.

At this time Chairman Ramirez asked for a motion. Commissioner Jefferis offered a motion to recommend to the City Council a zone change for the property located at 624 West McAdoo Street, Blackfoot, ID, currently zoned RA, to an R-2. Commissioner Dolan seconded; the motion passed unanimously.

**Agenda Item 7, Tabled Business - Steven D and Katrina M Elliott, 822 S Pendlebury Lane - Zone Change – Action Item:**

Chairman Ramirez stated that this item of business has been tabled over three months. Mr. Ramirez asked Administrator Hibbert if the application had been completed, he answered that it had not. At this time the item will be removed from the agenda.

**Agenda Item 7, Review, and approval of the City of Blackfoot’s “Zoning Map”.**

Chairman Ramirez shared with the group that the changes discussed in the last work meeting had been included in the map before them. Mr. Ramirez explained that a motion to adopt this current map would be just that - current. Mr. Ramirez then touched on the approval process with the City government. Administrator Hibbert pointed out three items that needed to be updated. Mr. Hibbert said he needed to check on the items regarding county parcels that may have been identified as being in the city. There was some more discussion concerning frequency of changes to the map and printing. A motion was made by Commissioner Jefferis to recommend sending the current zoning map with changes noted to the City Council for approval. Commissioner Dolan seconded; the motion passed unanimously.

**Adjournment:**

A motion to adjourn was made by Commissioner Jefferis and seconded by Commissioner Thomas. The meeting was adjourned at 8:03 PM.

*Donna Parkinson*  
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City of Blackfoot, Planning & Zoning Clerk  
Donna Parkinson