



**CITY OF BLACKFOOT
PLANNING & ZONING MEETING
May 14, 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, Merv Dolan, and Commissioner Rocky Moldenhauer. Commissioner Quinn Stufflebeam was absent. Commissioner Jefferis welcomed the two new board members.

OTHER ATTENDEES

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 April 23, 2019, as written; Commissioner Ramirez seconded; all were in favor, motion carried.

Commissioner Jefferis turned the time over to Police Chief Kurt Asmus.

Name Change Street Name / Police Chief Kurt Asmus - Public Hearing – Action Item

Police Chief Asmus presented a proposal for the Rosewood Loop Road to be changed to a different name. The roadway is now located at just behind Tommy Vaughn's Restaurant. He would like to change the name honoring the Rupe family for all the great acts of kindness that they have offered to the City. Chief Asmus informed the Commissioners that there are other streets in town with similar naming, making it a good idea for changing it. Kurt Hibbert explained that the way the streets are usually named, changing it is not only a good idea but rather is an excellent idea providing for clear, detailed directions as well as commendation for individuals or groups. The Rupes have been a positive presence in Blackfoot for many years and shared many of Their resources with our City.

Commissioner Ramirez moved to change the name of Rosewood Loop to Rupe Drive, Commissioner Barlow seconded; all were in favor, motion carried.

Roll Call Vote:

Commissioner Ramirez – Yes

Commissioner Dolan – Yes
Commissioner Barlow – Yes
Commissioner Thomas – Yes
Commissioner Moldenhauer – Yes

Applicant Testimony/Donald Bricker 410 South Meridian

Kurt Hibbert, Administrator informed the Commissioners that Mr. Bricker has requested a zone change at 410 S Meridian Street from R-1 to R-2. The purpose of this discussion is to see if this zone change would be a fit for this area.

Donald Bricker stated that the intent was to make this a two-family home. However, his daughter is disabled, and they would be purchasing this home for their daughter. He clarified that they would be turning this home into a duplex for people such as his daughter that require extra attention, such as a two-family residence. Bricker also stated that he would like to consider a (C-2) Community Commercial which might allow other options with this property. Several of the neighbors surrounding this property are commercial (C-2).

The Commissioners discussed all the options that Mr. Bricker would have with this property.

Commissioner Ramirez moved to table the Zone Change for Donald Bricker at 410 South Meridian, Commissioner Thomas seconded; all were in favor, motion carried.

Blackfoot Charter Community Learning Center:

Kurt Hibbert, P&Z Administrator

Mr. Hibbert explained to the board that the BCCLC & the BA are in the process of filing for Conditional Use Permits. These schools have been required to renew their permits this year. The purpose of this discussion is for the Planning and Zoning Commissioners to review the requirements that are needed for the school.

Debbie Steele, Administrator for the BCCLC informed the Commissioners that the school will be making changes in administrators. The school serves a combined 650 students. Ms. Steele explained that the plans for the campus on Airport Road had changed and they will be looking for a new location.

Ms. Steele explained to the Commission that the buildings they are in now have had all their safety inspections completed by the State. The school will need to replace and repair some items in the schools during the summer break. There will be new carpet and some electrical items that need to be fixed and updated.

Dan Cravens, BCCLC board member explained to the Commissioners that they are looking for a new location for the charter school to be built. He informed the board there were issues with the “Air Obstacle Fee Zone Property” on Airport Road which is making them look for a new building site. Once they have settled on a site and built the new facility, they would be eliminating the five portable classrooms. Mr. Cravens explained many of the delays to the Board, stating that they had hired a new draftsman for plan reviews.

Commissioner Ramirez informed the BCCLC school that at this time the most important item on the agenda is they do not have a Conditional Use Permit in place for them to continue operations. The Bingham Academy

school district has never applied for and obtained a Conditional Use Permit. Ramirez informed the Directors that permits were contingent upon actions and steps that were to be taken toward building the new campus. Ramirez stated that there are a lot of things not getting accomplished by the Administrators.

Commissioner Barlow expressed concern that the school has not put forth the efforts required in obtaining valid permits, filing the Conditional Use Permits and working with a draftsman or plan review adviser to secure a new plan. She feels like the dates have come and passed with no plan in place. Barlow expressed the importance of bringing documents with plans to the next planning and zoning meeting.

Commissioner Thomas shared concerns about the lack of following the timelines previously presented by the Commission and that they are again telling us that those people are unavailable or out of town. We have been told that someone will be presenting a plan to the board, but we never see a valid plan. Mr. Cravens responded as to why some of the delays have taken place. He is working forward to seeking alternative project managers for better communication, sharing that in the future there will be a successful plan for the school. He does understand the Boards frustrations.

Commissioner Jefferis discussed issues that the school has nearly a year to find a project manager when they were going to have all documents, plans and the proposed site in place. She shared parking issues at the present property that they are at now. Ms. Jefferis asked the charter school to please do something before one of the students become injured. Debbie Steele questioned if there could be places for some of the other patrons that use this parking lot to park. Commissioner Jefferis stated that is the school's responsibility for coming up with the safe parking area.

Commissioner Moldenhauer stated that the parking is not the main concern but rather that the Conditional Use Permits are not in place. It is important to have the issues taken care of before the school can move forward.

Madeline Williams, 1300 Parkway Drive, owner of the Parcel Express expressed concerns about student safety and felt that the present facility is inadequate when the children are outside. Ms. Williams had information with pictures and documentation of students acting in inappropriate ways on the property.

Administrator Hibbert addressed the Commissioners explaining that BCCLC and BA are in the process of filing for a Conditional Use Permit in conjunction with working with Zach Filmore, an advisor for the new building plans. Mr. Filmore is going to help secure plans and help the school move forward. Mr. Hibbert reassured the Commission that he had the ability to help find the contractors needed to complete the work they are needing to be accomplished. Mr. Cravens confirmed that the state has inspected their buildings and besides the small issues named earlier the BCCLC Board feels that they are in compliance.

Commissioner Ramirez completed the discussion confirming with Debbie Steel and Dan Cravens that BCCLC will have plans for the Commission to review at the next planning and zoning meeting May 29, 2019, with a Conditional Use Permit application submitted.

Kurt Hibbert P&Z Administrator Presented the Following New Zones:

Commercial and Industrial Zoning Districts:

Neighborhood Business District (NBD): The purpose in establishing the Neighborhood Business District is to provide a district in which basic services can be provided which are compatible with residential development which will not require large facilities or extensive parking. Small businesses compatible with residential uses may be located adjacent or in close proximity to residential neighborhoods. Examples might include hair salons, accounting and tax preparation offices, small convenience stores, bakeries, small food stores or other businesses servicing a low to medium density neighborhood. This District would service the local needs of a neighborhood and be confined to placement in a residential district on local city streets. This is a new zone.

Minimum setback is required as per adjacent residential properties.

Downtown Historic District (DHD): The purpose in establishing the community commercial zone is to provide a district in which the primary use of land is for business purposes and promotes the development of retail shopping stores and service establishments. Encouraged in the district will be multi story residential apartments, except in the story abutting street level.

This is a new zone. This is the only commercial zone with Zero Lot Line development options to facilitate urban core development patterns.

General Business District (GBD): The purpose in establishing the General Business District zone is to provide a district in which the primary use of land is for business purposes and promotes the development of retail shopping stores and service establishments. Businesses included are Banks, Bars, Hospitals, Clinics, and Professional Offices. Encouraged in the district will be multi story residential apartments, except in the story abutting street level.

This is a new zone. Minimum setback is required as per GBD Setback Requirements.

Highway Business District (HBD): The purpose in establishing the Highway Business District is to provide a district which can provide services which require large facilities and extensive parking. Businesses such as Service Stations, Car Dealerships, Adult Oriented Businesses, Motels, Hotels, Club, Restaurants, Social Halls, Dance Halls, Night Clubs, Repair Shops, and Bowling Alleys.

This is a new zone. Minimum setback is required as per HBO Setback Requirements.

Project Redevelopment Option (Pro Zone): The purpose of the Project Redevelopment Option ("PRO") zone is to create a regulatory tool that permits initiative and flexibility in creating well-planned, architecturally designed development that meets the needs of the community.

Administrator Hibbert after answering many of the Commissioners questions, instructed them to look over these new zones. Hibbert insured them they will all be giving input on how they should or should not be written into the city codes.

Commissioner Jefferis closed the meeting to the public:

ADJOURNMENT

Commissioner Barlow motioned to adjourn the meeting; Commissioner Thomas seconded; all were in favor; the meeting was adjourned at 9:50 P.M.

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