



CITY OF BLACKFOOT
PLANNING & ZONING

Meeting Minutes
157 N Broadway Street, Blackfoot
June 22, 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 June 22, 2021, at The City of Blackfoot council chambers by Chairman Ron Ramirez. This meeting was also made available to the public for viewing 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 Deborah Barlow. Dine Smith, Co-Chairman, was absent.

City of Blackfoot staff present:

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

Meeting Introduction:

Chairman Ramirez asked the Commission to comment on no longer wearing masks at the meetings. All members present agreed that they were okay with not wearing them.

Report on Conflicts of Interest/Ex parte of Communication:

Chairman Ramirez reported one item of ex parte of communication. This involved a meeting with Russell Robison and Kurt Hibbert. Mr. Ramirez assisted the two on the items discussed in the May 25th public meeting due to Mr. Hibbert being absent from that meeting.

Approval of the May 25th meeting minutes:

Chairman Ramirez asked if there were any changes that needed to be made. A motion to approve was brought forward by Commissioner Jefferis. Commissioner Dolan seconded; the motion to approve the May 25, 2021, meeting minutes passed.

Agenda item 7, consent agenda approval:

Chairman Ramirez asked for a motion to approve the consent agenda from the May 25, 2021, P & Z meeting. He asked the Commissioners if they had any questions regarding it. A vote was taken, and approval passed unanimously. The Findings of Fact & Conclusions are listed below:

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION ADOPTED
BY THE
PLANNING AND ZONING BOARD
CITY OF BLACKFOOT
June 22, 2021

FINDINGS AND CONCLUSIONS:

At the regularly scheduled meeting of the Planning and Zoning Board of the City of Blackfoot on May

25, 2021, the Board held a public hearing on the request of Clayton Homes to change the zone on property located at 955 Lansing, Blackfoot, Idaho, from R-A (residential agriculture) to R-1 (Single 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. No one testified against the proposal. 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-A. The Applicant has requested a designation of R-1 to allow for single family homes.
2. That after consideration of the surrounding areas that include adjoining R-1 zones, the Commission has determined that a zone of R-1 is appropriate.
3. The proposed zone change to R-1 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-1 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-A to R-1.

These findings of fact, conclusions, and resolution formally were adopted by a majority vote of the Planning and Zoning Board on June 22, 2021.

Donna Parkinson
Secretary of Planning & Zoning Board
City of Blackfoot, Idaho

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION ADOPTED
BY THE
PLANNING AND ZONING BOARD
OF THE
CITY OF BLACKFOOT
June 22, 2021

FINDINGS AND CONCLUSIONS

At the regularly scheduled meeting of the Planning and Zoning Board of the City of Blackfoot on May 25, 2021, the Board held a public hearing on the request of Tyson Anderson for a conditional use permit to allow distribution of firearms and ammunition on the property located at 398 W. Hwy. 39, Blackfoot, Idaho. 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 distribution of firearms and ammunition appears to be or will be in compliance with all City Codes.
2. The applicant has complied with requirements from the US Government, or 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 Federal, City and State regulations.

These findings of fact, conclusions, and resolutions were formally adopted by a majority vote of the planning and zoning board on 22nd day of June, 2021.

Donna Parkinson
Secretary of Planning & Zoning Board
City of Blackfoot, Idaho

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION ADOPTED
BY THE
PLANNING AND ZONING BOARD
OF THE
CITY OF BLACKFOOT
June 22, 2021

FINDINGS AND CONCLUSIONS

At the regularly scheduled meeting of the Planning and Zoning Board of the City of Blackfoot on May 25, 2021, the Board held a public hearing on the request of Primo Builders, LLC for a conditional use permit to allow storage units to be constructed on the property located at 610 N. Broadway, Blackfoot, Idaho. 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 construction of storage units 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:

All sight triangle regulations and fire codes are met. There needs to be areas provided for snow removal. Also, no general access shall be allowed during the week of the Eastern Idaho State Fair, except for the

units used specifically for business or persons providing goods or services during that week.

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

These findings of fact, conclusions, and resolutions were formally adopted by a majority vote of the planning and zoning board on 22nd day of June, 2021.

Donna Parkinson
Secretary of Planning & Zoning Board
City of Blackfoot, Idaho

Public Hearing - Action Items:

Agenda Item 8 a, Cooper Cove Subdivision, Phase 2 (Jeff & Julie Steadman 349 E. 200 N., Blackfoot, ID) (Subdivision Application at T2S R35E SEC 34 T-15772 LESS T-16715, COOPERS COVE DIV #1 806 E. Airport Road)

Chairman Ramirez asked Administrator Hibbert if he would share the staff report with the group. Mr. Hibbert briefly explained that this subdivision has been ongoing but mentioned that some changes have been made in the phase 2 request. He asked the Commission to act only on the changes being proposed as the project as a whole had been previously approved. At this time Administrator Hibbert gave the floor to the applicant.

Luke Jolley, HLE Blackfoot, ID., representing the applicant(s), described items contained in the phase 2 plan, thirty-five lots ranging from .23 to .46 acres each. Mr. Jolley explained the following changes would include City standards; thirty-two feet of asphalt, high-back curbing, and landscape strips, with infiltration domes within those strips. He mentioned easements on the west and the south exterior for the irrigation canal. One of the main changes brought up was tying in Cooper's Way to Hillridge Avenue. Mr. Jolley mentioned that the change in elevation to connect to Hillridge would be taken care of. Plans for water and sewer for this phase of construction was mentioned.

At this time, Chairman Ramirez opened the meeting to the public.

Jeff Steadman, Blackfoot, ID, spoke in favor of the application approval.

Mr. Ramirez then asked for any individuals neutral to come forward. There were no replies.

Chairman Ramirez then asked for those not in favor to respond.

Brittan Anthony, Blackfoot, ID, spoke against the application approval.

Mr. Ramirez then closed the meeting to public comment and gave the floor to Mr. Steadman to answer any questions.

Jeff Steadman, Blackfoot, ID, opened by explaining that the original subdivision plan included connecting to Hillridge Avenue. Chairman Ramirez added that City code requires two entries and two exits for this type of subdivision. One Commissioner asked about the canal to the east, whether it would be covered or left open. Mr. Steadman stated that the canal in question is on the west side of the subdivision and is not part of the property. Another question was asked about increased traffic and if the Hillridge Avenue route was suitable to handle it. There was more discussion on the entry/exit issue. Also in the conversation was the incline up to Hillridge Avenue. The Commission continued discussion on the traffic issue. Chairman Ramirez closed the discussion and asked that a motion be made. Commissioner Jefferis moved to recommend to City Council to approve the Cooper's Cove Subdivision, Phase 2 application. It was seconded by Commissioner Dolan; the motion passed unanimously.

Agenda Item 9, Tabled Business:

Russell Robison, 4717 S Homes Ave., Idaho Falls, ID., (Townhomes Subdivision Application at 676 E Court Street, Blackfoot, ID – Action Item):

A motion was made by Commissioner Jefferis to un-table this item of business; the motion was seconded by Commissioner Barlow, motion passed. Chairman Ramirez turned the group's attention to the revised plan that had been submitted by the applicant. Administrator Hibbert then shared the staff report. He summarized that the revisions were accepted by the city department heads. There was some discussion concerning backing out from the garages. It

was concluded that the proposed plan with revisions did meet code. At this time, a motion was called for by Chairman Ramirez. Commissioner Jefferis motioned to recommend to City Council to approve the application for the Townhomes Subdivision at 676 E Court Street, Blackfoot, ID. Commissioner Barlow seconded; a vote was taken, and the motion passed. Commissioner Dolan voted no on the motion. Commissioner Barlow requested that her statement of voting yes was only based on that fact that the requirements met current code. Ms. Barlow objected to the limited parking and vehicle entry/exit space.

Other (not on the agenda):

Chairman Ramirez announced that all future Planning & Zoning meetings will be held in person at the City Hall council chambers. Meetings will still be offered via Zoom but only for viewing. The group also discussed the current procedure for receiving information prior to each meeting.

Administrator Hibbert thanked the Commission for their discussion and comments in tonight's meeting. He also mentioned that this subdivision was unique in that it would provide home ownership within the city.

Adjournment:

A motion to adjourn was made by Commissioner Jefferis and seconded by Commissioner Thomas. The meeting was adjourned at 8:07 PM.

Donna Parkinson

City of Blackfoot, Planning & Zoning Clerk
Donna Parkinson