



CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes
157 N Broadway Street, Blackfoot
June 28, 2022

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 28, 2022, at The City of Blackfoot council chambers by Vice Chairman Dine Smith. 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: Vice Chairman, Dine Smith, Commissioners Merv Dolan, JoAnne Thomas, Deborah Barlow and Scott Stufflebeam.

Those absent: Commissioner Marilyn Jefferis

City of Blackfoot staff present:

Kurt Hibbert, Planning & Zoning Administrator, Julie Conan, Planning & Zoning Clerk, and Attorney Garrett Sandow.

Report on Conflicts of Interest/Ex parte of Communication:

No items were brought forward.

Approval of the May 24, 2022, meeting minutes:

A motion to approve was offered by Commissioner Barlow; Commissioner Thomas then seconded. The motion to approve the May 24, 2022 meeting minutes passed.

Agenda Item 6. Annexation - Action Items:

All property contained in the following tracts of land and described as follows:

Lots 3 through 15 of Block 1; and Lots 3 through 15 of Block 2, of the Rowes Garden Subdivision, of Bingham County, Idaho, according to Instrument #191923 of the same county

Vice Chairman Smith brought forward the fact that there were Spanish-speaking people in the audience and asked if there was an audience member available to translate. No one responded to the request therefore, Vice Chairman Smith stated this agenda item should be tabled until the next public hearing when a translator would be available. Commissioner Barlow moved to have this agenda item tabled to the July 26, 2022 Public Hearing due to the parties affected being non-English speaking. Commissioner Thomas seconded and the motion passed.

Agenda Item 7. a) Dave Thompson – Comprehensive Plan Survey Tabulation and Results:

Planning and Zoning Administrator Hibbert approached the podium to comment on this survey. He stated there was going to be a survey going out to the residents of the city, Impact-Area residents and County residents from the Public Information Office. It will include a QR code to scan that links to the survey. He said it is to solicit input regarding land uses in the city. It will be available on Facebook and the City's website. Commissioner Barlow asked if this would be available in Spanish. Administrator Hibbert stated it would be. Commissioner Thomas asked how these cards would be tracked. Administrator Hibbert responded that these were just reminders to complete the survey with a code and the URL link to the survey.

Agenda Item 7. b) Report on the Work Session with Bingham County Planning and Zoning Commission

Vice Chairman Smith asked Administrator Hibbert for comment on this as well. Administrator Hibbert stated that he

and Commissioners Jefferis and Barlow attended a meeting with a member of Bingham County Planning and Zoning Commission and Tiffany Olsen, to discuss the Impact Area and the old agreement. He stated that he and Tiffany Olsen will be working on a draft of the Impact Area and that the meeting was positive. He said there was an area designated around the city with a boundary and if there was a development within that area, the understanding was that the development would automatically connect to City services, then the boundary area would move out further. Commissioner Barlow interjected that the developments in this boundary area would follow City Code as well.

Agenda Item 7. c) Administrative Report – City Happenings

Administrator Hibbert brought up the anomalies of the current zoning map. He stated there are zones on the map identified as still being Residential Agriculture, which were changed four to five years ago through a public hearing, to R1 zoning. Through some error, this had not been updated on the actual map. He said the map will be corrected and brought to the next hearing to be approved. Commissioner Barlow asked about the R1-R zones delineations and Administrator Hibbert stated these petitions had all been taken care of. He also discussed Rural Ranchette zoning allowances regarding animals and lot sizes. Attorney Sandow commented that the new definitions comply with 1-acre requirements for large animals. An audience member asked about animals allowed in the city. Administrator Hibbert referred the member to the City's website that has the list of allowed animals for each zone.

Administrator Hibbert stated that he was meeting with a couple of large developers this week who plan to build in the city. He also commented on the downtown parking study and new businesses coming to the city, including Maverick. He spoke of the new sewer upgrades happening in the downtown area. He stated these upgrades qualify the city to be able to apply for a grant to make Broadway Street more walkable, with more amenities, all the way to the Fairgrounds. He stated that SICOG will be assisting the City with the application this fall and hopefully construction will begin the spring.

Commissioner Barlow asked about the work being done on Lansing and McAdoo Streets that was planned for modular homes. Administrator Hibbert stated that the developers were Clayton Homes and they had brought in the final plat. He said as soon as they file the plat, they can start construction. Commissioner Thomas asked about the status of the lot on Broadway where work is being done by the Humane Society. Administrator Hibbert said that the developers have resolved the sewer line and ditch issues and the homes are waiting in Meridian to be delivered to the property. He said the last time he talked to the contractor it was in the process of being completed.

Administrator Hibbert talked about the startup of the Addressing Committee again and plans for the next meeting. He said this committee will work to resolve issues with addressing in the community.

Vice Chairman Smith inquired about Code Enforcement in the City. Administrator Hibbert said recently there was a complaint of campers at the Sinclair Station. He said that there is a car wash going in that area, so that should alleviate the issues with campers parked out there.

Commissioner Barlow inquired about the area south of Sinclair and the plans for a signal light at the intersection of Highway 39 and Bridge St. Administrator Hibbert responded that a Maverick will be built on that lot and the signal light at that intersection is in the works, but the railroad signal and the sight triangle are issues that have to be addressed.

Vice Chairman Smith asked about the R2-T zone. Administrator Hibbert said this zone will be transitioned to a medium-density zone to better accommodate the needs of those areas and it will be on the updated zoning map.

Commissioner Barlow inquired about the remodel of the church on Riverton Rd. Administrator Hibbert commented that Wada Farms is making a good use of the building by creating housing for Migrant workers. He also stated that there is a lot of interest in the church building on Ash Street that is for sale. Vice Chairman Smith commented on the deed restrictions for that property and the uses of that property were discussed.

Vice Chairman Smith encouraged those in attendance to come ask questions about any issues they have in the City, at the meetings or at City Hall, to get the correct answers, rather than relying on rumors or social media. Administrator Hibbert commented how the County Clerk was publishing the tax rates on their website, because that had been a

question people were wondering about as well. He also talked about the public bringing up violations in the City help with awareness and resolution of issues.

Commissioner Dolan asked if anyone had been hired for Code Enforcement and the direction the City is taking for that issue. Administrator Hibbert stated that the Police Department is still doing Code Enforcement and had set aside money in their budget for abatement. He said different resolutions are being talked about and, most times, just speaking to someone who is in violation usually resolves the issue. Other code enforcements issues were discussed.

Adjournment:

A motion to adjourn was made by Commissioner Barlow and seconded by Commissioner Thomas. The meeting was adjourned at 7:41 PM.



City of Blackfoot, Planning & Zoning Clerk
Julie Conan