



CITY OF BLACKFOOT
PLANNING & ZONING

Meeting Minutes
157 N Broadway Street, Blackfoot
July 01, 2021

Meeting called to order:

This meeting, convened by special request, of the Planning and Zoning Commission of the City of Blackfoot was called to order at 5:00 PM on July 01, 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, Merv Dolan, Deborah Barlow, and Dine Smith, Co-Chairman. Commissioner Marilyn Jefferis was absent.

City of Blackfoot staff present:

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

Approval of the Consent Agenda:

Chairman Ramirez asked the Commission for a motion to approve. Commissioner Barlow made a motion to approve the consent agenda as written. A second was offered by Co-Chairman Smith; a vote was taken, and the motion passed unanimously. The Findings of Fact & Conclusions are included below:

FINDINGS OF FACT, CONCLUSIONS
AND RESOLUTION ADOPTED
BY THE
PLANNING AND ZONING BOARD
CITY OF BLACKFOOT
July 1, 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 Russell Robison to review the subdivision to be known as Robison Townhomes and to be located at 676 W. Court Street, for recommendation of approval or denial to City Council, pursuant to the application that is attached hereto and made a part hereof by this reference. During the public hearing, testimony in favor was heard and evaluated by the Board. One patron provided testimony w neutral to the request and was primarily concerned with setbacks, water service, privacy fences, parking, and similar issues. No testimony was provided in opposition to the request. After the May 25, 2021, hearing, the matter was tabled to allow more information to be provided regarding parking, fire department approval, and other similar issues. That information was provided at the June 22, 2021, meeting to the satisfaction of the Board. Thereafter, upon reviewing the matter with the Planning Administrator and his Staff Report, made a part hereof by this reference, reviewing the relevant City Code, hearing any testimony in the public hearing, and 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 applicant has worked with the water department and has made arrangements for upgrades to the water system and with that, the proposed subdivision has made adequate provision for a water supply system that is adequate in terms of quantity and quality for the type of subdivision proposed.
2. Adequate provisions have been made for a public sewerage system and that the existing municipal system can accommodate the proposed sewer flows.
3. Proposed streets are consistent with the transportation element of the comprehensive plan and comply with current city design criteria.
4. After reviewing the matter with the fire department, it appears the proposed subdivision will be in compliance with applicable fire codes.
5. Adequate provisions have been made for storm water collection, retention and/or conveyance. Facilities are sized according to city drainage policy and design criteria.
6. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.
7. The area proposed for subdivision is now zoned for the proposed use and the use conforms to or will conform to other requirements found in this code.
8. The developer has made adequate plans to ensure that the community will bear no more than its fair shares of costs to provide services by paying fees, furnishing land or providing other mitigation measures for off-site impacts to streets, parks and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay service availability fees.

RESOLUTION AND CONCLUSIONS

UPON MOTIONS DULY MADE, SECONDED AND CARRIED,

IT WAS RESOLVED THAT:

The Board recommends that the City Council approve the subdivision as presented.

These findings of fact, conclusions, and resolution formally were adopted by a majority vote of the planning and zoning board on July 1, 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
CITY OF BLACKFOOT
July 1, 2021

FINDINGS AND CONCLUSIONS:

At the regularly scheduled meeting of the Planning and Zoning Board of the City of Blackfoot on June 22, 2021, the Board held a public hearing on the request of Jeff Steadman / Steadman Construction to review the subdivision to be known as Cooper's Cove Subdivision, Phase 2, for recommendation of approval or denial to City Council, pursuant to the application that is attached hereto and made a part hereof by this reference. During the public hearing, testimony in favor was heard and evaluated by the Board. No testimony was provided neutral to the request. One patron requested information on why the subdivision would be connected to Hill Ridge Drive. No testimony was provided in opposition to the request. Upon reviewing the matter with the Planning Administrator and his Staff Report, made a part hereof by this reference, reviewing the relevant City Code, hearing any testimony in the public hearing, and 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 proposed subdivision has made adequate provision for a water supply system that is adequate in terms of quantity and quality for the type of subdivision proposed.
2. Adequate provisions have been made for a public sewerage system and that the existing municipal system can accommodate the proposed sewer flows.
3. Proposed streets are consistent with the transportation element of the comprehensive plan and comply with current city design criteria.
4. Adequate provisions have been made for storm water collection, retention and/or conveyance. Facilities are sized according to city drainage policy and design criteria.
5. All areas of the proposed subdivision that may involve soil or topographical conditions presenting hazards have been identified and that the proposed uses of these areas are compatible with such conditions.
6. The area proposed for subdivision is now zoned for the proposed use and the use conforms to or will conform to other requirements found in this code.
7. The developer has made adequate plans to ensure that the community will bear no more than its fair shares of costs to provide services by paying fees, furnishing land or providing other mitigation measures for off-site impacts to streets, parks and other public facilities within the community. It is the expectation that, in most cases, off site mitigation will be dealt with through the obligation to pay service availability fees.

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

Adjournment:

A motion to adjourn was made by Commissioner Barlow and seconded by Commissioner Thomas. The meeting was adjourned at 5:07 PM.

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