



CITY OF BLACKFOOT
PLANNING & ZONING MEETING
City of Blackfoot
Council Chambers
July 09, 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 Rocky Moldenhauer. Commissioner Quinn Stufflebeam was absent.

OTHER ATTENDEES

Kurt Hibbert, Planning & Zoning Administrator
Donna Parkinson, Planning & Zoning Administrative Clerk

Approval of Meeting Minutes to be presented on July 23, 2019

EX-PARTE COMMUNICATION/CONFLICTS OF INTEREST

There was no ex-parte of communication or conflicts of interest.

Commissioner Barlow opened the meeting to the first item of business; City of Blackfoot Development Code: 11-4-9: Commercial and Industrial Zone District

Planning and Zoning Administrator Kurt Hibbert

Administrator Hibbert presented the proposed new Development Code stating that basically, the commercial and industrial zones need to be looked at individually. These new zones would be considered as one code. He reminded the commission that some of the new zones have already been passed and they have been met with approval by the patrons. Mr. Hibbert explained that he would like to come up with the Land Use Charts for use with the new zones and have it all documented at one time. Having it this way will make things go a lot quicker and will be much more transparent. He informed the commissioners that the purpose is twofold; first, establish the district and second provide it with the requirements needed. From there, we would gather it into one document. Mr. Hibbert told the commission that we want to give people innovative tools and developers more creative ways to use their property.

Neighborhood Business District (NBD):

The purpose in establishing the Neighborhood Business District is to provide a district in which essential services can be provided which are compatible with residential development which will not require large facilities or extensive parking. Small businesses consistent with residential uses may be

located adjacent to or near 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.

Downtown Historic Business District (DHB):

The purposes in establishing the Downtown Historic 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. One of the distinguishing features of the Downtown Historic Business District would allow buildings to build out to the lot line or have "O" lot lines. The district will also encourage residential apartments above, below or behind retail businesses, but residential enterprises would not be allowed in the building fronts on street level.

The commissioners discussed questions about what things can be done to welcome and improve the businesses in the downtown area. The group confirmed that the businesses would get their customers from the property owners, other businesses, or even apartment owners in the same areas. Parking issues were discussed and how they could increase it in several areas of the City. Support by people for these downtown shops needs to be strongly encouraged. This code will be a big part of making it a successful area in our town.

The commissioners would like to have something for the patrons to visualize how the downtown area could look if it were developed efficiently. It would be nice to have a diorama of the city. Mr. Hibbert stated that could be a possibility and a great idea to have here for the commission and city residents.

General Business District

The purpose of 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. Examples of businesses would be banks, bars, hospitals, clinics, and professional offices. Encouraged in the district will be multi-story residential apartments, except in the story abutting street level.

The commissioners discussed the importance of the principal uses and structures that could be permitted in each of the zones. They questioned if it would be more efficient to have things listed that are not allowed. They did conclude that listing the ones allowed would be best. Different ways of adding financial help with grants were also discussed.

The following additional districts reviewed were:

Highway Business District (HBD):

The purpose in establishing the Highway Business District is to provide a district for services that require large facilities and extensive parking or for businesses which have been found to be incompatible with other retail businesses. These businesses could include; service stations, car dealerships, adult-oriented businesses, motels, hotels, restaurants, social halls, dance halls, night clubs, repair shops, and bowling alleys, etc. to name a few.

Project Redevelopment Option:

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, especially for blighted areas of the City, that meets the needs of the community.

Mr. Hibbert feels that by adding these districts, it would be a tremendous help for the public's ability to process additional development into the city. Making the change to the Residential Ranchette Zone was an example of increased productivity. The public has been grateful for all the work that has been accomplished with the new zones by the Planning and Zoning Board. He feels as if the groups discussed will also be a great benefit to our community.

Kurt Hibbert asked the commissioners to look over these documents and then, as they drive through the different areas of the city, determine whether or not the proposed zones fit the suggested areas. Hibbert asked them to come back to the next meeting and share any misgivings that they might find in the community so corrections can be made.

Commissioner Ramirez motioned to direct Planning and Zoning Administrator Hibbert to move forward with all the other zones in this same manner. Commissioner Barlow seconded, all were in favor, motion carried.

BCCLC Middle School / BCCLC Elementary

Hibbert informed them that the school administrators had indicated that the transition plan would be forwarded to the commission by July 16, 2019, for their review. After reviewing the transition plan, the commission can add to any important conditions or periodic review dates for the school; This would allow the charter school to communicate with the city and establish a connection on the progress of goals for each upcoming school year.

BINGHAM ACADEMY / CONDITIONAL USE PERMIT

The commission questioned the status of a Conditional Use Permit for Bingham Academy since it has been established that they operate separately from BCCLC. Commissioner Ramirez made a motion that the Bingham Academy be informed that they will need to apply for a Conditional Use Permit if they intend to continue operations in their present location. The commission directed Mr. Hibbert to issue a letter and if necessary, to place a red tag to be placed on the building. Commissioner Moldenhauer seconded, all were in favor; motion carried.

A Conditional Use Permit for Bingham Academy could not be processed, under standard city procedures, before the planned start of the next school year. Mr. Hibbert stated that Bingham Academy could also request that the commission consider issuing a temporary CUP permit contingent on their completing the permit application process. That way, they could still start school up on August 19, 2019.

The commissioners scheduled a report on Harborside's Loop Amended Plat to be added to the agenda on July 23, 2019, (HLE / Attorney Garrett Sandow / Kurt Hibbert P&Z Administrator)

Adjournment:

Commissioner Barlow motioned to adjourn the meeting; Commissioner Thomas seconded; all were in favor; the meeting was adjourned at 8:46 P.M.

Donna Parkinson

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