



CITY OF BLACKFOOT
PLANNING & ZONING

Meeting Minutes
157 N Broadway Street, Blackfoot
July 27, 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 July 27, 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, Dine Smith, Co-Chairman, Commissioners JoAnne Thomas, Marilyn Jefferis, and Deborah Barlow. Commissioner Merv Dolan was absent.

City of Blackfoot staff present:

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

Report on Conflicts of Interest/Ex parte of Communication:

There were no reports.

Approval of the July 13th meeting minutes:

Chairman Ramirez asked for motion to approve the minutes. The motion was brought forward by Co-Chairman Smith. Commissioner Thomas seconded, and the motion to approve the July 13, 2021, meeting minutes passed. Commissioner Barlow abstained her vote due to being absent for the July 13th meeting. For the first agenda item, the application was incomplete and the last item agenda was removed at the request of the City attorney.

Agenda item 6 (a) and (b), Public Hearing:

Chairman Ramirez began by saying that agenda items 6 (a), the subdivision application for Cottage Grove, 955 Lansing Street, Blackfoot, Idaho, and (d), the annexation request, will be removed from tonight's public hearing.

Public Hearing - Action Items:

Agenda Item 6 (b), Subdivision Application for Plat Amendment, Harborside Partners, LLC, (Harborside Loop Condominiums at: T2S R35E SEC 34, Harborside Condominiums/PUD)

Chairman Ramirez asked **Chris Street with HLE, Blackfoot, ID**, to address the group. Mr. Street who is representing the applicant, indicated that the request, which would change several lot lines involving the commons area and lots three and also five through seven was being asked for. The amended change would allow those lots to absorb the area that is currently the commons. This application was requested by the HOA of Harborside Partners, LLC. There was a couple of questions by the commission as to whether there would still be an open space area. Mr. Street replied that there are two lots set aside for that. From that point Chairman Ramirez opened the meeting to the public for comment. Mr. Ramirez asked for any in favor of the application for the plat amendment to come forward.

Suandra Eldredge, Blackfoot, ID., spoke in favor.

Mr. Ramirez then asked for any neutral to come forward to speak. There were none that spoke.

Finally, those opposed to the application were asked to speak. No one came forward.

At this point the meeting was closed to the public and the time was given to the commission for discussion.

One question came up as to why the word condominiums was used in the application description. It was made clear that the units were individual homes. The commission also asked if the parking area would stay the same or if the proposed change in lot lines would increase or decrease it. Mr. Street answered that the parking would remain the same. It was also mentioned that the finished parking area would be paved.

At this time, Chairman Ramirez asked that a motion be brought to the floor. Commissioner Barlow offered such, to recommend to City Council to approve the application to amend the plat located at Harborside Loop Condominiums, T2S R35E SEC 34; seconded by Commissioner Jefferis. A vote was taken, and the motion passed.

Agenda Item 6 (c), Variance Application for James & Julie Percy, 1340 York Drive, Blackfoot, Idaho

Chairman Ramirez asked that the city staff report be given. Administrator Hibbert briefed the group on why the variance is being requested as the Blackfoot School District is developing some new ball fields adjacent to the Percy's property and permission to construct a fence with a height greater than the current code allows is being requested. Mr. Hibbert asked that the commission look at the current ordinance regarding this, and to make sure a variance could be issued. Chairman Ramirez then invited the Percy's to take the floor.

James C. Percy Jr., Blackfoot, ID, explained to the group the background as to why he feels the fence being requested is needed. He is asking that they be allowed to install a fence with a seven-foot height. There was some more discussion on exactly where the fence would be located in relationship to the properties involved. From that point, Mr. Percy concluded his remarks and Chairman Ramirez opened the meeting for public comment.

Mr. Ramirez asked for those in favor of the variance application to speak. There were no respondents.

He then asked for any neutral to come forward to speak. There were none.

Finally, those opposed were asked to speak. No one came forward.

At this point the meeting was closed to the public and the time was given to the commission for discussion. The code article 11-6a-10d,2, was brought up which has to do with hardships encumbered by a property owner and whether this request falls under this. All aspects of the Percy's description as to why a higher-than-normal fence height is needed was talked about. The city attorney interjected, that even though no one problem outlined by Mr. Percy might be considered a hardship, he felt that all problems outlined by Mr. Percy should be consolidated and could be considered a hardship. At this time the commission closed the meeting to their discussion and asked Mr. Percy to offer any remarks.

Mr. Percy did make the point that when they purchased the property, the home was already built.

Following Mr. Percy's comments, a request for a motion was brought up. Commissioner Jefferis made the motion to grant the requested variance for a seven-foot-high fence at **1340 York Drive, Blackfoot, Idaho**. The second was offered by Commissioner Thomas, the vote was taken, and the motion passed.

Other (not on the agenda):

Chairman Ramirez took a moment to explain why the two items were removed from tonight's public hearing and that those items would be rescheduled at a later date.

Adjournment:

A motion to adjourn was made by Commissioner Barlow and seconded by Co-Chairman Smith. The meeting was adjourned at 7:45 PM.

Donna Parkinson

City of Blackfoot, Planning & Zoning Clerk
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