



CITY OF BLACKFOOT
PLANNING & ZONING MEETING
City of Blackfoot
Council Chambers
August 13, 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, Loren Sayer, and Rocky Moldenhauer.

OTHER ATTENDEES

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

APPROVE MEETING MINUTES

Commissioner Jefferis moved to make corrections to the meeting minutes; Moldenhauer motioned to approve the minutes from the July 25, 2019 meeting as written; Commissioner Thomas seconded; all were in favor, motion carried.

EX-PARTE COMMUNICATION/CONFLICTS OF INTEREST

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

Commissioner Jefferis opened the meeting to the first item of business; the City of Blackfoot Business District Uses:

Ramirez discussed the following legends of the district use and their locations on the Blackfoot Zoning Map:

General Business District: (GBD)

General Businesses are to be located downtown and will 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. The types of businesses located in the district would be banks, bars, hospitals, clinics, and professional offices. Included in the district will be multi-story residential apartments, except in the story abutting street level.

The Commissioners reviewed the locations, discussing the importance of 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.

Downtown Historic Business Districts: (HDB)

The location of the Downtown Historic Business District Zone on the map will provide this district with the help that promotes the development of retail shopping stores and service establishments. One of the distinguishing features of the Downtown Historic Business District would be allowing businesses 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.

Neighborhood Business District: (NBD)

This is a district that could be put in any location. Neighborhood Business Districts are districts in which essential services compatible with residential development are provided, which do 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.

Highway Business District: (HBD)

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

Project Redevelopment Option Zone: (PRO Zone)

Kurt Hibbert defined the ProZone as an area that will permit flexibility in creating a well-planned area designed to the need of the communities needs. It could be in the architectural area or a sizeable undeveloped place in the city.

P & Z Administrator Hibbert opened the discussion to the following legends in the district use and their locations on the Blackfoot Zoning Map:

Mixed-Use: (MU)

Industrial Business – (M-1) Purple

High Industrial Business – (M-2) Dark Purple

Mr. Hibbert and the Commissioners discussed other areas similar to the Fair Grounds, High School, Schools, Charter School, and other public facilities that might need special zoning.

Land Use Chart

The Commissioners discussed the Land Use Chart in detail. Mr. Hibbert had prepared a basic chart and asked the Commission to review it. He asked them to share their opinions concerning each district. The Commissioner discussed the table as a group, making several suggestions about how they might make improvements. Mr. Hibbert requested to have each Commissioner review the chart, marking it with their opinions by the next meeting on September 10, 2019.

Hibbert stated 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 just a few zones has been an increase in 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.

The P & Z board discussed the need to update the City’s regulation for the Conditional Use Permits. The regulations on the current CUP’s require a yearly extension for up to three years. The Board communicated about future CUP’s and recommended that they remain for the life of the business unless there are significant changes in the business or evidence of inappropriate land use. The board will be drafting a CUP revision for discussion at a future meeting.

Kurt Hibbert reported to the commissioners on the Harborside Loops’ plat.

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