

**CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes**

157 N Broadway Street, Blackfoot
September 8, 2020

Meeting called to order:

The work meeting of the Planning and Zoning Commission of the City of Blackfoot was called to order at 7:00 PM on September 8, 2020, at The City of Blackfoot council chambers by Chairperson Marilyn Jefferis.

This meeting was also made available to the public by way of the Zoom application.

Pledge of Allegiance:

Commissioner Roll Call:

Those present: Chairperson Marilyn Jefferis, Commissioners Deborah Barlow, Ron Ramirez, Rocky Moldenhauer, and Merv Dolan. Commissioners JoAnne Thomas and Dine Smith were not present.

City of Blackfoot staff present:

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

Report on Conflicts of Interest/Ex parte of Communication:

Commissioner Barlow asked about an Ex parte item that dealt with the meeting on September 25. It was agreed that she could wait until then to explain it. Commissioner Ramirez reported that he had sent an apology letter to the other commissioners as well as Administrator Hibbert.

Motion to modify tonight's agenda:

Commissioner Ramirez motioned to move the agenda item, "new business," as the first topic to cover. Ms. Barlow seconded: motion passed.

Approval of the August 25th meeting minutes:

Chairperson Jefferis asked for a motion to approve, Commissioner Ramirez made the motion. The motion to approve the August 25th meeting minutes was seconded by Commissioner Dolan; motion passed.

New Business - Action Item, Proposed New Sign Code Amendment (Interchange Sign Height Regulations for Business District):

Administrator Hibbert began this segment with an introduction to the proposed map of where tall signs would be allowed. He explained to the group the extent of the boundaries and described how they were shown on the map. Administrator Hibbert did express that he thought this would be a fairer approach to allowing surrounding businesses to take advantage of the proposed amendment. Mr. Hibbert went on to say that Brandon McDougald, who represents the McDonalds project, had contributed to the language that would help clarify items pertaining to the amendment. He then turned the time back to Chairperson Jefferis.

At this point, the board discussed the map and how the graduated layers might affect businesses. The fact that the airport is close to some of the areas on the map may affect FAA approval. It was brought up that if a permit was granted, the code should specify that all regulations must comply. Other items that were discussed were sign design, illumination, and liability. Commissioner Ramirez commented that Blackfoot would be the first city to allow one-hundred-foot signs. Some of the surrounding signs and their features were talked about.

Frank Nuding, with Performance Outdoor, Pocatello, ID, introduced himself and said they were working with the Stinker Station in Blackfoot on a significant upgrade. He made a case for using a single pole for mounting signs. He assured the board that the signs are engineered to stay in place.

Commissioner Ramirez made a motion to post the signage recommendations along with the map for the public to view prior to the meeting on September 22; Commissioner Moldenhauer seconded, the motion carried.

New Business - Minor Subdivision – Tate & Vickie Capson, 309 Fullmer Lane, Blackfoot:

Administrator Hibbert took the floor to give the board some background on this request. Mr. Hibbert explained that the plan is just to complete this project to phase one. Because of this, it does not need to be acted on by the board. The subdivision is already proceeding; Administrator Hibbert wanted to let the board know about it in case any questions were brought up. The Commission did bring up some questions about the driveways planned for this subdivision. The Commission did discuss the advantages of curb & gutter for city streets using several examples in other neighborhoods.

Old Business - Proposed Zoning Code Amendments – Action Item:

Commissioner Ramirez started by thanking Commissioner Smith on his input on drafting changes in the code. Administrator Hibbert echoed Commissioner Ramirez's comments and discussed the importance of the land use table. He brought to the board's attention that Mr. Smith had noted the need to include lot depth and width. Mr. Hibbert gave an example where that became a problem with the L & R development. Density allowances under the current code were touched on, and Administrator Hibbert sparked discussion about it with the members. Examples of how to increase green space by use of drains and infiltrators, as well as developing bordering waterways, were brought up. On the subject of additional storage, for future subdivisions within a high density, Commissioner Moldenhauer shared the idea of small enclosures within a carport. Administrator Hibbert stressed that once the Commission gets the percentages of greenspace requirements decided upon, then they need to decide on how those areas are to look.

A discussion was brought up concerning R1 and R1-R density definitions. There was also some discussion on the creation of the R1-R zone to accommodate animals. Hibbert talked about the defining criteria contained in the land use table and how changes pertaining to R1 and R1-R zones could affect landowner rights. Scott Reese, Blackfoot, ID, commented to the board that he felt like as it stands now, landowner rights would not be affected. He referred to the property that had been put up for a zone change on Lawrence Lane and said anyone could go through the same steps.

Commissioner Ramirez asked the board what the decision regarding requirements on R1 zoning would be. The consensus was that for an R1 zoned property, only one house per acre would be allowed. The board also covered the other zones on the land use table, cross-referencing with notes that Commissioner Smith had inserted. Administrator Hibbert said he would update the land use table with what was discussed tonight and have a comprehensive one ready at the next meeting. Commissioner Ramirez pointed out to pay attention to the notes marked with an asterisk on the table and understand their meaning.

Adjournment:

Commissioner Barlow made a motion to adjourn; Commissioner Ramirez seconded it. The meeting was adjourned at 8:36 PM.

Donna Parkinson
City of Blackfoot, Planning & Zoning Clerk
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