



CITY OF BLACKFOOT
PLANNING & ZONING MEETING
157 N Broadway Street, Blackfoot
September 24, 2019

ROLL CALL

Commissioners present were Chairperson Marilyn Jefferis, Commissioner Deborah Barlow, Ron Ramirez, JoAnne Thomas, Merv Dolan, Rocky Moldenhauer, and Loren Sayer.

OTHER ATTENDEES

Garrett Sandow, City of Blackfoot Attorney
Kurt Hibbert, Planning & Zoning Administrator
Donna Parkinson, Planning & Zoning Clerk

APPROVE MEETING MINUTES

Commissioner Ron Ramirez motioned to approve the minutes from August 27, 2019 meeting as written; Commissioner Thomas seconded; all were in favor, motion carried.

CONFLICTS OF INTEREST/EX PARTE OF COMMUNICATION

There were no conflicts of interest or ex parte of communication to report.

Commissioner Jefferis will preside as the chairman and moved to open the meeting:

REPORT ON HARBORSIDE AMENDED PLAT – ACTION ITEM

Harborside Loop, Blackfoot, Idaho

Commissioners Ron Ramirez and Merv Dolan opened the discussion to the changes that the Harper Leavitt Engineers had made to the approved Harborside plat. They found that neither the current parking scheme or the approved plat matched what had been in the initial design presented to the Planning and Zoning board. The commissioners stated the approved plat is a violation of the city ordinances.

Kurt Hibbert, Planning & Zoning Administrator, explained that the plat for Harborside that was presented to the City Council and Bingham County was different from the map that was approved by the Planning and Zoning Board. The map that was approved had been marked as a PUD (Planned Unit Development), and the map in question was titled Subdivisions, which makes it a different area. The map was changed because of the FAA needing air space in this area. He explained that one of the parking & recreation areas was moved to the southwest end of the plat, hoping that it would help with the air space needed. Also, there is an area that the City is developing as a water retention pond. There was nothing fraudulent or dishonest; the plat needed rearranging.

Hibbert confirmed that since then, developer Neil Anderson and Harper Leavitt Engineering have met to correct the current issues about parking. The development will still be filed as a Planned Use Development (PUD), as a homeowner's association.

The Planning and Zoning commissioners stated their concerns over parking issues due to the street width in Harborside originally being approved with narrower streets for the development and that there would be provisions for off-street parking areas. Street parking would not be allowed, both for the sake of traffic flow and for emergency vehicle access. Narrower streets are permitted in PUD's but not for regular subdivisions. They stated that parking along the road is going to be a safety issue in the future.

Bryce Jolley, a representative for Harper Leavitt, explained that the parking areas for Harborside were changed from the northeast to the southwest end and to add more parking in that location. This would allow the parking in the center of the development to remain the same. Mr. Jolley explained the modification to the plat, which was presented to the board as follows:

See attached Maps:

1. Submitted for 30 total units or lots, plans show 15 units or lots along Jensen Grove or East Airport Road.
2. It is finally reduced to 24 lots with 22 units, with seven units on nine lots along Jensen Grove or East Airport Road.
3. Reason-The Number of Units or lots was reduced because of the height issue with the FAA next to the Airport. Instead of being two-story units, they are one level and larger at ground level.
4. Submitted with parking lot shown on the North end. The other parking lot will be built where shown.
5. Reason-Will is built on lot 6 or 7. With the FAA requirements and having to expand units or lots, the parking needed to be relocated. Also, the Play area or Pickle Ball court will be in that area.
6. It is submitted with the Play area in the corner of a private drive and Lilac Street.
7. Reason-Play area or Pickle Ball court relocated to fill in an area where the FAA has very limited height restriction and the relocated parking lot and in a more central area.
8. Maintenance building not yet built will relocate.
9. Reason-Will is built near the southeast corner of lot 6; this will make the open space area more usable and out of the way, but next to a parking lot. Not in the back yards of the units.
10. Submitted with grass area around units with the fence between. No change and grass area maintained by the HOA.

There was a discussion about the emergency vehicles having access to Harborside.

City attorney Garrett Sandow pointed out that the city would not incur any liability if emergency vehicles

could be blocked by vehicles parked on the street so long as the first responders made a reasonable faith effort to respond.

Commissioner Deborah Barlow made the motion that the Planning and Zoning board recognized the changes to the plat were minor, and therefore, Harborside Planned Unit Development's changes to the plat were minor. Accordingly, Harborside could proceed with finishing the development without submitting any changes to the City Council. Commissioner Sayer seconded; roll call vote was taken, and all were in favor; motion carried.

Commissioners moved to codify a change to the setback ordinance (Title 11-04-07, No. 2038).

The Planning and Zoning Board shared concerns about a city ordinance on the building setback, which is not currently listed in the city codes. The city's ordinances are maintained online by Sterling Codifiers, which specializes in providing this service to jurisdictions like Blackfoot.

This code is part of Title 11, which covers the city's zoning ordinances. This ordinance deals mostly with setback distances between structures and streets. The code change was approved by the Blackfoot City Council in 2008, but it had never been placed into the city's codes.

Commissioners moved to make a motion to make sure that this ordinance placed into the city's code book for future reference; all members of the Planning and Zoning board approved the motion.

Commissioner Ramirez moved to the next item on the agenda.

Zones and Land Use Tables – Action Item

Planning and Zoning Commissioners shared their proposals as follows:

The commission first started discussing the changes which were being proposed for City Code 11-4-6, the table entitled "Official Schedule of Use Districts," which indicates allowed uses in the newly adopted commercial zones for the City of Blackfoot. It was determined that if the proposed table were to be complete before recommendation to the City council, then it would have to include allowed uses for City residential areas also.

Commissioner Ramirez suggested that the commission may want to consider changing the current City residential zones from R1 (single-family residential), R2 (one and two residential) and R3 (multi-family residential) to new zones based upon density such as L1 (low density) with 60 percent of the building lot as open greenspace, M1 (medium density) with 40 percent of the building lot as open green space, and H1 (High Density) where only 20 percent of the building lot is open green space. During the discussion, comments were made concerning protecting the current residential neighborhoods, which were established under the rules of the current City code and which may want to retain their current neighborhood status. Kurt Hibbert indicated that both goals could be met by developing two divisions in each zone, such as an L1 and an L2. L1 could retain the current building standards while L2 would establish rules and standards for new subdivisions.

The commissioners felt that this suggestion had merit and requested that Mr. Hibbert develop what he

felt would be acceptable standards for each proposed residential area. Mr. Hibbert agreed and indicated he would have some suggestions ready for the next commission work meeting.

Further action relative to the adoption of the proposed table of "Official Schedule of Use Districts" was tabled until the new residential zones could be adopted and included in the table.

Adjournment:

Commissioner Ron Ramirez motioned to adjourn the meeting; Commissioner Debora Barlow seconded; all were in favor; the meeting adjourned at 7:50 P.M.

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