



CITY OF BLACKFOOT
PLANNING & ZONING

Meeting Minutes
157 N Broadway Street, Blackfoot
October 26, 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 October 26, 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:

Chairman Ramirez reported to the group that the mayor and he had visited and walked through one of the homes located at the **Slate Mountain Mobile Homes site, 788 & 766 S Broadway, Blackfoot Idaho**. No other items were reported.

Approval of the September 28th meeting minutes:

Chairman Ramirez asked for a motion to approve the minutes. The motion was offered by Commissioner Jefferis. Commissioner Thomas seconded, and the motion to approve the September 28, 2021, meeting minutes passed with Commissioner Barlow abstaining.

Approval of the October 12th meeting minutes:

Chairman Ramirez asked for a motion to approve the minutes. The motion was offered by Commissioner Barlow. Commissioner Thomas seconded, and the motion to approve the October 12, 2021, meeting minutes passed.

Public Hearing - Action Items:

Before opening this portion of the meeting, Chairman Ramirez reviewed some of the rules and procedures the commission would follow.

Agenda item 6 a), Slate Mountain Mobile Homes, 9038 E. Cedar Point Lane, Idaho Falls, Idaho, parcel(s) located at 788 & 766 S Broadway, Blackfoot, Idaho, seeking approval of a Mobile Home Park Application - Action Item:

Chairman Ramirez asked Administrator Kurt Hibbert to give the staff report on this item. Mr. Hibbert explained that this project has been in development for about a year's time and asked the applicant to explain progress of items that have come up.

Jed Rammell, Rexburg, Idaho, Started out by giving a background on what the property's previous status was. Mr. Rammell also indicated that they had been given the option to purchase the parcel to the north, explaining what that would mean as far as additional units, total density coming in at thirty-eight homes on four acres. Mr. Rammell reviewed the proposed two-car parking plan. He went over design for the sewer line, indicating that the city

recommended a new sewer main be installed. Slate Mountain Mobile Home Park, LLC was able to get approval to install a main originating from Walker Street up to Minor Street via Broadway but Mr. Rammell explained that bids to complete this work was prohibitive. It was decided to connect to the existing main, making sure Slate Mountain Mobile Home Park, LLC lines met all the requirements to that point. Mr. Rammell also went over the other utilities and the status of each. He explained that the homes are manufactured by Fleetwood out of Boise, Idaho, each having three bedrooms and two baths. He also mentioned the homes each had nine-hundred and thirty square feet of living space and had a two-thousand and twenty-twenty-one manufacturing date. Mr. Rammell assured the commission the project would be completed and managed responsibly. There was a question from the commission on the Humane Society building to which Mr. Rammell answered.

At this time, Chairman Ramirez opened the meeting to the public, with those in favor of the application going first. No individuals came forward in favor of the mobile home park application.

Bobette Ostberg, Blackfoot, Idaho, was neutral to the mobile home park application.

No individuals came forward in opposition to mobile home park application.

Chairman Ramirez then closed this portion of the meeting to the public and gave the floor back to Slate Mountain Mobile Home Park, LLC, to comment on the items brought up by the public.

Jed Rammell, Rexburg, Idaho, elaborated on the parking plan, how the entrance and exit would work. He also stated they were aware of the storm water issue and were working on a solution. Some discussion continued on specifics of the storm drainage.

The commission then discussed items pertaining to the application. It was asked if the city would participate in making sure drainage as well as other items would be completed satisfactory. Administrator Hibbert confirmed that was the case. The commission mentioned that the units as well as the planning were to be commended. Commissioner Jefferis offered the motion to send this application to City Council for approval. Co-Chairman Smith offered a second; the voted was taken and passed unanimously.

Agenda Item 6 b), Chassie and Jake Rooke, 665 Wildrose Lane, Blackfoot, Idaho, (T2S R35E SEC 34 BLKFT CEDAR PARK LK 2 LOT 14) Conditional Use Permit for an in-home business - Action Item:

Chairman Ramirez started out by asking Administrator Hibbert for the staff report. Mr. Hibbert gave a brief description as to the applicants request and details surrounding it. Mr. Hibbert then gave the floor to the applicant.

Chassie Rooke, Blackfoot, Idaho, described to the group the nature of her business and how their home meets the requirements for the salon business. Chairman Ramirez then opened the meeting to the public for comment.

Christine Richardson, Blackfoot, Idaho, spoke in favor of the Conditional Use Permit application request.

Sue Doran, Blackfoot, Idaho, had some questions about the Conditional Use Permit application request.

No individuals came forward that were neutral to the Conditional Use Permit application request.

No individuals came forward that were opposed to the Conditional Use Permit application request.

Chairman Ramirez then closed this portion of the meeting to the public and turned the floor over to the Rooke's to comment.

Chassie Rooke, Blackfoot, Idaho, answered questions on signage size and location, Chairman Ramirez interjected and said that a sign ordinance amendment was going to the city council for a vote and that the requirements would be updated and explained in that amendment. Administrator Hibbert conveyed to the group that city residents have the right to operate home based businesses as long as they comply with all applicable ordinances and statutes. There was more discussion on the types of signs and placement. Chairman Ramirez then closed this portion of the meeting and allowed the commission to discuss. After that, Mr. Ramirez asked for a motion. The motion to approve the Conditional Use Permit for an in-home business located at 665 Wildrose Lane, Blackfoot, Idaho, for applicants Chassie and Jake Rooke, with a condition that the sign size will be no more than six square feet total, was given by Commissioner Jefferis. The second to the motion was entered by Commissioner Barlow; the vote was taken and the motion passed unanimously.

Agenda Item 7, Commercial Zones – Action Item:

Chairman Ramirez asked that this item be tabled until the November 9th work meeting. A motion was made by Commissioner Barlow to do such; motion seconded by Commissioner Thomas. The motion to table the Commercial Zones until the November 9th meeting passed unanimously.

Adjournment:

A motion to adjourn was made by Commissioner Jefferis and seconded by Commissioner Barlow. The meeting was adjourned at 8:20 PM.

Donna Parkinson

City of Blackfoot, Planning & Zoning Clerk
Donna Parkinson