



**CITY OF BLACKFOOT
PLANNING & ZONING**

Meeting Minutes
157 N Broadway Street, Blackfoot
June 27, 2023

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 June 27, 2023, at the City of Blackfoot Council Chambers by Vice Chairperson Scott Stufflebeam. 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: Commissioners Curtis Cannon, Scott Stufflebeam and JoAnne Thomas

Absent: Chairperson Deborah Barlow and Commissioner Merv Dolan

City of Blackfoot Staff Present:

Garrett Sandow, City Attorney, Julie Conan, Planning & Zoning Administrator and Misty Myler, Planning & Zoning Secretary

Approval of the June 13, 2023, Meeting Minutes:

Commissioner Cannon moved to approve the meeting minutes for June 13, 2023. Commissioner Thomas seconded the motion; all were in favor, motion carried.

Consent Agenda:

The commissioners had been provided with the Finding of Facts for the Zone Change Northeast Quadrant, Conditional Use Permit for a Drive Through Window at the Shiver Shack, and removing Item 14 regarding Sidewalk and Parking Requirements from MDR2, HDR1 & HDR2 Residential Codes prior to the meeting for review. Commissioner Thomas moved to accept the consent agenda items. Commissioner Cannon seconded the motion; all were in favor, motion carried.

Report on Conflicts of Interest/Ex Parte of Communication:

There was none to report.

Public Hearing - Action Items:

a) Conditional Use Permit for an In-home Preschool – 792 Eagle Way – Alisha Nebeker:

Planning and Zoning Administrator, Julie Conan, presented the staff report.

Alisha Nebeker, applicant, approached the podium to describe the in-home preschool. She explained that they will be starting out with six to ten students and does not foresee any traffic issues with the few students they will have.

Vice Chairperson Stufflebeam opened the hearing to the public at 7:07 PM.

Testimony in favor of:

None

Neutral testimony:

None

Testimony in opposition:

Jerry Ann White, 754 E. Quail Circle, testified regarding the following items: other neighbors and her own family desiring to have in-home businesses, additional traffic, business taxes and extra charges for city utilities.

Brett White, 754 E. Quail Circle, testified regarding the following items: he is concerned that the mailbox will be blocked while students are being dropped off and the increase in traffic flow.

Lori Kearsley, 792 Eagle Way, and Alisha Nebeker approached the podium for rebuttal. They confirmed the school will already be in session when the mail is generally delivered. They clarified that the classes will be held Monday, Tuesday and Wednesday from 9:00 to 11:00 in the morning and noon to 2:00 in the afternoon. The amount of time for cars parking to drop off and pickup students will be minimal. The Kearsley's have spoken with some of the neighbors regarding the traffic and they are supportive.

Vice Chairperson Stufflebeam closed the public hearing at 7:22 PM.

There was some discussion regarding the additional traffic flow. There was discussion of a 6-10 student maximum on the permit. Commissioner Cannon asked if there was a limitation on the number of students to which Lori Kearsley confirmed that the state bases the number of students allowed on square footage, this would automatically limit the number of students to a maximum of 20. Commissioner Cannon moved to approve the Conditional Use Permit for an in-home preschool at 792 Eagle Way. Commissioner Thomas seconded the motion; all were in favor, motion carried.

b) Conditional Use Permit for Daycare Center – 1002 Rupe Dr. – Tina Bangerter:

Planning and Zoning Administrator, Julie Conan, presented the staff report.

Vice Chairperson Stufflebeam opened the hearing to the public at 7:32 PM.

Testimony in favor of:

None

Neutral testimony:

None

Testimony in opposition:

None

Vice Chairperson Stufflebeam closed the public hearing at 7:32 PM

Commissioner Thomas moved to approve the Conditional Use Permit for a Daycare Center at 1002 Rupe Dr. Commissioner Cannon seconded the motion; all were in favor, motion passed.

Administrative Report - City Happenings:

Planning and Zoning Administrator, Julie Conan, informed the commissioners that the City has received five applications for the Citizen Volunteer Committee which will be working on drafting an updated comprehensive plan. She stated that the Fisher Street project is in the works with a goal to have phase one completed by August 1st and that the West Bridge Street bridge project is back on track and moving forward.

City Attorney, Garrett Sandow, summarized the verdict of the Reese Group lawsuit.

There was a discussion regarding CCRs for subdivisions.

A motion to adjourn the meeting was made by Commissioner Thomas and seconded by Commissioner Cannon. The meeting was adjourned at 7:40 PM.


City of Blackfoot, Planning & Zoning Secretary
Misty L. Myler