



CITY OF BLACKFOOT
PLANNING & ZONING
Meeting Minutes
157 N Broadway Street, Blackfoot
September 27, 2022

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 September 27, 2022, at the City of Blackfoot council chambers by Chairperson Deborah Barlow. This meeting was not available to the public for viewing by way of the Zoom application due to internet issues.

Pledge of Allegiance

Agenda Amendment:

Chairperson Barlow made a motion to amend the agenda to add the Approval of September 13, 2022, Work Meeting Minutes and Approval of the Zoning Map Corrections. It was noted that these were not advertised, but since they were not action items that have much effect, the Commissioners proceeded. The Motion passed unanimously.

Commissioner Roll Call:

Those present: Chairperson Deborah Barlow, Commissioners Marilyn Jefferis, Merv Dolan, JoAnne Thomas, and Scott Stufflebeam.

Those absent: Vice Chairperson, Dine Smith

City of Blackfoot Staff Present:

Garrett Sandow, City Attorney, Kurt Hibbert, Planning & Zoning Administrator, Julie Conan, Planning & Zoning Clerk

Report on Conflicts of Interest/Ex parte of Communication:

No items were brought forward.

Action Items:

- a) **Honeybrook Division 3 Subdivision, 396 S Pendlebury Ln - Collin Hunter, Honeybrook Investments, LLC – Preliminary and Final Plat Approvals**

Collin Hunter, Honeybrook Investments, 4429 Tails Down Rd, Tetonia ID, approached the podium to describe this project. His goal is to provide more affordable housing. These units will be 2 bedroom, 1.5 baths and are designed for first-time homebuyers and those looking for new, less expensive homes. They will be incorporated into the existing HOAs for Honeybrook 1 and 2 Subdivisions and will have access to the amenities at those sites. This development will also have a small park on-site. It will have 80 units.

Administrator Hibbert approached the podium to add comments. He stated that the infrastructure (streets, water, wastewater and parks) has been addressed by the Superintendents, and this development can be supported without concerns. He also stated that the City will approach the State to acquire the small parcel at the intersection of Cromwell and Pendlebury, in order to make it a public-improved right of way. Chairperson Barlow asked Administrator Hibbert who would be involved in approaching the State and he said it would be him and the Mayor. They are hopeful it will be quit-claimed without any cost to the City. Commissioner Dolan asked if it would be used to connect the two roads. Administrator Hibbert stated the engineers are going to design it to make it a safer intersection, long-term. Some improvements may be made immediately at the intersection, and the Developer will improve the roads on the frontages of their development during construction. Commissioner Jefferis talked about how the traffic is extremely busy around 4 p.m. from Walker St to Pendlebury St., and is worried about safety. She wanted to know if that had been addressed by the City Police. He stated they are looking at all the extra traffic around the City due to the developments and growth. He pointed out that the plans include a pull-out with a shelter for a future public transit vehicle. When people start using this service, it will help reduce traffic in that location. Chairperson Barlow asked for the zoning of this parcel. Administrator Hibbert stated

it was R3, high density-zoned. Commissioner Stufflebeam asked if the water pressure had been addressed for that area, due to the issues they are currently having. Administrator Hibbert stated the Water Superintendent has looked at this and there will be adequate water supply. He also spoke about the current problem of pressures due to the broken pump that they are waiting on parts for. Commissioner Stufflebeam said he was worried about the infrastructure supporting this and Administrator Hibbert responded that staff have confirmed the City has adequate infrastructure to accommodate this development.

Chairperson Barlow opened the Public Hearing. Six individuals signed up to testify. Ryan Singleton of Connect Engineering, spoke up that he is not on the sheet and he signed in at that time.

Ryan Singleton, 1925 N Bramble Ln, Idaho Falls, approached the podium to testify in favor of this subdivision. He is the engineer for this development. They have taken the time to address the current and long-term issues with the City Staff. They are addressing the need for quality housing. The decision to go to a smaller unit was made to offer more affordable housing. He spoke about the amenities that will be available to the home-owners and also the expanded green space. They are contributing to the long-term goal of establishing and developing this area in a responsible way.

Chairperson asked for anyone who wanted to testify as neutral, and no one responded. She then invited the first person on the list in opposition, Derek Condon.

Derek Condon, 900 Pendlebury Ln, approached the podium in opposition. He stated that Administrator Hibbert did not state any concrete plans to address the issues of public safety of the roads and the infrastructure. He had no idea this was going to have 80 units. He stated the road conditions continue to get worse and doesn't think this is a safe project because of the impact on traffic. He also wasn't aware of a public bussing system and stated the taxpayers would have to pay for that. He went on to speak about water problems and the maintenance of roads in that area. He spoke of the effect on the neighborhood and how crime has gone up since the first two developments. He was not inferring that new apartments are going to cause the crime rate to go up because of the people that live there, but the more densely the neighborhood is, the higher the crime rate will be. He said until there is a concrete plan for traffic and infrastructure, the neighborhood is adamantly opposed.

Curt Fresh, 540 Pendlebury Ln, approached the podium in opposition. He has lived there for three years and has seen a huge increase in traffic since he first moved in. He said the road is in terrible condition and he has poor water pressure. Adding 80 units to that parcel is too dense for that size of land, and too much for the sewer line. He deserves to know what that intersection is going to look like in the future and what the traffic pattern will be like after the improvements are done. It is a dangerous intersection. He stated he objected and said it was an outrage.

Mark Loveland, 720 Pendlebury Ln, approached the podium to testify. He said he doesn't necessarily oppose the project, but maybe five to ten single family dwellings would be more reasonable. He has lived in his home for 22 years, which was part of a row of four homes that were developed at that time. He said Planning and Zoning required curb, gutter and sidewalk, which they paid for and put in. After waiting a year and a half, he hauled in gravel to fill in a gap between the curb and the street, which the City was supposed to pave. He feels the City has been unable to manage that road. He stated there are some unforeseen problems with traffic because the other developments on Lawrence Lane are not completed yet. He said the road may need to be four lanes for this type of high-density development. He thanked the Commissioners for their service.

Connie Thompson, 1086 Seefried Lane, approached the podium in opposition. She has been a resident of Blackfoot her whole life and loves it here. She realizes that developments are necessary for the community to thrive, but feels like single family dwellings should be allowed on this parcel, not apartments. She named reasons for her opposition to this. After 8 months, the road has still not been paved on Seefried and Hepworth, and she doesn't want the disruption of Cromwell and Pendlebury added to this. There will be a lot of traffic at the intersection of Pendlebury, Cromwell and Judicial St from the residents of this development. There are no sidewalks or traffic lights for pedestrians, and she feels an accident is imminent. The new school will only add 4 additional classrooms which she doesn't feel is enough considering the school is already overcrowded. She is concerned that the sewer

and water infrastructure cannot accommodate this development. She stated the development will overload Emergency Services and they will not be able to get to this side of the City quickly enough when emergencies occur, due to the trains on the tracks. She has counted 163 multifamily apartments within a half mile from this location, and feels there needs to be a different location for this type of development.

Ann Hall, 2156 Savannah Loop, approached the podium in opposition. She agreed with all the previous testimony that was presented in opposition. She also added that the construction equipment that is in the road from the first two Honeybrook developments has caused many traffic issues. She believes the new development will add even more congestion. She would like the roads fixed and the water pressure problem resolved before this development is approved.

Chairperson Barlow asked if there were any additional people in opposition that would like to testify, and no one responded. She invited Collin Hunter to provide rebuttal. He approached the podium and stated that the current zoning is more than adequate for the density this development will have. They have relied on the professionals of the City to ensure that the infrastructure can handle this project. Collin stated that they paid for a waterline loop to ensure there is plenty of water available. He also stated that these homes will be affordable and that tenants tend to take care of something they own, more so than something that is rented, keeping the development a nice place. He believes once the well is back online and the repairs are made, the pressures will be back to normal. The Commissioners asked Collin about road repairs, carports/garages, parking, unit rentals, and the new waterline. Collin stated they will repair any damages to the road caused by the construction. He said they are putting in a crosswalk with lights for pedestrian traffic to the ballparks across the street. He commented that the new waterline will service the whole area. Collin stated these units will be for sale, but that he cannot control what each owner does with the property after it is sold, regarding rentals. He also said the HOA addresses issues of boats/RVs being parked in the parking lots. They are not allowed in the parking lot, but they have allowed one in the previous development because there are available parking spaces. There are 2.3 parking stalls for each unit in this development. In order to keep these units affordable, Collin said they decided not to have garages/carports because the need for housing is more important right now.

Commissioner Jefferis said that there are dumpsters on both sides of the road by the Lawrence Lane developments. She is concerned about an accident. Collin said he will make sure they are not on the road anymore. Chairperson Barlow asked about the location of the dumpsters in the new development and his said they would be on concrete pads.

Chairperson Barlow allowed another person's testimony. Carrie Hasselbring, 163 S Adams St, approached the podium to testify. She said her water pressure has been going down over the last five years. She feels that they have not had a chance to see how the previous two developments are going to affect the neighborhood. She stated that road improvements are about ten years out for the City to get approval to address them. She questioned the timing of this project. She would like to see the impact on the infrastructure of the current developments before anymore large developments are approved. She stated she is a realtor and sees the need for affordable housing.

An audience member asked the Commissioners what the next step is after receiving the testimony from the public. Chairperson Barlow explained the process for determining a decision on this project. He then asked if there is any proof that the infrastructure can handle this development. Another audience member asked for the name of the Road Superintendent that approved this. Administrator Hibbert responded that studies were done by engineers for this project and a team of Superintendents approved it. He named all the Superintendents. He stated that they knew it would be an impact, but that the infrastructure could handle it. He also stated that these studies are public record.

Commissioner Jefferis asked if the fire hydrants were adequate at this location during peak times of watering. FD Chief Bryon Howell responded that they test them in the spring. He didn't have the exact results on hand, but that Princeton Lee, Water Superintendent, has the results and they notify him if the flow tests do not pass. He also stated that they do not test during peak times in the summer because it stresses the water system too heavily and can contaminate the system. He did confirm that their flow tests have been adequate. Commissioner Jefferis

asked about the hydrants being able to have enough pressure for a fire at this development. He could not verify the numbers, but said the flows that have been tested have passed.

Collin Hunter approached again for rebuttal. He stated how being able to buy a house helps someone become more financially stable. His goal to provide affordable housing ownership for the public. He reiterated that they have relied on the professionals of the City to ensure that the infrastructure can handle this project. Commissioner Jefferis asked about the storm water retention pond and Ryan Singleton, Honeybrook Engineer, explained how it was going to work.

Chairperson Barlow closed the Public Hearing.

The Commissioners began deliberation. Topics discussed were traffic, population density, road improvements, pedestrian safety and the water and sewer system impact. They were in agreement that the traffic on Pendlebury Lane is very heavy, especially during school bus hours. They also discussed the timing of this project. Concerns were raised about whether the infrastructure could handle this and the previous Honeybrook developments, but that there is a need for affordable homes. They decided it would be better to get information directly from the Department Heads to confirm that the City's infrastructure could handle this. Chairperson Barlow requested the secretary to acquire statements from the Department Heads, regarding their decision to approve this development. They also wanted a representative from the departments available to answer questions if they have any. Administrator Hibbert and Collin Hunter spoke to the percentages of completion of the first two Honeybrook projects. Administrator Hibbert also commented how the Lawrence Lane road had been improved and the road frontages of Honeybrook 3 would be improved as well, by the developer. He stated he represented the City Department Heads and they had no concerns for this development. He told the Commissioners they are welcome to contact the Department Heads if they have any questions in the future. He commented on the Pendlebury Lane conditions and the delay in work on Seefried, and the frustration it has caused. He said the county portion of that road will be built to City standards. Chairperson Barlow reminded the other Commissioners that their job is to decide if this development meets the code and if the timing is right. Attorney Sandow stated that the discussion on adequate infrastructure is appropriate. Commissioner Stufflebeam made a motion to table the Approval of Honeybrook 3, Preliminary and Final Plats, to the October 25, 2022, Public Hearing and have the discussion on the information provided by the Department Heads at the October 11, 2022, Work Meeting; Commissioner Jefferis seconded the motion. The motion passed unanimously.

b) Approval of Zoning Map Corrections:

Kurt Hibbert, Planning & Zoning Administrator, discussed the proposed corrections. They were numbered and he described each one, which were mostly the annexation properties that the City zoning didn't accommodate. The Commissioners reviewed the corrections and Chairperson Barlow asked about the schools' property being delineated as a public facility. Administrator Hibbert said it was to make them more visible. He also noted that the Impact Area is not identified as this is a city-only zoning map. Commissioner Jefferis made a motion to send this map as designed to the Public Hearing on October 25, 2022; Commissioner Stufflebeam seconded the motion and it passed unanimously.

City Happenings:

Administrator Hibbert talked about the Maverick project on Highway 26/39. He said it is still in motion and they are dealing with some access issues with ITD. They are still planning on their other Maverick project for the downtown location on Alice St. He said there is a lot of confidence in the market in the City of Blackfoot. He stated there is a copy of a development in the County that will be located next to the Concordia Development, included in their packet they were given tonight. It should be part of the municipal process since this development is next to the City boundary and in the Impact Area. Administrator Hibbert said BURA did meet today and they allocated \$100,000.00 to the Downtown Revitalization Project. Commissioner Barlow asked about the Commercial Codes status. Administrator Hibbert stated that the City Council wanted the Land Use Table to be numbered in the codes and the yellow-highlighted portion to be updated. Design Standards in the Downtown District are missing as well. The Commissioners decided to add the Commercial Codes on the October Work Meeting agenda and the Impact Area Agreement added to the November Work Meeting agenda.

A motion to adjourn the meeting was made by Commissioner Thomas and seconded by Commissioner Stufflebeam. The meeting was adjourned at 9:05 p.m.

Julie Conan

City of Blackfoot, Planning & Zoning Clerk
Julie Conan