



## PLANNING AND ZONING MEETING AGENDA

January 27, 2026  
7:00 PM

The meeting will now be held in person, and you must be present to participate. The following information is for those citizens who would like to view the meeting via YouTube.com:

**To access online live streaming of the meeting, go to the following web address:**

**[Youtube.com/@COBPublicRelations](https://www.youtube.com/@COBPublicRelations) OR**

**Click on the following link: <https://youtube.com/lcobpublicrelations?si+rHmY5gxFT6NH0xx>**

- 1. Pledge of Allegiance**
- 2. Roll Call of Members** - Commissioners: JoAnne Thomas, Bennie Lilly, Tad Pearson, and Audrey Stanfield, and Jim Schnittgen.
- 3. The City of Blackfoot Staff** – Garrett Sandow, City Attorney, Julie Conan, Planning & Zoning Administrator, Travis Allen, Planning & Zoning Administrator, and Misty Myler, Planning & Zoning Secretary.
- 4. Approval of the January 13, 2026, Meeting Minutes**
- 5. Consent Agenda:**
  - a. Finding of Facts for a Conditional Use Permit for a Home Occupation at 1139 Plains Dr – Elizabeth Tubbs**
- 6. Report on any Ex Parte Communication or Conflicts of Interest.**
- 7. Public Hearing – Action Items:**
  - a. Conditional Use Permit to Have Four Llamas Per Acre in a Low Density Residential 1 (LDR1) Zone at 330 Wilson Ave – Brett Blackstone**
  - b. Annexation for a portion of RRP0350205 and Zone Change for RP1334406 – Jason Moulton**
  - c. Conditional Use Permit to have a Bakery in a Manufacturing 1 (M1) Zone – Hobbs Holding LLC**
  - d. Adoption of the 2025 Comprehensive Plan – City of Blackfoot**
- 8. Administrative Report – City Happenings**
- 9. Adjourn**

If there are persons needing an interpreter and/or documents translated for this meeting, please contact Julie Conan, P & Z Administrator, at 208-785-8600, opt. 4 to make arrangements. ***Please notify the city at least three days before the meeting with your request.***

City Hall is accessible to persons with disabilities. Anyone needing special assistance or anyone with any symptoms associated with COVID-19 who cannot participate in person can contact Julie Conan, P & Z Administrator, at 785-8600 opt. 4 to make arrangements. ***Please notify the city at least three days before the meeting with your request.***

**Information available at the City of Blackfoot 157 N Broadway**

**<https://www.cityofblackfoot.org/AgendaCenter>**

City of Blackfoot Planning & Zoning Meeting  
Public Notice  
**January 27, 2026**  
7:00 P.M

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**NOTICE OF HEARING**

**Conditional Use Permit to Have Four Llamas Per Acre in a Low Density Residential 1 (LDR1) Zone  
at 330 Wilson Ave, Blackfoot ID/RP11272501 Requested by Brett Blackstone**

**NOTICE IS HEREBY GIVEN** that the City of Blackfoot Planning and Zoning Commission will hold a public hearing on a conditional use permit for the following property:

LOT 16 OF YOUNIES ADDITION TO THE CITY OF BLACKFOOT IDAHO, ACCORDING TO THE OFFICIAL AND RECORDED PLAT THEREOF, RECORDS BINGHAM COUNTY, STATE OF IDAHO.

EXCEPTING THEREFROM THE WEST 141.5 OF LOT 16.

ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NE CORNER OF SECTION 4 THENCE S 01°14'20" W 1884.09 FEET ALONG THE SECTION LINE; THENCE N 89°37'33" W 1201.69 FEET ALONG THE NORTH LINE OF THE S½ S½ NE¼; THENCE S 01°16'50" W 175.28 FEET TO A POINT ON THE WEST LINE OF DEED INSTRUMENT NO. 426005, AND THE POINT OF BEGINNING, THENCE S 88°43'10" E 109.05 FEET; THENCE S 15°33'05" W 77.39 FEET; THENCE N 88°43'10" W 89.97 FEET TO THE WEST LINE OF SAID DEED; THENCE N 01°16'50" E 75.00 FEET ALONG SAID DEED TO THE POINT OF BEGINNING.

Such hearing will be held to gather information and receive testimony either for or against such action. All persons interested or who are affected are invited to attend said hearing to show cause, if any, why said application should or should not be granted. No more than 2 pages of written testimony will be accepted at the hearing.

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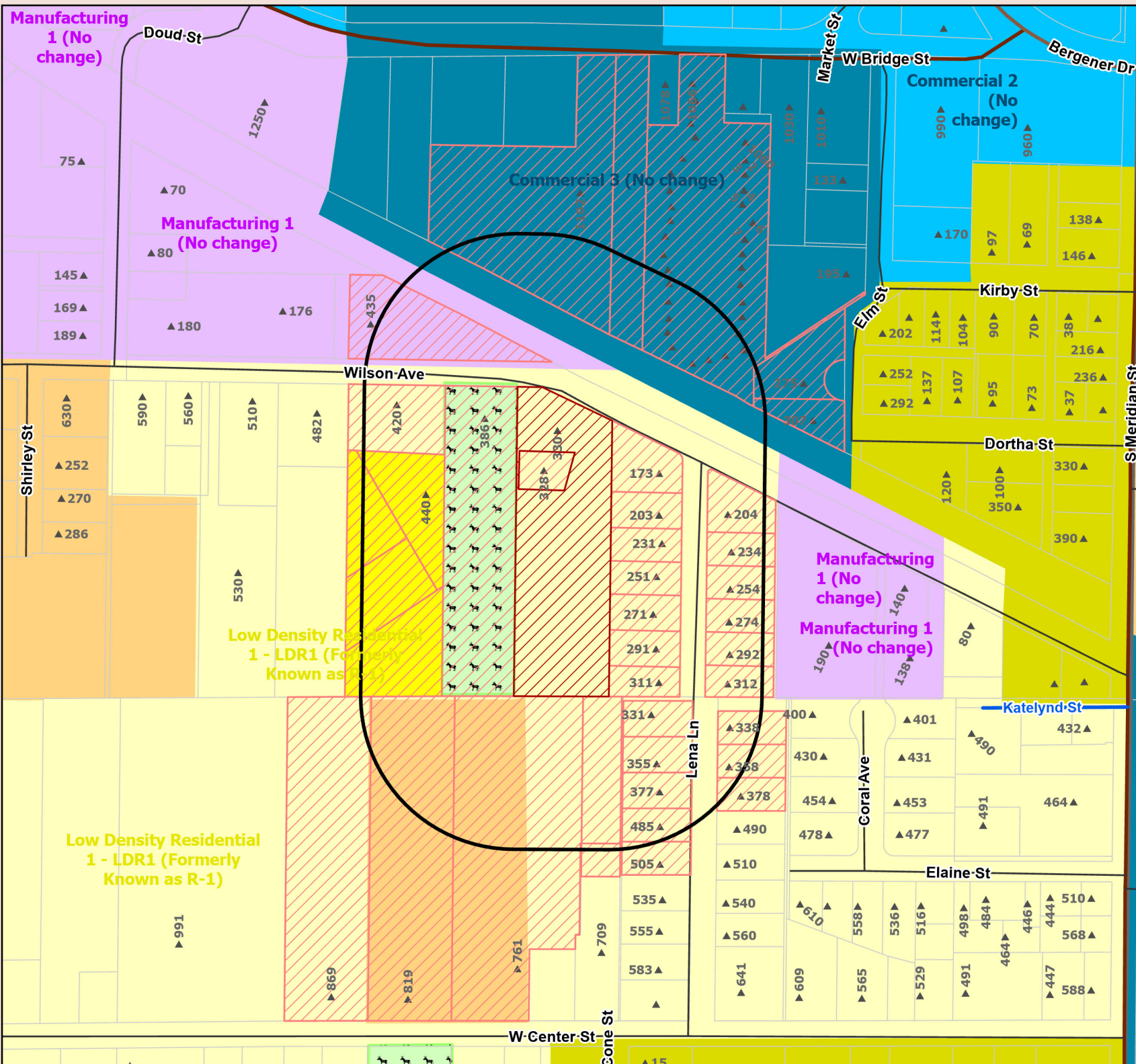
Those wanting to address the commission at said hearing need to sign in and limit their remarks to 3 minutes and not repeat other participant's comments. All other documents must be delivered to City of Blackfoot Planning & Zoning Dept. a minimum of 5 days before the hearing. You may mail them to the address below, or you can email them to me at [tallen@cityofblackfoot.org](mailto:tallen@cityofblackfoot.org). If you have any questions, please call **City Hall at 785-8600 x 4.**

City of Blackfoot  
ATTN: Travis Allen, P & Z Administrator  
157 N. Broadway  
Blackfoot, ID 83221

**NOTICE IS HEREBY GIVEN** that said hearing will be held in the City Council Chambers at 157 N. Broadway, Blackfoot, Idaho, on **January 27, 2026, at 7:00 p.m.** All interested parties are invited to attend.



# Notification Map



- Low Density Residential 1 - LDR1 (Formerly Known as R-1)
- Low Density Residential 2 - LDR2
- Medium Density Residential 1 - MDR1 (Formerly Known as R-2)
- Medium Density Residential 2 - MDR2
- High Density Residential 1 - HDR1 (Formerly Known as R-3)
- High Density Residential 2 - HDR2
- Transitional AG (Formerly known as RA)
- RR Rural Ranchette - RR (Formerly known as R1-R)
- Commercial 1 (No change)
- Commercial 2 (No change)
- Commercial 3 (No change)
- Manufacturing 1 (No change)
- Manufacturing 2 (No change)
- Applicant
- 300' Notification Area
- Notified Property Owners



Printed: January 7, 2025



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**Public Notice**  
**January 27, 2026**  
**7:00 P.M**

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**Notice of Hearing for Annexation of a portion of RP0350205, Re-Zoning a portion of RP1334406 from Low Density Residential 1 (LDR1) to Manufacturing 1 (M1) and a Conditional Use Permit for an Equine Center in a Manufacturing 1 (M1) Zone requested by Jason Moulton**

**NOTICE IS HEREBY GIVEN** that the City of Blackfoot Planning and Zoning Commission will hold a public hearing on an annexation and re-zoning for each of the following properties into the City:

**Annexation Area Legal Description**

All of that property contained in the following tracts of land, which area includes a combined total of approximately 0.34 acres, and is described as follows:

Part of the SE¼SW¼ of Section 35, Township 2 South, Range 35 East of the Boise Meridian, Bingham County, Idaho, described as:

Commencing at the South ¼ corner of said Section 35; Thence N 89°42'20" W 1323.89 feet, along the South line of said Section, Thence N 00°17'40" E 210.00 feet, to the Point of Beginning; Thence, N 00° 17' 40" E 45.00 feet; Thence, S 89° 42' 20" E 327.25 feet; Thence, S 00° 22' 26" W 45.00 feet; Thence N 89° 42' 20" W 327.19 feet to the Point of Beginning.

Pursuant to Idaho Statutes Title 50, Section 50-222(5)(a) this proposed annexation is by the request and consent of the landowner and it meets all criteria for annexation which include properties that are contiguous to the City of Blackfoot boundaries.

The proposed zoning for the parcel is as follows:

**Manufacturing 1 (M1) Zoning is being requested by the Applicant for the following area:**

Part of the SE1/4SW1/4 of Section 35, Township 2 South, Range 35 East of the Boise Meridian, Bingham County, Idaho, described as:

Commencing at the South 1/4 corner of said Section 35; Thence N 89°42'20" W 1323.89 feet, along the South line of said Section, Thence N 00°17'40" E 30.00 feet, to a point on the Northerly Right of Way of Rich Lane and the Point of Beginning; Thence, N 00° 17' 40" E 225.00 feet; Thence, S 89° 42' 20" E 133.61 feet; Thence, S 00° 17' 40" W 225.00 feet, to said Northerly Right of Way line; Thence N 89° 42' 20" W 133.61 feet to the Point of Beginning.

Parcel contains 0.69 acres, more, or less.

The proposed zoning for the parcel is as follows:

**Low Density Residential 1 (LDR1) Zoning is being requested by the Applicant for the following area:**

Part of the SE1/4SW1/4 of Section 35, Township 2 South, Range 35 East of the Boise Meridian, Bingham County, Idaho, described as:

Commencing at the South 1/4 corner of said Section 35; Thence N 89°42'20" W

1128.75 feet, along the South line of said Section, Thence N 00°17'40" E 30.00 feet, to a point on the Northerly Right of Way of Rich Lane and the Point of Beginning;

to the Point of Beginning; Thence, N 89° 42' 20" W 193.33 feet;

Thence, N 00° 17' 40" E 225.00 feet;

Thence, S 89° 42' 20" E 193.64 feet;

Thence, S 00° 22' 26" W 82.76 feet;

Thence, S 00° 22' 26" W 0.19 feet;

Thence S 00° 22' 26" W 142.05 feet to the Point of Beginning.

Parcel contains 1.00 acres, more, or less.

Such hearing will be held to gather information and receive testimony either for or against such action. All persons interested or who are affected are invited to attend said hearing to show cause, if any, why said application should or should not be granted. No more than 2 pages of written testimony will be accepted at the hearing.

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City of Blackfoot  
ATTN: Travis Allen, P & Z Administrator  
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**NOTICE OF HEARING**

**Conditional Use Permit to have a Bakery in a Manufacturing 1 (M1) Zone at  
1615 W Bridge St, Blackfoot / RP1297601 Requested by Hobbs Holding LLC**

**NOTICE IS HEREBY GIVEN** that the City of Blackfoot Planning and Zoning Commission will hold a public hearing on a conditional use permit for the following property:

**PARCEL 1**

Beginning at the Northeast corner of Section 4 in Township 3 South of Range 35 East of the Boise Meridian, in Bingham County, Idaho; thence West 2234 feet; thence South 44°17' West 644.5 feet; thence South 53°03' East 65 feet to the point of beginning, which point is on the North line of the right-of-way of the State Highway; thence South 53°03' East 90 feet; thence North 44°17' East 176 feet; thence North 53°03' West 90 feet; thence South 44°17' West 176 feet to the point of beginning.

Together with all ditches, ditch rights-of-way, water and water rights thereunto belonging or in anywise appertaining, and particularly 2 shares of the Capital stock in the West Side Ditch Company.

**PARCEL 2**

Certain real property situated in Bingham County, of the State of Idaho, particularly described as follows, to wit:

A parcel of land beginning on the Southeasterly side of the centerline of Interstate 15 Project No. I-15-2(9)88 Highway Survey as shown on the plans thereof now on file in the office of the Department of Highways of the State of Idaho, and being a portion of Government lots 2 and 3 of Section 4, Township 3 South, Range 35 E.B.M., described as follows, to wit:

Commencing at the NE corner of said Section 4, thence Westerly along the N. line of said section 4 a distance of 2234 feet to the REAL POINT OF BEGINNING; thence S 44°17' W. 644.5 feet to a point in the Northeasterly right-of-way line of existing U.S. Highway 26; thence Northwesterly along said right-of-way line 1.0 feet, more or less, to a point in a line parallel with and 160.0 feet Southeasterly from the centerline of said Interstate 15, thence N. 32°43'58" E. along said parallel line 134.55 feet to a point opposite Station 1202+00 of said Highway Survey; thence N. 37°29'47" E. 434.96 feet to a point in the N. line of said Section 4; thence Easterly along said North line 107.0 feet, more or less, to the REAL POINT OF BEGINNING. ALSO, A portion of Lots 2 and 3 of Section 4, T, 3S, R. 35 E,B.M., Described as Beginning at a point on the N. line of said Section 4, which is N. 89°43'15" W, 2234 feet, along the Section line from the locally accepted NE corner of said Section 4, said locally accepted corner being 17.0 feet E. and 1.37 feet N. of the NE comer of said Section 4 as set by the Cadastral Survey in 1957; and running thence S. 44°17' W, 647.7 feet to the Northerly line of Highway 26; thence S. 53°03' E. along said Northerly line 65 feet; thence N. 44°17' E 176 feet; thence N. 36°57' E 471.22 feet to the N. line of said Section 4; thence N. 89°43'15" W 6.02 feet to the point of beginning. All situate in Bingham County, Idaho.

### PARCEL 3

Beginning at a point on the North line of Section 4 in Township 3 South of Range 35 East of the Boise Meridian, in Idaho, which is a 2" steel pipe marking the Northwest corner of Fames Addition to the City of Blackfoot, Idaho, thence South 36°57' West 827 5/10 feet, more or less, to the North line of the State Highway, which point is marked with an inch bolt; thence North 53°03' West 330 feet, more or less, to the South east corner of the tract described in Book 74 of Deeds, Page 380, of the records of Bingham County, Idaho; thence North 44°17' East 644 5/10 feet to the North line of said Section 4; thence Easterly 310 3/10 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM: Beginning at the Northeast corner of Section 4 in Township 3 South of Range 35 East of the Boise Meridian, in Bingham County, Idaho; thence West 2234 feet; thence South 44°17' West 644 5/10 feet; thence South 53°03' East 65 feet to the point of beginning, which point is on the North line of the right-of-way of the State Highway; thence South 53°03' East 90 feet; thence North 44°17' East 176 feet; thence North 53°03' West 90 feet; thence South 44°17' West 176 feet to the point of beginning.

ALSO EXCEPTING THEREFROM: A portion of Lots 2 and 3 of Section 4, Township 3

South, Range 35 East of the Boise Meridian, described as: beginning at a point on the North line of said Section 4, which is North 89°43'15" West 2234 along the Section line from the locally accepted Northeast corner of said Section 4, said locally accepted corner being 17.0 feet East and 1.37 feet North of the Northeast corner of said Section 4 as set by the Cadastral Survey in 1957; and running thence South 44°17' West 647.47 feet to the Northerly line of Highway 26; thence South 53°03' East along said Northerly line 65 feet; thence North 44°17' East 176 feet; thence North 36°57' East 471.22 feet to the North line of said Section 4; thence North 89°43'15" West 6.02 feet to the point of beginning. —The above conveyance is made free and clear of all encumbrances except: right-of-way and easements, reservations in Federal patents and State deeds, or other restriction imposed by law, building and zoning regulations and ordinances of any government unit.

Containing approximately 4.77 acres.

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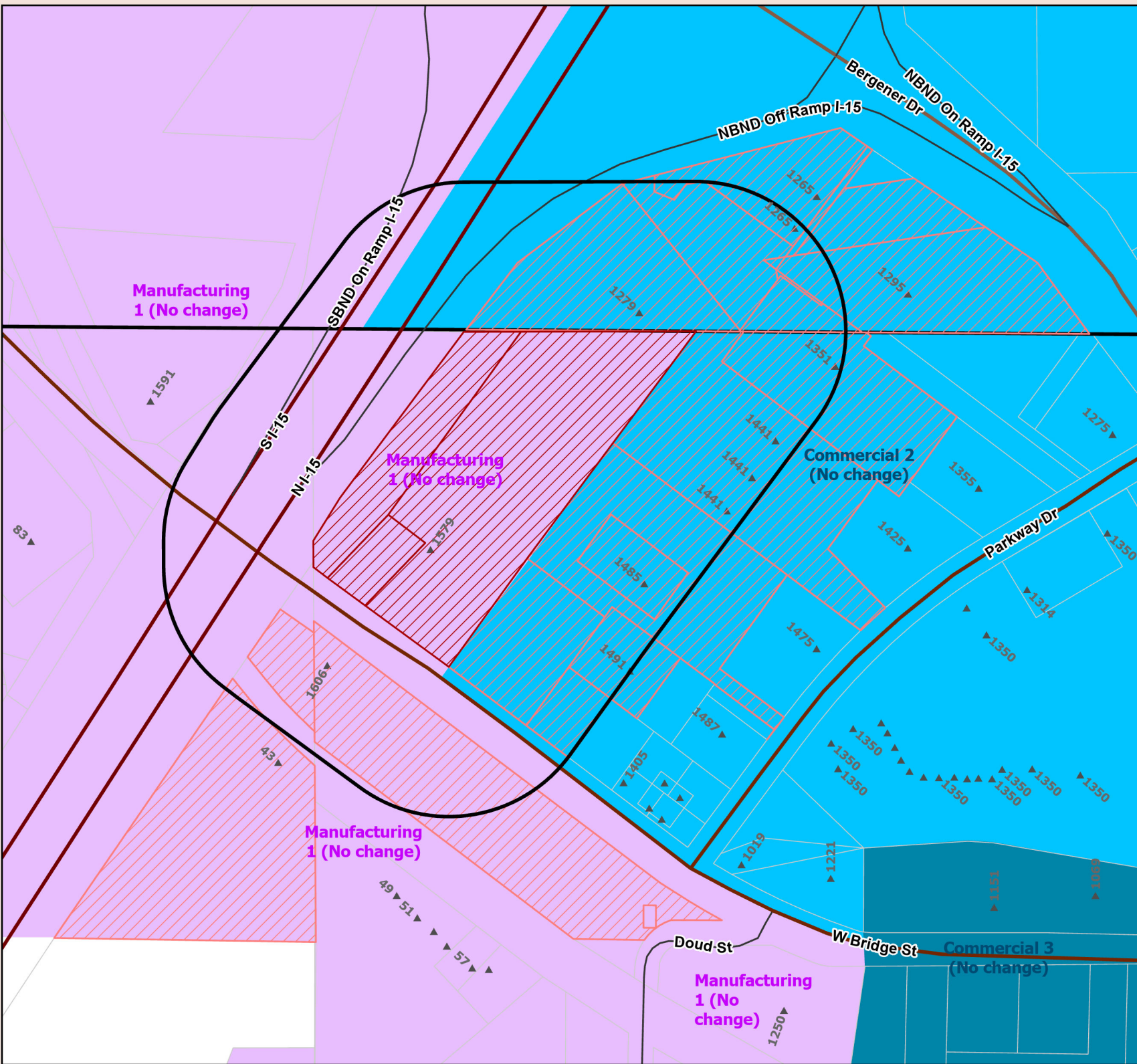
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**NOTICE OF HEARING**

**Adoption of the 2025 Comprehensive Plan requested by the City of Blackfoot**

**NOTICE IS HEREBY GIVEN** that the City of Blackfoot Planning and Zoning Commission will hold a public hearing to adopt the 2025 Comprehensive Plan as City Code.

Such hearing will be held to gather information and receive testimony either for or against such action. All persons interested or who are affected are invited to attend said hearing to show cause, if any, why said application should or should not be granted. No more than 2 pages of written testimony will be accepted at the hearing.

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