

Letter for Big Boy Appeal

From : Barbara Mason <barbmcc1@gmail.com>
Subject : Letter for Big Boy Appeal
To : cityip@blackfoot.net

Wed, Sep 04, 2024 02:21 PM

📎 1 attachment

Sent from my iPhone

RECEIVED
SEP 04 2024
pm
BY: _____

To Whom It May Concern,

My name is Barbara Mason. I live at 3770 Blue Bell Lane, across Last Chance Drive from the lot where the storage units would be.

I am surprised and sad that the City Council would approve a project with a fence only six feet from the road between storage units and my home of 28 years. Why didn't the City Council listen to the Planning and Zoning Commission's reasonable recommendation and require the fence to be behind the setback?

How could the City Council conclude that a six-foot landscaping buffer between a commercial solid metal fence and a residential zone is adequate? Isn't the Development Code requirement of a 25-foot landscape buffer between commercial and residential uses intended to protect the quality of residents' lives? Allowing 19 of the required 25 feet of the "minimum depth of landscaped area" to be hidden behind a solid fence makes zero sense. Obviously, it doesn't "ensure compatibility with existing structures and neighboring properties." The required minimum of 25 feet of landscaping between businesses and homes is not very much; Six feet is pathetic, especially in a rural area like Island Park.

Requiring the fence to be placed at least 25 feet behind the minimum landscaping depth makes sense. It won't diminish the number of storage units or the owner's ability to make money! However, it will provide a little buffer between different land uses and not make snow removal in the neighborhood more complicated than it already is.

The landscaping plan shows 58 evergreen trees along Last Chance Drive. Evergreens are required to be at least "seven feet six inches in height" at the time of planting. With only six feet of room, don't you think the trees will quickly become wide enough to encroach into the road as they mature?

Requiring the fence to be placed behind the setback also benefits the business owner because the Development Code requires the replacement of damaged fences and dead trees. As Island Park residents, the City Council must know that snowplowing and blowing will kill trees along the road and damage an aluminum fence only six feet from it. I'd prefer not to call the City and report damage constantly, and I imagine the owner would prefer not to replace the fencing and trees every Spring.

The Development Code says, "The perimeter of the storage facility shall be completely fenced, walled, or enclosed and screened from public view." It doesn't say the perimeter of the property shall be fenced from view.

I understand that reasonable "conditions may be attached to a special use permit," including "minimizing adverse impact on other development" and "requiring more restrictive standards than those generally required in an ordinance." I hope the City Council can be reasonable, show a little respect for the neighbors, and enforce the purpose of landscaping buffers. They must require the fence to be behind the minimum setback!

Sincerely,

Barbara Mason

