PLANNING & ZONING COMMISSON (PZC)
Minutes for July 13, 2016 at 6:30 p.m.
City Council Chambers, Municipal Building
911 North Seventh Avenue, Pocatello, ID 83201

The meeting began at 6:33 PM.
Present: Jack Brennan, Bill Hancock, Ryan Satterfield, and Kathleen Lewis.
Excused: Steve Long, Ryan Loveland, and Matthew Tovey.
Staff: Dave Foster, Matthew Lewis, Aceline McCulla, and Merril Quayle.

AGENDA CLARIFICATION MEETING: A meeting was held at 6:00 p.m. in the Iwamizawa Conference Room at City Hall, prior to the regular meeting for clarification of the agenda.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. A three (3) minute time limitation is requested for presentations to the Commission.

AGENDA ITEM #1: DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.
Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if a site visit was done, location(s) of the visit, and what was seen.

Brennan had visited items 3 and 4 and had nothing else to report. **Hancock** had nothing to report. **Satterfield** had visited item 3 and had nothing else to report. **Chair Lewis** had nothing to report.

AGENDA ITEM #2: APPROVAL OF MINUTES
The Commission may wish to approve the minutes from the regular meeting held on June 8, 2016.

Satterfield asked to have his concerns on the property line adjustment included in the June 8 minutes. **McCulla** stated the comments would be included and ready by the next meeting.

AGENDA ITEM #3: PRELIMINARY PLAT – DOUBLE EAGLE ESTATES
Michael Millward of Ridgepoint Holdings, LLC and RMES have submitted an application to subdivide approximately 8.697 acres into 28 residential lots located at the end of Surprise Valley Road, south of Highland Golf Course. The proposal is a replat of Copper Creek Subdivision, Block 2, Lot 1 and Lot 3 through Lot 40.

Joel Dixon, Rocky Mountain Engineering and Surveying, 600 East Oak Street, Pocatello, stated the project was a 8.7-acre piece of property and currently platted as Copper Creek Estates. This is a gated community, a condominium type development with 39 buildable lots, a couple common space lots and two private drives. In 2010, the infrastructure was installed and built. The proposal was reduced 37 buildable lots to 27 buildable lots and a common lot. He discussed the existing utilities and roads, and stated limited grading would be done. Dixon mentioned the gravel area between the two Von Elm Street ends would be paved with a 20-foot road and 2-foot shoulders to connect them. **Hancock** asked if this new road would also be dedicated to the City. **Dixon** stated it was a right-of-way on the plat and there was an existing easement in place that was dedicated. The stormwater ponds would be cleaned, checked, and maintained. **Chair Lewis** asked if the lots would have a graded pad or if they would be sold undeveloped. **Dixon** stated the lots would be sold undeveloped and the owners would be responsible for grading. **Chair Lewis** asked if homeowners would be made aware of slope and grade restrictions.

Dixon stated that the buyers would be made aware of this information during the application process. The developer selling the lot would need to make the buyer aware that there are restrictions.

Dave Foster, Associate Planner with the City of Pocatello, stated this new replat would override any previous recorded plat. He summarized the staff report and mentioned that all grading would need to comply with slope development standards. The numbers are within the parameters and some lots would need grading. He noted that drainage areas would need to be identified and homeowners aware prior to the purchase. **Chair Lewis** asked Foster to talk about Von Elm Street. **Foster** explained that they would only control the part that would come off Surprise Valley. There are existing utility and easements through the rest of that to the existing southerly end of Von Elm, the City already possesses for access there. The easement is there and currently a gravel or rock road. It would not be dedicated, it was placed for utility purposes; these are easements of record for the City. **Hancock** asked if Foster had concern with the road being 20-feet instead of the standard 30-foot road. **Foster** deferred this question to Merrill Quayle.

Merril Quayle, Development and Public Works Engineer with the City of Pocatello, clarified that Von Elm is a 50-foot deeded right of way; it is off-site improvements. When it was Copper Creek, the road would be phased in as things developed and paved for emergency services access, as it was a private development. He continued with some history of the Copper Creek Subdivision Plat. The current site plan was evaluated with the Street Superintendent. Public road improvements for off-site access would to be a minimum of 24-feet, with 12-foot lanes, 2-foot shoulders, and drainage on the side. **Hancock** stated that the staff recommendation was the 24-foot roadway. **Quayle** stated that when they started talking about the minimum it was for a private access road, as Foster stated, but this was not going to be a fire department access anymore with the deeded right-of-ways, it would be a public roadway. **Brennan** asked Quayle if the right-of-way is 50-feet, and the paved road is only 24-feet, if it is going to be a public road, when does it get the 50-feet and who pays for it. **Quayle** stated this is off-site improvements; typically, new development puts in the curb, gutter, sidewalk, and so forth. Since this is off-site development, the minimum has been determined to be the 24-feet paved roadway. Because of the topography and uniqueness of this area, the road would probably not be developed to the standards Brennan was reflecting on with the curb, gutter, sidewalk, and so forth.

Satterfield wanted clarification on a potential deed restriction for recreational purposes only on part of this ground. When this property was dedicated together with the golf course, it was dedicated for recreation purposes and City staff was looking into this with Legal to find out the status on that restriction. The property has gone through a number of hands since then and Satterfield wanted this as part of the record.

A motion was made by **Brennan** and seconded by **Hancock** to recommend approval to City Council for the Preliminary Plat for Double Eagle Estates Subdivision Replat of Copper Creek Subdivision, Block 2, Lot 1 and Lot 3 through Lot 40, to subdivide approximately 8.7 acres into 28 lots per staff recommendations and three conditions listed in the staff report, and an additional recommendation that the deed restriction be clarified before final approval. Upon roll call, those voting in favor were Brennan, Hancock, Satterfield, and Lewis. Motion passed.

AGENDA ITEM #4: PRELIMINARY PLAT – LA VALLA HEIGHTS

Bill Isley of BBAD Investments and Rocky Mountain Engineering and Surveying have submitted an application to subdivide approximately 20.37 acres into 30 residential lots located on an extension of La Valla Strada.

Bill Isley, 3520 E Center Street, Pocatello, discussed the history of the property, the lots sizes, and the approximate value of the future homes. Isley requested concessions for setbacks and road length to reduce the impact on the landscape and hillside, which staff agreed. Isley offered to complete the 160 feet of sidewalk, with handicap access point, on the upper road intersection that was not completed by the previous

developer, this year. He mentioned that only 4.5 acres of the 20-acre site would be developed and the homes would be affordable. This subdivision would have its own Home Owner's Association (HOA).

Brennan asked if Isley would be grading the pads. Isley replied yes.

Matthew Lewis, Planning Manager with the City of Pocatello, summarized the staff report and stated there that staff did agree with the reduction of setbacks and the reduction in road width and length to reduce impact on the hillside and landscape, and it would reduce erosion, which is discussed in the conditions and fits the uniqueness of the area.

After review and analysis, staff recommends approval with the following four conditions. 1) All conditions submitted by Public Works Department representatives as noted in Exhibit 1 shall be adhered to. 2-1) Staff recommends that the side yard setback be reduced from 6-feet to 5-feet reducing the need to extend the road 35-feet further into the hillside. 2-2) Slope Development standards as outlined under Code Section 17.05 shall be adhered to as applicable. 3) All corrections noted by City representatives on the preliminary plat shall be made prior to submittal of the final plat. 4) All other standards or conditions Municipal Code not herein stated but applicable to residential development shall apply. Lewis also mentioned that only 4.65 of the 20-acre site would be disturbed, which is a positive.

Satterfield asked if the City has seen any issues with previous phases of association property on this hillside, or have they worked fairly well. **Lewis** stated there have not been any issues with this hillside. **Hancock** asked Lewis with regard to staff recommendations, if the setback allowance was unique to the topography and situation or would this be a precedence and happen more often. **Lewis** stated that the request would not set a precedence in light of the topography. **Brennan** asked where the stormwater retention system was for this subdivision. **Lewis** stated the retention ponds were developed for this portion of the project in the previous projects, and Merril Quayle could elaborate more on this question. **Quayle** clarified the storm water ponds and showed how the pond on La Valla Strada would overflow into Center Street. The lot 29 would be used as a fore bay, which would then go into the pond, which was sized in accordance with the Stormwater Master Plan at the time of construction. **Hancock** asked if the current systems are adequate for the current water levels. **Quayle** stated the water systems were adequate. **Isley** clarified the entire pond drainage system throughout the development. He stated all the lots would be graded to avoid slope issues among the lots.

A motion was made by **Hancock** and seconded by **Satterfield** to recommend approval to City Council for the La Valla Heights Subdivision to subdivide approximately 20.37 acres into 30 residential lots located on an extension of La Valla Strada, per staff recommendations and four conditions listed in the staff report. Upon roll call, those voting in favor were Brennan, Hancock, Satterfield, and Lewis Motion passed.

With no other business, Chair Lewis closed the meeting at 7:30 PM.

Submitted by Aceline M McCulla Approved on September 28, 2016

Aceline McCulla, Secretary