

**PLANNING & ZONING COMMISSION (PZC)**  
**Minutes for March 8, 2017, at 6:30 p.m.**  
**City Council Chambers, Municipal Building**  
**911 North Seventh Avenue, Pocatello, ID 83201**

The meeting began at 6:30 PM.

**Present:** Jack Brennan, Bill Hancock, Steve Long, Ryan Loveland, and Ryan Satterfield.

**Excused:** Kathleen Lewis

**Staff:** Aceline McCulla and Terri Neu.

**AGENDA ITEM #1: ROLL CALL AND 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** did a site visit and had nothing else to report. **Hancock** had nothing to report. **Long** did a site visit and had nothing else to report. **Loveland** had nothing to report. **Satterfield** did a site visit and had nothing else to report.

**AGENDA ITEM #2: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes from their regular meetings held on February 22, 2017

It was Moved, Seconded, and Carried (MSC), (**Long, Hancock**) to approve the February 22 minutes with one correction, to eliminate "of the tank" from page two, paragraph 1 in the last sentence by Greer. Those voting in favor were Brennan, Hancock, Long, Loveland, and Satterfield.

**AGENDA ITEM #3: PUBLIC HEARING – ZONING MAP AMENDMENT**

This time has been set aside for the Commission to hear comments from the public regarding a request from Brad Frasure, represented by Rocky Mountain Engineering and Surveying (RMES), for a zoning map amendment to rezone approximately 16.55 acres of land located at 1010 Short Avenue, east of Wildlife Way from Residential Medium Density Single Family (RMS) to Residential Medium Density Multi-Family (RMM).

**Joel Dixon** with RMES, 600 E Oak Street, Pocatello, stated he represented Brad Frasure and that the request was to change the zoning from RMS to RMM to better utilize the land. He discussed possible ideas for the development, the traffic impact study, a letter from the State giving access permission, and that minimum Code standards were met. Dixon was seeking approval of this zoning amendment.

Commissioners discussed development issues, such as storm water runoff, ownership, and fencing. Dixon stated that these questions would be explained during the development stage.

**Terri Neu**, assistant planner with the City of Pocatello, stated that the property is located at 1010 Short Avenue and the applicant was requesting a Zoning Map Amendment for approximately 16.55 acres of land, fronting Wildlife Way. The request is to rezone the property from Residential Medium Density Single Family (RMS) to Residential Medium Density Multi-Family (RMM).

The rezone application has been initiated by Brad Frasure, represented by RMES, pursuant to Municipal Code Section 17.02.180(B)(1). The rezoning request encompasses approximately 16.55 acres. The City's Comprehensive Plan Map has all properties designated as "Residential" therefore a change to the map is not

needed as part of this request.

Neu discussed Zoning Ordinances 17.02.180(B)(1) and 17.02.180(E) and that the PZC reviewed the facts and circumstances of each proposal in terms of the standards listed in the Zoning Ordinance.

Proper notice was provided to property owners within 300 feet of the subject property, signage was posted on the property, and notice was published in the Idaho State Journal as required per Municipal Code Section 17.02.300.

Neu stated a couple calls were received asking about the meeting time, and no public comments either for or against have been received.

Based on these findings Staff recommends **APPROVAL** of the rezoning request from Residential Medium Density Single Family to Residential Medium Density Multi-Family.

**Brennan** asked Neu if this project fit into the City's goal of infilling areas. **Neu** stated it was a good fit and infill to a certain extent. Although it does not have water and sewer directly to it, they would have to be extend the water and sewer. For the most part, it is a good infill development. **Long** asked how far away the sewer was from the property. **Neu** stated it was at Swisher Road so approximately four houses away. **Long** asked if the water and sewer were adequate for future development. **Neu** stated she spoke with the Engineering Department and they stated it was fine.

Hancock asked Neu if she would explain the differences between RMS and RMM.

**Neu** mentioned that other items allowed in RMM zoning districts include unsupervised group living facilities, boarding houses, residential condominiums, and small sit down eating and drinking establishments (no drive-thru), consumer services, sales services, offices, and US Postal services. Consumer services would include hair salons, massage therapists, and other things of this nature. Sales oriented could include florists or small convenience store without gas pumps. These business components would need to be built into the development plan at the beginning of the process; division of lots for business purposes would not be allowed. **Hancock** asked if the development would be limited by the topography with the steep slope and flat land. **Neu** replied yes. **Satterfield** asked if staff had any concerns with the traffic study that was done. **Neu** stated the traffic study was a requirement from the Engineering Department, mainly for the intersection at Barton Road, because it is on a curve and busy during peak hours. The Engineering Department did not seem too concerned, but would take a serious look at it during the building permit stage.

**Vice Chair Loveland** opened up the public hearing at 6:55 P.M.

Public comments in favor:

**None**

Public comments in opposition:

**Dean Swallow**, 1118 Swisher Road, Pocatello, stated he was against this request because of traffic, small roads, lack of maintenance of the roads, and noise during the development.

**Julia Sanders**, 1206 Swisher Road, Pocatello, was concerned with overcrowded schools, the traffic, a single-family community being blended with apartments, poor road maintenance, and people that speed on this road.

**Joe Yeaman** 3250 Wildlife Way, Pocatello, was concerned with speeding traffic and the number of apartments in this future complex.

**Jeremy Porter** 3095 D'Artagnian, Pocatello, was concerned with traffic and speeding, and further development up the road at Wildlife and Barton Road.

With no other public comments, **Vice Chair Loveland** closed the public hearing at 7:05 PM.

**Dixon**, stated Frasure had received the ITD letter and was given approval to use the state property. He mentioned that road improvements would be part of the development and built to City standards. Regarding the traffic concerns, the two cars per minute would be an increase to the current traffic at peak times. Dixon stated that boulders and rocks were normal in the area and would be addressed throughout development. Dixon mentioned that a single-family home would have more cars than an apartment in a complex. **Long** commented that the number of units keeps changing, and asked what the hard number would be. **Dixon** replied there would be 17 4-plex apartments. **Long** asked what the slope percentage was on this property. **Dixon** stated the property slope ranges from 8% up on the South end and 6% on the north end.

**Hancock** asked Neu to identify the nearest RMM zoning area that was closest to this lot. **Neu** stated the west side of the interstate. Neu clarified that the State owned "triangle" property was zoned Residential Commercial Professional (RCP) and it could be more dense than a RMM zoning district, if the State sold that property there could more residents than what is proposed here. Neu commented that there was a concern about the schools, and State Law requires the City to notify the School District, which they were, and no comments were received back from the School District.

Commission ensued in discussion.

It was **msc (Brennan, Satterfield)** to recommend approval to City Council for the Zoning Map Amendment to rezone approximately 16.55 acres of land located at 1010 Short Avenue, east of Wildlife Way from Residential Medium Density Single Family (RMS) to Residential Medium Density Multi-Family (RMM), per staff recommendations in the staff report, and authorize Vice Chair Loveland to sign the findings of fact and conclusion. Those voting in favor were Brennan, Hancock, and Satterfield. Those voting against were Long and Loveland.

It was MSC (Brennan, Satterfield) to close the meeting at 7:22 PM.

Submitted by *Aceline McCulla* Approved on *April 12, 2017*  
Aceline McCulla, Secretary