Wednesday, April 10, 2019

Iwamizawa Conference Room, Municipal Building
911 N. Seventh Avenue
6:00 p.m.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us, 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

PLANNING & ZONING COMMISSION (P&Z)

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

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. Oral testimony may be restricted to no more than 3 minutes per person.

WORK SESSION ON THE METROPOLITAN TRANSPORTATION PLAN

Mori Byington from Bannock Transportation Planning Organization will be present to discuss the proposed Metropolitan Transportation Plan.
Memorandum

To: Matthew Lewis
From: Mori Byington, Planning Director
Date: April 1, 2019
Subject: Planning and Zoning Commission Meeting

Background – The Bannock Transportation Planning Organization (BTPO) is required by Federal legislation to develop a 20-year Long Range Transportation Plan, called the Metropolitan Transportation Plan (MTP). BTPO is currently updating the 2045 MTP with a scheduled approval date of August 2019. BTPO staff will present an overview of the MTP and the planning and travel demand model process.

Meeting Purposes - BTPO will present the 2045 demographic projections, define the Balance Growth Scenario, and review the assumptions used in allocating the projected population and employment.

- **2045 Demographic Projections** – The housing unit, population, and employment control total projections for Bannock County and the BTPO Planning Area.
- **Balanced Growth Scenario** – For the 2040 MTP, BTPO growth developed scenario designed to lower Vehicles miles traveled and land consumption. The three major components of the scenario are in-fill, mixed-use development in Chubbuck and mixed-use development in the Northgate area.
- **Assumptions and allocations of projected population and employment** – BTPO uses the existing zoning and comprehensive plans along with Balanced to evaluate each parcel for development and density potential.

Meeting Outcome – BTPO is seeking validation of the assumptions and allocations model used to distribute the 2045 populations and employment are in keeping with current zoning and comprehensive plans. BTPO also expects to use input from the Planning and Zoning Commission to modify the allocation model.
Metropolitan Transportation Plan 2045

Long Range Transportation Plan for the BTPO Planning Area
• The MTP provides a twenty-year approach to identify transportation problems in the region and provide a guide to potential solutions. The MTP also contains a financially constraint list of transportation projects which will be constructed over the next 20-years.

• The MTP is a Federal requirement which must be updated every four years. The last update was completed in 2015. The update cycle allows for continual monitoring or progress made over the last four years and to provide adjustments to the direction the transportation system is headed.
# Time Line

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- **Existing Conditions**
- **Demographic Projections**
- **Core Principals and Goals**
- **Future Evaluation**
- **Base Conceptual Map**
- **Plan Development**
- **Implementation**
- **Plan Approval**
Planning Area

- The BTPO planning area runs from Portneuf Gap north along the Pocatello and Bannock Mountain ranges until it reaches the Fort Hall Indian Reservation. It is just over 100 square miles and includes the Cities of Pocatello and Chubbuck.
- While the planning area covers only 8.6% of the area of Bannock County, it includes approximately 87% of Bannock County’s population.
- About 26% of the planning area is in public ownership, with the clear majority under the control of the US Department of the Interior’s Bureau of Land Management (BLM).
Traffic Analysis Zones

- 638 TAZ in the planning Area
- 15 external stations
- All traffic in the TAZ assigned to one point
## Control Totals (Top Down)

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Bottom Up Modeling

Development Constraints Analysis

The area is susceptible to flooding with major roads and development constraints such as greenbelt, reservoirs, etc. These constraints act as a catalyst for limiting new growth in subsequent phases of the model.

Development Status Assignments

The achievement of development status is based on the proximity of the area to existing facilities. The development status can be immediate or slow, depending on the infrastructure and the presence of existing development.

Land Suitability Analysis Calculations

Likelihood and extent of Actual Change in land use due to residential, commercial, or industrial development and the impact on existing infrastructure and natural resources. It also considers the suitability of land for various development types.

Build-Out Estimates

If past trends are repeated, what is the possible impact on air quality, water quality, and other environmental parameters if development occurs in this area? This will help in understanding the future implications of development.

Growth Allocations

Growth is allocated based on the performance of the model and the capacity of the available resources. It is critical to ensure that growth is allocated in a sustainable manner.

Legend:
- Land use types are represented by different symbols.
- Water bodies are indicated by blue.
- Forest areas are represented by green.
- Development areas are marked in red.
- Infrastructure is shown in black.

Conclusion:

The model predicts that the area is suitable for development in certain zones, while other areas may need additional planning and infrastructure development before new growth can occur.
Balanced Growth Scenario

- The Balanced Growth Scenario combined the 2040 MTP Preferred Scenario with new employment and mixed used development near the Northgate Interchange.
- The balanced growth scenario continues to emphasize transportation options that promote healthy lifestyles by promoting three centers of development.
  1. The University and Downtown Center has robust residential and employment growth a heavy emphasis on in-fill, mixed-use, and redevelopment.
  2. The Chubbuck Center identifies more mixed-use and residential development in the heart of Chubbuck's existing City limits, with residential growth and mixed use/neighborhood commercial nodes in northwest Chubbuck.
  3. The Northgate Center provide strong commercial developed near the Northgate Interchange which transitions to mixed-use and residential development.
Questions

- Are the components of the Balanced Growth Scenario still supported in zoning and comprehensive planning?
- Is there errors in the Development Status and Land Type maps?
- Does the allocation of population and employment seem reasonable?
Development Status
2045 Metropolitan Transportation Plan

Development status - is a simplified current land use, sorting all parcels into simple categories.

Underdeveloped parcels are typically agricultural or low density residential parcels that are partially developed, but can accommodate new development.

Redevelopable parcels are typically nonresidential or mixed use parcels that could accommodate new or additional development based on the existing building footprint and ratio of building value to land value. Redevelopment potential is indicated on developed industrial or commercial parcels where the building value is 150% of the land value or less.

Legend

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<tr>
<th>Development Status</th>
<th>Open Space</th>
<th>Redevelopable</th>
<th>Industrial</th>
<th>Civic</th>
<th>Port Rail</th>
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BANNOCK
Transportation Planning Organization