

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for June 9, 2021 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

Chair Chanda opened the regular meeting at 6:30 PM.

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 there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

Krystal Chanda had nothing to report. **Jill Kirkham** had nothing to report. **Jeremy Marley** had nothing to report. **Rich Phillips** had nothing to report. **Shin Kue Ryu** had nothing to report. **Kailey White** nothing to report.

Present: Krystal Chanda, Jill Kirkham, Jeremy Marley, Richard Phillips, Shin Kue Ryu, and Kailey White.
Staff: Jim Anglesey, Carl Anderson, Aceline McCulla, and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes as written for the clarification and regular meetings of May 26, 2021.

It was moved by **K. White** and seconded by **J. Marley** to approve the meeting minutes as written from May 26, 2021. Those voting in favor were Chanda, Kirkham, Marley, Phillips, Ryu, and White. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – JAZMINE ESTATES SUBDIVISION

C & N Partnership, represented by Knudsen Engineering, has submitted an application for a preliminary plat to develop 6.75 acres (more or less) into 26 residential lots. The proposed subdivision is located along Dolostone Drive.

Joel Dixon of Knudsen Engineering, Pocatello stated he represents C & N Partnership. Dixon stated the developer and engineer has read, understood, and would comply with the conditions in the staff report. Dixon summarized the development information submitted in the application materials. Dixon stated that C & N Partnership would reach out to and ask if the Jazmine Estates subdivision could join the Boulders HOA, because it would be mutually beneficial.

Carl Anderson, Senior Planner with the City of Pocatello summarized the staff report.

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated June 1, 2021, shall be adhered to; **2)** A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; and **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply; **4)** and add a fourth conditions stating “of the 6.75 acres 0.28 shall remain undisturbed and noted on the final plat with a no build designation.”

Discussion between Commission members ensued.

Merril Quayle, Development Engineer with the City of Pocatello stated that he had asked the developer to reach out to the Boulders HOA and join them, as they share the same stormwater pond and could share maintenance costs for this stormwater pond area.

It was moved by **J. Marley** and seconded by **R. Phillips** to recommend approval of the preliminary plat application from C & N Partnership finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report and add a fourth condition **4)** of the 6.75 acres, 0.28 acres shall remain undisturbed and noted on the final plat with a no build designation. Those voting in favor were Chanda, Kirkham, Marley, Phillips, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #4: PRELIMINARY PLAT – FIELDSTONE HEIGHTS DIVISION 2

M & S Development, represented by RMES, has submitted an application for a preliminary plat to develop 105 acres (more or less) into 30 residential lots and two (2) open space lots. The proposed subdivision is located south of Grant Avenue and west of Bannock Highway.

Brady Smith of RMES of Pocatello stated they plan to subdivide approximately 105 acres into larger lots. A water tank or multiple water station system would be used to get adequate water to this area. Brady noted he has been working with staff.

Jim Anglesey, Long Range Senior Planner with the City of Pocatello summarized the staff report.

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated June 1, 2021, shall be adhered to; **2)** A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; **3)** All building permits on lots with slope greater than fifteen percent (15%) shall require a geotechnical assessment as outlined in City Code section 17.05.130; **4)** The area to remain undisturbed shall be shown on the final plat and delineated with a no build line. All utility access roads, utility easements, retention ponds, etc. shall be included as areas disturbed and shall be included in disturbed area calculations. The boundaries shown on the plat shall be surveyed and staked prior to beginning construction. All other standards of City Code 17.05.140 shall apply; **5)** A vegetation protection plan and grading plan shall be submitted with the final plat; **6)** The property is located in a designated Wildland Urban Interface area, therefore, use of fire-wise building materials and landscaping principles shall be required per City Fire Department Regulations (17.04.170.E.1.j). All portions of the property that is located in the designated deer winter range shall be subject to City Code 17.04.170; and **7)** All other standards or conditions of City Code not herein stated but applicable to land subdivision and residential development shall apply. All comments identified on the submitted plat maps shall be addressed and revised on the final plat.

Quayle clarified that the water tank system was not an issue, and that he would be working with the BLM on an application when it moves forward. Quayle noted that 90 feet of elevation would be needed for the upper lots of the project.

It was moved by **J. Kirkham** and seconded by **S. Ryu** to recommend approval of the preliminary plat application from M&S Development, LLC for the Fieldstone Heights Division 2 subdivision finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello City Code, with the conditions listed in the staff report. Those voting in favor were Chanda, Kirkham, Marley, Phillips, Ryu, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Chanda** closed the regular meeting at 6:53 PM and moved the Commission into the work session.

*** WORK SESSION ***

Chair Chanda opened the Work Session at 6:55 PM.

Anglesey discussed having the Commission begin spreading the word that a focus group is being created to work on the Our Vision Our Valley Comprehensive Plan 2040, and to contact Anglesey to get signed up.

Anglesey went through the website and the survey and the Commission had further discussion on these items.

With no other business, **Chair Chanda** closed the work session at 7:30 PM.

Submitted by *Aceline McCulla*
Aceline McCulla, Secretary

Approved on *June 23, 2021*