

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for September 8, 2021 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

Vice Chair Ryu opened the 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.

Cyndi Andersen made a site visit for agenda item 3 and had nothing else to report. **Nate Roberts** had nothing to report. **Rich Phillips** made a site visit for agenda item 3 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 3 and had nothing else to report. **Taylor Wood** had nothing to report.

Present: Cyndi Andersen, Richard Phillips, Nate Roberts, Shin Kue Ryu and Taylor Wood.

Excused: Krystal Chanda and Jeremy Marley.

Staff: Carl Anderson and Aceline McCulla.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may waive the oral reading of the minutes and approve the P&Z clarification and regular meetings minutes held August 25, 2021.

It was moved by **C. Andersen** and seconded by **R. Phillips** to approve the meeting minutes as written from August 25, 2021. Those voting in favor were Andersen, Phillips, Roberts, Ryu and Wood. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT - CRESTVIEW ESTATES DIVISION 4

Satterfield Realty & Development, represented by RMES, has submitted a preliminary plat application to subdivide 20.77 acres (more or less) into 32 residential lots. The proposed subdivision is generally located east of Legacy Dr. and north of Autumn Rain Road.

Ryan Satterfield of Satterfield Realty & Development Inc. summarized the materials included in the agenda packet. Satterfield noted that Lot 10, Block 6 would be designated to the City for stormwater drainage and a public park. Satterfield was agreeable to the conditions. Satterfield noted the "park land" would be donated and the stormwater retention area would be graded, but the City would be responsible for any further improvements to the park land. If the City is not agreeable with this requirement, Satterfield would probably redesign this area of the plat at that time.

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

There were no comments received by staff regarding this application.

Idaho Power Company submitted a comment that noted Lot 10, Block 6 would be dedicated to the City for storm water retention and a public park, and asked that Lot10 Block 6 include the fifteen-foot (15') public utility easement along all frontages to match the abutting properties. Anderson noted that the P&Z should add this condition in their motion, and it would be updated in 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 August 27, 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)** The 5.16 acres outside of City boundaries shall be annexed into the Corporate boundary of the City of Pocatello prior to submittal of the final plat, and fully executed, or removed from this phase of the development; **4)** Prior to recording of the plat, the area to remain undisturbed shall be shown on the plat and delineated with a building restriction line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of City Code 17.05.140 shall apply. All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment; **5)** Portions of the property are located in a designated Wildland Urban Interface, therefore, use of firewise building materials and landscaping principles shall be required per City Fire Department Regulations; **6)** As proposed, the applicant or the associated homeowners association shall be responsible for the upkeep and maintenance of Lot 10 Block 6 which is proposed to include a public park, unless authorized by the City's Parks and Recreation Department and accepted by City Council; **7)** Based on the email from the City's Parks and Recreation Department dated September 1, 2021, the developer shall attend a City Council Work Session to address the comments of the Parks and Recreation Department, and present plans associated with the park development, as outlined in Attachment D prior to the submission of a final plat application; and **8)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply; and **9)** Lot10, Block 6 include the fifteen-foot (15') public utility easement along all frontages to match the abutting properties.

Discussion between Commission members ensued.

It was moved by **R. Phillips** and seconded by **T. Wood** to recommend approval of the preliminary plat application from Satterfield Realty & Development, Inc. 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 the added condition **9)** Lot10, Block 6 include the fifteen-foot (15') public utility easement along all frontages to match the abutting properties.

Those voting in favor were Andersen, Phillips, Roberts, Ryu and Wood. Those voting against were none. Motion passed unanimously.

With no other business, **Vice Chair Ryu** closed the public hearing at 6:45 PM.

Submitted by 
Aceline McCulla, Secretary

Approved on September 22, 2021

From: Hanks, Travis <THanks@idahopower.com>

Sent: Tuesday, September 7, 2021 10:40 AM

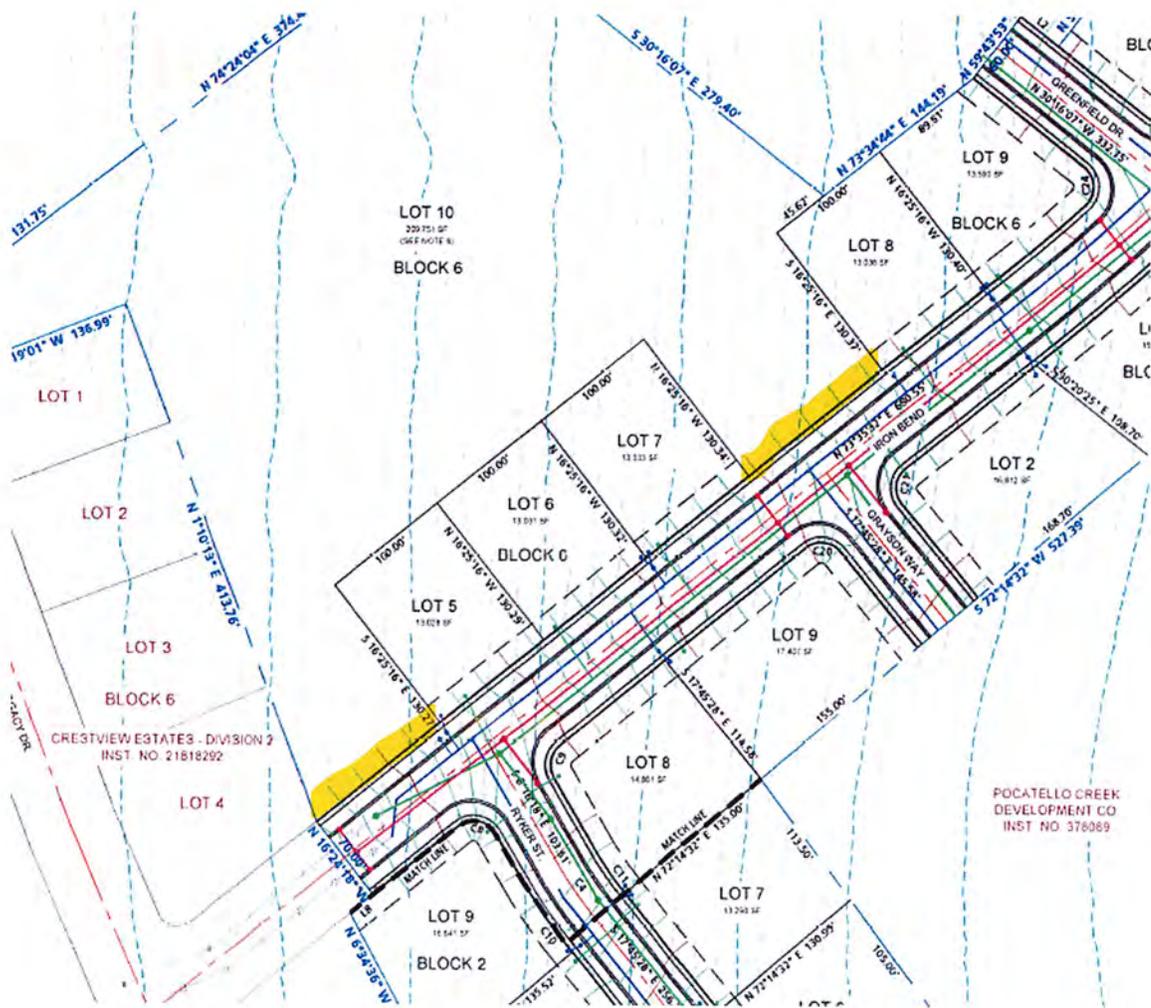
To: Cleary, Greg <gccleary@pocatello.us>

Cc: Pallante, Matthew <MPallante@idahopower.com>; Spillett, Dave <DSpillett@idahopower.com>; Qualls, Jason <JQualls@idahopower.com>

Subject: RE: Utility Notice - Crestview Estates Division 4

Hey Greg,

I noticed that Lot 10, Block 6 will be dedicated to the city for storm water retention and public park. We also want to make sure that there is a public utility easement crossing along the frontage. Sometimes these "open space" lots are covered in their entirety by a public utility easement but I couldn't find that language anywhere.



Regards,

Travis Hanks, PLS

Land Surveyor

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