

PLANNING & ZONING COMMISSION (PZC)
Minutes for Meeting of January 8, 2020, at 6:30 p.m.
City Council Chambers, Municipal Building
911 North Seventh Avenue, Pocatello, ID 83201

The meeting began at 6:30 P.M.

Chair Satterfield stated that the work session has been canceled and rescheduled for January 22, 2020, so all the new P&Z members may attend the training.

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.

Moore made a site visit for agenda item 3 and had nothing else to report. **Ricks** made a site visit for agenda item 3 and had nothing else to report. **Satterfield** had nothing to report. **White** made a site visit for agenda item 3 and had nothing else to report.

Present: Jack Moore, Dorothy Ricks, Ryan Satterfield, and Kailey White.

Excused: Jared Bernt, Jill Kirkham, and Shin Kue Ryu.

Staff: Jim Anglesey, Carl Anderson, Aceline McCulla, and Merril Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes from the clarification and regular meetings on December 11, 2019.

It was moved and seconded, (**K. White, D. Ricks**) to approve the minutes as written for the clarification and regular meetings on December 11, 2019. Those voting in favor were Moore, Ricks, Satterfield, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – CONDITIONAL USE PERMIT

This time has been set aside for the Commission to hear comments from the public regarding the request by Ryan D. Hancock of Cowboy Oil, represented by Frank Nuding, for a conditional use permit to build storage units at 2806 S. 5th Avenue. The property is located in a Commercial General zoning district, which allows storage units through the Conditional Use Permit (CUP) process.

Chair Satterfield opened the Public hearing at 6:32 P.M.

Frank Nuding, 460 E. Oak Street, Pocatello stated the owner wants to see the property utilized, and a prospective buyer wants to build storage unit. The approval of the CUP process will allow the purchase to move forward. Nuding noted that a fence would be added for privacy. The CUP process is a requirement of Pocatello City Code in a Commercial General zoning district.

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

In consideration of the application and proposed development, staff finds that the proposal is compliant with all applicable standards of City Code 17.02.130 Conditional Use Permits assuming the recommended conditions are met: **1)** All applicable standards of the City of Pocatello Municipal Code Title 17 Zoning Regulations not herein listed and applicable shall apply; **2)** Any activity requiring a separate development or building permit shall comply with applicable regulations; **3)** The applicant shall coordinate with the applicable City Departments prior to the submittal of a building permit to address improvements that may be required; **4)** Per City Code 17.05.560.A the compacted gravel drives shall receive approval from the Public Works and Fire Departments prior to the approval of a building permit; **5)** Consistent with the proposed site plan, the applicant shall maintain a landscaped rear setback of 10'; **6)** All outdoor lighting shall meet the requirements as provided under Municipal Code Section 17.05.420; and **7)** All signage for the proposed use shall be approved through a separate permit.

With no public comment, **Chair Satterfield** closed the public hearing at 6:36 P.M.

Commission members ensued in discussion.

It was moved and seconded, (**K. White, D. Ricks**) to approve the application from Ryan D. Hancock, of Cowboy Oil Co., for a Conditional Use Permit to allow for new storage units to be developed within the Commercial General (CG) zoning district, finding the application does meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, if the conditions are met listed in the staff report, and to authorize Chair Satterfield to sign the Findings of Fact and decision. Those voting in favor were Moore, Ricks, Satterfield, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Satterfield** closed the meeting at 6:39 P.M.

Submitted by *Aceline McCulla* Approved on *January 22, 2020*
Aceline McCulla, Secretary