

PLANNING & ZONING COMMISSION (P&Z)
Regular Minutes for February 12, 2020 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

The meeting began 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.

Present: Jared Bernt, Jill Kirkham, Jack Moore, Shin Kue Ryu, Ryan Satterfield, and Kailey White.

Excused: Dorothy Ricks.

Staff: Matthew Lewis, Aceline McCulla, and Merril Quayle.

Jared Bernt made a site visit for agenda item 4 and had nothing else to report. **Jill Kirkham** made a site visit for agenda item 4 and had nothing else to report. **Jack Moore** made a site visit for agenda item 4 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 4 and had nothing else to report. **Ryan Satterfield** made a site visit for agenda item 4 and had nothing else to report. **Kailey White** had nothing to report.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes as written from the clarification and regular meetings from January 22, 2020.

It was moved and seconded, (**J. Moore, K. White**) to approve the minutes as written for the clarification and regular meetings from January 22, 2020. Those voting in favor were Bernt, Kirkham, Moore, Ryu, Satterfield, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: ELECT CHAIR AND VICE CHAIR

This time has been set aside for the Commission to elect a new Chair and Vice Chair.

Chair nomination: Dorothy Ricks and Vice Chair nomination: Kailey White

It was motioned and seconded (**J. Moore, J. Kirkham**) to appoint Dorothy Ricks as Chair and Kailey White as Vice Chair. Those voting in favor were Bernt, Kirkham, Moore, Ryu, Satterfield, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #4: PUBLIC HEARING - CONDITIONAL USE PERMIT

This time has been set aside for the Commission to hear comments from the public regarding a request by Gabe Monroe of Attic Self Storage LLC, represented by RMES, for a conditional use permit to allow new self-storage units at 3934 Jason Avenue. The property is located in a Commercial General zoning district, which allows storage units through the Conditional Use Permit process.

Chair Satterfield opened the public hearing at 6:35 P.M.

Mitch Greer, RMES, 600 E. Oak Street, Pocatello stated this facility was a higher end self-storage facility and needed in Pocatello. Stone features will be part of the landscape around the exterior of the complex for visual character. The entrance gate will be off Jason Avenue adjacent from existing commercial use.

Chair Satterfield asked when the project would begin construction. **Greer** stated this year and it would be built in phases. **White** asked if the second entrance would be used. **Greer** stated that was for emergency or snow removal access only, not for tenant use.

Matthew Lewis, Senior Planner with the City of Pocatello summarized the staff report.

A three phone calls were received and no written correspondence for this application.

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)** The applicant shall provide a minimum of six (6) off street parking spaces on site; **5)** A ten (10) foot landscaped setback shall be provided at the rear of the site. The applicant shall plant one (1) tree 1.5" in caliper for every 25 linear feet, resulting in 11 trees. Non-vegetative ground cover shall not exceed fifty (50) percent of the total landscaped area. In addition, a sight obscuring fence 6-feet in height shall be installed along the rear property line; **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.

Those in Favor or Against the application: None.

Those Neutral:

Steve Hall, 843 Samuel Street, Pocatello was concerned that this property is in a flood plain area, and he wanted to know where the water would drain from this property. The area has a drainage problem during unique storms and homes and streets get flooded. The drainage issues need to be addressed.

Greer stated that nine parking spaces are available on the premises, and they are working with staff to route water some place to reduce flooding during heavy flow storms.

Merril Quayle, Development Engineer with the City of Pocatello gave some history about unusual storms and the area, as well as possible future improvements.

Satterfield asked Lewis about the six-foot fence clarification. **Lewis** stated the fence on the north side of the property would require the six-foot fence. He clarified that the hours of operation stated by the applicant of 7 a.m. to 8 p.m. is reasonable.

With no other public comments, **Chair Satterfield** closed the public hearing at 7:20 PM

Commission members ensued in discussion.

It was moved and seconded, (**S. Ryu, K. White**) to approve the application from Attic Self Storage, LLC, for a Conditional Use Permit to allow 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, with the conditions of approval listed in the staff report excluding the six-foot fence in Condition #5, and to have Chair Satterfield sign the Findings of Fact. Those voting in favor were Bernt, Kirkham, Moore, Ryu, Satterfield, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Satterfield** closed the meeting at 7:24 P.M.

Submitted by Aceline McCulla Approved on February 26, 2020
Aceline McCulla, Secretary