

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for February 24 2021 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.

Krystal Chanda had nothing else to report. **Jack Moore** had nothing else to report (left at 705 PM) **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. **Kailey White** made a site visit for agenda item 3 and had nothing else to report.

Present: Krystal Chanda, Jack Moore, Richard Phillips, Shin Kue Ryu, and Kailey White.

Excused: Jill Kirkham and Samantha Stoddard.

Staff: Matthew Lewis, 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 from January 13 and January 27, 2021.

It was moved by **J. Moore** and seconded by R. Phillips to approve the minutes as written for the clarification and regular meetings from January 13 and January 27, 2021. Those voting in favor were Chanda, Moore, Phillips, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – ZONE MAP AND COMPREHENSIVE PLAN AMENDMENT

This time has been set aside for the Commission to hear comments from the public regarding a request by BBAD Investments, represented by Bill Isley, for a zoning map and Comprehensive Plan amendment for property located near the 4300 block of S. 5th Avenue. The proposal would rezone the subject property from Commercial General (CG) to Light Industrial (LI) zoning, and amend the Comprehensive Plan designation from Mixed-Use (MU) to Employment (E).

Chair White opened the public hearing for Agenda Item #3 at 6:34 PM.

Bill Isley of BBAD Investment LLC, 2227 E. Center Street, Pocatello stated that he owns BBAD Investments LLC and owns the subject properties pertaining to this request. Isley discussed the different districts and corridors in Pocatello. Half the area is located within the City of Pocatello Limits and the other half is within the Area of City Impact (Bannock County). This area has predominately been Industrial uses, and all the recent uses in the area are industrial based, which include: Western Cats, Idaho State Forest Service, Idaho Highway Department, and a salvage yard. Isley discussed infrastructure, sewer, curb, and gutter. This property has been available for purchase with little interest and feels a Light Industrial zoning would accommodate these areas and give each a purpose needed by business or for larger storage options.

The first parcel (largest) is just over 11 acres and would be developed into a Commercial Industrial Park, ranging between half an acre to an acre in size, with an asphalt road and roundabout to the Common Cents

Store. This location has easy access to the interstate for Electricians and other industrious businesses. The second parcel, in the middle, by the South Valley connector would focus on secured storage yard with a fully fenced and key code for businesses to store equipment and larger items. The third parcel would secured storage yard that would target RV storage specifically.

White asked about the pedestrian use area and bike path by the South Valley connector. Isley did not see any harm to them, there would be little conflict or hindrance to the trail, the traffic to the storage area would be minimal and the path and greenway is south of the subject property.

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

Staff received three calls wanting to know what was happening, no concerns.

Staff concludes that the proposed Zoning Map amendment is compliant with Pocatello Municipal Code Sections 17.02.180. A full analysis is detailed within the staff report in pages 2-5. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** The property in question shall be zoned as Light Industrial (LI); **2)** The Comprehensive Plan Map shall be amended to Employment (E); **3)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **4)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

With no public comments, **White** closed public hearing at 6:51 PM.

Discussion between Commission members ensued.

It was moved by **R. Phillip** and seconded by **S. Ryu** to recommend approval of the application from BBAD Investments, LLC to rezone the subject parcels as described in the application and depicted on the map as Light Industrial (LI) as well as the Comprehensive Plan Map be amended to Employment (E), finding the application does meet the standards for approval under Chapter 17.02.180 of Pocatello Municipal Code.

Chair White asked that the motion include the conditions listed in the staff report and to authorize the Chair to sign the Findings of Fact.

It was moved by **R. Phillip** and seconded by **S. Ryu** to recommend approval of the application from BBAD Investments, LLC to rezone the subject parcels as described in the application and depicted on the map as Light Industrial (LI) as well as the Comprehensive Plan Map be amended to Employment (E), finding the application does meet the standards for approval under Chapter 17.02.180 of Pocatello Municipal Code with the conditions listed in the staff report, and to authorize Chair White to sign the Findings of Facts. Those voting in favor were Chanda, Moore, Phillips, Ryu, and White. Unanimous. Motion carried.

With no other business, **Chair White** closed the meeting at 6:54 PM to move into the training session.

**** ADJOURN TO A COMMISSION TRAINING ON OPEN MEETING LAW ****

The training began at 7:00 PM.

Anne Nichols presented open meeting laws to the Commission members within the City of Pocatello, Idaho *Answers to Commonly Asked Questions: A Policy Guide for Members of City Boards, Commissions, and Committees*. Nichols emphasized that serial meetings are not allowed. Any members caught having serial meetings will have to pay the fine, not the City. All members present have now been advised about serial meetings. Members cannot claim that you did not know.

Nichols advised the Commission not to have a discussion with any P&Z member or the public about any current or future agenda items.

If anyone is approached by the media, to interview on an agenda or other P&Z topics, ask the reporter to email you questions they want to ask, then contact Aceline or Matthew immediately. Aceline and Matthew will have the City Public Information Officer Logan McDougall contact the member directly to guide you. If you do interview without notice, contact Aceline or Matthew immediately and they will advise the PIO and Mayor's office with the topic and details.

The training finished at 8:13 PM.

Submitted by *Aceline McCulla* Approved on *March 10, 2021*
Aceline McCulla, Secretary