

PLANNING & ZONING COMMISSION (P&Z)
Regular Minutes for April 14, 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 to report. **Jill Kirkham** made a site visit for agenda item 3 and had nothing else to report. **Jack Moore** made a site visit for agenda item 3 and had nothing else to report. **Rich Phillips** made a site visit for agenda item 3 and had nothing else to report. **Kailey White** had nothing to report.

Present: Krystal Chanda, Jill Kirkham, Jack Moore, Richard Phillips, and Kailey White.

Excused: Shin Kue Ryu and Samantha Stoddard.

Staff: Matthew Lewis, Aceline McCulla, Brent McLane, 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 March 24, 2021.

It was moved by **J. Kirkham** and seconded by **R. Phillips** to approve the minutes as written for the clarification and regular meetings from March 24, 2021. Those voting in favor were Chanda, Kirkham, Moore, Phillips, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – CITY VIEW SUBDIVISION

Pocatello Property Development, LLC, represented by RMES, has submitted a preliminary plat application to subdivide approximately 33.78 acres into 64 residential lots, which includes the eight (8) townhome lots. The proposed subdivision is located east and northeast of Sleigh Hill Subdivision at the east end of Elm Street.

Mitch Greer of RMES, 600 E. Oak Street, Pocatello gave a history of the previous preliminary plats of 80 lots, due to the economy it was not completed. The second plat was presented with more open space and infill. There would be division 1 with 27 single-family lots and division 2 with 24 single-family lots and 13 lots retained for open space, and the townhome lots would range from 3,300 to 3400 square feet in size. The preliminary plat approved in 2019 had expired just prior the change of land ownership, which is why this preliminary plat is before the P&Z. Greer asked the P&Z to approve this request.

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

Lewis noted a correction in Condition 4, from “Lot 11 Block 1” to “Lot 11 Block 2.”

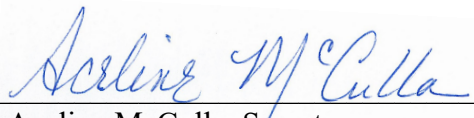
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met: **1)** All conditions submitted by Public Works Department representatives as noted in Exhibit a shall be adhered to; **2)** All lots shall be constructed with detached single-family homes with the exception of Lots 2-9 Block 1 of The Townhomes at City View Block 2. The townhome structures shall be located on the property zoned Residential Low Density; **3)** A “No Build/Grading line” shall be placed on

the Final Plat and such shall also be staked in the field prior to grading of the property; **4)** Lot 11 Block 2 of City View Estates Division 1 and Lot 13 Block 1 of City View Estates Division 2 shall be dedicated to the City for the purpose of public open space; **5)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply; and **6)** 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.

Discussion between Commission members ensued.

It was moved by **J. Moore** and seconded by **K. Chanda** to recommend approval of the preliminary plat application request by Pocatello Property Development LLC for the City View Division 1 and 2 and the Townhomes at City View finding the application meets the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with these conditions of approval listed in the staff report and with the correction of condition 4 from Lot 11 “Block 1” to “Block 2.” Those voting in favor were Chanda, Kirkham, Moore, Phillips, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair White** closed the meeting at 6:50 P.M.

Submitted by  Approved on *April 28, 2021*
Aceline McCulla, Secretary