

**PLANNING & ZONING COMMISSION (PZC)**  
**Regular Minutes for July 14, 2021 at 6:30 p.m.**  
**City Council Chambers**  
**911 North Seventh Avenue, Pocatello, ID 83201**

**Chair Chanda** 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.

**Present:** Cyndi Andersen, Krystal Chanda, Jeremy Marley, Shin Kue Ryu.

**Excused:** Richard Phillips and Taylor Wood.

**Staff:** Carl Anderson and Aceline McCulla.

**Cyndi Andersen** had nothing to report. **Krystal Chanda** had nothing to report. **Jeremy Marley** had nothing to report. **Shin Kue Ryu** had nothing to report.

**Chair Chanda** noted that this evening's agenda was amended and entertained a motion to accept the P&Z Regular Meeting Amended Agenda for July 14, 2021.

It was moved by **C. Andersen** and seconded by **J. Marley** to approve and accept the P&Z Amended Regular Meeting Agenda for July 14, 2021.

**Chair Chanda** noted that Agenda Item 5 would not be heard this evening, it was postponed for a future date.

**Chair Chanda** stated that the P&Z would hear Agenda Item 6 first and then hear Agenda Items 3 and 4.

**AGENDA ITEM #2: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes as written for the clarification and regular meetings of June 23, 2021.

It was moved by **J. Marley** and seconded by **S. Ryu** to approve the meeting minutes as written from June 9, 2021. Those voting in favor were Andersen, Chanda, Marley and Ryu. Motion passed unanimously.

**AGENDA ITEM #3: PUBLIC HEARING - CITY INITIATED TEXT AMENDMENT TO TITLE 16 – SUBDIVISION REGULATIONS**

Staff has prepared amendments to Title 16 Subdivision Regulations. The proposed changes are intended to increase transparency during the review process, while also limiting the potential for the delay of a subdivision application.

**Chair Chanda** opened the public hearing at 6:39 PM.

**Carl Anderson**, Senior Planner with the City of Pocatello summarized the staff report and the summary of proposed amendments.

Staff finds that the proposed text amendments meet the standards of City Code pertaining to Title Text and Map Amendments (17.02.170.F) as the amendments are in the community's best interest, consistent with the

existing provisions of the Zoning Ordinance and consistent with the existing provisions of the Comprehensive Plan. Staff recommends that the Commission consider the proposed amendments to Title 16 Subdivision Regulations and take action to recommend approval, denial, or approval with modifications, of the proposed changes to City Council.

Discussion ensued with Commission and Staff.

**Chair Chanda** opened the meeting for public comment at 6:50 PM.

With no public comments, **Chair Chanda** closed the public hearing at 6:51 PM.

Discussion between Commission members ensued.

It was moved by **S. Ryu** and seconded by **J. Marley** to recommend approval of the proposed amendments to Title 16 Subdivision Regulations finding the amendments are in compliance with the comprehensive plan and the criteria for Title Text and Map Amendments listed in chapter 17.02.170. Those voting in favor were Andersen, Chanda, Marley and Ryu. Motion passed unanimously.

#### **AGENDA ITEM 4: PUBLIC HEARING - CITY INITIATED TEXT AMENDMENT TO TITLE 17 – ZONING REGULATIONS**

Staff has prepared amendments to Title 17 Zoning Regulations. The proposed changes are intended to update and address zoning regulations to meet current and applicable zoning standards.

**Carl Anderson**, Senior Planner with the City of Pocatello summarized the staff report and the summary of proposed amendments.

Staff finds that the proposed text amendments meet the standards of City Code 17.02.180.F as the amendments are in the community's best interest, consistent with the existing provisions of the Zoning Ordinance, and consistent with the existing provisions of the Comprehensive Plan. Staff recommends that the Commission consider the proposed amendments to Title 17 Zoning Regulations and take action to recommend approval, denial, or approval with modifications, of the proposed changes to City Council.

**Chair Chanda** opened the public hearing at 7:03 PM.

Those in favor:

**Mark Dahlquist** supported the Comprehensive Plan and Code updates, because they would be aligned once these amendments are approved by City Council. Dahlquist noted the amendments follow the Smart Growth principals. Dahlquist recommended changing the word average to mean when referencing setback and the neighboring area.

**Ben Ledford** was pleased with the directions of the amendments. Ledford noted there could be improvements in the Original Townsite Overlay area regarding parking requirements, having 50 percent of required parking to be allowed on the street, and that this same parking requirements be applied to multi-family homes or corner shops and not just single and two-family homes outside the Original Townsite Overlay area. Ledford asked why there are larger lot size minimums when there are more in-fill opportunities the older neighborhood's, and which have smaller lot sizes than the current minimum requirements.

Those neutral or opposed: none

**Anderson** mentioned current practice is that the Code as a living document and that changes would be made

as the City's needs' change. Anderson addressed comments by the public on changing terms, infill, lot sizes, parking and setbacks.

With no more public comments, **Chair Chanda** closed the public hearing at 7:22 PM.

Discussion between Commission members ensued.

It was moved by **C. Andersen** and seconded by **J. Marley** to recommend approval of the proposed amendments to Title 17 Zoning Regulations finding the amendments are in compliance with the comprehensive plan and the criteria listed in chapter 17.02.180, with an option to revisit 17.04.220.D2 in the future. Those voting in favor were Andersen, Chanda, Marley and Ryu. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM 5: PRELIMINARY PLAT – BONNEVILLE COMMONS SUBDIVISION**

Mark Dahlquist of NeighborWorks Pocatello, represented by Matthew Adams of The Land Group, Inc., submitted an application for a preliminary plat to replat and develop the old Bonneville school site into 22 residential lots and four open space lots. The proposed subdivision is located at 320 N. 8<sup>th</sup> Avenue.

This agenda item has been postponed to a future date and would not be heard this evening.

**AGENDA ITEM 6: PRELIMINARY PLAT – IRON EAGLE ESTATES DIV. 3 SUBDIVISION**

Ron Dykman submitted an application for a preliminary plat to develop 3.06 acres (more or less) into 10 residential lots. The proposed subdivision is located near the South Valley overpass of the Portneuf River.

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

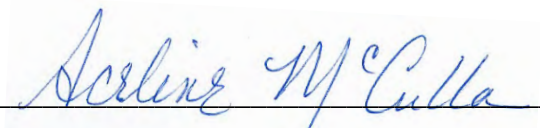
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated June 10, 2021, shall be adhered to; **2)** A building permit may not be issued unless all applicable 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; and **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

**Jose Nava** of HLE, 800 W. Judicial Street, Blackfoot provided a brief summary on the materials submitted in the agenda packet.

The Commission ensued in discussion.

It was moved by **S. Ryu** and seconded by **C. Andersen** to recommend approval of the preliminary plat application from Ron Dykman 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. Those voting in favor were Andersen, Chanda, Marley, Phillips, Ryu and Wood. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Chanda** closed the meeting at 7:35 PM.

Submitted by   
Aceline McCulla, Secretary

Approved on July 28, 2021