

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for July 28, 2021 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

Vice Chair Ryu opened the meeting at 6:30 PM.

Ryu noted that Agenda Item 4 would be heard before Agenda Item 3 this evening.

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.

Cyndi Andersen had nothing to report. **Jeremy Marley** had nothing to report. **Rich Phillips** had nothing to report. **Shin Kue Ryu** made a site visit for agenda item 3 and **4** and had nothing else to report. **Taylor Wood** made a site visit for agenda item 4 and had nothing else to report.

Present: Cyndi Andersen, Jeremy Marley, Richard Phillips, Shin Kue Ryu and Taylor Wood.

Excused: Krystal Chanda.

Staff: Carl Anderson, Jim Anglesey, 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 of July 14, 2021.

It was moved by **J. Marley** and seconded by **R. Phillips** to approve the meeting minutes as written from July 14, 2021. Those voting in favor were Andersen, Marley, Phillips, Ryu and Wood. Those voting against were none. Motion passed unanimously.

AGENDA ITEM 4: PRELIMINARY PLAT – BONNEVILLE COMMONS

NeighborWorks Pocatello, represented by The Land Group, Inc., has submitted an application for a preliminary plat to replat the old Bonneville School site into twenty-two (22) residential lots and four (4) open space lots. The proposed subdivision is located at 320 N. 8th Avenue.

Matthew Adams of The Land Group Inc., Eagle, Idaho, representing NeighborWorks Pocatello to replat the old Bonneville School site. They plan on building 26 homes on this site. This is an infill housing project with attractive and affordable houses that working class families could afford. This preliminary plat will be compliant if City Council approves it on August 5, and Adams asked that the P&Z approve this plat, pending Title 16 and Title 17 Ordinance.

Jim Anglesey, Long Range Sr. Planner with the City of Pocatello summarized the staff report.

Staff finds that the proposal is not compliant with all current applicable standards of City Code 16.20. However, the request for approval may be honored contingent on pending code revisions for Title 17, the Zoning Ordinance, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated July 6, 2021, shall be adhered to; **2)** A Final Plat application shall only be

submitted contingent upon proposed amendments for Title 17, the Zoning Ordinance, after adoption by the City Council. In the event the Council decides not to adopt the proposed changes, then a new preliminary plat application may be required; **3)** Proposed sizes for single-family and townhome lots may be permitted pending code revisions for Title 17; **4)** Infill development standards may be utilized and all development standards for the Original Townsite Overlay (OTO) shall be strictly adhered to; **5)** Per pending code amendments, planting strips are required and shall be landscaped, including one shade tree that is one and one-half (1½") caliper in size or larger for every thirty feet (30') of frontage. The required width of the planter strip shall be determined by the Director or their designee, and Public Works Engineering staff. Tree species and varieties, in accordance with the planter strip width requirements, shall be chosen from the list of City approved street trees; **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; and **7)** All other standards or conditions of City Code not herein stated but applicable to land subdivision and residential development shall apply. All comments identified on the submitted plat maps shall be addressed and revised on the final plat.

Discussion between Commission members ensued.

It was moved by **C. Andersen** and seconded by **J. Marley** to recommend that approval may be honored contingent on pending Ordinance amendments for Title 17, the Zoning Ordinance, once approved by City Council for the preliminary plat application from NeighborWorks Pocatello for the Bonneville Commons subdivision with the conditions listed in the staff report, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello City Code; if the Title 17 Amendments are not approved, the preliminary plat would need to come back before the P&Z addressing the non-compliance issues. Those voting in favor were Andersen, Marley, Phillips, Ryu and Wood. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – BREEZY COMMONS TOWNHOMES

Jonathan Vincent, represented by RMES, has submitted an application for a preliminary plat to develop 7.39 acres (more or less) into 56 lots. The proposed subdivision is located East of Philbin Road and North of Cottage Avenue.

Brady Smith of Rocky Mountain Engineering and Surveying, Pocatello stated the Planned Unit Development was approved by the P&Z a month ago and the project is moving forward with the preliminary plat. Smith stated he read, understood and would comply with staff conditions listed in the staff report.

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

Anderson noted that final approval of the landscaping plan and all other development plans would be subject to approval at the time of submission of building permit application. That means, the location of the storage units, the need for additional trees and the landscape buffer between the light industrial and residential would need to meet the requirements of the current code.

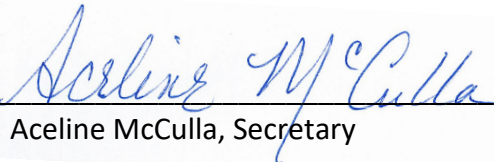
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated July 19, 2021, shall be adhered to; **2)** All requirements of the Planned Unit Development Council Decision, record number 22115446, shall be strictly adhered to; **3)** 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; **4)** The landscape plan submitted at the time of building permit shall be compliant with all landscaping requirements of Pocatello Municipal Code; **5)** All Common areas shall be covered in their entirety by a public utility easement; **6)** The 45' wide canal right-of-

way shall be shown on the final plat; **7)** As required as part of the PUD, Breezy Pointe Drive shall be closed during construction; and **8)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Discussion between Commission members ensued.

It was moved by **J. Marley** and seconded by **C. Andersen** to recommend approval of the preliminary plat application from Jonathan Vincent for the Breezy Commons Townhouses Preliminary Plat, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code with the recommended conditions in the staff report. Those voting in favor were Andersen, Marley, Phillips, Ryu and Wood. Those voting against were none. Motion passed unanimously.

With no other business **Vice Chair Ryu** closed the meeting at 6:58 PM.

Submitted by 
Aceline McCulla, Secretary

Approved on August 11, 2021