

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for August 25, 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.

Cyndi Andersen had nothing to report. **Krystal Chanda** made a site visit for agenda item 4 and had nothing else to report. **Jeremy Marley** had nothing to report. **Rich Phillips** had nothing to report. **Nate Roberts** had nothing to report. **Shin Kue Ryu** made a site visit for agenda items 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, Krystal Chanda, Jeremy Marley, Richard Phillips, Shin Kue Ryu and Taylor Wood.

Staff: Matthew Lewis, Aceline McCulla and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the minutes and approve the minutes for the P&Z clarification and regular meetings of August 11, 2021.

It was moved by **S. Ryu** and seconded by **J. Marley** to approve the meeting minutes as written from August 11, 2021. Those voting in favor were Andersen, Chanda, Marley, Phillips, Roberts, Ryu and Wood. Those voting against were none. Motion passed unanimously.

Chair Chanda opened the public hearing at 6:34PM.

AGENDA ITEM #3: PUBLIC HEARING - POCATELLO CREEK DEVELOPMENT CO. ANNEXATION

Pocatello Creek Development Co., represented by Ryan Satterfield, has submitted a request for Annexation and Zoning to annex approximately 122.80 acres of property to be zoned Residential Low Density (RL). The subject property is located East of the Greenfield and Crestview development projects and North of High Country Subdivision First Addition.

Ryan Satterfield of Pocatello Creek Development Company introduced the material submitted in the agenda packet. Satterfield noted a preliminary plat would come before the P&Z in a couple weeks if the annexation is approved this evening. Satterfield asked the Commission to approve the annexation application request.

Chanda noted the Commission would want see the slope standards addressed on any plats coming forward for this property. **Andersen** asked Satterfield if there was a reason question six (6) in the narrative was not answered. **Satterfield** stated he was not aware it was omitted, but would comply with Code and guidelines.

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

Lewis noted condition five (5) and water pressure be addressed in future plat applications.

Two phone calls were received asking questions, but no concerns on this application.

In consideration of the application and proposed development, assuming adoption of staff's recommended conditions, staff concludes that the annexation request and concurrent Zoning Map and Comprehensive Plan Land Use Map designation are compliant with Pocatello Municipal Code Section 17.02.110 Annexations. Should the Commission recommend approval of the subject application, staff recommends the following conditions attached: **1)** The subject property shall be annexed into the corporate boundaries of the City of Pocatello; **2)** Any corrections required of the legal description of the parcels of land to be annexed shall be submitted for review and approval by the City Surveyor prior to the adoption of the annexation ordinance; **3)** That, upon annexation, the subject property shall be zoned Residential Low density (RL); **4)** The annexation shall be subject to the conditions as provided in the Public Works Memorandum dated August 17, 2021; **5)** Staff recommends that area be amended from the Comprehensive Plan Map designation of "MU" Mixed Use to the designated "R" Residential as part of the future Comprehensive Plan land use amendment. **6)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **7)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

With no public comment, **Chair Chanda** closed the public hearing at 6:41 PM.

Discussion between Commission members ensued.

It was moved by **C. Andersen** and seconded by **J. Marley** to recommend approval of the application from Pocatello Creek Development Co. to annex 122.80 acres (+/-), located east of Greenfield and Crestview Subdivisions & north of High Country Subdivision 1st Addition giving a zoning designation of Residential Low density, finding the application does meet the standards for approval under Chapter 17.02.110 of Pocatello Municipal Code, with conditions of approval, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Andersen, Chanda, Marley, Phillips, Ryu and Wood. Those voting against were Roberts. Motion carried.

AGENDA ITEM 4: PRELIMINARY PLAT – POINT VIEW APARTMENTS FIRST ADDITION

Kent Morris, represented by HLE, Inc., has submitted an application for a preliminary plat to develop 1.52 acres (more or less) into 7 lots. The proposed subdivision is located at the corner of Quinn Road and Philbin Road.

Christ Street of HLE Inc. noted this project is a continuation of the Point View Apartments and he summarized the materials included in the agenda packet. Street noted the stormwater issues would be worked through with staff. Street had no issues with the other conditions and would work with staff for their input.

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

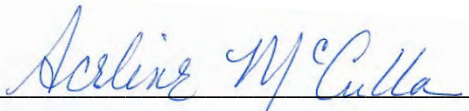
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated August 17, 2021, shall be adhered to; **2)** A building permit may not be issued unless all applicable 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; **3)** The developer shall coordinate with utilities officials including but not limited Idaho Power, Intermountain Gas etc. prior to submittal of the final plat; and **4)** 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.

Merril Quayle, Development Engineer with the City of Pocatello clarified storm water retention questions.

It was then moved by **S. Ryu** and seconded by **N. Roberts** to recommend approval of the preliminary plat application from Kent Morris; Robert & Jodi Dayton; Ryan & Richelle Coats for the Pointe View Apartments 1st Addition Subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions of approval 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 public hearing at 6:55 PM.

Submitted by 
Aceline McCulla, Secretary

Approved on September 8, 2021