

PLANNING & ZONING COMMISSION (PZC)
Minutes for Meeting of January 9, 2019 at 6:30 p.m.
City Council Chambers, Municipal Building
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 a site visit was done, location(s) of the visit, and what was seen.

Bernt made a site visit for agenda item 3 and had nothing else to report. **Moore** had nothing to report. **O'Connor** had nothing to report. **Ricks** made a site visit for agenda item 3 and had nothing else to report. **Sanders** previously made a site visit for agenda item 3 and had nothing else to report. **Satterfield** made a site visit for agenda item 3 and had nothing else to report.

Present: Jared Bernt, Jack Moore, Sara O'Connor, Dorothy Ricks, Julia Sanders, and Ryan Satterfield.
Staff: Carl Anderson, Aceline McCulla, and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes from their clarification and regular meetings on December 12, 2018.

It was moved and seconded, (**J. Sanders, J. Moore**) to approve the minutes for the clarification and regular meeting on December 12, 2018. Those voting in favor were Bernt, Moore, O'Connor, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – ZONING MAP AMENDMENT

This time has been set aside for the Commission to hear comments from the public regarding a request from Portneuf Development, LLC to rezone two parcels of vacant land located north of E. Chubbuck Road and west of Olympus Drive from Residential Medium Density Single Family and Commercial General to Residential Commercial Professional. A Comprehensive Plan Land Use Map change from commercial, residential and public to mixed use is also proposed at this time.

Chris Adams of Creek Hollow & Associates Inc. 611 Wilson Avenue Suite 1A, Pocatello stated that he represented Portneuf Development, LLC and that a mixed-use zone would benefit the community, discussed in the written narrative included in the agenda packet. This would match the current zoning of the surrounding zones and better suit the compatibility of development, listed on page 5 item 2 of the staff report. He showed the Commission, using the second map in Attachment A, the future connecting roads within the development, providing connectivity from Olympus Drive, Chubbuck Road, and Hartford Parkway.

Senior Planner Carl Anderson of the City of Pocatello summarized the staff report. Anderson noted that the words Condition 3 “and a portion of Commercial” would be removed and should be noted in the motion.

No public comments were received for this application.

Staff concludes that the proposed Zoning Map amendment and Comprehensive Plan Land Use Map amendment are compliant with Pocatello Municipal Code Sections 17.02.180 and 17.02.120. A full analysis is detailed within the staff report in pages 3-5. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** The property in question shall be zoned as

Residential Commercial Professional (RCP); **2)** The Comprehensive Plan Land Use Map shall be amended to Mixed Use for the property in question; **3)** The area on the Comprehensive Plan Land Use Map designated Public as part of the Northgate annexation, shall be amended to Mixed Use ~~and a portion of Commercial~~, consistent with the designated zoning; **4)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **5)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

With no public comment, Chair Satterfield opened and closed the public hearing at 6:41 p.m.

Commission members ensued in discussion.

It was moved and seconded, **(S. O'Connor, D. Ricks)** to recommend approval to City Council for the application from Portneuf Development, LLC to rezone the property located North of Chubbuck Road and West of Olympus Drive to be zoned Residential Commercial Professional and amend the Comprehensive Plan Land Use Map to Mixed Use as requested and amend the Public Land designation finding the application does meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, if the conditions listed in the staff report are met, with the exception of Condition 3 and the removal of the words "and a portion of Commercial." Those voting in favor were Bernt, Moore, O'Connor, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Satterfield** closed the meeting at 6:44 P.M.

Submitted by *Aceline McCulla* Approved on *2.13.2019*
Aceline McCulla, Secretary