

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for January 27, 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 else to report. **Jill Kirkham** made a site visit for agenda items 2 and 3 and had nothing else to report. **Jack Moore** made a site visit for agenda items 2 and 3 and had nothing else to report. **Rich Phillips** had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 2 and had nothing else to report. **Samantha Stoddard** and had nothing else to report. **Kailey White** had nothing else to report.

Present: Krystal Chanda, Jill Kirkham, Jack Moore, Richard Phillips, Shin Kue Ryu, Samantha Stoddard, and Kailey White.

Staff: Carl Anderson, Matthew Lewis, Aceline McCulla, Brent McLane, and Merrill Quayle.

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

AGENDA ITEM #2: PUBLIC HEARING – ANNEXATION

This time has been set aside for the Commission to hear comments from the public regarding a request by Bill Isley, represented by RMES, to annex and zone approximately 8.65 acres of land near the east end of Vista Drive. The requested zoning is Residential Low Density (RL).

Brady Smith of RMES, 600 E. Oak Street, Pocatello noted that in a previous P&Z meeting regarding the High Terrace Division 1 project, additional land would be acquired to complete the project. The additional 8.65 acres is presented this evening and needs to be annexed into the City. A Residential Low Density zoning designation is being requested to reduce the number of lots and utilize cluster housing, to accommodate the winter range and open space areas. This land will allow for road connectivity within the next two years or as quickly as possible.

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

In consideration of the application and proposed development, assuming adoption of staff's recommended conditions, staff concludes that the annexation request is compliant with Pocatello Municipal Code Section 17.02.110 Annexations. The subject property is located in the adopted Area of City Impact but is does not have a Comprehensive Plan designation. 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; **2)** An updated legal description of the parcels of land to be annexed, prepared by a licensed surveyor, shall be submitted by the applicant prior to the adoption of the annexation ordinance; **3)** That, upon annexation, the subject property shall be given a Comprehensive Plan designation of Residential (R); **4)** That, upon annexation, the subject property shall be zoned Residential Low Density (RL); **5)** Annexation application in to the City are subject to a "Water Right Value" per Resolution 2006-02. This will be collected prior to the recording of the Final plat; **6)** The subject parcel is located in a designated Mule Deer Winter Range; therefore, any development will be subject to standards and requirements under Municipal Code Section 17.04.170 – Sensitive Lands Standards, specifically #4-7; **7)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly

adhered to; and **8)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

Chair White opened the floor for public comment at 6:48 PM.

Bill Isley, owner of property, stated he was not concerned with density building, but connecting the roads for a better traffic flow. Isley will work with the City to complete the road project as quickly as possible and develop Center Street and Vista Drive. **Ryu** asked Isley if he planned to develop the ridge line first. **Isley** discussed his plan for building the road and then housing.

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

It was moved by **S. Ryu** and seconded by **S. Stoddard** to recommend approval for the annexation application request from B Street Investments LLC to annex approximately 8.65 acre (+/-) acres into the corporate boundaries of the City of Pocatello. The subject property shall be given a Comprehensive Plan Land Use Map designation of Residential (R), and zoning designation of Residential Low (RL) with the Commission finding that the application does meet the standards for approval under Chapter 17.02.110 of Pocatello Municipal Code with the conditions listed in the staff report. Those voting in favor were Chanda, Kirkham, Moore, Phillips, Ryu, Stoddard, and White. Those voting against were none. Unanimous. Motion passed.

AGENDA ITEM #3: PRELIMINARY PLAT – CHEYENNE CROSSINGS

Robert & Rhonda Kay Malan, represented by Ron Dykman, have submitted a preliminary plat application to subdivide approximately 3.77 acres of land into 22 residential lots. The proposed subdivision is located along Cheyenne Avenue near the intersection of Cheyenne and Comanche Street.

Chris Street of Harper-Leavett Engineering Inc., 800 W. Judicial Street, Blackfoot, representing Robert & Rhonda Malan summarized the subdivision application materials and narrative, and stated he understood agreed to the conditions in the staff report.

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 January 12, 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 emergency vehicle turnaround shown on Lot 8 Block 2 shall be dedicated as an emergency access easement in perpetuity and shall not be and at no point may any fencing or other obstruction be placed within the access easement so as to prevent emergency access and turnaround; and **4)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

It was moved by **J. Moore** and seconded by **J. Kirkham** to recommend approval of the preliminary plat application from Robert & Rhonda Kay Malan for the Cheyenne Crossings subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions of approval listed in the staff report. Those voting in favor were Chanda, Kirkham, Moore, Phillips, Ryu, Stoddard, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Vice Chair White** closed the meeting at 7:05 PM and move the Commission into the training session.

**** ADJOURN TO TRAINING SESSION ****

The Commission will adjourn to a session on general land-use and commission training, presented by Diane Kushlan, FAICP.

Present: Krystal Chanda, Jill Kirkham, Jack Moore, Richard Phillips, Shin Kue Ryu, Samantha Stoddard, and Kailey White.

Staff: Matthew Lewis and Aceline McCulla.

White introduced Diane Kushlan of Kushlan Associates as the presenter of the general land-use and commission training.

Diane Kushlan began the Pocatello P&Z Training Workshop.

With no other business, **Chair White** closed the training at 8:32 PM.

Submitted by *Aceline M. McCulla* Approved on *February 24, 2021*
Aceline McCulla, Secretary