

**PLANNING & ZONING COMMISSION (PZC)**  
**Regular Minutes for February 9, 2022 at 6:30 p.m.**  
**Council Chambers**  
**911 North Seventh Avenue, Pocatello, ID 83201**

**Chair Chanda** opened the meeting at 6:30 p.m.

**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** noted that Worrell called her business for an estimate for engineering work for agenda item 3, but no business moved forward, and Chanda had nothing else to report. **Rich Phillips** made a site visit for agenda item 4, 5, 6, and 7 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 3, 4, 5, 6, and 7 and had nothing else to report. **Dakota Worrell** made a site visit for agenda items 6 and 7 and Worrell stated he would abstain for agenda item 3, as Worrell is the applicant, and Worrell had nothing else to report.

**Present:** Krystal Chanda, Richard Phillips, Shin Kue Ryu and Dakota Worrell.

**Excused:** Marjanna Hulet.

**Unexcused:** Whitney Fenwick and Nate Roberts.

**Staff:** Jim Anglesey, Matthew Lewis, Aceline McCulla, and Merrill Quayle.

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

The Commission may wish to waive the oral reading of the P&Z clarification and regular meetings minutes and approve the minutes held on January 12, 2022.

It was moved by **S. Ryu** and seconded by **R. Phillips** to approve the meeting minutes as written from January 12, 2022. Those voting in favor were Chanda, Phillips, Ryu and Worrell. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM #3: PUBLIC HEARING - REZONE – FILE 22-107**

This time has been set aside for the Commission to hear comments from the public regarding a request by Dakota Worrell for a rezone application located at 600 Jefferson Avenue. The request is to rezone 3.05 acres (more or less) from Residential Medium Density Single Family (RMS) to Residential Commercial Professional (RCP) with the Mixed-Use Comprehensive Map Plan designation.

**Chanda** opened up the public hearing at 6:35 PM.

**Dakota Worrell**, applicant noted the surrounding area has high density housing and Residential-Commercial-Professional zoning, a mix of land uses would fit this area well.

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

Staff concludes that the proposed zoning map amendment is compliant with Pocatello City Code Section 17.02.170. A full analysis is detailed within this staff report in pages 2-4. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** Any standards/regulations

not herein noted but applicable to the proposed development shall be strictly adhered to; and 2) Any activity requiring a separate development or building permit shall comply with applicable regulations.

**Chanda** clarified this request is only a rezone change, not a Comprehensive Plan Amendment.

**Chair Chanda** opened up the meeting for public comment at 6:38 p.m.

Those in favor or opposed: none.

Those neutral:

**Jan Wardell** asked for clarification regarding street parking on Jefferson Avenue and where are the multiple housing projects are in the area, which were stated in the public notice, there is not enough information.

**Chanda** clarified that this application is to rezone the property, the concerns for parking and what will be built in the future, would have to meet City Code requirements and guidelines.

**Worrell** understood the parking and traffic concerns of Wardell. Worrell would work with staff on all requirements when the building phase moves forward.

With no more public comments, **Chair Chanda** closed the public hearing at 6:44 p.m.

It was moved by **R. Phillips** and seconded by **S. Ryu** to recommend approval of the zone map amendment application from Dakota Worrell to rezone property located at 600 Jefferson Avenue, finding the application does meet the standards for approval under Chapter 17.02.170 of Pocatello City Code, with the conditions listed in the staff report, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Phillips, and Ryu. Those voting against were none. Those abstained were Worrell. Motion passed unanimously.

#### **AGENDA ITEM 4: PUBLIC HEARING – ANNEXATION – FILE 22-3889**

This time has been set aside for the Commission to hear comments from the public regarding a request by McCormick Ranch LLC, Teton Communications Inc. and Idaho Power Company, represented by RMES, for the annexation and zoning of 45.94 acres (more or less) of land located east of Interstate-15, south of Venture Way, and west of the Portneuf Wellness Complex. The proposed zonings for the property include Residential-Commercial-Professional (RCP) and Office Park (OP).

**17:00 Chanda** opened the public hearing at 6:46 p.m.

**Jeff Maffuccio** of Idaho Power Company provided a presentation on Idaho Power Company's property only, which will be included with the minutes. The printout was passed out to the Commission during the clarification meeting. The Office Park zoning designation meets the needs of Idaho Power services and supports economic development with future substation expansion.

**Sean O'Brien** of RMES provided a brief history of the project and clarified that because there could not be served infrastructure by Chubbuck, it was consequently deannexed. The request before the P&Z this evening is to annex the property into Pocatello City limits so utilities may be serviced.

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

Staff concludes that the annexation request is 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 parcels totaling 45.94 acres (+/-) shall be annexed into the

corporate boundaries of the City of Pocatello; **2)** The 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, parcel #RPRRBVS000200 (10.69 acres); parcel #RPR3853010009 (0.51 acres) and 0.83 acres of Venture Way shall be zoned Office Park (OP). Parcel #RPR3853010008 (5.50 acres) and parcel #RPR3850100010 (28.41) shall be zoned Residential-Commercial-Professional (RCP); **4)** Annexation shall be subject to the conditions outlined in the Memorandum dated January 31, 2022 from Public Works; **5)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **6)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

Lewis clarified that the 20.10-acre (more or less) property owned by JMAX would remain in the County.

**Chair Chanda** opened up the meeting for public comment at 6:59 p.m.

Those in favor or opposed: none

Those neutral:

**Maxine West**, owner of the JMAX property, stated that West agreed to being included in the recent, but not yet annexed, Comprehensive Plan Map designation. West noted they were working with surrounding land owners on the walking path. West stated their property line fencing was taken down for walking path work, and West wants to know who the responsible party is and when they will put the JMAX property line fencing back up.

**O'Brien** stated RMES does not know who is responsible for putting the fencing back up.

With no more public comments, **Chair Chanda** closed the public hearing at 7:01 p.m.

Discussion between Commission members ensued.

It was moved by **S. Ryu** and seconded by **D. Worrell** to recommend approval of the application by McCormick Ranch, LLC., Idaho Power Company, and Teton Communications to annex the property in question, located east of Interstate-15, south of Venture Way, and west of the Portneuf Wellness Complex, to be zoned Office Park (OP) and Residential-Commercial-Professional (RCP) finding 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, and to authorize the Chair to sign the Findings of Facts. Those voting in favor were Chanda, Phillips, Ryu and Worrell. Those voting against were none. Motion passed unanimously.

#### **AGENDA ITEM 5: PUBLIC HEARING – ANNEXATION – HIGH TERRACE 3 – FILE 22-140**

This time has been set aside for the Commission to hear comments from the public regarding a request by Bill Isley, represented by RMES, for the annexation and zoning of 18.69 acres (more or less) of land located north of Vista Drive. The proposed zoning for the property is Residential Medium Density Single-Family (RMS) and a concurrent Comprehensive Plan Land Use Map designation of Residential (R).

**Chanda** opened the public hearing at 7:04 p.m.

**Bill Isley**, applicant provided a brief history of the project and water and sewer and the future project overview of the surrounding area. Isley agrees with the conditions in the staff report, except for condition three (3) of the PW Engineers report for a traffic model. Isley stated communication with staff determined it would be stricken.

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

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)** 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 zoned Residential Medium Density Single-Family (RMS); **4)** That, upon annexation, the subject property shall be given a comprehensive plan designation of Residential (R); **5)** Annexation shall be subject to the conditions outlined in the Memorandum dated January 31, 2022 from Public Works; **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.

Public Works Development Engineer **Merril Quayle** with the City of Pocatello stated that the Public Works Condition 3 can be taken out.

**Chair Chanda** opened up the meeting for public comment, and with no public comment, at 7:18 p.m.

With no public comments, **Chair Chanda** opened and closed the public hearing at 7:18 p.m.

Discussion between Commission members ensued.

It was moved by **S. Ryu** and seconded by **D. Worrell** to recommend approval of the application from Bill Isley to annex the property in question, located East of Vista Drive, to be zoned Residential Medium Density Single-Family and a Comprehensive Plan Land Use Map designation of Residential (R) as requested, finding 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, except to strike the Public Works condition 3, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Phillips, Ryu and Worrell. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM 6: PUBLIC HEARING - PRELIMINARY PLAT HIGH TERRACE 3 - FILE 22-176**  
This time has been set aside for the Commission to hear comments from the public regarding a request by Bill Isley, represented by RMES, for a preliminary plat application to subdivide 18.69 acres (more or less) into 29 residential lots and 2 open space/common area lots. The proposed subdivision is located northeast of I-15 and an extension of E. Center Street. The proposed zoning for the property is Residential Medium Density Single-Family (RMS) with a Comprehensive Plan Map designation of Residential (R).

**Chanda** opened the public hearing at 7:20 p.m.

**Bill Isley** provided a brief history of the project and noted he had been working with Staff on a master plan and believed the Public Works Development condition one (1) should be fulfilled. Isley is working on an easement solution for water service. Isley is creating a two-mile walking trail system to connect through the area with the High Terrace Association designated to maintain the trail system.

**Worrell** asked if the trail system would be contingent on purchasing the Blue area that Isley noted on the master plan drawing. **Isley** stated trail system would not be contingent on purchasing the Blue area property nor would its purchase affect the High Terrace 3 plans.

**Sr. Planner Matthew Lewis** with the City of Pocatello summarized the staff report. Lewis clarified that a revised plat map was provided proposing to add an additional lot (Lot 26 Block 2), which is permitted under Municipal code Section 16.24.060.1. The additional lot does not increase the number by more than five (5)

percent.

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 January 31, 2022, shall be adhered to; **2)** A secondary access will be required per Public Works and Fire Department officials (see Attachment #2). Additionally, Fire Department officials will need to review requirements for driveway surfacing, a turnaround and hydrant and/or sprinkling when development occurs on Lot 25 Block 1. **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 area to remain undisturbed shall be shown on the final plat and delineated with a no build line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of City Code 17.05.140 shall apply; **5)** It is recommended that Lot 26 Block be increased in size to include the “No Grade” portion of Lot 25 (approximately contour 4970); **6)** Pursuant to Municipal Code 17.04.170 E(e) Fencing and landscaping, where utilized, shall be wildlife friendly as recommended by the Idaho Fish and Game Department; and **7)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

**Worrell** asked about the access road for emergency purposes. **Quayle** noted that staff would work with Isley and time periods to complete the emergency road work. Staff and the applicant are working through the newly created master plan.

**Chair Chanda** opened up the meeting for public comment at 7:38 p.m.

With no public comments, **Chair Chanda** closed the public hearing at 7:38 p.m.

Discussion between Commission members ensued.

It was moved by **S. Ryu** and seconded by **D. Worrell** to recommend approval of the preliminary plat application by Bill Isley, for the High Terrace Division 3 subdivision, finding the application does the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Phillips, Ryu and Worrell. Those voting against were none. Motion passed unanimously.

#### **AGENDA ITEM 7: PUBLIC HEARING - PRELIMINARY PLAT SOUTH VALLEY INDUSTRIAL PARK- FILE 22-141**

This time has been set aside for the Commission to hear comments from the public regarding a request by BBAD Investments LLC, represented by RMES, for a preliminary plat application to subdivide 9.10 acres (more or less) into sixteen (16) commercial lots. The proposed subdivision is located west of South 5<sup>th</sup> Ave and north of South Valley Road. The property is zoned Light Industrial (LI) with a Comprehensive Plan Map designation of Mixed Use (MU).

**Chanda** opened the public hearing at 7:39 p.m.

**Bill Isley** provided a brief history of the project and discussed the master plan.

**Sr. Planner Matthew Lewis** 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 31, 2022, 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.

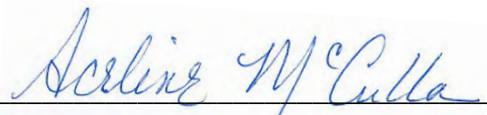
**Chair Chanda** opened up the meeting for public comment at 7:46 p.m.

With no public comments, **Chair Chanda** closed the public hearing at 7:46 p.m.

Discussion between Commission members ensued.

It was moved by **S. Ruy** and seconded by **D. Worrell** to recommend approval of the preliminary plat application by Bill Isley of BBad Investments LLC 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, except to remove the Public Works Development condition 4, and General conditions 8 and 10, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Phillips, Ryu and Worrell. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Chanda** closed the meeting at 7:47 p.m.

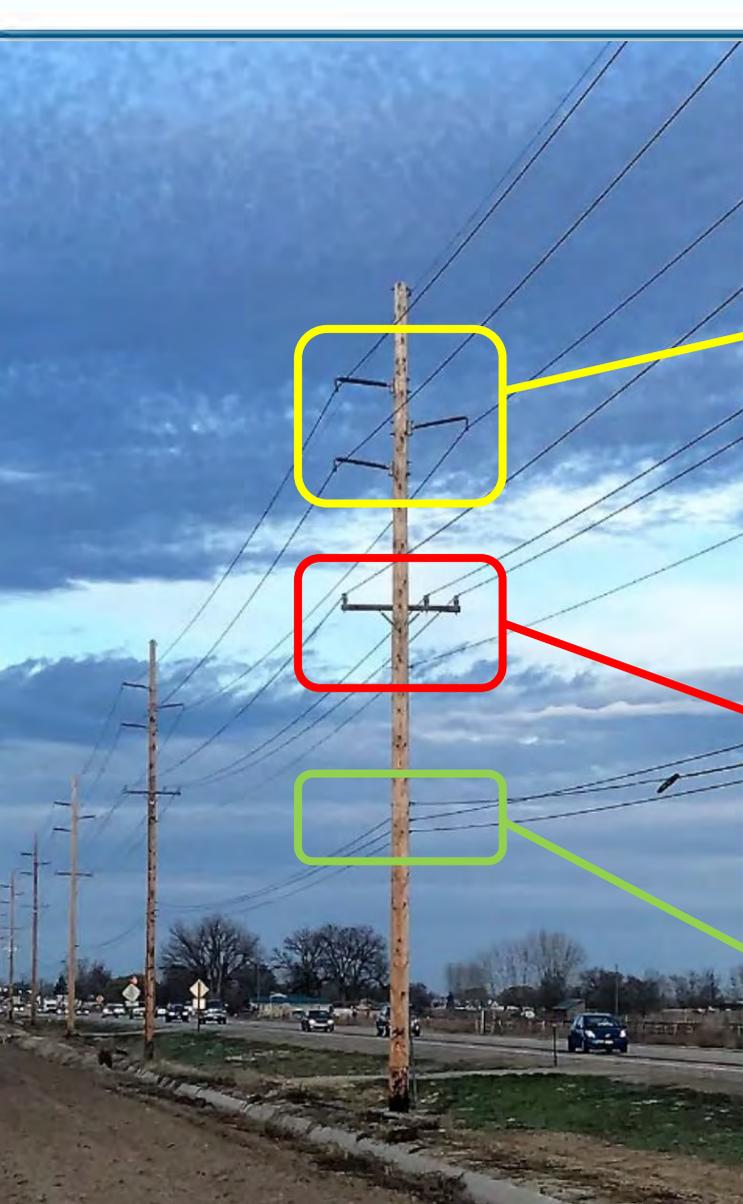
Submitted by  Approved on March 2, 2022  
Aceline McCulla, Secretary



# Pocatello Northgate Annexation and Rezone

Pocatello Planning and Zoning  
February 9, 2022

# How the Electrical Grid Works



## Transmission (Interstate Highway)

- Moving electricity over the grid between substations or from generation sources

## Substation as connection point (off-ramp)

## Distribution (Local Roads)

- Delivering electricity to customers from the substation

## Other Utilities

- We share our poles with other utility providers (cable, phone, fiber)

# Objective

- ✓ Enhance service and safety with ITD-driven changes to Highland Substation access.
- ✓ Develop Idaho Power site to be **compatible** with plans for the Northgate area.
- ✓ Plan for Highland Substation expansion to meet current and future customer needs.
- ✓ Plan for material location to mitigate supply chain issues, especially after major events.



# Future Plans



Highland Substation

Property to be annexed and zoned Office Park

Venture Way

Interstate 15

expanded substation

covered material and equipment yard

shared access road

Fairgrounds Road

# Standards Evaluation

- ✓ The location is a viable option for long-term needs, and an Office Park (OP) Zone designation provides a balance between Idaho Power's planned needs and the surrounding RCP Zone.
  - *More compatible than a request for Light Industrial Zone*
  - *OP Zone allows Mixed Use zoning districts and supports industrial, light industrial and high-density office parks.*
  
- ✓ Growth in the area is driving the need for additional Idaho Power facilities to reliably serve existing and future customers, and also respond quickly in unplanned events.
  
- ✓ The annexation and rezone meet the Comprehensive Plan's Chapter 8: Public Services, Facilities and Utilities, which states "it is important for utility supplies to continue to improve and update their systems to meet future demand and support economic development".

**Thank you!**

