

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for February 26, 2020 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.

Present: Jared Bernt, Jill Kirkham, Jack Moore, Dorothy Ricks, Shin Kue Ryu, Ryan Satterfield, and Kailey White.

Staff: Matthew Lewis, Aceline McCulla, and Merrill Quayle.

Jared Bernt made a site visit for agenda item 3 and had nothing else to report. **Jill Kirkham** made a site visit for agenda item 3 and had nothing else to report. **Jack Moore** had nothing to report. **Dorothy Ricks** made a site visit for agenda item 3 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 3 and had nothing else to report. **Ryan Satterfield** had nothing to report. **Kailey White** made a site visit for agenda item 3 and had nothing else to report.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes as written from the clarification and regular meetings from February 12, 2020.

It was moved and seconded, (**J. Moore, K. White**) to approve the minutes as written for the clarification and regular meetings from February 12, 2020. Those voting in favor were Bernt, Kirkham, Moore, Ricks, Ryu, Satterfield, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – TRAIL CREEK ESTATES DIVISION 4

McCormick Ranch, LLC, represented by Rocky Mountain Engineering and Surveying, has submitted a preliminary plat application to subdivide 15.1 acres (more or less) into 41 lots. The proposed subdivision is located north of Trail Creek Estates Division 2 & 3 and west of Trail Creek Estates Division 1.

Brady Smith, RMES, 600 E. Oak Street, Pocatello gave some history of previous divisions. This plat is cleaning up the property and creating cleaner lot lines, and some of the property will be going through the annexation process. This phase is similar to the previous divisions and lot sizes.

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)** Portions of proposed Lots 6-9 Block 1 shall be annexed in the Corporate Boundary of the City of Pocatello prior to submittal to the final plat; **2)** All standards of Pocatello Municipal Code 17.05.140 shall be met at the time of final plat application submittal; **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply; **4)** 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 **5)** All conditions submitted by Public Works Department representatives as noted in EXHIBIT 1 shall be adhered to.

Commission members ensued in discussion.

It was moved and seconded, (**S. Ryu, R. Satterfield**) to recommend approval of the preliminary plat application by McCormick Ranch, LLC for the Trail Creek Estates Division 4 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 Bernt, Kirkham, Moore, Ricks, Ryu, Satterfield, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Ricks** closed the meeting at 6:47 P.M.

Submitted by *Aceline McCulla* Approved on *March 11, 2020*
Aceline McCulla, Secretary