

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for March 9, 2022 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.

Krystal Chanda had nothing else to report. **Whitney Fenwick** had nothing to report. **Marjanna Hulet** had nothing to report. **Rich Phillips** had nothing to report. **Nate Roberts** had nothing to report. **Shin Kue Ryu** made had nothing else to report.

Present: Krystal Chanda, Whitney Fenwick, Marjanna Hulet, Richard Phillips (arrived at 6:07 p.m.), Nate Roberts, and Shin Kue Ryu.

Excused: Dakota Worrell.

Staff: Carl Anderson, Jen Flynn, Matthew Lewis, Aceline McCulla, Brent McLane 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 February 23, 2022.

It was moved by **S. Ryu** and seconded by **R. Phillips** to approve the meeting minutes as written from February 23, 2022. Those voting in favor were Chanda, Fenwick, Hulet, Phillips, Roberts and Ryu. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: ACCESSORY USE SOLAR PV

City staff will be in attendance to present to the Commission an overview of the SolSmart Program and what has been done to address the City's 2019 Clean Energy Resolution regarding Solar PV.

Planning and Development Services Director Brent McLane and Jennifer Flynn of the Public Works Department with the City of Pocatello presented the accreditation efforts of the SolSmart national program on clean energy regarding Solar PV. The City Pocatello is seeking a SolSmart "Silver" designation for local governments.

Solar PV is a by-right accessory use (special approval without going through a hearing process) in all zones and this use must meet requirements outlined in 17.06.200 Accessory Structures. Solar facilities practice have been historically determined consistent with the goals and objectives of the Comprehensive Plan and is allowed in the Zoning Ordinance. An Accessory Structure Permit would be required for the Accessory Use Solar PV and reviewed by the Planning Division. This determination shall act as guidance regarding the approving "Accessory Use Solar PV" applications until such time this use is specifically addressed in the City of Pocatello Zoning Ordinance. Two documents were given to the Commission and will be attached to the minutes for records retention.

AGENDA ITEM 4: PUBLIC HEARING – GATEWAY NORTH SUBDIVISION - FILE 22-306

This time has been set aside for the Commission to hear comments from the public regarding a request by Duchesne Land 2016, LLC, represented by Joe Taylor & Clayton Holbrook, for a preliminary plat application to subdivide 2.8 acres (more or less) into twenty-seven (27) lots, one of which will be for stormwater

retention. The proposed subdivision is generally located west of the intersection of Nora & Stockman Avenues.

Chanda opened the public hearing at 6:39 p.m.

Clayton Holbrook stated the development focus would be three-bedroom, two bath single family home, as that is the home most in demand, the estimated building size would be 1,400 to 1,500 square-foot lots. There will be multiple home designs providing an interesting neighborhood, not a cookie cutter look.

Senior Planner Carl Anderson with the City of Pocatello Planning Department summarized the staff report.

Some calls of inquiry were received by staff as of today regarding this application request.

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 March 1, 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

Anderson gave a brief infill explanation.

Public Works Engineer Merrill Quayle of the City of Pocatello Public Works Department clarified the use for the City owned property, noted that an easement had been obtained for sewer services, and storm water and over flow.

Chair Chanda opened up the meeting for public comment at 7:03 p.m.

Those in favor or neutral: none

Those opposed:

Brian Nice was concerned with traffic on Stockman Road and a lack of parking for visitors with such small lots.

Andrea Kern was concerned that the neighborhood is Residential Medium Density and this subdivision is not consistent and the lots size should be larger.

Rebuttal and Questions:

Clayton Holbrook stated that he understood the concerns and with the housing shortage homes are needed, but construction costs are 20 to 30 percent higher and things would be done to make it nice.

Quayle noted that the development meets City Standards.

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

Anderson asked if **Quayle** would identify why the sewer was not being hooked into the Stockman Road line. **Quayle** discussed that due to topography issues the easement was necessary, for gravity flow. The City tries to avoid sewer lift stations when possible.

Discussion between Commission members ensued.

It was moved by **M. Hulet** and seconded by **R. Phillips** to recommend approval of the application from Duchesne Land 2016 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, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips, Roberts and Ryu. Those voting against were none. Motion passed unanimously.

AGENDA ITEM 4: PUBLIC HEARING – PRELIMINARY PLAT – LANDS END - FILE 22-301

This time has been set aside for the Commission to hear comments from the public regarding a request by Brandon Ratliff for a preliminary plat application to subdivide 24.41 acres (more or less) into six (6) lots. The proposed subdivision is generally located along Fore Rd.

Chanda opened the public hearing at 7:28 p.m.

Joel Dixon of Knudsen Engineering provided a brief history of the project and stated there is no dedicated right-of-way on Fore Road currently, so Dixon is working with staff on infrastructure to make this project work.

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

One informational email was received by staff and included in the agenda materials on this application request.

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 March 1, 2022, shall be adhered to; **2)** Development shall meet the standards of the fire departments Wildland Urban Interface including but not limited to building materials and defensible spacing for vegetation; **3)** A no-grade line shall be provided as part of the final plat on the slopes abutting Lots 2, 3, & 4; **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; **5)** 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; and **6)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

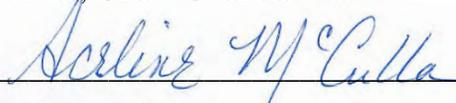
Chair Chanda opened up the meeting for public comment at 7:39 p.m. and with no public comment, **Chair Chanda** closed the public hearing at 7:39 p.m.

Discussion between Commission members ensued. **Public Works Engineer Quayle** provided the Commission with a drawing that shows the line that water and sewer needs to be tied into for this project, which will be included in the minutes for records retention.

It was moved by **M. Hulet** and seconded by **N. Roberts** to recommend approval of the application from Brandon Ratliff, for Lands End subdivision, 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, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips, Roberts and Ryu. Those voting against were none. Motion passed unanimously.

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

Submitted by


Aceline McCulla, Secretary

Approved on

March 23, 2022