

**PLANNING & ZONING COMMISSION (PZC)**  
**Regular Minutes for March 10, 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** made a site visit for agenda item 3 and had nothing else to report. **Jill Kirkham** had nothing to report. **Jack Moore** made a site visit for agenda item 3 and had nothing else to report. **Rich Phillips** made a site visit to agenda item 3 and disclosed that he owns property adjacent to this property and recused himself from agenda item 3. **Shin Kue Ryu** made a site visit for agenda item 3 and had nothing else to report. **Kailey White** had nothing to report.

**Present:** Krystal Chanda, Jill Kirkham, Jack Moore, Rich Phillips, Shin Kue Ryu, and Kailey White.

**Excused:** Samantha Stoddard.

**Staff:** Carl Anderson, Aceline McCulla, and Merrill Quayle.

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

The Commission may wish to approve the minutes as written for the clarification and regular meetings of February 24, 2020.

It was moved by **J. Moore** and seconded by **K. Chanda** to approve the minutes as written for the clarification and regular meetings from February 24, 2021. Those voting in favor were Chanda, Kirkham, Moore, Phillips, Ryu, and White. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM #3: PRELIMINARY PLAT – THE RIDGES TOWNHOUSES DIVISION 1**

McCormick Ranch, LLC, represented by RMES, has submitted a preliminary plat application to subdivide 6.67 acres into 62 residential lots. The proposed subdivision is located west of N. Foothill Boulevard and N. Gathe Road extension.

**Brady Smith**, RMES, 600 E. Oak Street, Pocatello stated some things cannot be done for this plat until the final plat for the Trail Creek Ridges has been recorded. Smith has stated that some other changes have occurred and a second access road are in the works. Additional land has been acquired to accommodate this item of discussion. Setback will be met and each unit will be owned per lot and a Home Owner's Association (HOA) be established to maintain the property. A two-foot easement would be placed around the buildings so the HOA could accomplish snow removal or landscape maintenance. Smith states this project meets Code and they will comply with the conditions in the staff report.

The Commission and Smith discussed the area of non-disturbance and comments from the Idaho Department of Fish and Game comments.

**Carl Anderson**, Senior Planner with the City of Pocatello summarized the staff report.

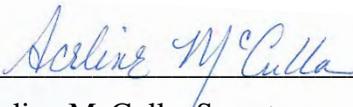
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated March 2, 2021, shall be adhered to; **2)** All requirements of the Planned Unit Development application, permit number 20-3084, shall be strictly adhered to; **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)** At the time of building permit, the applicant shall demonstrate that the proposed landscaping is compliant with the list of wildlife resistant plantings of the Department of Fish and Game. A revegetation plan shall be submitted at the time of the initial building permit which clearly shows how the development preserves existing vegetation and address the City's erosion and sediment control requirements. Pursuant to Municipal code, all nonresidential landscaping shall include native species of the sagebrush steppe plant community; **6)** All common area and private drives shall be identified lot and block and shown on the final plat; **7)** In order to address the requirement of Fire Code that when more than 30 or more units are constructed, a secondary emergency access shall be provided, or as an alternative all units shall have fire sprinkling as permitted by the International Fire Code; **8)** The final plat application shall not be accepted until the Ridges at trail Creek Subdivision has been recorded; and **9)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Discussion between Commission members ensued.

It was moved by **K. Chanda** and seconded by **S. Ryu** to recommend approval of the preliminary plat application from McCormick Ranch, LLC for the Ridges Townhouses Division 1, 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, and to include the Idaho Department of Fish and Game requests regarding fencing, open space and movement corridors for wildlife, landscaping, and to make property owners aware of the wildlife preservation in the CC&Rs. Those voting in favor were Chanda, Kirkham, Moore, Phillips, Ryu, and White. Those abstained: Phillips. Those against were none. Motion passed.

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

Submitted by  Approved on March 24, 2021  
Aceline McCulla, Secretary