

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for March 24, 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** had nothing else to report. **Jack Moore** made a site visit for agenda item 3 and had nothing else to report. **Rich Phillips** and had nothing to report. **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, Richard Phillips, Shin Kue Ryu, and Kailey White.

Excused: Samantha Stoddard.

Staff: Matthew Lewis, 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 March 10, 2021.

It was moved by **J. Kirkham** and seconded by **S. Ryu** to approve the minutes as written for the clarification and regular meetings from March 10, 2021. Those voting in favor were Chanda, Kirkham, Moore, Phillips, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING - SOUTH POINT VISTAS PRELIMINARY PLAT

This time has been set aside for the Commission to hear comments from the public regarding a request by Scott Briscoe, represented by Christ Street of Harper-Leavitt Engineering Inc. (HLE), for a preliminary plat application to subdivide 44.74 acres into sixty-eight (68) residential lots and two (2) open space lots. The proposed subdivision, South Point Vistas, is located south and east of the Wildlife Ridge Estates subdivision near the intersection of Barton & American Road.

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

Chris Street of HLE, 800 Judicial Street, Blackfoot, Idaho stated he is representing Scott Briscoe. He discussed the materials in the agenda packet. He noted they development would begin the summer of 2021. This development will be similar with the neighboring subdivision. The open spaces include 13 acres for the wildlife area, which will be undisturbed, and two lots would remain undeveloped to allow more space between the open space areas. Street noted that lot 20 is larger because of its location and it is a buildable lot, and a home would not obstruct the view of homes overlooking this lot.

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

The property is zoned Residential Medium Density Single Family (RMS) and Residential Estate (RE) and staff used the more strict guidelines of the RMS Zoning District for the whole project.

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 17, 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 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; **4)** Lots 21 and 22 shall be dedicated to the City of Pocatello for the purpose of (1) preservation of existing vegetation and (2) preservation of sensitive wildlife habitat and allowance of additional density; **5)** Pursuant to Municipal Code 17.04.170 E(e) Fencing, where utilized, shall be wildlife friendly as recommended by the Idaho Fish and Game Department; **6)** The property is located in a designated Wildland Urban Interface, therefore, use of fire wise building materials and landscaping principles shall be required per City Fire Department Regulations (Code Section E.1.j.); **7)** A revegetation plan shall be submitted at the time of the initial building permit which clearly shows how the development preserves existing vegetation and addresses 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; and **8)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Moore asked staff about changing names.

Merril Quayle, Public Works Planning Engineer with the City of Pocatello stated that the City of Pocatello follows the National Standards for naming streets.

Chair White opened the public hearing to the public at 6:55 PM.

Those in Favor:

Chris Nelson, developer for this property, stated they have been working with City staff and cleaning up the area. The homes they plan to build are similar to the area. Housing is needed in Pocatello and they want to make it a nice place to live.

Jeremy Briscoe is a realtor in the area and this area is a nice area for homes with a view. This area would provide opportunities for citizens that want their children to attend Century High School. The property owner wants to sell the land and he wants to have something built where people will be happy to live and take pride in their neighborhood.

Those Neutral:

Kresta Fillmore was happy for the open space area and that the future owner of lot 20 that the driveway would have to support fire trucks. She thinks it would be a beautiful subdivision.

Dean Swallow was concerned that the American Road and Barton Road is not a safe intersection. He was concerned about the water pressure and where the water supply was coming from for this development. The new homeowners would need to be aware that wildlife live there and won't go away. The runoff needs to be addressed so the water does not come down the hill into my home.

Jennifer Putnam has three concerns, the area slopes west and downward. Make sure there are plenty of drains to accommodate water run-off. Second concern was of merging the two subdivisions and traffic. The third concern was that owners need to know that 30 foot of defensive space is required for the urban wildlife interface.

Matt Coleman was concerned about wildfires and Barton Road not being suited for egress for emergency vehicles. American Road is not improved to support emergency vehicles

Christa Hale was concerned about children and she did not want more access roads to this subdivision. She does not want them to connect to her subdivision.

Those Against:

Jane Botalli was concerned about the narrow and curvy Barton Road and traffic. She was concerned for the wildlife also.

Cindy Heisel was concerned with more housing and traffic. She did not want people to park on the street in the new development. She wanted the new developers to build a park for their subdivision and the new subdivision. She wanted a limit placed on the size and height of the new homes so they are not taller.

Brooke Benedetti Coleman wanted their kids to have access to this land to play. She did not want more traffic, she wanted a walkway be placed, instead of a road connecting the subdivisions, so she can walk through the new subdivision.

Kenneth Hine was concerned with traffic and the number of houses being built and cluster homes.

Street noted that they are widening and adding sidewalks on Barton Road. A 12-inch waterline will be added to provide adequate water pressure. He noted that the businesses in this area, including the University of Idaho, Portneuf Medical Center, and ON Semiconductor need homes for their employees that are close to work, this area would accommodate these businesses. Dead ending road hinders emergency vehicles and connectivity assists with this access to emergency vehicles. The access road off Barton Road is about away from Barton Road. The open space area is being left with its trails to be utilized by the residents and wildlife.

With no more public comments, **Chair White** closed the public hearing at 7:35 PM. Discussion between Commission members ensued.

Chanda asked how new property owners would be informed about following guidelines and restrictions for wildlife and wildlife area borders. **Lewis** noted the developer would have to follow the conditions listed in the staff report and further restrictions could be listed in CC&Rs. The City does not enforce covenants. **Ryu** asked if staff thinks the fire requirements are adequate. **Quayle** referenced the staff report on this topic. **Ryu** asked staff to provide some info on Slope Analysis Code. **Lewis and Quayle** provided information on the Slope Analysis Code. **Phillip** asked about traffic and connectivity. **Lewis** clarified the importance of road connectivity, which is part of the Comprehensive Plan, and for purpose of utility, maintenance, service, and emergency vehicle access. **Ryu** asked if staff could discuss the traffic analysis. **Quayle** clarified the traffic analysis. **Quayle** addressed the requirement that all roads and driveways must comply with Fire Code, and he addressed the water pressure in the area and requirements, it will con.

It was moved by **K. Chanda** and seconded by **J. Moore** to recommend approval of the preliminary plat application from Scott Briscoe for the South Point Vistas 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 with the revision of striking from Staff Report #4 the last four words "allowance of additional density." and include the IF&G request 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 voting against were none. Motion passed unanimously.

With no other business, **Vice Chair White** closed the meeting at 8:01 P.M.

Submitted by 
Aceline McCulla, Secretary

Approved on April 14, 2021