

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for April 28, 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 stated she is representing the applicant for Agenda Item 3 and recused herself from this agenda item. **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 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. **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 and Aceline McCulla.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes as written for the clarification and regular meetings of April 14, 2021.

It was moved by **S. Rye** and seconded by **J. Kirkham** to approve the minutes as written for the clarification and regular meetings from April 14, 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 – WILLIAMS VIEW SUBDIVISION

Michael Williams, represented by A&E Engineering, has submitted a preliminary plat application to subdivide approximately 3.87 acres (more or less) into five (5) single family lots and one (1) undisturbed lot. The proposed subdivision is located west of Wildlife Ridge Estates Division 1.

Krystal Chanda of A&E Engineering stated she represents Michael Williams. Chanda summarized the infrastructure per guidelines listed in the staff report included in the agenda packet. She stated Idaho Power has been contacted regarding one power line. Sewer manholes will be worked through with staff by the final plat submission.

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)** All comments contained in the Public Works Memorandum, dated April 20, 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)** Include the

Idaho Department of Fish and Game’s request regarding fencing, open space and movement corridors for wildlife, landscaping, and to make property owners aware of the wildlife preservation requirements in the CC&Rs (see attached Memorandum dated March 25, 2021). **5)** Intermountain Gas “Easement and Right-of-Way Agreement” recorded as document #324060 in Bannock County shall be enforced (see attached email dated April 5, 2021). **6)** The property is located in a designated Wildland Urban Interface, therefore, use of firewise 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. **8)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Chanda and **Lewis** clarified questions regarding the access road off Barton Road and **Chanda** clarified that the conditions listed in the staff report were acceptable to the applicant.

It was moved by **S. Ryu** and seconded by **J. Moore** to recommend approval of the preliminary plat application from Michael Williams, for Williams View 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 Chanda, Kirkham, Moore, Phillips, Ryu, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair White** closed the meeting at 6:43 P.M.

Submitted by  Approved on May 12, 2021
Aceline McCulla, Secretary