

**PLANNING & ZONING COMMISSION**  
**Minutes for Meeting of May 8, 2019 at 6:30 p.m.**  
**City Council Chambers, Municipal Building**  
**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 a site visit was done, location(s) of the visit, and what was seen.

Bernt made a site visit and had nothing else to report. Moore made a site visit and had nothing else to report. O'Connor had nothing to report. Ricks made a site visit and had nothing else to report. Satterfield had nothing to report.

**Present:** Jared Bernt, Jack Moore, Sara O'Connor, Dorothy Ricks, and Ryan Satterfield.

**Excused:** Julia Sanders

**Staff:** Carl Anderson, Merril Quayle and Terri Neu

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

The Commission may wish to approve the minutes from the clarification and regular meetings on February 27, 2019 and the work session on April 10, 2019.

A motion was made by Moore, seconded by O'Connor, to approve the minutes for the clarification and regular meetings on February 27, 2019 and the work session on April 10, 2019. Those voting in favor were Bernt, Moore, O'Connor, Ricks and Satterfield. Motion carried.

**AGENDA ITEM 3: PUBLIC HEARING – ANNEXATION**

This time has been set aside for the Commission to hear comments from the public regarding a request by McCormick Ranch, LLC, represented by RMES, to annex and zone 115.32 acres (more or less) of land located south of Neva Road and southwest of Gathe Drive. The requested zoning is Residential Low Density. The land is included in the Area of City Impact.

Chair Satterfield opened up the public hearing at 6:33 PM.

Mitch Greer, RMES, 600 E. Oak Street, gave an overview of the property owned by McCormick Ranch, LLC. This development will allow for better circulation through the area. The applicant is looking for a cohesive way to develop the area and tie into the road the Catholic Church put in off Gathe Drive. They are looking for approval to annex rather than develop it in the County. A drainage/gully runs through the property and they realize that utilities and roads cannot cross the drainage/gully. It won't be economical for the City to maintain services across that drainage nor will it be economical for the developer. They don't want to annex the area northwest and west of the drainage/gully.

Greer confirmed the location of the requested annex. Greer advised that due to the nature of the annexation process, they had to request to annex the entire piece. They are all under one parcel number.

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

No written public comments were received for this application but one phone call was received.

Richard Bigelow, 4708 Revolution Road, spoke in favor of the annexation. He stated that the city has to grow and there is a need for housing. If they are going to hook up to City utilities, they need to be annexed into the City.

Ann McCarty, Lot 5 on Neva Road, spoke in opposition to the annexation. She has concerns about where the water supply will come from and how will it impact the people on Neva Road. She asked if they are going to use Neva Road to access it. She expressed concern about the impacts to the residents on Neva Road.

Jeri Bigelow, Satterfield Drive, spoke in opposition to the annexation. She explained that they purchased land in the area and is concerned about traffic, water and doesn't want her property to be annexed in the City.

Jo Lyn Anderson, N. Karen Road, spoke in opposition to the annexation. She expressed concerns with fires and subdivisions with one-way in and one-way out. She is also concerned with wells or if they will be tapping into the City water. She is concerned about what kind of subdivision will be developed (rentals, duplexes, single family homes).

Steve Beck, on the top, spoke in opposition to the annexation. He explained that where the road the Catholic Church put in needs to be addressed where it intersects with Gathe Road/Kraft Road.

Ryan Hownton, Magellan Loop, spoke in favor of the annexation but has concerns about the intersection of Gathe to Kraft with an increase in traffic and asked if there were any plans to improve it.

Greer explained they don't want to impact Neva Road which is why they are requesting that portion not be annexed. If the lots at the end of Neva were to be developed, they would be developed in the County with 5 acre lots with individual wells and septic. The previous owners of Trail Creek estates put in an extensive water system. There is a water tank and booster station to feed the area. It also has the capacity to feed the new area. The proposal includes interconnectivity with this subdivision and Trail Creek Estates. When the Catholic Road was put in, they put in an intersection with Gathe that provides some traffic calming. In the long term the road will wrap around and connect with Kraft Road. This area is poised for growth and should be annexed into the City.

With no public comments, Chair Satterfield closed the public hearing at 6:38 PM.

Commission members engaged in discussion.

A motion was made by Moore, seconded by O'Connor, to recommend approval of the application with the 2 triangles (40 acres) exempted from the annexation and the area be zoned Residential Low Density with a Comprehensive Plan Land Use Map designation of residential subject to staff conditions. Those voting in favor were Bernt, Moore, O'Connor, Ricks and Satterfield. Motion carried.

#### **AGENDA ITEM 4: PRELIMINARY PLAT – WESTERN SKIES**

Brandon Ratliff, represented by RMES, has submitted a preliminary plat to subdivide 16.84 acres (more or less) into 44 lots. The property is located east of Dolostone Drive and north of Eastpointe Drive.

This item was pulled from the agenda by the applicant.

With no other items to discuss, Chair Satterfield closed the meeting at 7:03 PM.

Submitted by \_\_\_\_\_ Approved on \_\_\_\_\_  
Terri Neu, Assistant Planner