

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for May 12, 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 recused herself from agenda item 3 due to a conflict of interest and had nothing else to report. **Jeremy Marley** had nothing 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 else nothing to report. **Samantha Stoddard** had nothing to report. **Kailey White** had nothing to report.

Present: Krystal Chanda, Jeremy Marley (attended via GoToMeeting (GTM); left at 7:45 PM), Richard Phillips, Shin Kue Ryu, Samantha Stoddard (attended via GTM), and Kailey White.

Excused: Jill Kirkham

Staff: Carl Anderson, Jim Anglesey, 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 April 28, 2021.

It was moved by **R. Phillips** and seconded by **K. Chanda** to approve the minutes as written for the clarification and regular meetings from April 28, 2021. Those voting in favor were Chanda, Marley, Phillips, Ryu, Stoddard, and White. Those voting against were none. Unanimous. Motion carried.

AGENDA ITEM #3: PLANNED UNIT DEVELOPMENT – BREEZY COMMONS TOWNHOUSES

Jonathan Vincent, represented by Rocky Mountain Engineering & Surveying, has submitted an application for a Planned Unit Development to develop 7.39 acres (more or less) into 56 residential townhomes and common area. The proposed PUD is located East of Philbin Road and North of Cottage Avenue.

Chair White opened the public hearing at 6:33 PM.

Brady Smith of RMES, Pocatello stated he represents the applicant, Jonathan Vincent. Smith described the property and noted the mixed-use zoning of Light Industrial (LI) and Residential Medium Density Single Family (RMS). The applicant wants to develop the property into fifty-six (56) residential lots and common area contained in separate lots. The storage units would be located on the LI zoned property, which complies with code outright. The plan is to have a larger buffer area of 20 feet on the north with trees planted no less than twenty feet apart, and a 10-foot buffer on the east side of the property with an obscuring fence of at least six feet (6') in height and trees planted a minimum of twenty feet (20') feet apart, per condition 10 listed in the staff report. There would a Home Owner Association which is part of the Covenants, Conditions and Restrictions (CC&R) and would be clearly noted in and explained in the sale agreement.

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

Anderson noted that two public comments were received and included in the public record regarding this

application. The first public comment was included in the agenda packet, and the second public comment was submitted on May 12 and given to the P&Z during the clarification meeting for review prior to the public hearing.

In consideration of the application and proposed development, staff concludes that the Planned Unit Development request is compliant with Pocatello Municipal Code Section 17.02.140. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** All applicable standards of Pocatello Municipal Code 16.20 & 16.24 shall be strictly adhered to; **2)** All open space designated as part of the subject PUD shall be maintained by the future home owners association subject to the standards of Municipal Code 17.02.140.D.4; **3)** The parking area shall be dedicated as shared common area and at no point may any fencing or other obstruction be placed within the parking and access area so as to prevent fire access and turnaround. That the applicant shall maintain and enforce a no parking requirement along the private drive aisles; **4)** The applicant shall provide a 2' easement line around the footprint of each building cluster to provide for awnings, eaves, overhangs, and landscaping to extend into the shared common area, to be maintained by the homeowner's association. This easement shall be shown on the preliminary and final plat for each phase of the development; **5)** All proposed amenities shall be complete with each phase as proposed; **6)** The storage units and shop be finished in a style similar to the townhome development in order to provide continuity throughout the development. **7)** A traffic impact analysis is required at the time of preliminary plat, as required by the Public Works Department; **8)** A final landscape plan shall be submitted at the time of the initial building permit application and shall be compliant with all landscaping requirements of Pocatello Municipal Code; **9)** The applicant shall provide verification that the proposed storage units are not within the adjacent irrigation easement, or other documentation from the Fort Hall Irrigation District verifying that the storage units are permitted in their current location; **10)** A ten feet (10') wide landscape buffer with a site obscuring fence or solid wall at least six feet (6') in height shall be erected along the common property line abutting the adjacent residential zone to the east. The landscape buffer shall contain at least one tree a minimum caliper of one and one-half inches (1 ½") during planting for every twenty (20') lineal feet of common lot line. Each tree shall be planted no less than twenty feet (20') apart and the species shall be select from among those trees which are the City of Pocatello master list of Acceptable trees; **11)** Sidewalk and landscaping shall be installed adjacent to Philbin Road to the west, to match the adjacent development north of the property; **12)** A signed affidavit from Gary B. Ratliff shall be required, granting permission to Jonathan Vincent to pursue the development before the application is brought to City Council for a decision; **13)** All approved architectural standards shall be enforced by the homeowner's association per Municipal Code 17.02.140.G.5; and **14)** All other standards or conditions of Municipal Code not herein stated but applicable to the planned unit development, land subdivision and residential development shall apply.

Chair White opened the floor for public comments at 6:57 PM.

Those in favor:

Krystal Chanda stated she represented a group of 23 individuals. The group's concerns included: lighting of the storage units in the evening hours, the storage units being available to the public and safety of the neighbors, trash enclosure requirement to reduce trash blowing in a high wind area, snow removal to be kept on the property, and traffic during construction, with a request to close Breezy Point Drive with barriers during construction until a Certificate of Occupancy has been issued by the City.

Cathy McPherson of Pocatello stated she had concerns with the storage area's water runoff, and the density of 56 new homes along with Hoku expansion of new businesses adding more traffic on Philbin Road.

Those neutral and opposed: none

Smith stated that most of the concerns from the public were included in staff conditions, and most were reasonable. The traffic study, once completed, will address the findings if warranted. The trash area will be

enclosed on three sides and will be accessible for the trucks to load and unload the dumpsters. The applicant wants to develop a nice area that is greatly needed in Pocatello.

With no more public comments, Chair White closed the public hearing at 7:15 PM

Discussion between Commission members ensued. **Anderson** clarified whether storage units could be rented to tenants or to the public, and City Code existing requirements for buffer strips, lighting, and trash enclosures.

It was moved by **S. Ryu** and seconded by **R. Phillips** to recommend approval of the Breezy Commons Planned Unit Development from Jonathan Vincent, finding the application does meet the standards for approval under Chapter 17.02.140 of Pocatello Municipal Code, with the conditions of approval listed in the staff report **and include four additional conditions 15)** a lighting plan be submitted with the preliminary plat; **16)** a trash enclosure design be submitted with the preliminary plat; **17)** snow storage location be identified with the preliminary plat; **and 18)** include the request that Breezy Point Drive be closed during construction through a Certificate of Occupancy being issued with the preliminary plat submission;. Those voting in favor were Marley, Phillips, Ryu, Stoddard, and White. Those voting against were none. Motion passed unanimously.

With no other meeting business, **Chair White** closed the regular meeting at 7:37 PM. The Commission was then moved into the scheduled work session.

*** WORK SESSION ***

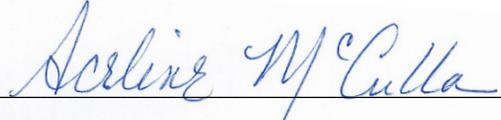
POCATELLO COMPREHENSIVE PLAN: Planning & Development Services staff will present to the Planning & Zoning Commission information regarding the City's Comprehensive Plan update.

Chair White opened the work session at 7:38 PM.

Chair White introduced Jim Anglesey, who would give an introduction for the Comprehensive Plan Update.

Jim Anglesey, Long Range Planner with the City of Pocatello, discussed the process for the City's Comprehensive Plan update that will be coming before the P&Z throughout 2022.

With no further discussion, **Chair White** closed the work session at 7:50 PM.

Submitted by 
Aceline McCulla, Secretary

Approved on May 26, 2021