

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for May 13, 2020 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

The meeting began at 6:00 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.

Jared Bernt 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. **Dorothy Ricks** 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: Jared Bernt, Jill Kirkham, Jack Moore, Dorothy Ricks, Shin Kue Ryu, and Kailey White.

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

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to approve the minutes as written from the clarification and regular meetings from March 11, 2020.

It was moved and seconded, (**J. Moore, J. Kirkham**) to approve the minutes as written for the clarification and regular meetings from January 22, 2020. Those voting in favor were Bernt, Kirkham, Moore, Ricks, Ryu, and White. Those voting against were none. Motion carried. Unanimous.

AGENDA ITEM #3: PRELIMINARY PLAT - REPLAT

Cary Baird of Elk Ridge Construction Inc. has submitted a preliminary plat application to replat Lots 1-6, and 13 & 14, Block 3, of the Ward Park 1st Addition. The proposal calls for the platting of 1.95 acres (more or less) into sixteen (16) townhome lots. The proposed subdivision is located at the 1200 Block of Heber Avenue.

Aaron and Cary Baird of Elk Ridge Construction, PO Box stated the request is a preliminary replat of Lots 1 -6, and 13 & 14, Block 3, of the Ward Park 1st Addition. This is a replat to build twin home instead of an assisted living facility.

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 16.20.050, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated April 13, 2020, 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)** Lot 4 Block 3 of the Ward Park Subdivision 1st Addition, proposed as Lot 18 Block 3 of the replat application, either be removed from the replat application, or the ownership clarified at the time of final plat application submittal; and **4)** 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.

Bernt asked if staff received any questions or comments from the public on this request. **Anderson** stated informational calls were received but no concerns regarding this request.

It was moved and seconded, (**S. Ryu, J. Kirkham**) to recommend approval to City Council of the preliminary plat application by Cary Baird of Elk Ridge construction Inc. to replat Lots 1-6, and 13 & 14, Block 3, of the Ward Park 1st Addition, located at the 1200 Block of Heber Avenue, 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 Bernt, Kirkham, Moore, Ricks, Ryu, and White. Those voting against were none. Motion carried. Unanimous.

With no other business, **Chair Ricks** closed the meeting at 6:45 P.M.

Submitted by *Aceline McCulla* Approved on *May 27, 2020*
Aceline McCulla, Secretary