

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for May 26, 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 to report. **Jill Kirkham** made a site visit for agenda item 3 and had nothing else to report. **Jeremy Marley** had nothing to report. **Shin Kue Ryu** had nothing to report. **Kailey White** and had nothing to report.

Present: Krystal Chanda, Jill Kirkham, Jeremy Marley, Shin Kue Ryu, and Kailey White.

Excused: Richard Phillips

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 May 12, 2021.

It was moved by **S. Ryu** and seconded by **J. Marley** to approve the meeting minutes as written from May 12, 2021. Those voting in favor were Chanda, Kirkham, Marley, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT SUBDIVISION – SOUTH CLIFFS INDUSTRIAL PARK

Bill Isley of BBAD Investments LLC, represented by Rocky Mountain Engineering & Surveying (RMES), has submitted an application for a preliminary plat to develop 11.53 acres (more or less) into 13 commercial lots. The proposed subdivision is located south of I-15 Freeway Exit 67 and west of South 5th Avenue.

Brady Smith of RMES, 600 E. Oak Street, Pocatello stated this project came before the P&Z earlier this year to rezone the property from Commercial General (CG) to Light Industrial (LI) zoning. This project would move forward following infrastructure updates from the previous work done under the CG zoning to accommodate the LI zoning. Bill Isley and Smith have reviewed the conditions have been working with staff to comply with Municipal Code on the infrastructure updates and are agreeable to the others.

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, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated May 10, 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; and **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Discussion ensued between the Commission.

It was moved by **S. Ryu** and seconded by **K. Chanda** to recommend approval of the preliminary plat application from Bill Isley of BBad Investments LLC finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report, with one change to strike Condition 17 from the Public Works Development Memorandum dated May 10, 2021, under the Development Conditions. Those voting in favor were Chanda, Kirkham, Marley, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #4: ELECT CHAIR MEMBERS

This time has been set aside for the Commission to elect chair members.

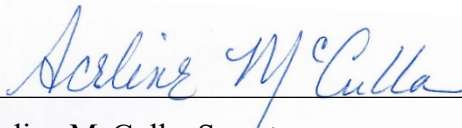
Kirkham nominated Krystal Chanda as the P&Z Chair.

It was moved by **J. Kirkham** and seconded by **J. Marley** to appoint Krystal Chanda as the P&Z Chair. Those voting in favor were Chanda, Kirkham, Marley, Ryu, and White. Those voting against were none. Motion passed unanimously.

Chanda nominated Shin Kue Ryu as the P&Z Vice Chair.

It was moved by **K. Chanda** and seconded by **K. White** to appoint Shin Kue Ryu as the P&Z Vice Chair. Those voting in favor were Chanda, Kirkham, Marley, Ryu, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair White** closed the meeting at 6:41 P.M.

Submitted by 
Aceline McCulla, Secretary

Approved on June 9, 2021