

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for June 23, 2021 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

Chair Chanda opened the meeting 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 and had nothing to report. **Jill Kirkham** had nothing to report. **Rich Phil** had nothing to report. **Shin Kue Ryu** made a site visit for agenda item 3 and had nothing else to report.

Present: Krystal Chanda, Jill Kirkham, Richard Phillips, and Shin Kue Ryu.

Excused: Jeremy Marley.

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 June 9, 2021.

It was moved by **J. Kirkham** and seconded by **S. Ryu** to approve the meeting minutes from June 9, 2021. Those voting in favor were Chanda, Kirkham, Phillips, and Ryu. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – SOUTH VALLEY INDUSTRIAL PARK

BBAD Investments LLC has submitted an application for a preliminary plat to develop 9.1 acres (more or less) into 32 industrial lots. The proposed subdivision is located north of South Valley and west of S. 5th Avenue.

Bill Isley of BBAD Investments LLC stated that he seeks a gated industrial park to reduce crime and theft, and a gravel road is proposed for this development to help maintain water runoff, over a paved road that would cause water runoff issues. The plan is to build a private road in this development to reduce police patrols and City services that would be required if the roads were established as public roads. Isley stated he understood the conditions; however, Isley asked the P&Z recognize the need to find a mutually beneficial solution between utilities and City staff to work through the development that would be best for the development and help reduce City costs.

Matthew Lewis, Senior Planner with the City of Pocatello summarized the staff report.

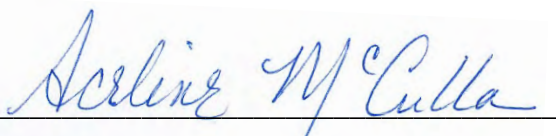
Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated May 10, 2021, shall be adhered to; **2)** A building permit may not be issued unless all applicable 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; and **4)** Verify if a slope analysis will be required with submittal of the final plat.

Discussion between Commission members and staff ensued.

Merril Quayle, Public Works Development Engineer with the City of Pocatello stated that the roads within the development would be dead-end roads. Quayle clarified that staff is working with Isley on water retention, fire code and easement options for this development. There would be a common area association and CC&Rs would need to be submitted to the City before property is sold to solidify ownership responsibilities of the common areas.

It was moved by **S. Ryu** and seconded by **J. Kirkham** 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 and to add a fourth condition, "Verify if a slope analysis will be required with submittal of the final plat." Those voting in favor were Chanda, Kirkham, Phillips, and Ryu. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Chanda** closed the meeting at 7:02 P.M.

Submitted by 
Aceline McCulla, Secretary

Approved on July 14, 2021