

**PLANNING & ZONING COMMISSION (PZC)**  
**Minutes for Meeting of July 10, 2019 at 6:30 p.m.**  
**City Council Chambers, Municipal Building**  
**911 North Seventh Avenue, Pocatello, ID 83201**

The meeting began at 6:30PM.

**AGENDA ITEM #1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.**

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

**Bernt** made a site visit for agenda items 3, 4, and 5 and had nothing else to report. **Moore** made a site visit for agenda items 3, 4, and 5 and had nothing else to report. **Ricks** made a site visit for agenda items 3, 4, and 5 and had nothing else to report. **Sanders** made a site visit for agenda items 3, 4, and 5 and had nothing else to report. **Satterfield** made a site visit for agenda items 3, 4, and 5 and had nothing else to report.

**Present:** Jared Bernt, Jack Moore, Dorothy Ricks, Julia Sanders, and Ryan Satterfield.

**Staff:** Matthew Lewis and Aceline McCulla.

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

The Commission may wish to approve the minutes from the clarification and regular meetings on May 22, 2019.

It was moved and seconded, (**D. Ricks, J. Moore**) to approve the minutes for the clarification and regular meeting on May 22, 2019. Those voting in favor were Bernt, Larsen, Moore, O'Connor, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM #3: PRELIMINARY PLAT – COPPER CREEK SUBDIVISION**

Kilgore Properties, LLC, Jordan Olson, Jacob and Connie Tracy, Tracy Roberts and Kade Paulsen, represented by Rocky Mountain Engineering and Surveying (RMES), have submitted a preliminary plat to re-plat the Copper Creek Subdivision. The proposal calls for the re-platting of 8.7 acres (more or less) into 40 lots. The property is located on Surprise Valley Road.

**Mitchell Greer** with RMES, 600 E Oak Street, Pocatello gave a brief history of planning and ownership for the past 20 years. The building foot prints will remain as depicted in the original plat with Lot 1 (Common Area) being eliminated. Some homes have been built and people like the area and style of homes. It will not be a gated community, the lots will be privately owned, there will be some common areas for ponds, etc.

The **Commission** discussed homes, pond areas, and landscape areas. **Lewis** noted that the proposal calls for Lots 3-40 in Block 2 specifically alter the boundary lines of each lot so they can include additional land. Both roads would be public.

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

Staff concludes that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming compliance with conditions of approval. Staff recommends approval of the re-plat with the following conditions: **1)** All conditions submitted by Public Works Department representatives shall be adhered to (see attached). **2)** Additions/construction beyond the defined building footprints shall be prohibited. **3)** All other standards or conditions of Municipal Code not herein stated but applicable to residential development shall apply. **4)** 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. **5)** As proposed, the applicant or the associated homeowners association shall be responsible for the upkeep and maintenance of all easements designating open space shown on the preliminary plat. **6)** A twenty (20) foot setback from the back of sidewalk shall remain. See development agreement.

**Marleen Keller**, 1648 Surprise Valley Road, stated she was part of the Surprise Valley Development with the first phase. Keller was concerned that landscaping may not be included in this new application, and she expects the new developers to pay the Home Owners Association for the Surprise Valley water system and maintenance of it and including the landscaping.

**Satterfield** addressed some of Keller’s points, and emphasized that the City does not get involved with Home Owner Associations and the P&Z makes sure the City guidelines are met.

It was moved and seconded, (**J. Sanders, D. Ricks**) to recommend approval to City Council for the application from Kilgore Properties, LLC, Jordan Olson, Jacob and Connie Tracy, Tracy Roberts, and Kade Paulsen, to re-plat the Copper Creek Subdivision. The proposal calls for the re-platting of 7.64 acres (more or less) into 40 lots. The property is located on Surprise Valley Road, finding the application does meet all applicable standards for approval under Pocatello Municipal Code, if the conditions listed in the staff report are met. Those voting in favor were Bernt, Moore, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

#### **AGENDA ITEM #4: PRELIMINARY PLAT – JUNIPER RESERVE DIVISION 3**

Billy Satterfield of Juniper Land Corp., represented by Rocky Mountain Engineering and Surveying (RMES), has submitted a preliminary plat application to subdivide 8.18 acres into 13 residential lots. The property is located east of Juniper Reserve Division 2 on an extension of Shadowpines Way.

**Mitchell Greer** with RMES, 600 E Oak Street, Pocatello discussed the plan and the idea to incorporate a trail to connect the other area with a paved path in a 20-foot wide strip of common area.

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

The proposal meets minimum code standards for lot size and dimensions and contains all normally required public infrastructure and City services. Staff finds the proposal is compliant with all applicable standards of Pocatello Municipal Code Title 16 assuming the following conditions are met: **1)** All conditions submitted by Public Works Department representatives as noted in the attached memo shall be adhered to. **2)** A slope development analysis addressing all standards under Chapter 17.05.100 Slope Development Standards will be required with submittal of a Final Plat application. **3)** All other standards or conditions of Municipal Code not herein stated but applicable to residential development shall apply.

It was moved and seconded, (**J. Moore, J. Brent**) to recommend approval to City Council for the preliminary plat application request by Juniper Land Corp. to subdivide 8.18 acres into 13 residential lots, located east of

Juniper Reserve Division 2 on an extension of Shadowpines Way, finding the application does meet all applicable standards for approval under Pocatello Municipal Code, if the conditions listed in the staff report are met and that staff have flexibility to work with the engineer. Those voting in favor were Bernt, Moore, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM 5: PRELIMINARY PLAT – JUNIPER RESERVE DIVISION 4**

Billy Satterfield of Juniper Land Corp., represented by Rocky Mountain Engineering and Surveying, has submitted a preliminary plat application to subdivide 4.58 acres into 10 residential lots. The property is located south of Juniper Reserve Division 1 on an extension of Windsong Lane.

**Mitchell Greer** with RMES, 600 E Oak Street, Pocatello discussed the plan and utilities going up the hillside and flexibility to work with staff to work through issues as they arise.

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

The proposal meets minimum code standards for lot size and dimensions and contains all normally required public infrastructure and City services. Staff finds the proposal is compliant with all applicable standards of Pocatello Municipal Code Title 16 assuming the following conditions are met: **1)** All conditions submitted by Public Works Department representatives as noted in the attached memo shall be adhered to. **2)** A slope development analysis addressing all standards under Chapter 17.05.100 Slope Development Standards will be required with submittal of a Final Plat application. **3)** All other standards or conditions of Municipal Code not herein stated but applicable to residential development shall apply.

It was moved and seconded, (**J. Sanders, J. Moore**) to recommend approval to City Council for the preliminary plat application request by Juniper Land Corp to subdivide 4.58 acres into 10 residential lots, located south of Juniper Reserve Division 1 on an extension of Windsong Lane, finding the application does meet all applicable standards for approval under Pocatello Municipal Code, if the conditions listed in the staff report are met. Those voting in favor were Bernt, Moore, Ricks, Sanders, and Satterfield. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Satterfield** closed the meeting at 7:27 P.M.

Submitted by  Approved on September 11, 2019  
Aceline McCulla, Secretary