

**PLANNING & ZONING COMMISSION (PZC)**  
**Regular Minutes for August 11, 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.

**Cyndi Andersen** had nothing to report. **Krystal Chanda** recused herself from agenda item 4, as she represents the applicant, and she had nothing else to report. **Rich Phillips** made a site visit for agenda item 3 and had nothing else to report. **Nathan Roberts** had nothing to report.

**Present:** Cyndi Andersen, Krystal Chanda, Richard Phillips, and Nathan Roberts.

**Excused:** Jeremy Marley, Shin Kue Ryu, and Taylor Wood.

**Staff:** Jim Anglesey, Matthew Lewis 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 July 28, 2021.

It was moved by **R. Phillips** and seconded by **N. Roberts** to approve the meeting minutes as written from July 28, 2021. Those voting in favor were Andersen, Chanda, Phillips, and Roberts. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM #3: PUBLIC HEARING – ZONE MAP AMENDMENT**

Trevor Henderson has submitted an application for a Zone Map Amendment to rezone approximately 2.33 acres of property from Residential Estate (RE) to Residential Medium Density Multi-Family (RMM). The subject property is located at the dead end of W. Hayden Street.

**Chair Chanda** opened the public hearing 6:37 PM.

**Trevor Henderson** explained the need for housing in Pocatello and why the proposed development would help fulfill the need of housing if it were rezoned to multi-family rather than single-family. Henderson further explained that the site had water and sewer utilities available and that there would be enough buildable area on the flat portion of the property rather than having to encroach the steep slope on the property to build the multi-family units.

Discussion between the Commission and Henderson ensued.

**Jim Anglesey**, Long Range Sr. Planner with the City of Pocatello summarized the staff report.

Staff concludes that the proposed zoning map amendment is not compliant with Pocatello City Code Section 17.02.170. Should the Commission recommend approval of the subject application, staff recommends the

following conditions: **1)** The portion of the property in question with a slope greater than 15% shall remain zoned as Residential Estate (RE); **2)** The portion of the property in question with a slope less than 15% shall be zoned Residential Medium Density Single-Family (RMS); **3)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **4)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

Discussion between Commission members and staff ensued.

**Chair Chanda** opened the meeting for public comment.

Those in favor:

**Lee Dille** was the previous owner of the subject property and supported the applicant's proposal. Dille was curious how the current zoning came about on the property.

Those neutral: none

Those opposed:

**J.C.** stated that he opposed the proposal due to an unstable hillside on the rear of the property.

**Lynn Petersen** stated that she has lived in the neighborhood since 1967. Petersen was opposed to the proposal due to the applicant's intent to block access to neighboring properties. Petersen stated that the alleyway has been in existence since 1919 based on a dated photo of the area. The alleyway has been maintained by the City and the rezone would be detrimental to the neighborhood.

**Dillon Murell** stated that he opposed the proposal due to access issues, power and other utility easements and that neighbors have a prescriptive easement to access their property through the subject property.

**Marshall McGee** has several properties in the neighborhood. He stated that he had concerns of future traffic hazards from increased traffic flow as a result of this rezone and subsequent development.

**Lynn Parker** stated that Willow Street is basically an alley and that Lincoln Avenue is extremely narrow. Adding the proposed units and vehicles in the neighborhood would create circulation and congestion throughout the neighborhood.

**Peggy Hill** stated she has lived in the neighborhood for 23 years and that the area is already too dense.

**Susan Tippets** was concerned with the potential of additional traffic.

**Danielle Newman** stated that the neighborhood was already dense enough.

**Martha Jones** stated that the neighborhood did not need any additional density that would result from the rezone and agreed with the comments made in opposition to the application.

**Michael Paris** voiced his concerns regarding the alleyway and the ability for neighbors to access their property.

**Trevor Henderson** offered rebuttal to public comment opposed to his application.

With no more public comment, **Chair Chanda** closed the public hearing at 7:31 PM

Clarifying questions were discussed between Commission members, staff and applicant.

It was moved by **R. Phillips** to recommend approval of the application to rezone the subject property from Residential Estate (RE) to Residential Medium Density Multi-Family (RMM). With no second, motion failed.

It was moved by **C. Andersen** and seconded by **N. Roberts** to recommend approval of the application to rezone the property with the following conditions: 1) The portion of the property in question with a slope greater than 15% shall remain zoned as Residential Estate (RE); 2) The portion of the property in question with a slope less than 15% shall be zoned Residential Medium Density Single-Family (RMS); 3) Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and 4) Any activity requiring a separate development or building permit shall comply with applicable regulations. Those in favor were Andersen and Roberts. Those against were Chanda and Phillips. Due to tie vote, motion failed.

Discussion between Commission members ensued.

It was moved by **N. Roberts** and seconded by **C. Andersen** to recommend denial of the application for a zone map amendment application from Trevor Henderson to rezone the property located at the west end of W. Hayden St. from Residential Estate (RE) to be zoned Residential Medium Density Multi-Family (RMM), finding the application did not meet the standards for approval under Chapter 17.02.170 of Pocatello City Code. Those in favor were Roberts, Andersen, and Chanda. Those against was Phillips. Motion passed.

#### **AGENDA ITEM #4: PUBLIC HEARING – ZONE MAP AND COMPREHENSIVE PLAN AMENDMENT**

NeighborWorks Pocatello has submitted an application for a Zone Map and Comprehensive Plan Amendment to rezone approximately 3.02 acres of property from Commercial General (CG) to Residential/Commercial/Professional (RCP). The subject property is located at the 2000 block of South 5th Avenue.

**Acting Chair Andersen** opened the public hearing at 8:00 PM.

**Krystal Chanda** of A&E Engineering, representing NeighborWorks Pocatello explained why the application was submitted requesting the zone map amendment from CG to RCP and the Comprehensive Plan amendment from Commercial (C) to Mixed-Use (MU) and referred to the information included in the application materials.

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

Staff concludes that housing may be constructed without rezoning the subject parcels. Under the current code, residential uses are permitted outright in upper stories provided that, ground floor commercial use is also provided on the property. Staff also finds that the list of uses permitted in the RCP zoning designation and the applicants desire to construct low to moderate housing would not be out of character with existing land uses. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** The property in question shall be zoned as Residential-Commercial-Professional (RCP); **2)** The Comprehensive Plan Map shall be amended to Mixed-Use (MU); **3)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **4)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

**Acting Chair Andersen** opened the meeting for public comment.

Those in favor:

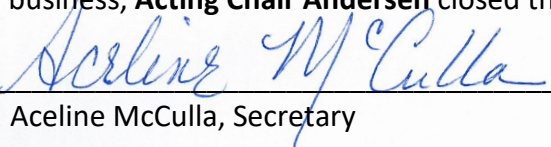
**Mark Dahlquist** of NeighborWorks Pocatello spoke in support of the application, stating that the proposed development would seek to provide affordable housing on the subject property.

Those neutral or opposed: none.

With no more public comment, **Acting Chair Andersen** closed the public hearing at 8:10 PM.

It was moved by **R. Phillips** and seconded by **N. Roberts** to recommend approval of the application from NeighborWorks Pocatello for a Zone Map and Comprehensive Plan Amendment to rezone approximately 3.02 acres of property from Commercial General (CG) to Residential/Commercial/Professional (RCP) with the approved conditions listed in the staff report. Those in favor were Andersen, Phillips and Roberts. Those voting against were none. Motion passed unanimously.

With no other business, **Acting Chair Andersen** closed the meeting at 8:12 PM.

Submitted by  Approved on August 25, 2021  
Aceline McCulla, Secretary