

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for August 12, 2020 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.

Jill Kirkham made a site visit for agenda items 3, 4, 5, and 6 and stated she is close friends with several residents pertaining to agenda items 4 and 5 and cannot be unbiased, she asked to abstain from Agenda items 4 and 5. **Jack Moore** made a site visit for agenda items 3, 4, 5, and 6 and had nothing else to report and discussed grading with White at agenda #3. **Dorothy Ricks** made a site visit for agenda items 3, 4, 5, and 6 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda items 3, 4, 5, and 6 and had nothing else to report. **Kailey White** made a site visit for agenda items 3, 4, 5, and 6 and had nothing else to report.

Present: Jill Kirkham, Jack Moore, Dorothy Ricks, Shin Kue Ryu, and Kailey White.

Staff: Matthew Lewis, 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 June 24, 2020.

It was moved and seconded, (**J. Moore, K. White**) to approve the minutes as written for the clarification and regular meetings from June 24, 2020. Those voting in favor were Kirkham, Moore, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – ZONING MAP & COMPREHENSIVE PLAN AMENDMENT

This time has been set aside for the Commission to hear comments from the public regarding a request by H7 Ventures, represented by Creek Hollow & Associates, Inc. to rezone property located north of the Crossings Division 2 Subdivision from Commercial General (CG) to Residential-Commercial-Professional (RCP) and amend the Comprehensive Plan from Commercial to Mixed-Use.

Chris Adams, Hollow Creek & Associates Inc, 611 Wilson Avenue, Pocatello stated the request is to rezone approximately 34.33 acres to RCP from CG zoning to development the property with residential and professional uses with a mixed use Comprehensive Plan Map designation.

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

In consideration of the application and proposed development, staff concludes that the proposed Zoning Map amendment and Comprehensive Plan Land Use Map amendment are compliant with Pocatello Municipal Code Sections 17.02.180 and 17.02.120. A full analysis is detailed within the staff report in pages 3-5. 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 Land Use Map shall be amended from "Commercial" to "Mixed Use" for

the property in question; **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.

Chair Ricks opened the public hearing at 6:45 PM.

In Favor:

Don Zebe, 465 Barrett, Pocatello supports this application to provide more flexibility to capture retail and commercial development in this area.

Neutral or Against: None

With no more public comments, Chair Ricks Closed the public hearing at 6:47 PM.

It was moved and seconded, (**K. White, J. Kirkham**) to recommend approval of the application from H7 Ventures to rezone the property in question, located North of The Crossings Division 2 Subdivision and West of Olympus Drive, to be zoned Residential Commercial Professional and amend the Comprehensive Plan Land Use Map to Mixed Use finding the application does meet the standards for approval under Chapter 17.02.170 of Pocatello Municipal Code, with the conditions of approval listed in the staff report, and have the Chair sign the Findings of Fact and Decision. Those voting in favor were Kirkham, Moore, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #4: PUBLIC HEARING – ANNEXATION

This time has been set aside for the Commission to hear comments from the public regarding a request by Bill Isley of B Street Investments, represented by RMES, to annex and zone approximately 7.56 acres of land at the end of Vista Drive. The requested zone is Residential Medium Density Single Family (RMS).

Bill Isley, of B Street Investments LLC, Pocatello stated the lots exceed the minimum square footage Code requirements, and Isley gave a brief history about the area surrounding this development. Isley has lived in three homes within the neighborhood for 20-years. All six criteria for annexation have been met and Isley asks for approval of the application request. Isley offered to address the public comments received.

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

Staff received one call and 28 written comments for this application. The Commission was provided all written comments either prior to or at pre-agenda.

In consideration of the application and proposed development, assuming adoption of staff's recommended conditions, staff concludes that the annexation request and concurrent Zoning Map and Comprehensive Plan Land Use Map designation are compliant with Pocatello Municipal Code Section 17.02.110 Annexations. Should the Commission recommend approval of the subject application, staff recommends the following conditions attached: **1)** The subject property shall be annexed into the corporate boundaries of the City of Pocatello excluding therefrom the land area located west of the draw which bisects the proposed annexation area; **2)** An updated legal description of the parcels of land to be annexed, prepared by a licensed surveyor, shall be submitted by the applicant prior to the adoption of the annexation ordinance; **3)** That, upon annexation, the subject property shall be zoned Residential Medium Density Single-Family (RMS); **4)** That, upon annexation, the subject property shall be given a comprehensive plan designation of Residential (R); **5)** Annexation application in to the City are subjected to a "Water Right Value" per Resolution 2006-02. This will be collected prior to the recording of the final plat; **6)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **7)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

Ryu asked about a traffic survey completed.

Merril Quayle, Development Engineer with the City of Pocatello stated that this development does not require a traffic study.

With no public comment, Chair Ricks opened and closed the public hearing at 7:04 P.M.

Discussion between Commission members ensued.

It was moved and seconded, (S. Ryu, K. White) to recommend approval of the application from B Street Investments, LLC to annex the property in question, located East of Vista Drive, to be zoned Residential Medium Density Single-Family and a Comprehensive Plan Land Use Map designation of Residential (R) as requested, finding the application does meet the standards for approval under Chapter 17.02.110 of Pocatello Municipal Code, if the conditions are met listed in the staff report, and to authorize Chair Ricks to sign the Findings of Fact and decision. Those voting in favor were Moore, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #5: PRELIMINARY PLAT – HIGH TERRACE DIVISION 1

Bill Isley, represented by RMES, has submitted a preliminary plat application to subdivide approximately 7.56 acres of land into 27 residential lots. The proposed subdivision is located at the end of Vista Drive.

Bill Isley, of B Street Investments LLC, Pocatello gave information on infrastructure. Isley stated he would complete the entire project from grading to building the sites. Isley would grade the entire development first, protect the juniper trees with retaining walls, and then place deed restrictions to preserve the walls and vegetation that surrounds the development. A slope grading plan was given for the development.

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

In consideration of the application and proposed development, assuming adoption of staff's recommended conditions, staff concludes that the annexation request and concurrent Zoning Map and Comprehensive Plan Land Use Map designation are compliant with Pocatello Municipal Code Section 17.02.110 Annexations. Should the Commission recommend approval of the subject application, staff recommends the following conditions attached: **1) Public Works:** All conditions submitted by Public Works Department representatives as noted in EXHIBIT 1 shall be adhered to; **2) A final plat application shall be submitted until the pending annexation is approved and filed with the State Idaho; and 3) All other standards and conditions of Municipal Code not herein stated but applicable to residential development shall apply.**

The Commission ensued in discussion.

It was moved and seconded, (K. White, J. Moore) to recommend approval of the preliminary plat application from Bill Isley of B Street Investments for the High Terrace Subdivision Division 1, finding the application **does** meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions of approval in the staff report.

AGENDA ITEM 6: PRELIMINARY PLAT – CRESTVIEW ESTATES DIVISION 3

Ryan Satterfield, represented by RMES, has submitted a preliminary plat application to subdivide approximately 13.48 acres of land into 24 residential lots. The proposed subdivision is located south of Monson Street and northeast of Mariah Way.

Ryan Satterfield of Satterfield Realty and Development, 3141 Trevor Street, Pocatello stated this is the third division of the Crestview Estates, with 22 buildable lots, and two non-buildable lots were proposed. The conditions clarify to remove Lot 15 and leave Lot 1 of Block 3 (the goalie lot - open space with trails) accessible for people to access, these two lots would be preserved. Staff and Satterfield are in agreement with these conditions. Satterfield noted that Legacy Street would tie into Mariah Way. The lot sizes are above the minimum requirements. Satterfield mentioned the slope analysis and that he had discussions with staff on these conditions. Satterfield asked for flexibility on the slope disturbance, in order to grade for drainage on the entire development. There is a seven (7) acre proposed disturbance mentioned, but a maximum of 12.37 acres is allowed in the Hillside Ordinance. The disturbance will be more than seven (7) acres but will be under 12.37 acres. Especially the three lots that fall into the ravine.

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

In the event the Commission recommends approval of the preliminary plat with the following conditions outlined in the staff: **1) Public Works:** All conditions submitted by Public Works Department representatives as noted in EXHIBIT 1 shall be adhered to; **2) All other standards and conditions of Municipal Code** not herein stated but applicable to residential development shall apply.

It was moved and seconded, (**K. White, S. Ryu**) to recommend approval of the preliminary plat application from, Ryan Satterfield of Satterfield Realty and Development for Crestview Estates Division 3, 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.

With no other business, **Chair Ricks** closed the meeting at 7:34 PM.

Submitted by *Aceline McCulla*
Aceline McCulla, Secretary

Approved on *August 26, 2020*