

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for August 26, 2020 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

The meeting began at 6:32 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 visits for agenda item 3 & 4 and had nothing else to report. **Dorothy Ricks** had nothing to report. **Shin Kue Ryu** made a site visit for agenda item 3 and had nothing else to report. **Kailey White** made a site visit for agenda items 3 & 4 and had nothing else to report.

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

Unexcused: Jack Moore.

Staff: Carl Anderson, 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 August 12, 2020.

It was moved and seconded, (**K. White, J. Kirkham**) to approve the minutes as written for the clarification and regular meetings from August 12, 2020. Those voting in favor were Kirkham, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – ZONING MAP AMENDMENT

This time has been set aside for the Commission to hear comments from the public regarding a request by Land Quest Development Inc., represented by RMES, to rezone property located on Lots 1 & 2, Block 269 of the Original Townsite Overlay (the south corner of N. 6th Avenue & E. Lander Street) from Commercial General (CG) to Residential-Commercial-Professional (RCP).

Chair Ricks opened the Public hearing at 6:35 P.M.

Brady Smith of RMES, 600 E. Oak Street, Pocatello identified the area surrounding the subject property, on a projected map, that have Residential, Commercial and Professional use. Smith stated the request to change the zoning of the subject property from CG to RCP is reasonable. This zoning would be a good fit for the area. The applicant wants to add affordable housing in this location, which would be a two-phase project.

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

No written comments were received and one phone call was received regarding the application.

Staff concludes that the proposed Zoning Map amendment is compliant with Pocatello Municipal Code Sections 17.02.170. A full analysis is detailed within the staff report. 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)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **3)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

With no public comment, **Chair Ricks** closed the public hearing at 6:42 P.M.

It was moved and seconded, (**K. White, J. Kirkham**) to recommend approval of the application from Land Quest Development Inc. to rezone the property specifically described as Lots 1 & 2 Block 269 of the Pocatello Townsite from Commercial General to be zoned Residential Commercial Professional 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 authorize Chair Ricks to sign the Findings of Fact and Decision. Those voting in favor were Kirkham, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #4: PRELIMINARY PLAT – THE RIDGES AT TRAIL CREEK

McCormick Ranch, LLC, represented by RMES, has submitted a preliminary plat application to subdivide approximately 30.22 acres of land into 16 residential lots. The proposed subdivision is located west of Gathe Drive.

Brady Smith of RMES, 600 E. Oak Street, Pocatello stated most of the infrastructure had already been installed the right-of-ways and easements are being worked through with staff and identifying boundaries. The conditions are acceptable. Smith asks for approval for the preliminary plat.

Senior Planner Carl Anderson of the City of Pocatello summarized the staff report.


Since the time of completion of the staff report, questions have come up regarding access for property to the south. In order for staff to due their due diligence and continue to move the project forward, staff recommended an additional condition be added that the applicant work with staff and the adjacent property owner to the south to verify access to the property prior to final plat submittal.

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated August 18, 2020, 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; **3)** Per City Code 17.05.100 a slope analysis shall be provided at the time of final plat, including lots 1-5 Block 1 and Lots 1-10 Block 2. All other standards of City Code 17.05.140 shall apply; **4)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply; and **5)** That the applicant works with staff and the adjacent property owner to the south to verify access to the property prior to final plat submittal

Smith mentioned the owners are open to work with staff on the additional access, however, Smith stated he could not say he agreed on behalf of the applicant, with the new condition, before a discussion with his client.

It was moved and seconded, (**K. White, J. Kirkham**) to recommend approval of the preliminary plat application from McCormick Ranch LLC, for the Ridges at Trail Creek Subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code if the conditions are met listed in the staff report and the new condition added by staff. Those voting in favor were Kirkham, Moore, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Ricks** closed the meeting at 6:55 P.M.

Submitted by 
Aceline McCulla, Secretary

Approved on September 23, 2020