

PLANNING & ZONING COMMISSION (PZC)
Minutes for Meeting of September 11, 2019 at 6:30 p.m.
City Council Chambers, Municipal Building
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.

Bernt made a site visit for agenda item 3 and had nothing else to report. **Moore** made a site visit for agenda item 3 and had nothing else to report. **Ricks** made a site visit for agenda item 3 and had nothing else to report. **Sanders** made a site visit for agenda item 3 and had nothing else to report. **White** had nothing to report.

Present: Jared Bernt, Jack Moore, Dorothy Ricks, Julia Sanders, and Kailey White.

Excused: Shin Kue Ryu and Ryan Satterfield.

Staff: Carl Anderson and Aceline McCulla.

AGENDA ITEM #2: APPROVAL OF MINUTES
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The Commission may wish to approve the minutes from the clarification meeting on May 22, 2019 and the clarification and regular meetings on July 10, 2019.

It was moved and seconded, (**J. Moore, J. Bernt**) to approve the minutes for the clarification meeting on May 22 and the clarification and regular meetings on July 10, 2019. Those voting in favor were Bernt, Moore, Ricks, Sanders, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – CRESTVIEW COVE SUBDIVISION

Ryan Satterfield of Pocatello Creek Development Co., represented by Rocky Mountain Engineering and Surveying, has submitted a preliminary plat application to subdivide 2.66 acres (more or less) into 11 residential lots. The property is located west of Mariah Way, south of Monson Street and north of Crestview Estates, Division 1

Ryan Satterfield, 3141 Trevor Street, Pocatello clarified that the ground is owned by Pocatello Creek Development and the applicant should be Satterfield Realty and Development. Satterfield discussed how the subdivision would be developed into 10 Townhome style units. He had a clarification on the Public Works memorandum, page 1 of 2 development condition #6. It shows the water meter box between lots 5 and 6 are not in the driveway area, and Satterfield wanted to note that the water meter for lots 4 and 5 will be moved out of the driveway as well, there is some confusion. Satterfield noted the line that will service the common area will likely move through the easement, the line was drawn outside of the easement. The other item clarified was item #5, fences are prohibited in all stormwater and maintenance easement. Satterfield wanted to clarify it was only for stormwater and maintenance easements. Item 1 in this section, calls for a 20-foot stormwater easement be provided along the west boundary line. As there is 20-foot setback

requirement in the backyards and this is only a stormwater easement, a fence would be allowed.

Ricks asked if the stormwater pond size was normal for a subdivision. **Satterfield** stated this pond will be shared with another subdivision above this development; this pond would support both developments.

Senior Planner Carl Anderson of the City of Pocatello, summarized the staff report. **Anderson** noted he will make the Public Works Department aware of the clarification items Satterfield noted above.

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 September 3, 2019, 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. As proposed, the applicant or the associated property owner shall be responsible for the upkeep and maintenance of all easements designating open space shown on the preliminary plat unless otherwise approved by the Pocatello City Council; and
4. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Commission members ensued in discussion.

It was moved and seconded, (**J. Bernt, D. Ricks**) to recommend approval to City Council of the application from Satterfield Realty and Development, located west of Mariah Way, south of Monson Street and north of Crestview Estates, Division 1 to be zoned Residential Low Density 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. Those voting in favor were Bernt, Moore, Ricks, Sanders, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Vice Chair Sanders** closed the meeting at 6:47 P.M.

Submitted by *Aceline McCulla* Approved on *September 25, 2019*
 Aceline McCulla, Secretary