

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for September 23, 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 had nothing to report. **Jack Moore** made a site visit for agenda item 3 and had nothing else to report. **Dorothy Ricks** made a site visit for agenda item 3 and had nothing else to report. **Shin Kue Ryu** made a site visit for agenda item 3, spoke to a resident more of an inquiry, and he had nothing else to report. **Kailey White** made a site visit for agenda item 3 and had nothing else to report.

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

Staff: Carl Anderson, Matthew Lewis, Aceline McCulla, Brent McLane, 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 26, 2020.

It was moved and seconded, (**K. White, J. Kirkham**) to approve the minutes as written for the clarification and regular meetings from August 26, 2020. Those voting in favor were Kirkham, Moore, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PRELIMINARY PLAT – EAGLE’S LANDING DIVISION 2

Ruth Dekker, represented by RMES, has submitted a preliminary plat application to subdivide approximately 10.41 acres of land into 27 residential lots. The proposed subdivision is located south of Birdie Thompson Drive and east of Hospital Way.

Brady Smith, RMES, 600 E. Oak Street, Pocatello gave a brief history and noted that 3 of the lots were built in previous years, leaving 24 residential lots remain to be built on this development. The lot configuration has changed from the previous submission, the density is less. Smith agrees with staff conditions in the staff report.

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

Anderson mentioned the public works development condition number eleven (11) within the sewer and stormwater easement and access road, the applicant provide a public pedestrian pathway from the subdivision to Terry Street.

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 26, 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)** The area to remain undisturbed shall be shown on the final plat and delineated with a no build line. All other standards of City Code 17. 05.140 shall apply; and **4)** All other

standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

It was moved and seconded, (**K. White, J. Moore**) to recommend approval to City Council of the preliminary plat application from Ruth Dekker, for the Eagles Landing Division 2 subdivision, 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 Kirkham, Ricks, Ryu, and White. Those voting against were none. Motion passed unanimously.

Submitted by *Aceline McCulla* Approved on *October 14, 2020*
Aceline McCulla, Secretary