

**PLANNING & ZONING COMMISSION (PZC)**  
**Minutes for Meeting of September 25, 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** had nothing to report. **Satterfield** had nothing to report. **White** made a site visit for agenda item 3 and had nothing else to report.

**Present:** Jared Bernt, Jack Moore, Dorothy Ricks, Ryan Satterfield, and Kailey White.

**Excused:** Shin Kue Ryu.

**Staff:** Carl Anderson, Aceline McCulla, and Merrill Quayle.

**AGENDA ITEM #2: APPROVAL OF MINUTES**

The Commission may wish to approve the minutes from the clarification and regular meetings on September 11, 2019.

It was moved and seconded, (**J. Moore, D. Ricks**) to approve the minutes for the clarification and regular meeting on September 11, 2019. Those voting in favor were Bernt, Moore, Ricks, and White. Those voting against were none. Satterfield abstained. Motion passed.

**AGENDA ITEM #3: PRELIMINARY PLAT – POINTE VIEW APARTMENTS SUBDIVISION**

Kent Morris, represented by Rocky Mountain Engineering and Surveying (RMES), has submitted a preliminary plat application to subdivide 1.83 acres (more or less) into nine (9) residential lots. The property is located north of Brock Drive, south of Quinn Road, east of Philbin Road and west of Breezy Pointe Drive.

**Brady Smith**, RMES, 600 E. Oak Street, Pocatello gave some history of this project, which was first presented in 2008, and Smith noted this project did not change. The area has been zoned for mixed in the Comprehensive Plan for over ten years. The apartments would be built on individual lots, with the intention to sell the apartments to different buyers. The preliminary plat meets municipal code for the mixed use-zoning district.

**Satterfield** asked Smith if he read, understood, and agreed with staff conditions listed in the staff report. **Smith** stated he read, understood, and did not have any concerns with staff's conditions in the report.

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

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 16, 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)** The parking area shall be dedicated as shared common area and at no point may any fencing or other obstruction be placed within the parking and access area so as to prevent fire access and turnaround; and **4)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

**Moore** asked how tall the apartment building would be. **Smith** clarified that ground to the peak of the roof is 27 feet, 1 inch.

Commission members ensued in discussion.

It was moved and seconded, (**J. Bernt, D. Ricks**) to recommend approval to City Council of the preliminary plat application by Kent Morris to subdivide 1.83 acres (more or less) into 9 residential lots, located north of Brock Drive, south of Quinn Road, east of Philbin Road and west of Breezy Pointe Drive, 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, Satterfield, and White. Those voting against were none. Motion passed unanimously.

With no other business, **Chair Satterfield** closed the meeting at 6:43 P.M.

Submitted by *Aceline McCulla* Approved on *November 13, 2019*  
Aceline McCulla, Secretary