



Planning & Development Services

PLANNING SERVICES NEIGHBORHOOD & COMMUNITY SERVICES

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PLANNING & ZONING COMMISSION (P&Z)

AGENDA

Wednesday, November 9, 2022, 6:00 p.m.

911 N. Seventh Avenue, City Council Chambers

Limited in-person attendance is allowed, but due to COVID-19 guidelines, social distancing measures are in place.

During low/medium community level designations, individuals are encouraged, but not required, to wear masks/face coverings.

During high community level designations, individuals will be required to wear masks/face coverings.

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

AGENDA ITEM 1: ROLL CALL.

AGENDA ITEM 2: APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the P&Z clarification and regular meeting minutes held July 13, August 10 and October 12 of 2022, and to approve the minutes as written. **(ACTION ITEM)**

AGENDA ITEM 3: COMMISSION TRAINING

The Commission will receive training by Planning and Development Services Staff

**PLANNING & ZONING COMMISSION (PZC)
Clarification Meeting Minutes for July 13, 2022 at 6:00
p.m. City Hall Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201**

AGENDA 2

Chanda called the meeting to order at 6:03 p.m.

AGENDA ITEM #1: ROLL CALL

Present: Krystal Chanda, Whitney Fenwick, Marjanna Hulet and Richard Phillips.

Excused: Shin Kue Ryu.

Staff: Carl Anderson, Matt Kerbs, Matthew Lewis, Aceline McCulla and Merrill Quayle.

**AGENDA ITEM #2: DISCUSSION TO CLARIFY ITEMS ON THE PLANNING AND ZONING
COMMISSION MEETING AGENDA FOR JULY 13, 2022.**

The Commission and staff discussed the agenda items.

AGENDA ITEM #3: ADJOURN

With no further discussion, **Chanda** closed the meeting at 6:04 p.m.

Submitted by _____ Approved on _____
Aceline McCulla, Secretary

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for July 13, 2022 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

AGENDA 2

Chair Chanda opened the meeting at 6:30 p.m.

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.

Krystal Chanda made a site visit for agenda items 3, 4 and 5 had nothing else to report. **Whitney Fenwick** made a site visit for agenda items 3, 4 and 5 had nothing else to report. **Marjanna Hulet** made a site visit for agenda items 3, 4 and 5 had nothing else to report. **Rich Phillips** made a site visit for agenda items 3, 4 and 5 had nothing else to report.

Present: Krystal Chanda, Whitney Fenwick, Marjanna Hulet and Richard Phillips.

Excused: Shin Kue Ryu.

Staff: Carl Anderson, Matthew Lewis, Aceline McCulla and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the minutes and approve the minutes from the P&Z meetings held June 8, 2022.

This item was approved on June 22, 2022.

AGENDA ITEM #3: PUBLIC HEARING – ZONE MAP AMENDMENT-FILE 22-1808-ACTION ITEM

This time has been set aside for the Commission to hear comments from the public regarding a request by University LLC, represented by HLE Inc., for a zone map amendment to the property located at 1591 Zener Street from Light Industrial (LI) to Residential Commercial Professional (RCP).

Chanda opened up the public hearing at 6: p.m.

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

Staff concludes that the proposed zoning map amendment is compliant with Pocatello City Code Section 17.02.170. A full analysis is detailed within this staff report. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** The parcels in question be zoned from Light Industrial (LI) to 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.

Chanda opened the public hearing up for public comment at 6:38 p.m.

Those in favor or neutral. None.

Those opposed:

Jan Patten, representing her mother, who resides next to this property have concerns with the run-down building and current residents.

Anderson referenced City Code 17.01.170.B, proportionate compliance will apply when the new development moves forward and is not considered for the rezone. Section C applies to code enforcement.

Discussion between Commission members ensued.

It was moved by **M. Hulet** and seconded by **R. Phillips** to recommend approval to City Council for the Zone Map Amendment by University LLC., finding the application does meet the standards for approval under Chapter 17.02.170 of Pocatello City Code, with the conditions listed in the staff report, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips, Ryu and Worrell. Those voting against were none. Motion passed unanimously.

With no more public comments, **Chanda** closed the public hearing at 6:47 p.m.

AGENDA ITEM 4: PUBLIC HEARING–COMPREHENSIVE MAP AMENDMENT-FILE 22-1940-ACTION ITEM

This time has been set aside for the Commission to hear comments from the public regarding a request by Brandon Ratliff, represented by RMES, to designate Bannock County parcel #R3853015704 with a Residential designation on the City's Comprehensive Plan Land Use Map. The parcel is located west of I-15 and south of I-86.

Chanda opened the public hearing at 6:48 p.m.

Sean O'Brien of RMES representing the applicant, Brandon Ratliff to zone this property as residential on the City's Comprehensive Plan Map.

It was noted to correct the misspelling of "Residential" on Comp Plan Map's legion.

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

Planning & Development Services Staff recently received an Annexation & Zoning Application from the property owner Brandon Ratliff requesting to annex 22.97 acres (more or less) of land, specifically parcel #R3853015704, into the corporate boundaries.

The subject parcel is currently located in Bannock County and not within the Area of City Impact (ACI) nor have a Comprehensive Plan Map designation. Per Idaho Code Title 50-222, lands must either be within the ACI or have a Comprehensive Plan designation to be annexed, therefore, the applicant has initiated the Comprehensive Plan Map amendment application. The designation requested is Residential "R". The applicant is requesting the parcel to be designated Residential Medium Density Single-Family (RMS) and Residential Medium Density Multi-Family (RMM) as part of the annexation request.

With no public comment, **Chanda** opened and closed the public comment portion of the meeting at 6:53 p.m.

Discussion between Commission members ensued.

It was moved by **M. Hulet** and seconded by **W. Fenwick** to recommend approval of the Comprehensive Plan amendment designating approximately 23.46 acres (more or less) as Residential (R) finding such meets the standards under Code Section 17.02.120, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Chanda, Fenwick, Hulet, and Phillips. Those voting against were none. Motion passed unanimously.

With no more comments, **Chanda** closed the public hearing at 6:55 p.m.

AGENDA ITEM 5: PUBLIC HEARING – ANNEXATION – FILE 22-1680 - ACTION ITEM

This time has been set aside for the Commission to hear comments from the public regarding a request by Brandon Ratliff, represented by RMES, to annex the subject parcel #R3853015704, known as the Western Skies Annexation, located west of I-15 and south of I-86, totaling 22.97 acres (more or less) into the corporate boundaries of the City of Pocatello. A zoning designation of Residential Medium Density Single-Family (RMS) and Residential Medium Density Multi-Family (RMM) are proposed.

Chanda opened the public hearing at 6:56 p.m.

Sean O'Brien of RMES represented the applicant, Brandon Ratliff and discussed information in the application packet. The request is to annex the subject property into the corporate boundaries of the City of Pocatello.

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

Staff concludes that the annexation request is 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 parcel totaling 22.97 acres (more or less) shall be annexed into the corporate boundaries of the City of Pocatello; **2)** The 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, 13.03 acres (more or less) shall be zoned Residential Medium Density Single-Family (RMS) with the remaining 9.94 acres (more or less) being zoned Residential Medium Density Multi-Family (RMM); **4)** Annexation shall be subject to the conditions outlined in the Memorandum dated July 6, 2022 from Public Works; **5)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **6)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

With no public comment, **Chanda** opened and closed the public comment portion of the hearing at 7:00 p.m.

Discussion between Commission members ensued.

It was moved by **W. Fenwick** and seconded by **M. Hulet** to recommend approval of the application from Brandon Ratliff to annex the property in question, west of I-15 & south of I-86, to be zoned Residential Medium Density Single-Family and Residential Medium Density Multi-Family, finding the application does meet the standards for approval under Chapter 17.02.110 of Pocatello Municipal Code, with the conditions listed in the staff report, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Chanda, Fenwick, Hulet and Phillips. Those voting against were none. Motion passed unanimously.

With no other comments, **Chanda** closed the public hearing at 7:02 p.m.

With no other Commission business, **Chanda** closed the meeting at 7:02 p.m.

Submitted by _____ Approved on _____
Aceline McCulla, Secretary

PLANNING & ZONING COMMISSION (PZC)
Clarification Meeting Minutes for August 10, 2022 at 6:00 p.m.
City Hall Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

AGENDA 2

Chanda called the meeting to order at 6:03 p.m.

AGENDA ITEM #1: ROLL CALL

Present: Krystal Chanda, Whitney Fenwick, Marjanna Hulet, and Shin Kue Ryu.

Excused: Richard Phillips

Unexcused:

Staff: Carl Anderson, Jim Anglesey, Will Klaver and Merrill Quayle.

**AGENDA ITEM #2: DISCUSSION TO CLARIFY ITEMS ON THE PLANNING AND ZONING
COMMISSION MEETING AGENDA FOR AUGUST 10, 2022.**

The Commission and staff discussed the agenda items.

AGENDA ITEM #3: ADJOURN

With no further discussion, **Chanda** closed the meeting at 6:05 p.m.

Submitted by: _____ Approved on: _____
Aceline McCulla, Secretary

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for August 10, 2022 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

AGENDA 2

Chair Chanda opened the meeting at 6:31 p.m.

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.

Krystal Chanda disclosed that she would recuse herself from agenda item #3 as her Company represents the applicant, and Chanda had nothing else to report. **Whitney Fenwick** made a site visit for agenda item 3 and 4 and had nothing else to report. **Marjanna Hulet** had nothing to report. **Rich Phillips** made a site visit for agenda item 3 & 4 and had nothing else to report. **Shin Kue Ryu** had nothing to report.

Present: Krystal Chanda, Whitney Fenwick, Marjanna Hulet, Richard Phillips and Shin Kue Ryu.

Staff: Carl Anderson, Jim Anglesey, Will Klaver and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the minutes and approve the minutes from the P&Z clarification and regular meetings held July 13, 2022.

Approval of the minutes was pulled from the agenda and moved to a future meeting.

AGENDA ITEM #3: PUBLIC HEARING – ZONE MAP AMENDMENT – FILE 22-2225

Time has been set aside for the Commission to hear comments from the public regarding a request by House Buyers 208, LLC, represented by A & E Engineering, for a zone map amendment to the property located at 1737 N Harrison Ave. from Light Industrial (LI) to Residential Commercial Professional (RCP).

Ryu opened up the public hearing at 6:32 p.m.

Wyatt Radke of A & E Engineering provided a brief history of the project and presented information from materials provided in the agenda packet. The request is for a Residential Commercial Professional zoning designation, which fits this area.

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

Anderson noted the Deed is shared 50/50 with House Buyers 208 LLC and Rocky Mountain Capital LLC, and an affidavit of legal interest signed by Collin Hunter of Rocky Mountain Capital LLC authorized Kurt Hathaway to submit the application.

Staff concludes that the proposed zoning map amendment is compliant with Pocatello City Code Section 17.02.170. Should the Commission recommend approval of the subject application, staff recommends the following conditions: **1)** The parcels in question be zoned from Light Industrial (LI) to 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.

Ryu opened up the meeting for public comment at 6:40 p.m.

Those in favor, neutral and opposed: None.

With no public comments, **Ryu** closed the public hearing at 6:40 p.m.

It was moved by **M. Hulet** and seconded by **R. Phillips** to recommend approval for the Zone Map Amendment by House Buyers 208 LLC, finding the application meets the standards for approval under Chapter 17.02.170 of Pocatello City Code with the conditions listed in the staff report, and to authorize the Vice Chair to sign the Findings of Fact. Those voting in favor were Fenwick, Hulet, Phillips and Ryu. Those voting against were none. Those abstained: Chanda. Motion passed unanimously.

AGENDA ITEM 4: PUBLIC HEARING – ANNEXATION & COMPREHENSIVE PLAN MAP AMENDMENT – FILE 22-1815 & 22-1825

This time has been set aside for the Commission to hear comments from the public regarding a request by the City of Pocatello, to annex, zone and provide a Comprehensive Plan Map designation for the property located north of Hwy 91; south of South Valley Rd; east of Bannock Hwy; west of Interstate 15. The request is to amend the Comprehensive Plan Map to Public (P) and zone all publicly owned property as well as Idaho Power Company property to Public Lands/Facilities (PLF). Property owned by Juniper Hills Country Club, Inc. is proposed to have a Comprehensive Plan Map designation of Residential (R) and zoned Residential Medium Density Single-Family (RMS).

Chanda opened the public hearing at 6:42 p.m.

Long-Range Senior Planner Jim Anglesey with the City of Pocatello summarized the staff report.

Staff concludes that the annexation & comprehensive plan designation request is compliant with Pocatello Municipal Code Sections 17.02.110, 17.02.120 and 17.02.170.

Hulet: Why does the City want to annex this land? **Anglesey:** Request to preserve Petroglyphs, and supports plans for the River Vision. In general, want to annex any City owned property that is contiguous to the City boundary. **Hulet:** Why the golf course property? Do you envision housing? **Anglesey:** No. There is an exception for the Country Club within the RMS zoning district use table, and the proposal is to match the existing country club golf course use.

Chanda opened up the meeting for public comment at 6:49 p.m.

Those in favor, neutral and opposed: None.

With no more comments, **Chanda** closed the public hearing at 6:49 p.m.

The Commission ensued in discussion.

It was moved by **M. Hulet** and seconded by **W. Fenwick** to recommend approval of the Annexation and Comprehensive Plan Map amendment application from the City of Pocatello to annex, zone and provide a Comprehensive Plan Map designation for property located north of Highway-91, south of South Valley Rd, east of Bannock Highway and west of Interstate-15, finding the application meets the standards for approval

under section 17.02.110, 17.02.120 and 17.02.170 of Pocatello City Code, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips and Ryu. Those voting against were none. Motion passed unanimously.

With no other Commission business, **Chanda** closed the meeting at 6:51 p.m.

Submitted by _____ Approved on _____
Aceline McCulla, Secretary

DRAFT

PLANNING & ZONING COMMISSION (PZC)
Clarification Meeting Minutes for October 12, 2022 at 6:00 p.m.
City Hall Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

AGENDA 2

Chanda called the meeting to order at 6:00 p.m.

AGENDA ITEM #1: ROLL CALL

Present: Eugene Bartu (arrived at 6:06 p.m.), Krystal Chanda, Whitney Fenwick, Roger Frey, Marjanna Hulet, Richard Phillips and Shin Kue Ryu.

Staff: Matt Kerbs, Will Klaver, Matthew Lewis, Aceline McCulla, Brent McLane and Merrill Quayle.

AGENDA ITEM #2: DISCUSSION TO CLARIFY ITEMS ON THE PLANNING AND ZONING COMMISSION MEETING AGENDA FOR OCTOBER 12, 2022.

The Commission and staff discussed the agenda items.

AGENDA ITEM #3: ADJOURN

With no further discussion, **Chanda** closed the meeting at 6:18 p.m.

Submitted by: _____
Aceline McCulla, Secretary

Approved on: _____

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for October 12, 2022 at 6:30 p.m.
City Council Chambers
911 North Seventh Avenue, Pocatello, ID 83201

AGENDA 2

Chair Chanda opened the meeting at 6:30 p.m.

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.

Eugene Bartu made a site visit for agenda item 2 and had nothing else to report. **Krystal Chanda** made a site visit for agenda item 2 and had nothing else to report. **Whitney Fenwick** made a site visit for agenda had contact with Kathleen Olson on facts item 2 and had nothing else to report. **Roger Frey** made a site visit for agenda item 2 and had nothing else to report. **Marjanna Hulet** had nothing else to report. **Rich Phillips** had nothing else to report. **Shin Kue Ryu** and had nothing else to report.

Present: Eugene Bartu, Krystal Chanda, Whitney Fenwick, Roger Frey, Marjanna Hulet, Richard Phillips and Shin Kue Ryu.

Staff: Matt Kerbs, Will Klaver, Matthew Lewis, Aceline McCulla, Brent McLane and Merrill Quayle

It was moved by M. Hulet and seconded by R. Phillips to amend the agenda by removing the agenda item for minute approvals and by adding the public comments to amended agenda item 2, as a significant amount of public comments were received after the agenda was posted on October 5 and were received by 11:45 a.m. on October 12, 2022. Those voting in favor were Bartu, Chanda, Fenwick, Frey, Hulet, Phillips and Ryu. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #2: PUBLIC HEARING – CONTRACT REZONE

This time has been set aside for the Commission to hear comments from the public regarding a request John Burtenshaw of JG Ventures, LLC, represented by Michael Jaglowski of Kinport Engineering, LLC, for the contract zoning map amendment of 8.75 acres (more or less) of land west from Residential Low Density (RL) to Residential-Commercial-Profession (RCP). The site is located on the 700 block of Hospital Way, adjacent to and east of the Portneuf Medical Center and west of the Sagewood Hills Subdivision.

Chanda opened up the public hearing at 6:33 p.m.

Mike Jaglowski of Kinport Engineering LLC gave a brief history of about the project and gave a PowerPoint presentation on the development project, which will be included with the public record. Meetings were held with residents to get their input and compromises were made when possible for the land topography and per City Code and staff recommendations.

Senior Planner Matthew Lewis with the City of Pocatello summarized the staff report and with a PowerPoint presentation, which will be included with the public record.

Three signs were posted on the subject project, however, the southernmost sign was removed, as it was found not to be on the subject property.

Lewis listed the people that submitted public comments, which were included in the amended agenda packet,

less one received at 2:50 p.m. and was provided to the Commission and Applicant via email at 3:26 p.m., and a hard copy was provided to the Commission and applicant during the clarification meeting.

Staff concludes that the proposed contract zoning map amendment is compliant with Pocatello City Code Section 17.02.170. A full analysis is detailed within this staff report in pages 2-6.

Should the Commission recommend approval of the subject application, staff recommends the following conditions be attached: **1)** The subject 8.75(+/-) acre parcel shall be given a zoning designation of Residential-Commercial-Professional (RCP) which is consistent with the Mixed Use (MU) designation of the Comprehensive Plan Map and Municipal Code 17.01.130 (Plan Designation-Zoning District Conversion Chart); **2)** A minimum 20-foot transitional landscape buffer shall be provided abutting and west of the Sagewood Hills subdivision. The area shall be irrigated consisting of at least one (1) tree 1.5" in caliper for every 20-feet of property frontage measured in a liner line north to south. This results in a minimum of 47 trees (944-feet/20=47). In addition to the tree's the buffer area shall consist of vegetative ground cover including, but not limited to, decorative grasses, shrubs, or low water ground cover; **3)** The maximum height of any multifamily-apartment structures shall not exceed 38'5". Note: an additional ten percent (10%) administrative adjustment will not be permitted beyond the 38'5"; **4)** Any structure constructed within the 8.75 (+/-) acre parcel shall be of an earth-tone color. Reflective materials shall be prohibited. The developer shall use exterior treatments on the multi-family apartment buildings to break up the façade such as but not limited to awnings, variation in materials and color schemes; **5)** The form and content of the contract agreement shall be executed as provided under Municipal Code Section 17.02.170 J.5; **6)** Portions of the site have slopes of 15 percent or greater therefore any future development will be subject to Municipal Code Section 17.05.140 – Slope Development Standards. A slope analysis and geotechnical report will be required as part of future building permit applications or subdivision of the property; **7)** Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to; and **8)** Any activity requiring a separate development or building permit shall comply with applicable regulations.

The Commission ensued in discussion with staff to clarify if the contract rezone would run with the land? **Lewis** stated City Code 17.02.107.4.a-g, and read the Form and Content of Agreement section. **Hulet** asked about surrounding property zoning. **Lewis** provided the zoning on surrounding properties. **Hulet** asked for clarification on the apartments. **Lewis** clarified staff conditions listed in the staff report.

Matt Kerbs clarified how conditions could be added as a recommendation and what the City Council could do with recommendations.

Chanda opened up the meeting for public comment at 7:13 p.m.

Those in favor:

Ryan Bowen identified three benefits, connection for transportation, the side walk connection, it's in the medical center mecca and promote expansion for health care business, and connects the other medical businesses within a mile. He noted Comprehensive Plan and its advancement of development to improve service.

John Burtenshaw, JV Venture developer, stated he spoke with City staff and the project was welcomed. The frustration was that neighbors complain and push back on the project on property vacant for many years. A compromise was conceded on number of units, height of building and buffer zone. The City needs to stick with the Comprehensive Plan guidelines.

Those neutral: none

Those opposed:

Richard Stallings resides in the neighborhood and was concerned with property values and he wanted more restrictions on the development.

Stratten Laggis resides in the neighborhood and was concerned with the difference in residential zoning districts and their restrictions and felt that these other residential district zoning restrictions should be the same for RCP zoning district.

Brady Moon resides in the neighborhood and was concerned with the Mixed Use Zoning Code. He did not feel that an RCP zoning for this property is not consistent with the surrounding and adjacent property. Moon wants RL zoning on the east and to the west with a 32-foot height limit.

Vivian Goodman resides in the neighborhood and was concerned with blending apartments and businesses with the community and adjoining property.

Steven Balkenbush resides in the neighborhood and was concerned with the building suitability and the slope grading.

Kandie Brown resides in the neighborhood and was concerned with the height of the buildings and diminishing the residence's visibility. Brown was also concerned about the traffic.

Rick Nordseth resides in the neighborhood and was concerned that what the residents want were not met.

John Davis resides in the neighborhood and was concerned with building height and number of units built.

Wally Kennedy resides in the neighborhood and was concerned with the mixed-use zoning.

Joy Kennedy resides in the neighborhood and was concerned with the mixed-use zoning.

Therese Balkenbush resides in the neighborhood and was concerned with the housing density.

Cliff Olsen resides in the neighborhood and was concerned with RCP zoning, listed in his public comment.

Kathy Olsen resides in the neighborhood and was concerned that the conversations between JG Ventures and the neighbors did not benefit the neighborhood's requests, listed in Cliff Olsen's public comment.

Applicant rebuttal:

Jaglowski stated that the neighborhood meetings were held to bring ideas to the developer and trying to compromise. This property is a transitional zone, the "medical mile" and deserves mixed use including housing, which is needed for medical staff and local businesses. The property is zoned as mixed use and JG Ventures compromised from their original plan and reduced numbers of the buildings and the building heights and enlarged the zoning buffer. The purpose and compliance of the proposed development complies with City Code and JG Ventures agreed to the conditions and to work with staff to meet guidelines for the best possible results. Jaglowski stated a Geo Technical report was completed, the slope analysis was completed to understand the site and what would work on the property.

Burtenshaw noted that they designed this plan after meeting with City staff and building what the City asked for to meet City needs.

Hulet asked about parking spaces for residential units and dark-sky lighting in the development. **Jaglowksi** stated the lighting would be aimed down on the ground and required by City Code. **Hulet** asked about the number of units. **Jaglowksi** stated the units could be a range of housing types that would on the topography and subject property and economics was also considered. The drawing depicts what was discussed at the site plan meeting with staff to where to put the residential. **John Burtenshaw** stated it was economics and dollar per foot, residential verse commercial property. The City asks for a transition of residential of single-family to multi-family to commercial. The City wants walkability in their hospital area and a transition.

Hulet asked what the city allows. **McLane** stated The City allows building height of 35 feet with a ten percent (10%) Administrative Adjustment for 38.5 feet height. City staff will analyze the plan to meet City Code minimums. Zero lot lines would include townhomes style units, the allowable units are 30-units.

Merril Quayle, public works engineer with the City of Pocatello stated that Hospital Way can handle the traffic and the access would be looked at once a plan is submitted with regards to vertical curbs. A traffic impact study would be required if more than 100 peak hours is determined.

Discussion between Commission members ensued.

It was moved by **M. Hulet** and seconded by **R. Frey** to recommend approval of the contract zone map amendment application from JG Ventures, LLC from Residential Low Density to Residential-Commercial-Professional, finding the application does meet the standards for approval under Chapter 17.02.170 of Pocatello City Code, with the conditions listed in the staff report, and with additional condition of 12 units per acre density would apply to property adjoining the RL zone and higher density of 24 units would apply across the street, and to authorize the Chair to sign the findings of fact. Those voting in favor were Bartu, Frey and Hulet. Those voting against were Chanda, Fenwick, Phillips and Ryu. Motion failed.

It was moved by **S. Ryu** and seconded by **M. Hulet** to recommend approval of the contract zone map amendment application from JG Ventures, LLC from Residential Low Density to Residential-Commercial-Professional, finding the application does meet the standards for approval under Chapter 17.02.170 of Pocatello City Code, with the conditions listed in the staff report, and with additional condition of changing the residential density to 12 units per acre in residential area of 3.8 acres to the east of proposed rezone area, and to authorize the Chair to sign the findings of fact. Those voting in favor were Bartu, Hulet and Ryu. Those voting against were Chanda, Fenwick, Frey and Phillips. Motion failed.

It was moved by **R. Phillips** and seconded by **W. Fenwick** to recommend approval of the contract zone map amendment application from JG Ventures, LLC from Residential Low Density to Residential-Commercial-Professional, finding the application does meet the standards for approval under Chapter 17.02.170 of Pocatello City Code, with the conditions listed in the staff report, and to authorize the Chair to sign the findings of fact. Those voting in favor were Bartu, Chanda, Fenwick, Frey, and Phillips. Those voting against were Hulet and Ryu. Motion passed.

With no more public comments, **Chanda** closed the public hearing at 8:51 p.m.

With no other Commission business, **Chanda** closed the meeting at 8:51 p.m.

Submitted by _____ Approved on _____
Aceline McCulla, Secretary