

**PLANNING & ZONING COMMISSION (PZC)**  
**Regular Minutes for January 11, 2023 at 6:30 p.m.**  
**City Council Chambers**  
**911 North Seventh Avenue, Pocatello, ID 83201**

**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.

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

**Excused:** Whitney Fenwick.

**Staff:** Jim Anglesey, Matthew Lewis, Aceline McCulla and Merrill Quayle.

**Krystal Chanda** made a site visit for agenda item 3. **Roger Frey** made a site visit for agenda item 3.

**Rich Phillips** made a site visit for agenda item 3. **Shin Kue Ryu.**

**Rich Phillips** stated he was contacted by an adjacent property owner to do work on their property, but it does not conflict with agenda item 3 after talking with the City Attorney and staff.

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

The Commission may wish to waive the oral reading of the clarification and regular minutes and approve the minutes from the P&Z meetings held December 14, 2022.

It was moved by **M. Hulet** and seconded by **S. Ryu** to approve the meeting minutes as written from December 14, 2022. Those voting in favor were Bartu, Chanda, Frey, Hulet, Phillips and Ryu. Those voting against were none. Motion passed unanimously.

**AGENDA ITEM #3: PUBLIC HEARING – PRELIMINARY PLAT FILE 22-3690**

This time has been set aside for the Commission to hear comments from the public regarding a request by Brian Ball of McCormick Ranch, LLC, represented by Rocky Mountain Engineering & Surveying, for preliminary plat approval of 25.51 acres (more or less) for a subdivision to be known as Trail Creek Fourplex Development Division 2.

**Chanda** opened up the public hearing at 6:03 p.m.

**Brady Smith** of Rocking Mountain Engineering & Surveying provided a brief summary on the division 1 project recently approved. The application is compliant with City Code standards, and Smith would work with staff on condition four (4) regarding stormwater and utilities options.

**Hulet** wanted clarification that stormwater would be held onsite if other options fall through. **Smith** confirmed that this development would handle all the stormwater on site if needed.

Senior Planner **Matthew Lewis** 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 January 5, 2023, 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)** A note shall be placed on the plat specifically stating that Lot 1 Block 1 shall be dedicated to the City of Pocatello; **4)** Lot 23 Block 1 shall include an “R” restriction indicating that the proposed common area lot shall not be graded as part of the subject plat; **5)** Lots 2, 8, and 13 Block 1 shall have a note that said lots shall be non-buildable and dedicated to the homeowners association; **6)** Per Water Pollution Control Staff, *“at the manhole where the two lines coming from opposite directions converge make sure that they do not directly flow into each other. The two inlet channels need to have a “sweep” added to them leading into the outlet pipe”*. See attached email dated December 29 and attached diagram; and **7)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

There has been five written public comment received for this application, which were provided the Commission members in the clarification meeting.

Lewis recommended changing condition four (4), to add “with the exception that the area associated with the future extension of Foothill Blvd., Lot 23 Block 1 shall remain ungraded.

**Merril Quayle** Public Works Planning Engineer of the City of Pocatello clarified information on the road extensions and the traffic study completed in 2019 that included this area and beyond.

**Chanda** verified no additional comments were received

**Chanda** opened up the meeting for public comment at 6:58 p.m.

Those in favor: none.

Those neutral:

**Michelle Wilson** had questions for staff on being told her driveway would need to be rerouted. Wilson will contact staff to clarify information from a developer.

Those opposed:

**Dino Monroe** was concerned with traffic on bends and narrow roads.

Applicant Rebuttal:

**Smith** stated staff has the information regarding the traffic study and road improvements. If future road work would require changes with neighborhoods driveways, this would be addressed when ready to move forward.

With no more public comments, **Chanda** closed the public hearing at 7:07 p.m.

Discussion between Commission members ensued.

It was moved by **M. Hulet** and seconded by **S. Ryu** to recommend approval of the preliminary plat application from McCormick Ranch LLC., for the Trail Creek Vistas Fourplex Development- Division 2, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report, with one exception, to change condition four to state that Lot 23 Block 1 shall include an “R” restriction indicating that the lot shall not be graded with the exception of a future road connection, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Bartu, Chanda, Frey, Hulet, Phillips and Ryu. Those voting against were none. Motion passed unanimously.

With no other Commission business, **Chanda** closed the meeting at 7:14 p.m. and moved the Commission into the work session.

**\*\*\* WORK SESSION \*\*\***

**Chanda** began the work session at 7:20 p.m.

**COMPREHENSIVE PLAN 2040**

Planning staff will be available to review and discuss Comprehensive Plan 2040.

Long Range Sr. Planner **Jim Anglesey** of the City of Pocatello had a discussion with the Commission on the Comprehensive Plan 2040.

With no further discussion, **Chanda** closed the work session at 7:40 p.m.

Submitted by: Signature on File  
Aceline McCulla, Secretary

Approved on *January 25, 2023*