

**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*

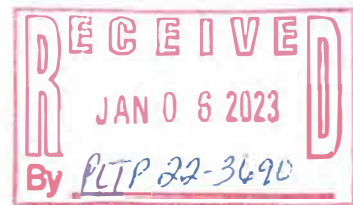
CITY COUNCEL MEMBERS,

MY CONCERN WITH THIS NEW DEVELOPMENT IS LAST I HERD THERE WERE NOT TWO FULL PARKING SPACES FOR EACH RESIDENTS. THERE NEEDS AT LEAST TWO PARKING SPACE FOR EACH FAMILY DWELLING. THERE WILL BE HAVE TO BE TWO WORKING RESIDENCE TO AFFORD LIVING IN A NEW BUILD APARTMENT AND MY CONCERN IS OFF STREET PARKING. GATHE RD ALREADY OVERUSED AND NO ROOM FOR PARKED CARS.

Mike Bell

8390 Gathe Rd

Pocatello, ID 83204



Trail Creek 4-plex D2

## Lewis, Matthew

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**From:** Lewis, Matthew  
**Sent:** Wednesday, January 11, 2023 5:12 PM  
**To:** Andrew Rotunno  
**Cc:** Planning; Quayle, Merrill  
**Subject:** RE: Trail Creek Vistas Four-Plex Development Division 2

Andrew – please be advised that your written testimony has been received and will be provided to the Planning Commission for their consideration. Thank you for your submittal.

**MATTHEW G. LEWIS M.S. | CITY OF POCATELLO**

Senior Planner | Planning & Development Services

911 N 7<sup>th</sup> Avenue | PO Box 4169 | Pocatello ID 83205-4169

Office 208-234-6190 | [mlewis@pocatello.us](mailto:mlewis@pocatello.us)

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**From:** Andrew Rotunno <rotunnoandrew@yahoo.com>  
**Sent:** Wednesday, January 11, 2023 5:06 PM  
**To:** Lewis, Matthew <mlewis@pocatello.us>  
**Subject:** Trail Creek Vistas Four-Plex Development Division 2

In reference to the application for the Trail creek vistas four-plex development division 2, I am very concerned about the impact of traffic on Gathe and Kraft Roads. I hope that prior to approval of the project there will be a strong commitment to the construction of an alternate roadway or have a requirement for an alternate roadway included in the approval of the project. Thank you for your consideration.

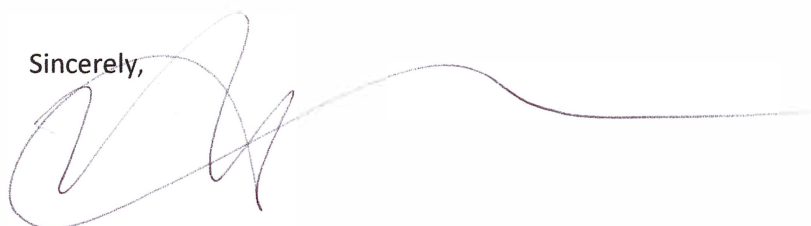
Andrew Rotunno

To Whom it may concern,

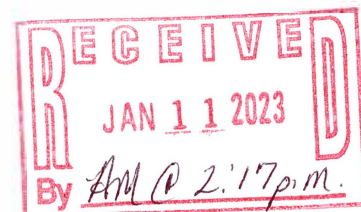
I am a resident on Gathe Rd. I have concerns regarding the request for additional housing units for Trail Creek Vistas Four-Plex Development Division 2. As you prepare to approve the unit request, I implore you to order and conduct a traffic study and plan and execute necessary traffic accommodations in response. These roads are already plagued by high speeds. In addition, there are many large vehicles that come from Kraft to the Kraft-Gathe intersection that already impede traffic. The Hawthorne and Alameda intersection is already extremely busy to navigate as well. To put it simply, Kraft, Gathe, Foothill, and the smaller residential roads surrounding the area absolutely cannot handle the increase in traffic these additional housing units inevitably bring to our residential neighborhoods. I am aware of rumors a new road being built to accommodate traffic flow, but there have been no solidified plans or confirmed timelines for when the road would be built. Kraft, Gathe, Foothill, and surrounding areas provide housing for families with small children. Those families and mine cannot tolerate how such a traffic increase will infringe on our daily lives. My young child will likely never know what it is like to ride his bike around a neighborhood as I did as a child. It breaks my heart. All those families and people moving into those complexes deserve a decent, timely, and safe commute. I hope the counsel has considered and is prepared for the increased traffic (not to mention the stress on the already overcrowded school district). A traffic study on Kraft, Gathe, and Foothill is necessary. A formal, in writing plan is necessary....not a few years down the road, but now.

Thank you for your time and dedication to Pocatello.

Sincerely,



Hailie Cowdell



22-3690  
Trail Creek 4-Plex 2  
Prelim Plat

**From:** [Lewis, Matthew](#)  
**To:** [Stacie Rhead](#)  
**Cc:** [Planning](#); [Planning](#)  
**Subject:** RE: Written testimony for Trail Creek Vistas Four-Plex Development Division 2  
**Date:** Wednesday, January 11, 2023 5:09:00 PM

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Stacie – please be advised that your written testimony has been received and will be provided to the Planning Commission for their consideration. Thank you for your submittal.

**MATTHEW G. LEWIS M.S. | CITY OF POCATELLO**  
**Senior Planner | Planning & Development Services**

911 N 7<sup>th</sup> Avenue | PO Box 4169 | Pocatello ID 83205-4169

Office 208-234-6190 | [mlewis@pocatello.us](mailto:mlewis@pocatello.us)

**From:** Stacie Rhead <stacie.rhead@gmail.com>  
**Sent:** Wednesday, January 11, 2023 5:01 PM  
**To:** Lewis, Matthew <mlewis@pocatello.us>; Lewis, Matthew <mlewis@pocatello.us>  
**Cc:** Planning <planning@pocatello.us>; Planning <planning@pocatello.us>  
**Subject:** Written testimony for Trail Creek Vistas Four-Plex Development Division 2

To Matthew G. Lewis M.S. of the Planning & Development Services Department and all interested parties:

I would like to submit written testimony in regards to the proposed project of Trail Creek Vistas Four-Plex Development Division 2.

I am a homeowner and resident living near this project. I visited my grandparents for more than 30 years in this neighborhood and have recently moved to this neighborhood myself. It's been a wonderful place to grow up and live.

I've witnessed the impact of increased development and occupants in the West Bench without the same level of increase in traffic mitigation. A lack of sufficient, or efficient, traffic stops, and lack of road access to new neighborhoods, has increased excessive speeding, dangerous driving, and congestion in the area.

Any new residential development here will increase the traffic along the full length of Foothill Blvd, Gathe Dr, and further complicate the intersections of N Kraft Rd and Gathe Dr, and W Alameda Dr and Hawthorne Rd.

As the West Bench continues to develop, I am concerned the increase of traffic will stress the existing road infrastructure and will have lasting negative impacts on the safety and well being of current and future residents without proper infrastructure updates. For the specifics of this proposal, I implore you to require a traffic impact study and require an additional road exiting further west on N Kraft Rd before the project is approved.

Thank you for taking this into consideration.

Sincerely,  
Stacie Rhead

**From:** [Thomas Larsen](#)  
**To:** [Lewis, Matthew](#)  
**Subject:** Trail Creek Vistas Four-Plex Development Division 2  
**Date:** Wednesday, January 11, 2023 5:36:32 PM

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To Matthew G. Lewis M.S. of the Planning & Development Services Department and all interested parties:

I would like to submit written testimony in regards to the proposed project of Trail Creek Vistas Four-Plex Development Division 2.

I am a new homeowner and resident living near this project. I have recently moved to this area and have enjoyed the great community on the west bench of Pocatello. I however, have noticed an increase of traffic to this area caused by the recent new building development. While this is great for the Pocatello community it also has negative impacts.

The most glaring is the increased development and occupants in the West Bench and not having the same level of increase in traffic mitigation. A lack of sufficient, or efficient, traffic stops, and lack of road access to new neighborhoods, has increased excessive speeding, dangerous driving, and congestion in the area.

Any new residential development here will increase the traffic along the full length of Foothill Blvd, Gathe Dr, and further complicate the intersections of N Kraft Rd and Gathe Dr, and W Alameda Dr and Hawthorne Rd.

As the West Bench continues to develop, I am concerned the increase of traffic will stress the existing road infrastructure and will have lasting negative impacts on the safety and well being of current and future residents without proper infrastructure updates. For the specifics of this proposal, I implore you to require a traffic impact study and require an additional road exiting further west on N Kraft Rd before the project is approved.

Thank you for taking this into consideration.

Sincerely,

Thomas Larsen