

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for February 8, 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, Whitney Fenwick, Roger Frey, Marjanna Hulet and Richard Phillips.
Unexcused: Shin Kue Ryu.

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

Eugene Bartu made a site visit for agenda items 3 and 4. **Krystal Chanda** made a site visit for agenda items 3 and 4. **Whitney Fenwick** made a site visit for agenda items 3 and 4. **Roger Frey** made a site visit for agenda items 3 and 4. **Marjanna Hulet** made a site visit for agenda items 3 and 4. **Rich Phillips** made a site visit for agenda items 3 and 4.

None of the Commission members reported any conflicts of interest or ex-parTE communication.

AGENDA ITEM #2: APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the P&Z clarification and special meeting minutes and approve the minutes from the meetings held January 25, 2023.

It was moved by **M. Hulet** and seconded by **R. Phillips** to approve the clarification and special meeting minutes held January 25, 2023. Those voting in favor were Bartu, Chanda, Fenwick, Frey, Hulet, Phillips and Ryu. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #3: PUBLIC HEARING – CONDITIONAL USE PERMIT – FILE 22-3617

This time has been set aside for the Commission to hear comments from the public regarding a request by Gary Ratliff, represented by Frank Nuding, for a conditional use permit to build storage units at 2806 South 5th Avenue. The property is located in a Commercial General zoning district, which allows storage units through the Conditional Use Permit process.

Chanda opened up the public hearing at 6:34 p.m.

Will Klaver stated the applicant nor the representative were present for this agenda item.

Assistant Planner **Will Klaver** of the City of Pocatello summarized the staff report.

There have been no public comments or inquiries received on this application.

Staff finds that the proposal is compliant with all applicable standards of City Code 17.02.130 Conditional Use Permits, assuming the following recommended conditions are met: **1)** All comments contained in the Public Works Memorandum, dated December 8, 2022, shall be adhered to; **2)** All applicable standards of the City of Pocatello Municipal Code Title 17 Zoning Regulations not herein listed and applicable shall apply; **3)** Any activity requiring a separate development or building permit shall comply with applicable regulations;

4) The applicant shall coordinate with the applicable City Departments prior to the submittal of a building permit to address improvements that may be required; 5) Parking shall be addressed and approved at the building permit stage, of which fourteen (14) spaces are required; 6) Per City Code 17.05.560.A the compacted gravel drives shall receive approval from the Public Works and Fire Departments prior to the approval of a building permit; 7) Consistent with the proposed site plan, the applicant shall maintain a landscaped rear setback of 10 feet; 8) All outdoor lighting shall meet the requirements as provided under Municipal Code Section 17.05.420; and 9) All signage for the proposed use shall be approved through a separate permit.

Hulet asked about the drives within the subject site and compacted gravel. **Chanda** stated the parking areas would be paved and roadways to load and unload would be gravel. **Chanda** asked about the road connection. **Merril Quayle** stated the approach would be lined up with Garden Road and the applicant would need to go through Idaho Transit Department (ITD) to get construction permits. **Phillips** asked about the condition for the south border and setback for privacy landscape or fencing. **Klaver** stated the Commission may want to add a condition to address the south border, two options may include a 10-foot landscape buffer with 20-foot spacing for trees or a minimum 6-foot height slatted or solid privacy fence.

Chanda opened up the meeting for public comment at 6:46 p.m.

Those in favor, neutral or opposed: none

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

Discussion between Commission members ensued.

It was moved by **R. Phillips** and seconded by **M. Hulet** to approve the application from Gary Ratliff, for a Conditional Use Permit to allow for new storage units to be developed within the Commercial General (CG) zoning district, finding the application does meet the standards for approval under Chapter 17.02.130 of Pocatello Municipal Code, with the conditions listed in the staff report, and to add a condition to install either a 10-foot landscape buffer with 20-foot spacing of trees **or** a six-foot minimum height slatted or solid privacy fence on the southern property border, and to authorize the Chair to sign the Findings of Fact. Those voting in favor were Bartu, Chanda, Fenwick, Frey, Hulet and Phillips. Those voting against were none. Motion passed unanimously.

AGENDA ITEM #4: PUBLIC HEARING – ZONE MAP AMENDMENT– FILE 22-3520

This time has been set aside for the Commission to hear comments from the public regarding a request by Jay Bollwinkle of MGB+A Studio, to rezone the property generally located at 1500 Block Lakeview Drive from the existing zoning of Residential Medium Density Single-Family (RMS) and Residential Estate (RE) to Residential Medium Density Multi-Family (RMM). The property includes six (6) parcels and encompasses a land area of 17.33 acres (more or less).

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

Michael Grove, owner of property, stated he wanted to update the land to match the adjacent property

Justin Hawley of MGB+A Studio, applicant, described the two properties and surrounding area, in photos on PowerPoint presentation, that identify debris cleanup and infill areas. The proposed project on the northern property, triangle piece, would have six (6) smaller townhome units with 14 surface parking units. The southern area would encompass 94 units with attached 2-car garage parking. There area would include public amenities of an ADA accessible path and trail system and a dog run area adjacent to Ammon Park.

Chanda asked if the road would be maintained by the City and a public road. **Quayle** clarified it would a public road and maintained by the City.

Sr. Planner **Carl Anderson** of the City of Pocatello noted the agenda listed File 23-73, the correct file number is 22-3520. Anderson summarized the staff report.

There have been no written public comments received on this application. Phone calls were received from current tenants of the apartments. A phone call was received today, as a point of clarification on section 17.0.170.E4. It is assumed that police services may be provided as tits in the built environment. However, they were not included on the utility notices in the past. The Police Department will be included on utility notices moving forward.

Anderson reminded the Commission that this is a rezoning application, and while the applicant presented potential site designs for this site, if for some reason the applicant does not develop the site to that design, or if someone else purchases the property, if the Commission and Council were to approve the rezoning request, the property would be open to uses under the approved zoning designation.

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 subject parcels be re-zoned from Residential Estate (RE) and Residential Medium Density Single-Family (RMS) to Residential Medium Density Multi-Family (RMM); **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 up the meeting for public comment at 7:18 p.m.

Those in favor or neutral: None.

Those opposed:

Tom Wright was concerned with a lack of sidewalks, more traffic on the roads, and added traffic with the new Ammon Park development.

With no more public comments, **Chanda** closed the public hearing at 7:21 p.m.

Discussion between Commission members ensued. **Quayle** clarified questions on future road connections and that layouts would need to meet the maximum 10% grade requirements, which would be verified in the subdivision phase, as would storm water retention requirements.

It was moved by **M. Hulet** and seconded by **W. Fenwick** to recommend approval to City Council for the Zone Map Amendment by MGB+A Studio 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, Hulet and Phillips. Those voting against were none. Motion passed unanimously.

With no other Commission business, **Chanda** closed the meeting at 7:31 p.m. and moved the Commission into the work session.

*** * * WORK SESSION * * ***

Chanda opened the work session at 7:31 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 and the Commission discussed the Comprehensive Plan 2040 preliminary draft.

With no further discussion, **Chanda** closed the work session at 8:26 p.m.

Submitted by: Signature on File
Aceline McCulla, Secretary

Approved on: *March 8, 2023*