

PLANNING & ZONING COMMISSION (PZC)
Regular Minutes for May 11, 2022 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.

Krystal Chanda made a site visit for agenda items 3, 4, and stated she is the representative for item 7 and would recuse herself. **Whitney Fenwick** made a site visit for agenda items 3, 4, 5 and had nothing else to report. **Marjanna Hulet** made a site visit for agenda items 3, 4, 5 and had nothing else to report. **Rich Phillips** made a site visit for agenda items 3, 4, 5, 6 and had nothing else to report. **Dakota Worrell** made a site visit for agenda items 3, 4, 5 and stated he is the applicant for item 7 and will recuse himself.

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

Excused: Shin Kue Ryu.

Unexcused: Nate Roberts.

Staff: Matthew Lewis, Aceline McCulla and Merrill Quayle.

AGENDA ITEM #2: APPROVAL OF MINUTES

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

It was moved by **M. Hulet** and seconded by **R. Phillips** to approve the meeting minutes held April 13, 2022. Those voting in favor were Chanda, Fenwick, Hulet, Phillips and Worrell. Those voting against were none. Motion passed unanimously.

AGENDA ITEM 3: PUBLIC HEARING – PRELIMINARY PLAT – FILE 22-780

This time has been set aside for the Commission to hear comments from the public on a request by Taylor Wood of Res Dev 2 LLC, represented by Matt Baker of Summit Land Surveying. The proposed Wright Townhomes subdivision is a replat of Lot 7 & Lot 12, Block 3, Ward Park Subdivision. The proposal calls for the platting of 0.72 acres (more or less) into eleven (11) lots, located between Heber and Wright Avenues.

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

Taylor Wood of Res Dev 2 LLC presented information submitted in the application materials included in the agenda packet. **Worrell** asked why it went from 10 units to 11 units? **Wood** explained that moving the parking to the rear, each unit now has a two-car garage and it allowed for another unit to be built on the property.

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, assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated May 4, 2022, shall be adhered to; **2)** The minimum lot size shall be not less than 2,400 square feet in area per Code Section 17.05.340 B, and eight (8) of the eleven (11) lots shall be increased to meet the minimum required

under this section; **3)** 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; and **4)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Chanda opened up the meeting for public comment at 6:42 p.m.

Those in favor:

Steven Rodriguez was in favor and appreciated Wood meeting with the residents and moving the parking to a shared access easement at the rear entrance.

Allen Steed appreciated Wood meeting with the residents and Steed is pleased with the changes and working with the residents.

Those neutral and opposed: none

Discussion between Commission members ensued.

It was moved by **M. Hulet** and seconded by **D. Worrell** to recommend approval of the preliminary plat application from Taylor Wood/Res Dev 2, LLC 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, and authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips and Worrell. Those voting against were none. Motion passed unanimously.

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

AGENDA ITEM 4: PUBLIC HEARING – PRELIMINARY PLAT – FILE 22-842

This time has been set aside to hear comments from the public on a request by Cody Christensen, Mariko Anderson, Joyce Ann Moore, Patricia Robertson and Kerry Taylor, represented by Sean O'Brien of RMES, for the proposed subdivision Fairmont Place. The proposal calls for the platting of 2.22 acres (more or less) into 13 lots.

Chanda opened the public hearing at 6:49 p.m.

Sean O'Brien of RMES explained why the property lines were cleaned up with all the property owners for all the parcels in the plat area.

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

Several phone calls were received by staff, but no written public comments were received.

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 May 4 , 2022, 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; and **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Chanda opened the meeting up for public comment at 6:59 p.m.

Those in favor, neutral and opposed: none.

It was moved by **M. Hulet** and seconded by **D. Worrell** to recommend approval of the preliminary plat application from Cody Christensen; Mariko Anderson; Joyce Ann Moore; Patricia Robertson & Kerry Taylor for Fairmont Place Subdivision, 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, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips and Worrell. Those voting against were none. Motion passed unanimously.

With no more comments, **Chanda** closed the public hearing at 7:01 p.m.

AGENDA ITEM 5: PUBLIC HEARING – ZONE MAP & COMPREHENSIVE PLAN MAP AMENDMENTS FILE - 22-872

This time has been set aside to hear comments from the public on a request by Ken Pape, represented by Creek Hollow & Associates Inc, has submitted a zoning map amendment to rezone the subject property from Residential-Commercial-Professional (RCP) to Commercial General (CG) for property generally north of Goldstar Drive and another parcel south of Goldstar Drive and West of Olympus Drive (see attached application material and aerial). The request also calls for amendment to the Comprehensive Plan Land Use Map from Mixed Use (MU) to Commercial (C).

Chanda opened the public hearing at 7:02 p.m.

Chris Adams of Creek Hollow & Associates Inc. gave a brief history on the previous zoning changes due to prospective buyers, the plan did not come to fruition. More commercial space is needed in this area and the reason why this request is before the Commission. A future road will be going through this area and it is best to have the same zoning on both sides of the road.

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

No public comments were received and one phone call was received with regard this application.

Staff concludes that the proposed zoning map amendment is compliant with Pocatello City Code Section 17.02.170E, Criteria for Review. 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 shall be given a zoning designation of Commercial-General (CG) and the Comprehensive Plan Land Use Map amended from Mixed Use (MU) to Commercial (C); **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 7:10 p.m.

Those in favor, neutral and opposed: none.

It was moved by **D. Worrell** and seconded by **W. Fenwick** to recommend approval of the Zone and Comprehensive Plan Map amendment application by Ken Pape to rezone property generally north of Goldstar Drive and a parcel south of Goldstar Drive and west of Olympus Drive from Residential-Commercial-Professional to Commercial General as well as amending the Comprehensive Plan Land Use Map from Mixed Use (MU) to Commercial (C), finding the application does meet the standards for approval under Chapter 17.02.170 E. criteria for review of Pocatello City Code with the conditions listed in the staff report. Those voting in favor were Chanda, Fenwick, Hulet, Phillips and Worrell. Those voting against were none. Motion passed unanimously.

With no more comments, **Chanda** closed the public hearing at 7:12 p.m.

AGENDA ITEM 6: PUBLIC HEARING - PRELIMINARY PLAT – FILE 22-1106

This time has been set aside to hear comments from the public on a request by Ken Pape, represented by Creek Hollow Associates Inc. for the Northgate District Division 2-6 subdivision. The proposal calls for the platting of 19.340 acres (more or less) into fourteen (14) commercial lots. Lot 2 Block 4, Lot 4 Block 3 and Lot 5 Block 2 are being set aside for a walking path ranging 10-20-feet in width.

Chanda opened the public hearing at 7:12 p.m.

Chris Adams of Creek Hollow & Associates Inc. explained the overall map for divisions 2, 3, 4, 5 and 6, which includes roads and walkways promoting connectivity for this property and the Portneuf Health Trust area.

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

One written public comment was received this evening prior to the meeting with regard to this application, and was given to the Commission for consideration. The concern was with the apartments, similar to Northgate Apartments to the south and west.

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 May 4, 2022, 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; and **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Chanda opened up the meeting for public comment at 7:27 p.m.

Those in favor and neutral: none.

Those opposed:

Carl Engle was opposed to the large apartment buildings being built, as he was not told prior to purchasing his land that apartments would be built.

Applicant Rebuttal:

Ken Pape stated that Engle purchased his property from a real estate agent, not from Ken Pape. Pape stated his company has sold all other property in this area and explained what was happening to prospective buyers of the master plan.

Chris Adams stated the property was zoned when annexed several years ago for the purpose of mixed use and housing needs.

It was moved by **R. Phillips** and seconded by **D. Worrell** to recommend approval of the preliminary plat application from Ken Pape, for Northgate District Divisions 2-6, 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, and to authorize the Chair to sign the findings of fact. Those voting in favor were Chanda, Fenwick, Hulet, Phillips, Roberts and Worrell. Those voting against were none. Motion passed unanimously.

With no more comments, **Chanda** closed the public hearing at 7:38 p.m.

**AGENDA ITEM 7: PUBLIC HEARING -PARKING LOT ORDINANCE TEXT AMENDMENT –
FILE 22-579**

This time has been set aside to hear comments from the public on a request by Dakota Worrell, represented by A&E Engineering Inc. for a Zoning Ordinance text amendment to amend table 17.05.570-1 regarding multi-family parking standards.

Phillips opened the public hearing at 7:40 p.m.

Krystal Chanda of A&E Engineering, representing the applicant provided current parking Code submitted in the application materials provided in the agenda packet.

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

Staff concludes that the proposed Zoning Ordinance text amendment is compliant with Pocatello City Code Section 17.02.170. A full analysis is detailed within this staff report on page 2.

Phillips opened up the meeting for public comment at 7:46 p.m.

Those in favor:

Dakota Worrell was in favor of reducing parking to accommodate tenant needs in studio and single bedroom units. More housing could be provided, if unnecessary parking requirements per current code.

Taylor Wood was in favor because people who live in the downtown area and people do not have cars and walk or take public transportation. This would allow for more houses to be built.

Brady Smith was in support of this parking amendment to provide housing opportunity. Smith asked that parking spaces be larger to accommodate larger vehicles.

Lewis stated a standard parking space is 9-foot by 18-foot with a 62-foot maneuver area.

Jake Tracy supports this amendment.

Steven Rodrigues supports the amendment.

Those neutral and opposed: none.

Applicant Rebuttal:

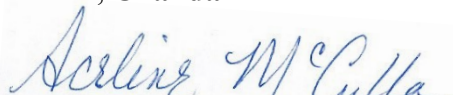
Chanda noted that other areas in Idaho follow the requested amendments and it works well.

It was moved by **M. Hulet** and seconded by **W. Fenwick** to recommend approval of the preliminary plat application from Ken Pape, for Northgate District Divisions 2-6, 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. Those voting in favor were Fenwick, Hulet and Phillips. Those voting against were none. Motion passed unanimously.

With no more comments, **Chanda** closed the public hearing at 7:57 p.m.

With no other business, **Chanda** closed the meeting at 7:57 p.m.

Submitted by



Aceline McCulla, Secretary

Approved on: *June 8, 2022*