

MEETING MINUTES
CITY OF POCATELLO
PLANNING & ZONING COMMISSION
MARCH 12, 2025 • 6:30 PM
COUNCIL CHAMBERS | 911 N. SEVENTH AVENUE

Chair Rich Phillips opened the meeting at 6:30 p.m.

1. ROLL CALL.

Present: Eugene Bartu, Benjamin Gomez, Adam Geyer, Marjanna Hulet, Annie Mendoza, Richard Phillips and Desirea Valladolid. Bartu and Gomez visited the site with nothing else to disclose and none of the other members had anything to disclose. **Staff:** Becky Babb, Aceline McCulla and Merrill Quayle.

2. APPROVE MINUTES.

The Commission may wish to waive the oral reading of the P&Z meeting minutes held January 8, 2025, and to approve the minutes as written.

It was moved by **M. Hulet** and seconded by **A. Mendoza** to approve the meeting minutes held August 14. Those voting in favor were Bartu, Gomez, Geyer, Hulet, Mendoza, Phillips, and Valladolid. Motion carried unanimously.

3. PUBLIC HEARING – PRELIMINARY PLAT - FILE PP25-0001.

This time has been set aside for the Commission to hear comments from the public regarding a request by Wayward Kinghorn Management LLC, represented by David Assan of Sunrise Engineering for a preliminary plat subdivision to be known as Stratten Estates Division 4. The subject property located at 1256 Kinghorn Road and is zoned Residential Medium Density Single-family (RMS). The applicant is proposing to subdivide the property into twelve (12) residential lots.

The public hearing was opened by **Phillips** at 6:34 PM.

Rob Heuseveldt of Sunrise Engineering, representing Kinghorn Management LLC for the Stratten Estates Division 4 preliminary plat subdivision at 1256 Kinghorn Road emphasized two points. First the property qualifies for infill development and second, the team met with staff for their input and are agreeable to their recommendations and conditions in the staff report.

Planning Manager **Becky Babb** of the City of Pocatello summarized the staff report.

One phone call in opposition and Kinghorn Irrigation just wanted to make sure the canal is covered and retained. No written public comments have been received regarding this application.

Staff finds that the proposed zoning map amendment is compliant with Pocatello City Code Chapter 16.20.050 assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum, dated March 5, 2025, 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.

Hulet asked for staff to clarify infill standards. **Babb** clarified that the property is less than three (3) acres and qualifies for infill standards to be utilized.

Phillips asked for irrigation canal conditions to retain the canal. The Public Works Memorandum clarifies what needs to be done to keep the water and crossing under the roadway and other pertinences to keep the canal flowing through the property.

Phillips opened the hearing for public comment at 6:42 PM.

Those in favor or opposed: none.

Those neutral:

Richard Syphus of the Kinghorn Irrigation Association wanted to make sure the canal is flowing and covered or through the property.

Dan Johnson was concerned with roadways, irrigation canals and migration of wildlife. He wants one house built instead of townhomes.

Austin Fisher was in favor of single-family homes, not townhomes.

Rebuttal:

Heuseveldt addressed the irrigation ditch included in the public Works Memorandum and will be addressed in the final plat. The use

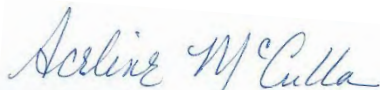
With no more public comments, **Phillip** closed the public hearing at 6: 50 PM.

It was moved by **M. Hulet** and seconded by **A. Geyer** to approve the Stratten Estates Division 4 preliminary plat request by Wayward Kinghorn Management, LLC, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff report, and to authorize the Chair to sign the Findings of Fact and Decision. Those voting in favor were Bartu, Gomez, Geyer, Hulet, Mendoza, Phillips, and Valladolid. Motion carried unanimously.

4. ADJOURN.

With no other business, Phillips closed the meeting at 7:53 PM.

Submitted by:


Aceline McCulla, Secretary

Approved on: April 9, 2025