

MEETING MINUTES
CITY OF POCATELLO
PLANNING & ZONING COMMISSION (P&Z)
JUNE 11, 2025 | 6:30 PM
COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCATELLO, IDAHO

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

Phillips announced that agenda item 4 was pulled and will not be heard this evening.

1. ROLL CALL.

Present: Benjamin Gomez, Adam Geyer, Annie Mendoza and Richard Phillips. **Excused:** Marjanna Hulet and Desirea Valladolid. **Staff:** Matthew Lewis, Aceline McCulla and Merrill Quayle.

2. APPROVE MINUTES.

The Commission may wish to waive the oral reading of the P&Z clarification and regular meetings minutes held April 9, 2025, and to approve the minutes as presented.

It was moved by **B. Gomez** and seconded by **A. Geyer** to approve the meeting minutes as presented. Those voting in favor were Gomez, Geyer, Mendoza and Phillips. Motion passed unanimously.

3. PUBLIC HEARING OF PRELIMINARY PLAT FILE: PP25-0004.

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat application submitted by Brady Smith on behalf of Visualize Engineering & Design LLC, to subdivide 0.86 acres (more or less) of land into 13 residential lots for a townhome development. The subdivision, to be known as Jason Avenue Townhouses, is located at 3534 Jason Avenue.

Phillips opened the public hearing at 6:34 PM.

Brady Smith, representing Roy Flores on the Jason Avenue Townhouses preliminary plat replat application of the original South Park preliminary plat. Smith explained the application materials provided in the agenda packet, stated he read, understands and will comply with the conditions in the staff report.

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

One written public comment opposed to the request was received on June 10 and provided to the Commission for review and consideration prior to the clarification meeting.

Staff concludes 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 shall be adhered to; **2)** Based on Municipal Code Section 17.05.610 B.3. each end unit shall include a minimum of forty-five percent (45%) of landscaping in the front yard area; **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.

Phillips asked if any other public comments were received for this application. **Lewis** replied that no other written comments were received for this application.

Lewis clarified the criteria for infill and this application meets all the requirements, the staff report on page three addresses the traffic analysis, which this application is not required to complete.

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

Those in favor, neutral: none.

Those opposed:

Clee G. Bennett was opposed to the higher density and the continuous zone changes that changed what he wants in his neighborhood and traffic increases. The roads need work also.

Theresa Greenup Adcox was opposed to traffic increase on Jason Road, Wildlife Way and Swisher Road due to a lack of engineering and water deterioration from runoff. Accidents occur more frequently without signage identifying to lower speeds for blind driveways approaching; please install signs on these roads appropriately.

Lorinda Bennett is opposed to this high density, the people moving in are not considerate, the neighborhood has changed so much, not for the better. Kids do not have places to play. People are more concerned about money, not quality of life.

Rebuttal:

Smith cannot speak about road quality, but their will be stop signs on access roads for their subdivision. Traffic is always a concern; however, nation wide guidelines are developed across the country that specify what population numbers do require a traffic study. Pocatello has relatively low traffic volume, compared to larger cities, but locals think current traffic volumes are high when comparing to the past 10 or 20 years. City Code provides opportunities for housing development that is much needed in Pocatello; affordable housing is what drives developments. Smaller, dense projects are a way to make homes affordable for people to buy.

Grading will be done to help with drainage and this system may be underground and within open spaces to accommodate water runoff. The final plat will have these details.

With no more public comments, **Phillip** closed the public hearing at 6: 58 PM.

It was moved by **B. Gomez** and seconded by **A. Geyer** to approve the preliminary plat application request by Roy Flores for the Jason Avenue Townhouses subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff reports, and to authorize the Chair to sign the Findings of Fact and Decision. Those voting in favor were Gomez, Geyer, Mendoza and Phillips. Motion carried unanimously.

4. PUBLIC HEARING OF MAP AMENDMENT FILE: MA25-0002.

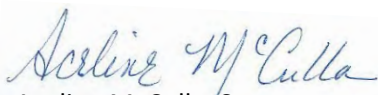
This time has been set aside for the Commission to hear comments from the public regarding a map amendment application by the City of Pocatello. The request is to amend the future land use map to re-designate certain areas of the Pocatello Regional Airport development area from Industrial (I) to Employment (E) and to rezone certain areas from Airport (A) to Industrial (I), Light-Industrial (LI), Office Park (OP), and Commercial General (CG).

Phillips noted that this agenda item was pulled because the applicant withdrew the application; it was not heard.

4. ADJOURN.

With no other business, Phillips closed the meeting at 6:59 PM.

Submitted by


Aceline McCulla, Secretary

Approved on July 9, 2025

6-11-25 Beth Horin

Preliminary Plat

Denial of application ~~variance~~ for 3524
Jason Ave

When I moved into Jason Ave 25 yrs ago it was a quiet street, older homes & people. The first zoning variance request was Bill Gley wanting to rezone for 4plex housing all down Swisher where we already had a low income housing complex. We defeated that request by proving population density had Jason squeezed between Cowboy Trailer Park & Flamings - with 3 more large mobile home parks on S 5th Avenue.

Then as older people died, houses sold, developers started buying to properties for their large lot sizes. Soon we had 2 or 3 4plex apt buildings in those back yards - creating more population density, families & children renters. Driving became more difficult as drivers pulled out of long driveways without looking, children - some supervised and some not would ride bikes out driveways into the street.

without looking. 3 school buses a day
deliveries, older homes broken into bpts,
lots of cars, some car breakins, etc. Our
mail is now misdelivered as mailmen
get confused with the clutter of 4plexes
tucked back in back of houses.

The lower Jason street has houses with
4-5 cars - many parked on front lawns.

And you want to take Jason St- MI/ STREET
and add 12 Townhouses in an 8 tenths of an
acre exiting onto Jason St. I SAY NO

The very essence of our once humble street
has already been drastically altered.

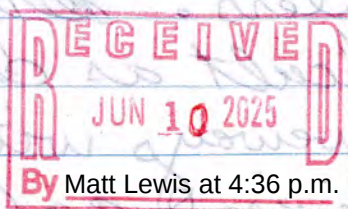
I took your aerial map & circled all
the 4plexes, cars, rental houses etc.

I SAY NO

Beth Cronin

3425 Jason Ave

Beth Cronin



Beth Cronin
6-11-25

Pg 3 of 3

FILE: PP25-0002

Pocatello Planning Map

