

BANNOCK COUNTY PLANNING AND DEVELOPMENT COUNCIL

APPROVED MEETING MINUTES | June 5, 2024

BANNOCK COUNTY STAFF PRESENT: Hal Jensen, Planning Director; Alisse Foster, Subdivision Planner; Marj Williams, Management Assistant; Kiel Burmester, Road and Bridge.

Stewart Ward calls the meeting to order at 5:17 pm.

A. ROLL CALL AND DISCLOSURE OF CONFLICTS OF INTEREST:

Present Council Members: Stewart Ward will recuse himself from Agenda Item #4 as he is presenting, and also Agenda Item #5 because he has a business relationship on that project. Chad Selleneit, Barbara Hill (via Zoom), David Evans.

Excused/Absent Council Members: Edward Ulrich.

B. PRELIMINARY BUSINESS:

- a. AGENDA CLARIFICATION AND APPROVAL – Hill makes a motion to approve the Agenda as outlined. Ward seconds. Motion passes unanimously by acclamation.
- b. Swear-In to Planning and Development Council – David Evans
- c. Swear-In to Planning and Development Council – Chad Selleneit

C. APPROVAL OF MINUTES:

Ward asks for a motion to approve minutes from December 13, 2023. Hill moves to approve the minutes as written. Evans seconds.

Motion passes unanimously by acclamation.

Hill makes a motion to open the public hearing. Selleneit seconds. Motion passes unanimously by acclamation.

Hill runs the meeting for Agenda Items 4 and 5.

D. PUBLIC HEARING ITEMS:

4. SUBDIVISION CONCEPT PLAN: STAN'S INDUSTRIAL PARK – Steward Ward with Dioptra, 4880 Clover Dell, Chubbuck, proposes a 10-lot planned unit development subdivision with a total of approximately 5.00 acres. The development proposes connection to City of Pocatello water and sewer. Nine of the 10 lots are proposed office/shop-type buildings. One is currently built on Lot 1. Lot 10 is an existing transitional housing building. Because the City of Pocatello is looking to annex this area July 1st, they are proposing to build to City standard instead of County. By going through the Planned Unit Development process, those design deviations were presented as part of their pre-development meeting with the Commissioners and were approved, so this application does not have any specific design deviations. The developer is paying for the entire infrastructure (road, water, sewer, utility extensions). All storm water will be retained on site. Stan's Lane is extended through the property to the northeast line, allowing connection to further roads. They are proposing a temporary fire turnaround on the northeast end until it's connected. The 60' access easement in the front will be replaced by a new public road right-of-way of 50'.

Alisse Foster, Subdivision Planner, presents the Staff Report. She notes that the subdivision was reviewed in a joint meeting by Commission and Council in March. The Commission didn't have many requirements for them. They chose a PUD because it is what gave them the greatest density to move forward and work with their concept. This would match closer to what the City has in that area. Multiple use requires a commercial designation so that needs to be noted on the plat. There is an agreement with the City for Lots 1 and 10 but not for the back half so they need to work towards the agreement put into place.

Evans asks if GCs have to be a minimum of five acres. Foster says commercial can go down to one acre but because this is a PUD, they can get a greater density. They're also connecting to City services.

Hill asks if the back half of the property is not part of the annexation with Pocatello. Foster says that it is. The agreement is already in place for parcel one, which is the proposed Lots 1 and 10 that are connected to City services. They just need documentation for the next application that the rest of the lots will be connecting to City services.

Hill invites public testimony.

Public testimony in favor: None.

Public testimony neutral: None.

Public testimony opposed: None.

Hill invites the Applicant up for comments.

Ward says it is their understanding that the annexation agreement was for the whole property. They will need to just coordinate that with the City. They are planning to have fire hydrants because they are putting in City water. He also notes that this is a commercial development and asks that the condition for a school bus drop off be stricken.

Hill proceeds on to discussion and review of the findings.

1. The proposed concept plan is in conformance with the Bannock County Comprehensive Plan, is in conformance with the applicable provisions of the ordinance, and other County ordinances, and Idaho code. As a Planned Unit Development, it is in conformance with County ordinances. Objective 1.2 and 1.3 reference working with other governments and they are working to ensure compliance with the City of Pocatello. Objective 4.2: because this is a commercial development, there will be additional jobs, businesses and economic development. Objective 5.3: the roads are going to meet City of Pocatello standards due to future annexing and Stan's Way will connect with neighboring properties when they are developed.
2. The proposed roads and bridges are designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation was not requested and was not granted to equal or exceed these standards for its purposes. Because we are in the City of Pocatello and connecting to Pocatello services, that's not considered a deviation. They will be constructed as per the governmental body that they will reside in. They are leaving the road available to connect to neighboring property when developed.
3. The proposed partitioning of land does not prohibit the extension of the dedicated streets or roads. It is built according to the best use of the property and the road is being built in such a way that it can connect the properties to the east once developed.
4. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partition. The development is the best use of the land is laid out in the best way given the characteristics of the property. The existing easement will be vacated and replaced with a 50-foot easement to conform with the City of Pocatello standards.
5. The blocks of lots are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities. The lots have been laid out to allow for the subdivisions to have all of the utilities in the streets. The ratio of the lots does not exceed the Bannock County Subdivision Ordinance of 1:5. The roads allow for connection for future developments of adjacent properties.
6. The proposed property is physically suitable for the type and proposed density of development and does conform to existing zone standards. There is commercial currently on the property and the Planned Unit Development allows for the density that is proposed.

Evans makes a motion, based on the record and discussion this evening, to approve the request for Stan's Industrial Park concept plan, as described in the application materials, as supplemented with additional information attached in the staff report, according to testimony received, and to adopt the proposed findings and order for signature by the Chair or Vice-Chair with the following conditions:

1. Fire suppression requirements shall be resolved with the local fire jurisdiction before the preliminary plat application and written requirements included in the application. Location of any required fire suppression must be depicted on all subsequent plats.
2. A note to be placed on all subsequent plats stating all lots shall access the interior subdivision road.
3. Provide location of central mailboxes on the preliminary plat.
4. Depict all current and proposed easements and right-of-ways located within the subdivision, and all subsequent plats to include measurements and instrument numbers when available.
5. Structures and setback measurements shall be depicted on preliminary plat only.
6. Proposed road name to be placed on all subsequent plats.
7. Road and utility easements shall be designed and constructed according to the highway standards and roadway development procedures for Bannock County.
8. Utility easement shall be labeled as public utility easement.
9. Provide development agreement with the City of Pocatello to connect to City services. Preliminary plat submittal instrument numbers must be referenced on the final plat.
10. Include the proposed stormwater detention/retention methods and measures with the calculations adequate for controlling post-development stormwater runoff on all preliminary plat construction plans.
11. Landscape of stormwater ponds will be at the cost of the developer as part of the construction plans.
12. The proposed landscape plans to include location and type of landscaping. Material will be submitted with preliminary plat and construction plans.
13. All subsequent plats shall state all lots are currently zoned by Bannock County Multiple Use District and are redesigned for the commercial general district per Bannock County Zone Ordinance 1998-1350.
14. Plats shall state it is a Planned Unit Development.
15. Declaration statement for the City of Pocatello on final plats.
16. Plat shall state stormwater drainage swales shall not be filled.

Selleneit seconds the motion.

Roll call. Selleneit – approves. Hill – yes. Evans – approves. Motion to approve passes 3-0.

5. SUBDIVISION CONCEPT PLAN: DALLAS SUBDIVISION – Brady Smith proposes an 8-lot open space subdivision with a total of approximately 15.26 acres. The development proposes community well and individual septic systems. The buildable lots will be between 0.61 and 1.10 acres in size. They were initially looking at doing a commercial subdivision and/or a residential subdivision and were told they could do either/or. Staff eventually determined that this would be designated residential only which is how they came to the present arrangement. Staff recommended they ask for a variance for the lot that is less than one acre so they can parcel it off and still keep the current buildings and infrastructure (septic and well) with no impact other than the conditioned approach. In the past 30 days they've learned that there's a moratorium on community wells. They would prefer to do a community well but since it isn't allowed they are looking to do an independent septic and well for each lot. They are committed to following all DEQ and Health Department requirements. They are aware of community concerns about the road and will try to bring the existing road to the same gravel standard as the new section.

Alisse Foster, Subdivision Planner, presents the Staff Report and notes that condition number 20 could be stricken. Lot 8 is being proposed to be less than 1 acre so Council will need to approve a variance to adjust the lot size. Applicant is proposing to come off an existing private road (Dallas Road) and have requested to not bring that section up to current standard. Staff is recommending that the Applicant build the existing road to current standard at the width of 50'. Dallas Road is not an easement and the developer owns Dallas Road from a deed standpoint. Lot 8 will need a design deviation for its own approach to access off of Yellowstone as opposed to the interior subdivision road.

Hill asks if Staff has an opinion on using Yellowstone as an approach. Foster says it is an existing gravel approach meeting the road, so Council may consider having them update the approach to match materials. They would have to pull another permit through ITD because they have jurisdiction. There is a home and accessory structures by the approach which will be parceled separately from the subdivision because the access is already in place. Barb asks if it will still be part of the subdivision. Staff confirms.

Council asks about the Highway Department advising against the access from Yellowstone. Foster spoke with ITD today and they didn't see any concerns because it is one home coming off the existing approach. They would have more concern if the entire subdivision was coming off of Yellowstone. She notes the condition to adjust the cul de sac roads that are not allowed in the open space according to ordinance. The utility easement could be in the open space.

Hill invites public testimony.

Public testimony in favor: None.

Public testimony neutral: None.

Public testimony opposed: Greg Zaccardi, 13908 N. Dallas Drive, asks why a community well isn't feasible. He says that they have spent their own time and money to maintain the gravel road and do not want to pay to have it paved when it's the owner's responsibility. He says that no one will be able to get out of the subdivision in the winter unless the snow is plowed. He asks where the mailboxes will be located as there isn't room at the head of Reservation Road.

Larry Zahm, 13810 Dallas, says it was a private dead-end road when he bought his place. He does the snow plowing and gravel hauling for the road and isn't going to do the upkeep for another subdivision to use the same road. He says it doesn't seem right to have all of the traffic up there and the subdivision when it was originally a dead-end road.

Kevin Ward, 12805 W. Reservation Rd, has property on Dallas Drive. His family previously owned the proposed subdivision property. He had the property surveyed in 2021 ensuring there was property available for a proper ingress and egress. Now he has concerns about the proposed impact on his neighborhood as the developer plans to use Dallas Dr to access the subdivision. He says traffic from six more homes will be detrimental to the road and asks Council to require the Applicant to upgrade and pave Dallas Drive. He is especially concerned about added septic contaminating their wells and asks that the property be assessed for drainage. He requests the Council impose deed restrictions to hold open space.

Frank Nichols, 13854 N. Dallas Dr. He is against this concept and feels the road should be taken up to Yellowstone Highway. He says it will impose a hardship on seven families as there are too many things involved to give them proper access without the main road going all the way through. He says this is the worst road design he's ever seen.

Hill invites the Applicant up for rebuttal.

Smith reiterates that the Department of Water Resources is who's controlling the moratorium. If they could do a community well system, they would. The owner is aware that the road is going to be private and is aware of the maintenance. Smith doesn't believe that his client has asked the neighbors to do anything. He says the comment that the subdivision was platted is incorrect and that it was actually a record of survey. They are aware that a perc test will be required by the Health Department, which is standard practice for any septic system. If the soil isn't suitable for a traditional system, there are advanced treatment options. They believe they have enough room within the lots for the emergency turnaround to be out of open space.

Evans asks how they will get the turnaround out of open space. Smith says they will slide the bulb to the west. They'll make sure that the dedicated portion for the road will be out of the open space. The easement will potentially protrude within that, but he doubts it will be needed

in there anyway. He has checked the intrusion and acreage and says they have enough room to still meet the 50% open space. Evans clarifies that Dallas Lane is currently 50' wide and the new proposed section would be 60' and widen back out. Smith confirms. The proposal is to have a gravel top appropriate for emergency services, etc. The turnaround is within the Road and County Bridge specs. They've tried other configurations and this is the one that the County prefers. Evans asks how long the current gravel section is. Smith says it's less than a quarter mile.

Hill asks what assurance the neighbors have that the road will be maintained and whether there's been consideration to turn over to the County once the subdivision is completed. Smith says this was discussed but it wasn't feasible to bring the road up to standard for the County to take over. The owners also want to keep the road private and not have a public right-of-way. Hill asks Burmester if paving is the only additional feature that the County would need to take over the road. Burmester confirms.

Hill asks Staff if there are any CC&Rs. Foster says she did not see any, but that doesn't mean there aren't any. New subdivision CC&Rs are usually proposed at preliminary plat and maintenance and operation plans. Hill asks if the open space will be dedicated on the plat. Foster says the Applicant will need to determine whether they're doing a separate or common-own lot and Condition 18 says it's deed restricted against further development but may be used for farming, etc.

Smith says during preliminary discussions, they were told that the County was working on the open space ordinance so it could change down the road. He says that information dictated some of their decisions and a deed restriction would restrict some of their future options.

Selleneit says that the developer owns the road and there's no easement for current landowners. Smith says it's a prescriptive easement. Selleneit asks for clarification on what kind of road maintenance will be done in the future. Smith says that in Condition 21 they will be required to provide a maintenance and operations plan with the preliminary plat. He suggests that it be taken a step further to a maintenance and operation agreement where the conditions are defined. Hill asks if the developer owns the existing road and the new proposed road. Smith confirms.

Evans asks if the owner has always owned the property from the existing road and if it came with an easement. Carrie Holm, 5335 Kymball, Chubbuck, ID, says that the road was included with the purchase of the property but was a separate transaction because they're separately recorded. Smith says it's an access easement.

Kevin Ward says he developed the four lots 35 years ago. At the time, the road had to be 50' wide to meet County standards. His intent was to always have the road service the four lots.

Kevin Ward then sold the property and road to Mr. Briscoe. Hal Jensen, Staff, asks if they are allowed to develop the subdivision and connect to a current gravel road, they meet the original four-plat subdivision standard. Kevin Ward says that the road was intended to be paved upon development because the gravel road wouldn't be suitable for six added residences.

Hill asks Staff to talk about allowing a variance for the initial lot to be less than one acre. Foster says they requested two design deviations: 1) To not bring the existing Dallas Road up to current standards, 2) to allow Lot 8 to access from its current approach off of Yellowstone instead of an interior subdivision road. Condition 6 says all lots shall be a minimum of one acre or have an approved variance before preliminary plat.

Hill proceeds on to discussion and review of the findings.

1. The proposed tentative plan is in conformance with the Bannock County Comprehensive Plan and is in conformance with the applicable provisions of other County Ordinances and Idaho Code. They are developing the property within County standards. The developer is going to bear the cost of the infrastructure, Objective 1.1.1. Objective 1.2: There are call outs with respect to storm water and they are leaving the opportunity for open space to continue with other types of uses. Objective 1.5: The land use doesn't violate private property rights.
2. The proposed road and bridges are designed and constructed according to Section 402 of the Subdivision Ordinance, a design deviation was requested and was granted to equal or exceed these standards for its purpose. The cul de sac will not be in open space. The existing Dallas Road is approved at 50' and the new proposed section within the plat will be 60'.
 - i. The literal interpretation and enforcement of the regulations would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of these standards. The access from Yellowstone Highway is a private driveway and does not have public access. Because of the proposed open space, they couldn't run that road through the property.
 - ii. There are extraordinary site characteristics applicable to the property involved, or to the intended use of the property which does not generally apply to other properties. It's a private driveway off of Yellowstone that would require structures to be moved and would violate the open space ordinance if it wasn't allowed.
 - iii. The literal interpretation and enforcement of the regulation would deprive the applicant of privileges enjoyed by the owners of other properties. It would require building structures to be moved and would not allow them to have an open space subdivision because it would require division of the open space lot.

- iv. Granting the variance will not constitute a of special privilege inconsistent with the limitations of other properties. Open space has to remain one lot.
- v. The granting of the variance will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. It only impacts Lot 8 as it's a private driveway for Lot 8 off of Yellowstone.

3. The proposed partitioning of land does not prohibit the extension of dedicated streets or roads. This proposal does not have any dedicated streets or roads, so there's nothing to dedicate.
4. The proposed partitioning will not conflict with legally established easements or access within or adjacent to the proposed land partitions. It's a private roadway and no easements were found to conflict.
5. The block of lots are located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities. One through seven are laid out with a central spot that allows the utilities and the roadway to be in the center of the development. They have accommodated unique characteristics to allow Lot 8, which already has existing structures, to maintain its current location.
6. The proposed property is physically suitable for the type and proposed density of the development and does conform to existing zone standards. They are proposing residential lots with open space lots which is according to the county ordinances. The ordinance does require one residential development per acre.

Hill makes a motion, based on the record and the discussion this evening, to approve the request for the Dallas Subdivision Concept Plan, as described in the application materials, as supplemented with additional information attached in the staff report, and according to testimony received, and to adopt the proposed findings and order for signature by the Chair or Vice-Chair with the following conditions:

1. Fire suppression requirements shall be resolved with the local fire jurisdiction before the preliminary plat application and written requirements included in the application. Location of any required fire suppression must be depicted on all subsequent plats.
2. Provide location of central mailboxes on the preliminary plat.
3. Provide location of school bus stop on the preliminary plat.
4. Depict all current and proposed easements and rights of way located within the subdivision on all subsequent plats – to include measurements and instrument numbers when available.
5. All structures must meet setback requirements of Bannock County Zoning Ordinance 3.3.7, or meet approved variance requirements to the proposed lot lines. Structures and setback measurements shall be depicted on preliminary plat only.
6. All lots shall be a minimum of one acre or have an approved variance before preliminary plat.

7. A different proposed road name to be present to Council within the preliminary plat.
8. Dallas Road outside of the subdivision may be 50 feet wide, and shall be built to current Bannock County Highway standards and roadway development procedures.
9. The interior subdivision road shall be 60 feet wide at all points, and shall be built to current Bannock County Highway standards and roadway development procedures.
10. Lot 8 may access directly from Yellowstone Highway.
11. A note to be placed on all subsequent plats stating lots 1 through 7 shall access interior subdivision road and lot 8 shall access from Yellowstone Highway.
12. The approach for lot 8 shall be built to current County standards.
13. Include the proposed stormwater detention/retention methods and measures with calculations adequate for controlling post development stormwater runoff on the preliminary plat and construction plans.
14. All subsequent plats shall state: "All lots are currently zoned in the Bannock County multiple-use district and are re-designated to the residential suburban district per Bannock County Zoning Ordinance."
15. 15-foot utility easement must be outside of the right-of-way, along all sides of the right-of-way, and must be labeled public utility easement.
16. Open space to be removed from right-of-way and access easement.
17. Written authorization from Fort Hall Irrigation that canal may be crossed.
18. All subsequent plats shall state: "Open space is a separate lot or common-owned lot and deed restricted against further development, but may be used for farming, timbering, wildlife preservation or conservation, per Bannock County Planning and Development Council."
19. Provide all lot measures on all subsequent plats.
20. Maintenance and operation plan for all of Dallas Lane to be provided on the preliminary plat application.
21. Written authorization from IDT for single approach off of Yellowstone Highway to be provided on the preliminary plat application.

Selleneit seconds the motion.

Roll call. Hill – yes. Selleneit – yes. Evans – yes. Motion to approve carries 3-0.

Hill moves to close the public hearing. Evans seconds.

Motion passes unanimously by acclamation.

E. BUSINESS ITEMS:

6. PRELIMINARY PLAT APPROVAL: MARSHALL'S FIELDS SUBDIVISION – Nate Reeve requests preliminary plat approval for tax parcel RPR4223028105, in accordance with procedures and standards established in the Subdivision and Zoning Ordinances.

Foster, Staff, presents the Staff Report. She notes the only condition not met was the Fire District providing comments on fire suppression measures. The Applicant said they will work on getting those. The Fire District did initially say they wanted fire tanks during pre-development but have not commented since.

Ward asks whether the road is going to be public or private. Jensen assumes they're anticipating to pave based on Item D on page 261 about the thickness of the road being reduced to 2.25". The stormwater calculations are also based upon paved rather than gravel. Ward asks who's going to maintain the road. Burmester says the County will be taking it over.

Ward asks if there are irrigation rights on the property and who will keep them. Foster believes there are irrigation rights. She did not see anything that addressed it besides the CC&Rs, so she's assuming that is a negotiation of sale. Ward asks how they're going to get water when there's no infrastructure shown. The assumption is that no one will have rights but if there are rights, are they staying in open space or going back to the canal company. Foster says a condition can be created to address that point.

Ward asks how they were able to split the open space into two lots. Foster says it was based on the lay of the land and they wanted to design the road to loop for fire evacuation. They don't have adjacent neighbors so having that extend to another subdivision would not give them the ingress/egress. They've already sold the front parcels so they couldn't have that ingress/egress there either. They have covered the majority of the less developable area with lava rock. Ward asks if Staff is concerned that this will set a future precedence. Hill says there was a change in the interpretation of the ordinance. Mr. Marshall started the development under the old interpretation so they allowed certain projects to be grandfathered in. Jensen also notes that the Applicant spent a lot of time with their design engineer on site and they chose the land with the least lava rock and rift. They came to Staff asking for the road to continue through so they could develop that area. Ward asks if it was a design deviation or variance to do the two lots. Jensen says it was open to interpretation and Staff allowed it to move forward as proposed.

Hill recalls testimony from the irrigation company about the water and asks for clarification. Jensen says the canal company wanted guaranteed access to their ditch along the corner of the property. There was an easement placed between lots 11 and 12 so the canal company would have access to the ditch for maintenance. Ward asks if the 30 foot is part of the open space lot. Foster confirms. Ward asks if the 30"x290" would be an access easement for the irrigation company. Foster confirms that it's part of Lot 24 and is intended for access.

Burmester is concerned with note #10 in the preliminary plat that talks about all stormwater being contained in roadside swales. So all lots will drain to the road and then to a basin that is

too small to accommodate. Jensen says that's also a violation of the stormwater ordinance. Swales are intended for right-of-way retention and all other stormwater is required to be retained on site of the property owner.

Ward proceeds on to discussion and review of the findings.

1. The Preliminary Plat is in conformance with the Bannock County Planning and Development Council's approved Concept Plan, all applicable provisions of the Bannock County Subdivision Ordinance, and other County Codes and Ordinances, and Idaho Code. Based on the application and there are no changes since concept.
2. The street plan for the proposed subdivision will permit its development in accordance with the Bannock County Subdivision Ordinance. The Applicant proposed to follow Bannock County road standards. They are coming off of a collector road so they have to pave and dedicate it to the County.
3. The street plan for the proposed subdivision will permit the development of adjoining land by providing access to that land by right of way dedicated to the County, or a developed street to the property boundary. Marshalls Way dead-ends to the east boundary line as a dedicated public road with a temporary turnaround.
4. Lot lines and roads relate to land shapes and existing development. Due to the topography and geological characteristics of the site, the lots and roads are laid out in a reasonable manner. There are no adjoining developments to match.

Hill makes a motion, based on the record and the discussion this evening, to approve the request for the preliminary plat of Marshalls Fields Subdivision, as described in the application of materials, as supplemented with the additional information attached in the staff report, and to adopt the proposed findings and order for signature by the Chair or Vice-Chair with the following conditions:

1. Maintenance and Operation Plan shall address who is responsible for the maintenance of the right-of-way of roads, until accepted by the county for maintenance.
2. Maintenance and Operation Plan for the community mail boxes shall address who is responsible for the maintenance and upkeep.
3. The Maintenance and Operation Plan for any required fire suppression shall address who is responsible for maintenance and upkeep.
4. The Maintenance and Operation Plan shall be recorded and be noted by instrument number on the final plat.
5. Note 12 shall be removed. A not shall be placed on the final plat stating: "Lot 23 and Lot 24 are a separate lot, per Bannock County Subdivision Ordinance 1997-4, Section 401C3B. Open Space is deed-restricted against further development but it can be farmed or timbered, etc."
6. Open space shall be hatched on the plat and the legend updated.

7. Plat shall state the "R" is restricted to preserve natural drainage, wetlands, and updated in the legend.
8. Fire suppression requirements shall be resolved with the local fire jurisdiction, McCammon Fire District, and location of all required tanks must be placed on the plat. Fire suppression measures shall not be located in open space. Staff will review whether fire suppression requirements have been met.
9. Cul de sac shall be no less than 60' radius. Temporary cul de sac turnaround will be constructed as part of the development at the east end of Marshalls Way. At the time which Marshalls Way is extended or connected to another road, the temporary cul de sac easement will be vacated by appropriate means.
10. Provide an access easement for the canal company.
11. Provide documentation addressing irrigation rights.

Evans seconds.

Roll call. Hill – yes. Selleneit – no. Ward – yes. Evans – yes. Motion carries 3-1.

F: ITEMS OF INTEREST:

- a) Update on recommendations to Commissioners – None.
- b) Discussion of upcoming hearing items
 - i. There will be two business items at the 6/19 meeting.
- c) Announcements – None.

G. CITIZEN COMMENTS:

None.

H: WORK SESSION:

None.

Meeting is adjourned.

The public meeting was held in the Planning and Development Conference Room, 5500 S 5th Ave, Pocatello, ID 83204. Due to limited seating in the conference room, the meeting was also available via web-conference and telephone.

Respectfully Submitted,

Marjorie Williams

Marjorie Williams
Management Assistant