

POCATELLO DEVELOPMENT AUTHORITY

Meeting Minutes for January 17, 2024 at 11:00 A.M.
Council Chambers, 911 N 7th Avenue, Pocatello, Id

Agenda Item No. 1: Call to Order and Disclosure of Conflicts of Interest

Turner called the meeting to order at approximately 11:09 a.m. No conflicts were disclosed.

Members present: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner.

Members excused/unexcused: Mayor Brian Blad, Rick Cheatum, David Villarreal, and Ruby Walsh.

Others present: Executive Director Brent McLane, Treasurer Thane Sparks, Secretary Aceline McCulla, City of Pocatello Development Engineer Merril Quayle, City of Pocatello Attorney Jared Johnson, City of Pocatello PW Director/City Engineer Jeff Mansfield and other visitors.

No conflicts of interest were reported by the Board.

Agenda Item 2: Executive Session.

The Board may wish to go into Executive Session to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Idaho Code Section 74-206(1)(f).

It was moved by **J. Johnston** and seconded by **K. Lepchenske** that the Board enter executive session pursuant to Idaho Code 74-206 subsection (1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated, but imminently like to be litigated at 11:10 a.m. Roll call vote taken. Those in favor: J. Hough, J. Johnston, K. Lepchenske, N. Richardson, and S. Turner. Those against: none. Unanimous. Motion carried.

Agenda Item 3: Meeting Minutes.

The Board may wish to waive the oral reading of the meeting minutes and approve the minutes from the Board of Commissioners regular and executive session meetings held December 21, 2024.

Hough stated he left after executive session and asked to remove his name from agenda item five (5).

It was moved by **J. Johnston** and seconded by **K. Lepchenske** to approve the minutes with the correction by Hough from the regular and executive session meetings held December 20, 2023. Those in favor: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner. Those against: none. Unanimous. Motion carried.

Agenda Item 4: Monthly Financial Report, Expenses and Reimbursements.

The Board may wish to approve the monthly financial report, expenses and reimbursements.

Sparks noted we received a small remittance from Bannock County, which will be reflected on the next financial report.

It was moved by **K. Lepchenske** and seconded by **J. Johnston** to approve the financial report, expenses and reimbursements with changes. Those in favor: Jeff Hough, Jim Johnston, Kirk Lepchenske, Nathan Richardson, and Scott Turner. Those against: none. Unanimous. Motion carried.

Agenda Item 5: Fiscal Year 23 Annual Report. The Board may wish to discuss, review, and recommend changes from the FY2022 Annual Report for direction to produce the Fiscal Year 2023 Annual Report.

McLane stated he is preparing the Annual Report for Fiscal Year 2023, the FY22 Annual Report is attached to make changes if desired, please email your comments to McLane by January 31. The PDA will be meeting with City Council on February 8, and McLane would like the draft ready for this meeting. McLane noted that the State Labor Department does not provide statistic data that was provided a few years prior unless the PDA obtains written authorization from the businesses, and the business emails the letter to the State Labor Department. **Johnston** thought the layout and information is readable and a good format. **Hough** asked if visionary information could be included in the report of future projects. **McLane** stated we could talk about the studies and the areas the PDA is looking at for possible future activities identified from the studies.

Agenda Item 6: Calendar Review.

The Board may wish to take this opportunity to inform other Board members of upcoming meetings and events that should be called to their attention.

Nothing was reported.

Agenda Item 7: News for the Good of the Order.

The board may wish to discuss news for the Good of the Order.

Johnston noted increased activity in the Northgate activity.

McLane noted that a preliminary plat and short plat application are in progress in the Northgate area through the planning department.

Agenda Item 7: Adjourn Regular Meeting.

With no further business, **Turner** adjourned the meeting at 11:35 a.m.

Submitted by: 
Aceline McCulla, Secretary

Approved on: February 21, 2024

February 10, 2024

Dear Esteemed Planning and Development Committee,

Thank you for the work you do to ensure Pocatello grows according to the Comprehensive Plan and not in the same out of control fashion that many plaguing cities like Boise. We trust that your experience and wisdom will enable you to understand the technical documents to anticipate the development of Hospital View In Fill Development.

Please, your commitment should be to the current citizens of Pocatello and the people who will move to our community. It is not a commitment to the owner, builder, the planner, the excavator, or the realtor so they will make money. The Hospital View project is expected to provide 139 multifamily residential units (with 2.7 members per unit =375 residents), medical clinics, general and medical/dental office space, two fast-food restaurants, and a bank. Yet, currently there is an empty fast-food restaurant, empty office spaces, an empty bank building, and many empty building plots that have been open for many years, within eyesight of the Hospital View land. If the developer or planner were Pocatello Residents the current abundance of empty buildings in this area would be evident. In this case both the developer and the surveyor planner do not live in nor are they invested in Pocatello. What will you do to ensure a “cohesive intentional, equitable, plan that will provide guidance form-based code standards to guide new development within this neighborhood and preserve the authenticity of The Sagewood Bench neighborhood” as mandated by the Pocatello Comprehensive Plan?

Please consider the following details:

1. Cohesive plan? The development is planned in phases. How will you ensure there is a “coordinated comprehensive esthetically pleasing plan” when there is not entire plan submitted? How does Planning and Development envision a comprehensive plan when only Phase 1 is plotted? The Landscaping that supports Pocatello is a healthy city? Where is a bike path, or sidewalk as required by the Long-Range plan. See BPTO 2019. See Goal 3. Develop a continuous greenway system that connects to local neighborhood centers and outdoor amenities, while promoting a healthy community through recreation and active transportation. It is impossible to anticipate when the plots are planned in uncoordinated phases.
2. Transportation. Pocatello Street Manager Micheal Neville indicates concerns with the North Entrance. Where is the space for the roundabout? Who will pay for a roundabout at the North Entrance? Our city taxes? Or the builder? During busy times how will emergency fire engines and ambulances get to the hospital?
3. Healthy City Pocatello? Where is the healthy place for 139 housing units x 2.7 residents = 375.5 persons plus business personnel? How does this plan support Pocatello as a

“Healthy City”? There are no public parks in all of the Sagewood Bench area. There is no green space indicated in this partial plot. This is not in line with the Comprehensive plan. The builder must plan walking trails and green spaces. Goal 3. Develop a continuous greenway system that connects to local neighborhood centers and outdoor amenities, while promoting a healthy community through recreation and active transportation. Utilizing development standards, promote the development and maintenance of trails and paths in conjunction with all development including public, residential, commercial, and industrial developments. Ensure neighborhoods have safe and convenient access to quality public schools, public open spaces, and recreational facilities. Goal 5 of Complete Neighborhoods.

4. Building schedule. “Proposed zoning or land use restrictions, standards, fees, policies, or regulations proposed to implement the goals, objectives, and policies of the Comprehensive Plan will not adversely impact property values” (Front page of Comprehensive Plan 2040.) What will happen if the land is stripped and nothing is developed for years? How will that affect the “Magnificent Hospital Mile”? Is there any type of time schedule to have this project completed?
5. Rain water management. “A water model will be performed by developer at time of site development for city’s review” P. 61 Replacing 13 acres of vegetation with asphalt and cement will create run off issues. How will that be accomplished without major work along the “arterial Hospital Way”? How will this be managed to prevent the hospital parking lots becoming ice rinks and swimming pools?
6. Buffer. The Hospital View Preliminary Plan indicates a 10 foot landscaped buffer. The Negotiated contract says 20 feet. (Page 49 and 51. Attached Contract Agreement page 2.) This must be corrected.

I recognize your desire to grant the owner developer “his rights to develop his property without obstacles”. However, please consider how the Planning and Development Committee can make Hospital View Development a cohesive integrated place that enhances Pocatello’s growth by making our city an inviting attractive healthy place to live and raise a family. Thank you for your consideration.

Kathleen Olsen

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