January 04, 2022 - 7:00 p.m.
City Annex Building, Council Chambers
680 Park Avenue
AND via WebEx
MEETING AGENDA

The Planning Commission and Staff welcome you to tonight's meeting. We appreciate and encourage public participation. For regular agenda items, an opportunity for public comment is provided following the staff report. However, the formality of procedures varies with the purpose and subject of the agenda item; therefore, the Chair may exercise discretion in deciding if and when to allow public comment during the course of the proceedings and limitations may be placed on the time allowed for comments. Please note that City of Idaho Falls Planning Commission meetings are live streamed at www.idahofallsidaho.gov and archived. Thank you for your interest in City Government.

Call to Order:
Minutes: December 7, 2021

Business:

1. **PLAT21-035: FINAL PLAT. Final plat for Lorin C. Anderson Addition Division No. 1, fifth Amended.** Generally located north of Parley St, east of St Clair Rd, south of E 17th St, west of Woodruff Ave.[1]

Public Hearing(s):

2. **ANNX21-019: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of R3A, Residential Mixed Use, for approximately 22.669 acres in the NE 1/4 of Section 31, Township 3 North, Range 38 East.** Generally located north of Saddle Rock Ln, east of N 5th W, south of W 65th N, west of N 5th E.[1]
3. **PLAT21-033: PRELIMINARY PLAT. Preliminary Plat for Quail Drive and Bentley Way Extension.** Generally located north of Kearney St, east of N Woodruff Ave, South of Lincoln Rd, west of N 25th E.[2]
4. **RZON21-017: Adoption of the Comprehensive Plan for the City of Idaho Falls.** For further information, visit www.imagineif.city [1]
5. **RZON21-019: Amendment of the Form Based Code October 2020 Edition amending Section 4.0 Uses, specifically the Use Category and Subcategory Table to allow for Neighborhood Retail and Service uses in the Edge C District to be permitted with Development Standards.** [1]

Work Session(s):

6. **Accessory Dwelling Unit Development Standards**

7. **Creation of Nominating Committee**

Idaho Falls believes in public participation and has identified four methods of participation.

1. **Live Meeting Attendance:** Members of the public may attend and provide testimony in person.
2. **Via Livestream on the Internet**: The public may view the meeting at www.idahofallsidaho.gov
3. **Email:** Public comments may be shared with the Planning Board via email at kbeutler@idahofallsidaho.gov. Emails or other written testimony must be received no later than 5:00 p.m. on the Monday prior to the meeting.
4. **Live Virtual Meeting Attendance:** Members of the public wishing to participate in a live meeting that has been legally noticed for this agenda may do so remotely through the WebEx meeting platform with a phone or a computer. This platform will allow citizens to provide testimony at the appropriate time. Those desiring meeting access may send a valid and accurate email address to kbeutler@idahofallsidaho.gov **no later than 11:00 a.m. on January 4th** so log-in information can be sent to you prior to the meeting **OR** follow this link which will also access the meeting https://tinyurl.com/IFPC01422

Copies of the above applications and plans are on file in the Planning Department and available for review by interested individuals during regular business hours. Questions concerning these requests should be directed to the City of Idaho Falls, Planning Division at 680 Park Avenue, 612-8276. Following said hearings, any and all lawful zoning regulations, restrictions, and district boundaries, may be established upon any and all of said lands. At said hearings, all parties in interest and citizens of Idaho Falls shall have an opportunity to be heard in relation to all matters pertaining to said requests. The Chairperson may impose reasonable time limits on the statements given to assure completion of the meeting's agenda. If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact Ann Peterson at 612-8276 or ADA Coordinator Lisa Farris at 612-8323 and every effort will be made to adequately meet your needs.

1 Planning Commission recommends to City Council
2 Planning Commission approves or denies