

Idaho Falls Planning Commission

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.

1. Call To Order:

2. Minutes:

- 2.I. 7:00 PM Minutes
Minutes from October 4, 2022

Documents:

[PC MINUTES 10-04-22.PDF](#)

3. Public Hearing(S):

- 3.I. 7:00 PM Annx22-018
ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of LC, Limited Commercial for 13 Acres in Sections 2 & 3 Township 1 North, Range 37 East. Located north of Heyrend Way, east of Snake River, south of W 49th S, west of S Yellowstone Hwy.

Documents:

[STAFF REPORT 13.589 ACRES LC.PDF](#)

- 3.II. 7:00 PM ANN22-020
ANNEXATION/INITIAL ZONING. Annexation and initial zoning for R3, Multiple Dwelling Residential for approximately 79 acres in Sections 31 and 32 Township 3 North, Range 38 East. Located north of E 49th N, east of N 5th E, south of E 65th N, west of N 15th E.

Documents:

[PZ STAFF REPORT.PDF](#)

- 3.III. 7:00 PM ANN22-021
ANNEXATION/INITIAL ZONING. Annexation of 17.395 acres in Section 12 Township 2 North, Range 37 East with an Initial Zoning of R&D, Research and Development. Located north of MK Simpson Blvd, east of the Snake River, south of W 33rd N, west of N 5th W.

Documents:

[FINAL STAFF REPORT ANN22-021.PDF](#)

- 3.IV. 7:00 PM RZON22-010
REZONE. Rezone 0.325 acres from P, Parks and Open Space to I&M, Industrial and Manufacturing. Located north of E Anderson St, east of N Boulevard, south of Technology Dr, west of Boge Ave.

Documents:

[STAFF REPORT REZONE .325 ACRES FROM P TO IM.PDF](#)

- 3.V. 7:00 PM RZON22-011
REZONE. Amendment of Title 11, Comprehensive Zoning Tables 11-1-1, Establishment of Zones; 11-2-1, Allowed Uses in Residential Zones; 11-2-3, Allowed Uses in Industrial Zones; 11-3-1, Dimensional Standards for Residential Zones; 11-4-1 Minimum Landscaping and Buffer Requirements; 11-6-1, Summary of Actions/Decisions and Sections 11-2-6 (D), Agricultural Uses, (O) Dwelling, Multi-Unit, (P), Dwelling, Single Unit Attached and Multi-Unit Attached,(R) Home Occupation, (W) Planned Unit Development; 11-3-2, Provisions that apply in all zones; 11-3-4, Dimensional Standards for Residential Zones; 11-3-6, Standards for Commercial Zones; 11-3-9, Purpose of Special Purpose Zones; 11-4-4, Landscaping, Buffers, and Screening; 11-4-8, Structures and Buildings; 11-5-1 PT Planned Transition Zone; 11-6-3, Application Procedures; 11-7-1, Definitions; 11-7-2, RP and RP-A Subdivision prior to this ordinance.

Documents:

[FINAL STAFF REPORT ZONING ORDINANCE AMENDMENTS NOVEMBER 2022.PDF](#)

4. Business:

- 4.I. 7:00 PM PLAT22-030
FINAL PLAT. Sparrow Hill - 1st Amended. Located north of Strawberry Pl, east of Merlin Ct, south of Madison Ave, west of Delaware Ave.

Documents:

[STAFF REPORT FP SPARROW HILL 1ST AMENDED.PDF](#)

4.II. 7:00 PM PLAT22-031

FINAL PLAT. Terrace Gate Apartments & Barnwood Estates. Located north of W 17th S, east of Grizzly Ave, south of Pancheri Dr, west of S Skyline Dr.

Documents:

[STAFF REPORT TERRACE GATE AND BARNWOOD ESTATES.PDF](#)

4.III. 7:00 PM PLAT22-032

FINAL PLAT. Energy Plaza Division No. 2. Located north of DOE Pl, east of Energy Pl, south of Energy Dr, west of US Hwy 20.

Documents:

[FINAL STAFF REPORT ENERGY PLAZA DIVISION NO. 2.PDF](#)

4.IV. 7:00 PM PLAT21-029

FINAL PLAT. Final Plat for Amerigas Propane Division No 1 Extension. Located north of E Anderson St, east of N Holmes Ave, south of Pop Kroll Way, west of Hemmert Ave.

Documents:

[FINAL STAFF REPORT.PDF](#)

Public hearing items are subject to change. If you have interest in a specific item, please contact the Planning Office at 612-8799. Staff reports are available by 3:00 p.m. the Friday prior to the public hearing. If you wish to receive a copy of the staff report, please call 612-8799 after 3:00 p.m. or email [\[email protected\]](#) 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 Kerry Beutler at 612-8799 or the Grants Administrator, Lisa Farris at 612-8323 and every effort will be made to adequately meet your needs.