

**August 06, 2024 - 7:00 p.m.**  
**City Annex Building, Council Chambers**  
**680 Park Avenue**

**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](http://www.idahofallsidaho.gov) and archived. Thank you for your interest in City Government.

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**Call to Order:**

**Minutes:** July 2, 2024

**Public Hearing:**

1. **RZN24-006: REZONE from R3A, Residential Mixed Use to HC, Highway Commercial. Portions of Lots 4 and 5, Block 6 Hodson Addition.** Located north of Lincoln Road, east of Wintergreen Avenue, south of Hawthorne Drive, west of N Woodruff Avenue.<sup>1</sup>
2. **RZN24-007: REZONE from LC, Limited Commercial to HC, Highway Commercial. South 18,124 Square Feet of Lot 2, Block 2, Old Fashioned Way Division No. 1.** Located north of Broadway, east of Buckboard Lane, south of Trivet Drive, west of Coachman Drive.<sup>1</sup>
3. **PLT24-034: PRELIMINARY PLAT for Aspen Meadows. NW ¼ of Section 32, Township 3 North, Range 38 East.** Located slightly southeast of intersection 65<sup>th</sup> North and 5<sup>th</sup> East (Lewisville Highway).<sup>2</sup>
4. **RZN24-008: REZONE from R3, Multiple Dwelling Residential to LC, Limited Commercial. NW ¼ of Section 32, Township 3 North, Range 38 East.** Located slightly southwest of intersection 65<sup>th</sup> North and 5<sup>th</sup> East (Lewisville Highway).<sup>1</sup>
5. **ANX24-008: ANEXATION AND INITIAL ZONING of I&M, Industrial and Manufacturing. Part of the SW ¼ of Section 36, Township 1 North, Range 37 East.** Located north of W 65<sup>th</sup> S, east of S 15<sup>th</sup> W, south of Professional Way, west of S Yellowstone Avenue.<sup>1</sup> **Applicant has requested the item be postponed to the September 3, 2024, meeting**
6. **PLT24-033: PRELIMINARY PLAT for EZ Exteriors Division No. 1. Part of the SW ¼ of Section 36, Township 1 North, Range 37 East.** Located north of W 65<sup>th</sup> S, east of S 15<sup>th</sup> W, south of Professional Way, west of S Yellowstone Avenue.<sup>2</sup> **Applicant has requested the item be postponed to the September 3, 2024, meeting**

**Business:**

7. **PLT24-028: FINAL PLAT for Ivywood Division No. 6. NW ¼ and the West ½ of the NE ¼ of Section 12, Township 1 North, Range 37 East.** Located north of Montezuma Street, east of the Gustafson Lateral, south of S 65<sup>th</sup> S, west of S 12<sup>th</sup> W.<sup>1</sup>
8. **PLT24-030: FINAL PLAT for Fairway Estates Division No. 26. A Portion of the SE ¼ of Section 31, Township 3 North, Range 38 East.** Located north of Rock Hollow Lane, east of Rock Hollow Lane, south of W 65<sup>th</sup> S, west of N 5<sup>th</sup> E.<sup>1</sup>
9. **PLT24-035: FINAL PLAT for Reed's Corner Division No. 1. SE ¼ of Section 15, Township 2 North, Range 37 East.** Located north of Broadway, east of N Old Butte Road, south of the Idaho Falls Regional Airport, west of N Bellin Road.<sup>1</sup>
10. **PLAT23-009: FINAL PLAT for Eagle Rock Town Center Division No. 4. Lot 4, Block 1 of Eagle Rock Town Center, Division No. 1 - First Amended and a portion of Lot 3, Block 1 of Eagle Rock Town Center, Division No. 1 being in the NE 1/4 of Section 24, T 2N, R 37E.** Located north of Pioneer Road, east of Interstate 15, south of Houston Street, west of S Utah Avenue.<sup>1</sup>

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 [apeterson@idahofallsidaho.gov](mailto:apeterson@idahofallsidaho.gov). 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 612-8799 or the Grants Administrator, Lisa Farris at 612-8323 and every effort will be made to adequately meet your needs.

<sup>1</sup> Planning Commission recommends to City Council

<sup>2</sup> Planning Commission approves or denies