

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. Minutes: April 07, 2026

Documents:

[PC MINUTES 04-07-26.PDF](#)

3. Business:

3.I. PLT26-009:

Final Plat for Sage Lakes Division No. 1. SE ¼ of Section 31, Township 3 North, Range 38 East. Located north of Sage Lakes Boulevard, east of Cypress Creek, south of Sage Lakes Golf Course, and west of N 5th East.

Documents:

[PC STAFF REPORT SAGE LAKES DIV 1 PLT26-009.DOCX.PDF](#)

3.II. PLT26-010:

Final Plat for Arbor Estates Division No. 1. E ½ of the SE ¼ of Section 6, Township 1 North, Range 38 East. Located north of E 65th South, east of Columbia Street, south of La Paloma Drive, and west of S Holmes Avenue.

Documents:

[PC STAFF REPORT ARBOR ESTATES DIV 1 PLT26-010.PDF](#)

3.III. PLT26-011:

Final Plat for Fairway Estates Subdivision No. 30. N ½ of the SE ¼ of Section

31, Township 3 North, Range 38 East. Located north of Sage Lakes Boulevard, east of Sage Lakes Golf Course, south of E 65th North, and west of N 5th East.

Documents:

[PLT26-011 STAFF REPORT BINDER FAIRWAY ESTATES D30.PDF](#)

4. Public Hearing(S):

4.I. PUD26-001:

Planned Unit Development for Elara Homes at Willow Creek Cove for approximately 19.003 acres of Government Lot 7, 14.973 acres in the S ½ of the SW ¼ of Section 6, Township 2 North, Range 38 East. Located north of W 33rd North, east of N 5th West, south of East River Lane, and west of N Boulevard extended.

Documents:

[PUD26-001 PC STAFF REPORT BINDER ELARA HOMES AT WILLOW CREEK COVE - BJS.PDF](#)

4.II. PUD26-002:

Planned Unit Development for Sage Lakes Townhomes for approximately 3.476 acres in the SE ¼ of the SE ¼ of the SE ¼ of the SW ¼ of Section 30, and 11.237 acres in the SW ¼ of the SE ¼ of Section 30, Township 3 North, Range 38 East. Located north of E 65th North, east of Glen Abby Lane, south of Commons Road, and west of the Idaho Canal.

Documents:

[PUD26-002 HARVEST VILLAGE STAFF REPORT.PDF](#)

4.III. ANX26-004:

Annexation and Initial Zoning of I&M, Industrial and Manufacturing for approximately 1.35 acres in Lot 4, Block 1, Kingston-Bauchman Industrial Park Division No. 1. Located north of Stanley Street, east of N Boulevard, southeast of US Hwy 20, and west of N Holmes Avenue.

Documents:

[ANX26-004 STAFF REPORT BUNDLE.PDF](#)

4.IV. RZN26-001:

Ordinance amending Table 11-3-7 Dimension Standards for Special Zones, Section 11-4-2 Design and Development Regulations and 11-7-1 Definitions related to Park and Recreation Facilities and the standards that apply at the time of development. Amendment to the Zoning Ordinance to remove the requirement for park property to meet the same development standards as commercial development.

Documents:

STAFF REPORT PARK STANDARDS.PDF

4.V. RZN26-002:

Ordinance amending Section 11-2-6(N) Dwelling, Accessory Unit and Table 11-4-2: Off Street Parking Requirements to comply with state legislation adopted this past legislative session. Amendment to the Accessory Dwelling Unit portions of the Zoning Ordinance in order to comply with state legislation adopted this past legislative session.

Documents:

STAFF REPORT ADU.PDF

4.VI. RZN26-003:

Ordinance amending Sections 11-2-6(AA) Short Term Rental and 11-7-1 Definitions to comply with state legislation adopted this past legislative session. Amendment to the Short-Term Rentals portions of the Zoning Ordinance in order to comply with state legislation adopted this past legislative session.

Documents:

STAFF REPORT SHORT TERM RENTAL.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.