

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
December 7, 2021

Documents:

[PC MINUTES 12-07-21.PDF](#)

3. Business:

- 3.I. 7:00 PM 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.

Documents:

[PZ STAFF REPORT.PDF](#)

4. Public Hearing(S):

- 4.I. 7:00 PM ANN21-019
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.

Documents:

[STAFF REPORT ANN21 22.669 ACRES.PDF](#)

- 4.II. 7:00 PM 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.

Documents:

[FINAL STAFF REPORT PRELIMINARY PLAT QUAIL DRIVE AND BENTLEY WAY EXTENSION.PDF](#)

- 4.III. 7:00 PM RZON21-017
Adoption of the Comprehensive Plan for the City of Idaho Falls. For further information, visit WWW.IMAGINEIF.CITY
- 4.IV. 7:00 PM 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.

Documents:

[STAFF REPORT FOR AMENDMENT TO FORM BASED CODE.PDF](#)

5. Miscellaneous:

- 5.I. 7:00 PM Work Session
- Accessory Dwelling Unit Development Standards

 - Creation of Nominating Committee

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.