

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. Changes, Additions, Or Modifications To The Agenda.

3. Minutes:

3.I. No Meeting Minutes

4. Public Hearing(S):

4.I. RZON18-006: REZONE

Comp Plan Amend Low Density to Commercial/Higher Density Residential/Industrial. Generally south of N Yellowstone Hwy., west of N 25th E, North of Kearney St., and east of N Woodruff Ave.

Documents:

[STAFF REPORT PACKET.PDF](#)

4.II. ANNEX18-009: ANNEXATION/INITIAL ZONING OF RMH, R1, P AND HC

M&B: 89.5 acres Section 9&16, T 2N, R 38E. Lincoln Road Area City Initiated. Generally south of N Yellowstone Hwy., west of N 25th E, North of Kearney St., and east of N Woodruff Ave.

Documents:

[PC PACKET.PDF](#)

4.III. RZON18-007: REZONE

M&B: 7.744 Acres Heritage Hills 3 R&D to R1. Generally south of Independence Dr., west of N 5th W, north of W 33rd N and east of the Snake River.

Documents:

[FINAL STAFF REPORT.PDF](#)

4.IV. RZON18-009: AMENDMENT TO SIGN CODE

Amendments to the City Sign Code, including Sections 7-9-10E: Permit Submittals, 7-9-12: Definitions, 7-9-41: Portable Sign, 7-9-43: Electronic

Message Center Signs and Changeable Copy, 7-9-47F: Projection signs and awning signs in the CC zone, 7-9-49: Billboard Signs and

Tables 1-7

Documents:

[FINAL STAFF REPORT.PDF](#)

4.V. RZON18-008: ZONING ORDINANCE CHANGES

Amendments to the Comprehensive Zoning Ordinance, including Sections 11-2-4: Allowed Uses In Commercial Zones, 11-2-5: Allowed Uses in Industrial & Special Purpose Zones, 11-2-6N: Dwelling, Accessory Unit, 11-3-4: Standards for Residential Zones, 11-5-1: PT Planned Transition Zone and 11-7-1: Definitions

Documents:

[FINAL STAFF REPORT.PDF](#)

4.VI. RZON18-010: FORM BASED CODE CHANGES

Amendments to the Form Based Code including Sections 5.1.4(1.c): Ground Story Transparency, 5.3: Storefront Buildings, 5.4: General Stoop Buildings and 9.1: Sign General Requirements.

Documents:

[FINAL STAFF REPORT.PDF](#)

5. Business:

5.I. ANNEX18-007: ANNEXATION/INITIAL ZONING

Generally south of Independence Dr., west of N 5th W, north of W 33rd N and east of the Snake River.

Documents:

[PC PACKET.PDF](#)

5.II. ANNEX18-008: ANNEXATION/INITIAL ZONING OF R1

Generally south of Independence Dr., west of N 5th W, north of W 33rd N and east of the Snake River.

Documents:

[PC PACKET.PDF](#)

5.III. PLAT18-016: FINAL PLAT

Generally south of Independence Dr., west of N 5th W, north of W 33rd N and east of the Snake River.

Documents:

[PC PACKET.PDF](#)

6. Miscellaneous:

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.