

MEETING AGENDA
CITY OF POCATELLO
PLANNING & ZONING COMMISSION

NOVEMBER 12, 2025 | 6:30 PM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO, IDAHO

In accordance with the Americans with Disabilities Act, it is the policy of the City of Pocatello to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require an accommodation, please contact Skyler Beebe with two (2) business days' advance notice at sbeebe@pocatello.gov; 208.234.6248; or 5815 South 5th Avenue, Pocatello, Idaho. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

1. CALL MEETING TO ORDER, ROLL CALL AND DISCLOSURES.

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

2. ACTION ITEM: APPROVAL OF MINUTES.

The Commission may wish to waive the oral reading of the P&Z meeting minutes held October 8, 2025, and to approve the minutes as presented.

3. ACTION ITEM: PUBLIC HEARING: PRELIMINARY PLAT - FILE PP25-0008.

This time has been set aside for the Commission to hear comments from the public regarding a preliminary replat application request by House Buyers 208 LLC. The subdivision, to be known as Corner Cove Townhouses, request is to replat 0.40-acres (more or less) of three (3) Pocatello Townsite lots into four (4) townhome lots and one (1) lot for development of a 3-unit apartment building. The property is located near 1737 N. Harrison Avenue. (Quasi-Judicial Public Hearing)

4. ACTION ITEM: PUBLIC HEARING: MAP AMENDMENT - FILE MA25-0004.

This time has been set aside for the Commission to hear comments from the public regarding a zone map amendment application request by Brandi Dyer to rezone subject property known as 203 Warren Avenue from Residential Medium Density Single-Family (RMS) to Residential Commercial Professional (RCP), which aligns with the Future Land Use Map designation of Mixed Use. (Quasi-Judicial Public Hearing)

5. ADJOURN MEETING.

AGENDA ITEM 2

MINUTES

MEETING MINUTES
CITY OF POCATELLO
PLANNING & ZONING COMMISSION (P&Z)

OCTOBER 8, 2025 | 6:00 PM
COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCATELLO, IDAHO

1. CALL MEETING TO ORDER, ROLL CALL, AND DISCLOSURES.

Vice Chair Adam Geyer called the meeting to order at 6:00 p.m.

Members Present: Benjamin Gomez, Adam Geyer, Ronda McHargue, Annie Mendoza, and Desirea Valladolid. **Members Excused:** Richard Phillips. **Staff Present:** Becky Babb, Aceline McCulla, and Brent McLane. None of the members had anything to report.

2. MINUTES.

The Commission may wish to waive the oral reading of the P&Z clarification and regular meeting minutes held August 13, 2025, and to approve the minutes as presented.

It was moved by **B. Gomez** and seconded by **D. Valladolid** to approve the meeting minutes of August 13 as presented. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, A. Mendoza, and D. Valladolid. Motion passed unanimously.

3. CONSIDER RESOLUTION NO. 2025-1 VALIDATING CONFORMITY OF THE URBAN RENEWAL PLAN FOR THE SOUTH 5TH AVENUE URBAN RENEWAL PROJECT WITH THE CITY'S COMPREHENSIVE PLAN.

In compliance with Idaho Urban Renewal Law of 1965, Chapter 20, Title 50 Idaho Code, as amended (the "Law") and Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the "Act"), the Urban Renewal Plan for the South 5th Avenue Urban Renewal Project (the "Plan"), adopted by the Pocatello Development Authority on September 17, 2025, pursuant to Agency Resolution 2025-6, will be presented to the Commission for review and determination as to the Plan's conformity with the City of Pocatello Comprehensive Plan. The Commission may wish to approve and execute Resolution 2025-1.

Planning & Development Services Director **Brent McLane** shared a PowerPoint presentation on the Proposed South 5th Avenue Urban Renewal Project and Plan with the P&Z. McLane identified the Urban Renewal Area (URA) Tax Increment Financing (TIF) Districts currently in Pocatello.

Within the plan is Attachment 1, the Renewal & Revenue Allocation Area Boundary Map which identifies the agriculture properties within Bannock County, but not the City limits of Pocatello. The green parcels on the map represent agricultural property owners who consented to participate in the URA Project and be included in the urban renewal and revenue boundary area of the plan. Not all the agriculture property owners consented to participate. Each property owner was given a choice to participate and those that declined made their decision on their property location, dedicated use, and or agricultural use and do not plan to develop their land in the next 20 years.

McLane informed the P&Z that their role is to validate that the plan is in conformity with Pocatello's Comprehensive Plan. Resolution No. 2025-1 is the document that validates the plan conforms to Pocatello's Comprehensive Plan and requires a motion to validate that the urban Renewal Plan for the South 5th Avenue Urban Renewal Project is in conformity with the City of Pocatello's Comprehensive Plan and to authorize the Vice Chair to execute Resolution No. 2025-1.

It was moved by **B. Gomez** and seconded by **A. Mendoza** to validate that the Urban Renewal Plan for the South 5th Urban Renewal Project is in conformity with the City's Comprehensive Plan, and to authorize the

Vice Chair to execute Resolution NO. 2025-1. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, A. Mendoza, and D. Valladolid. Motion passed unanimously. Motion carried unanimously.

With no additional meeting business, **Geyer** ended the meeting at 6:23 p.m. and moved the P&Z into the work session.

**** WORK SESSION ****

4. P&Z TRAINING.

P&Z Liaison Becky Babb will provide training to P&Z members on Commission duties and responsibilities.

Babb showed a P&Z training video that explained what their role is as a P&Z member. You may click the link below to open YouTube and then click the "Browse YouTube" blue button to begin the video:

https://www.youtube.com/watch?v=c3-5Eu2duUo&list=PL9o5HKU6EHqCIUPVheftF224RIMDNLhX_&index=15

5. ADJOURN.

With no other business, **Geyer** closed the work session at 6:35 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on: November 12, 2025

AGENDA ITEM 3

PP25-0008

**PLANNING & ZONING COMMISSION
HEARING: NOVEMBER 12, 2025
STAFF REPORT**

FILE: PP25-0008

APPLICANT: Wyatt Radke of A&E Engineering
OWNER: House Buyers 208 LLC
REQUEST: Corner Cove Townhouses Preliminary Plat
LEGAL DESCRIPTION: Pocatello Townsite – Block 416 (portions of lots 1-5)
GENERAL LOCATION: 1737 N. Harrison Avenue
STAFF: Matthew G. Lewis, Senior Planner

SUMMARY & CONDITIONS:

In consideration of the application, staff concludes that the proposed preliminary plat is **compliant** with Pocatello City Code Chapter 16.20.050 assuming the following conditions are met:

1. All comments contained in the Public Works Memorandum shall be adhered to;
2. Per Municipal Code Section 17.04.220 planting strips are required and shall be landscaped, including one shade tree that is one and one-half inch (1-1/2") caliper in size or larger for every thirty feet (30') of property frontage. The required width of the planter strip shall be determined by the Director or their designee and Public Works Engineering staff. Tree species and varieties, in accordance with the planter strip width requirements, shall be chosen from the list of city approved street trees;
3. All minimum setbacks shall be met as set-forth under Municipal Code Section 17.04.220 D.2.;
4. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; and
5. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

OPTIONAL MOTIONS:

1. Approval of the Application: Move to **approve** the preliminary plat application request by Wyatt Radke of A&E Engineering on behalf of the property owner House Buyers 208, LLC for the Corner Cove Townhouses subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff report **[insert any additional conditions]**, and to authorize the Chair to sign the Findings of Fact and Decision.

2. Denial of the Application: "Move to **deny** the preliminary plat application by Wyatt Radke of A&E Engineering, finding the application **does not** meet the standards for approval under Chapter 16.20.050 of Pocatello City Code (**state reason for denial**) and authorize the Chair to sign the Findings of Fact and Decision.

GENERAL BACKGROUND:

Request: Wyatt Radke of A&E Engineering has submitted a preliminary plat application to replat 0.40-acres (more or less) of three (3) Pocatello Townsite lots into four (4) townhome lots and one (1) lot for

development of a 3-unit apartment building. The parcels are generally located at or near 1737 N. Harrison Avenue (refer to the application material for exact location).

Physical Characteristics of the Site: The site includes a portion of five (5) parcels originally platted in the Pocatello Townsite Block 416. The single-family home addressed at 1737 N. Harrison Avenue will be razed with no other structures on any other parcels.

Notification: Notice was posted on the subject property on October 20, 2025 and published in the Idaho State Journal on October 28, 2025. All property owners within three hundred feet (300') of the external boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed zoning map amendment. No written comments were received from the public prior to the publishing of this staff report.

Planning & Zoning Commission Action: After notice, the Planning and Zoning Commission shall hold a hearing to consider the request and render a recommendation. The commission shall submit findings of fact and recommendation to the City Council within forty-five (45) days following closure of the public hearing.

ATTACHMENTS:

- A. Public Works Memorandum
- B. Application with Pertinent Information

CRITERIA FOR REVIEW: The Planning and Zoning Commission and City Council shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

Table 1. Preliminary Plat Review Criteria Analysis

REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			<i>Staff Review</i>	The proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	16.20.050 B.	The subdivision proposal complies with all applicable city design standards and development regulations.
			<i>Staff Review</i>	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion for Criteria 16.20.050 A-H and the Public Works Memorandum (Attachment A).
☒	☐	☐	16.20.050 C.	The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.

			Staff Review	DENSITY & LOT DESIGN: The subject property is zoned Residential-Commercial-Professional (RCP). The applicant is proposing to subdivide the property into four (4) townhome lots and one (1) lot for a three (3) unit apartment structure. The minimum lot size in the RCP zoning district per Municipal Code is 2,750 sq. ft. for a townhome dwelling. Each lot is proposed to be 2,831 square feet (more or less) in area, thus meeting the minimum. The minimum area required for the tri-plex is 4,356 square-feet and the development proposes 6,534 square-feet with off-street parking provided off the alleyway.
☒	☐	☐	16.20.050 D.	All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land. 1. The use of a "control strip" intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.
			Staff Review	R.O.W. Improvements: Curb, gutter and sidewalk will be required along West Gibson Street and Harrison Avenue. The subject parcels are located adjacent to development therefore water and sewer are readily available. Per Municipal Code Section 17.04.220 - planting strips are required and shall be landscaped, including one shade tree that is one and one-half inch (1-1/2") caliper in size or larger for every thirty feet (30') of property frontage. WATER, SEWER, & STORMWATER: Water and sewer are available to extend to the proposed subdivision and shall be subject to all applicable Municipal Standards prior to acceptance of the final plat. Water and sewer connections shall be extended to each residential lot. All development must comply with City Erosion and Sediment Control and Stormwater management requirements. See the attached Public Works Memorandum (Attachment B) for additional comments/ conditions pertaining to water, sewer and stormwater requirements. UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on September 15, 2025. To date, no comments have been received from the Utility providers receiving notice. The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services. City Department comments/conditions are summarized in Attachment A. PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC & R's) for the subdivision, if any, must be submitted after the recording of the final plat.
☒	☐	☐	16.20.050 E.	If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, then a "traffic impact study" will be required as part of the commission's review.

			Staff Review	Municipal subsection 16.20.030V states that a traffic impact study will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. The proposal does not meet the criteria for a traffic impact study.
☒	☐	☐	16.20.050 F.	The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.
			Staff Review	As previously mentioned primary ingress/egress to the development is via and alley extending between West Gibson and Buell Streets. Off-street parking will be provided from the alleyway for the apartments and townhomes.
☒	☐	☐	16.20.050 G.	The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's most recent adopted bicycle and pedestrian plans.
			Staff Review	The Bannock Transportation Planning Organizations adopted bicycle and Pedestrian Plan does not include the area as a proposed Bicycle route.
☒	☐	☐	16.20.050 H.	Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)
			Staff Review	Public utilities are available within Jason Avenue and are available to extend through to provide service to the newly created lots. Public utilities shall be located within either the right-of-way or access easements/utility easements. See Criteria 16.20.050.D for additional comment.

ATTACHMENT A
PUBLIC WORKS MEMORANDUM

Memorandum

To: Matthew Lewis, Senior Planner

From: Merril Quayle PE, City Engineer *MB*
Jake Murphy, Sr. Engineer Technician

Date: 11.5.2025

Re: Corner Cove Townhomes - P&Z Preliminary Plat (11.12.2025) Application #PP25-0008

The Public Works Department has reviewed the preliminary plat application for the above-mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

Plat Conditions

1. The final plat shall meet all the requirements defined in section **16.24.040: Final Plat Requirements** of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.

Development Conditions

1. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.
2. Stormwater from the alley east to Harrison Ave. needs to be addressed.
3. Alley way adjacent to the proposed subdivision shall be paved to City Standards.
4. All right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standings with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.
5. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.
6. US Mail box units with ADA access required and location approved by the Post Master and the City of Pocatello.
7. PDF copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section **16.24.030(D): Final Plat Application Requirements** of the Subdivision Ordinance.



ATTACHMENT B

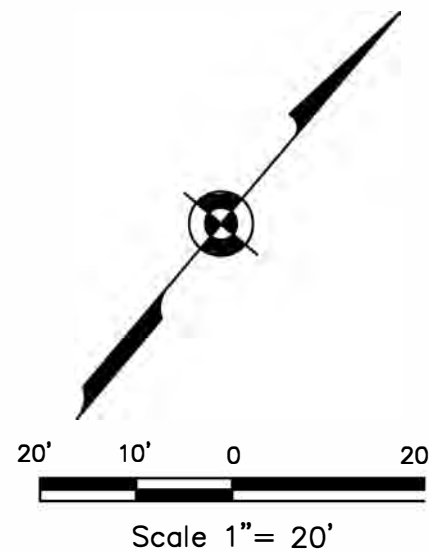
APPLICATION WITH PERTINENT INFORMATION

Pocatello Planning Map



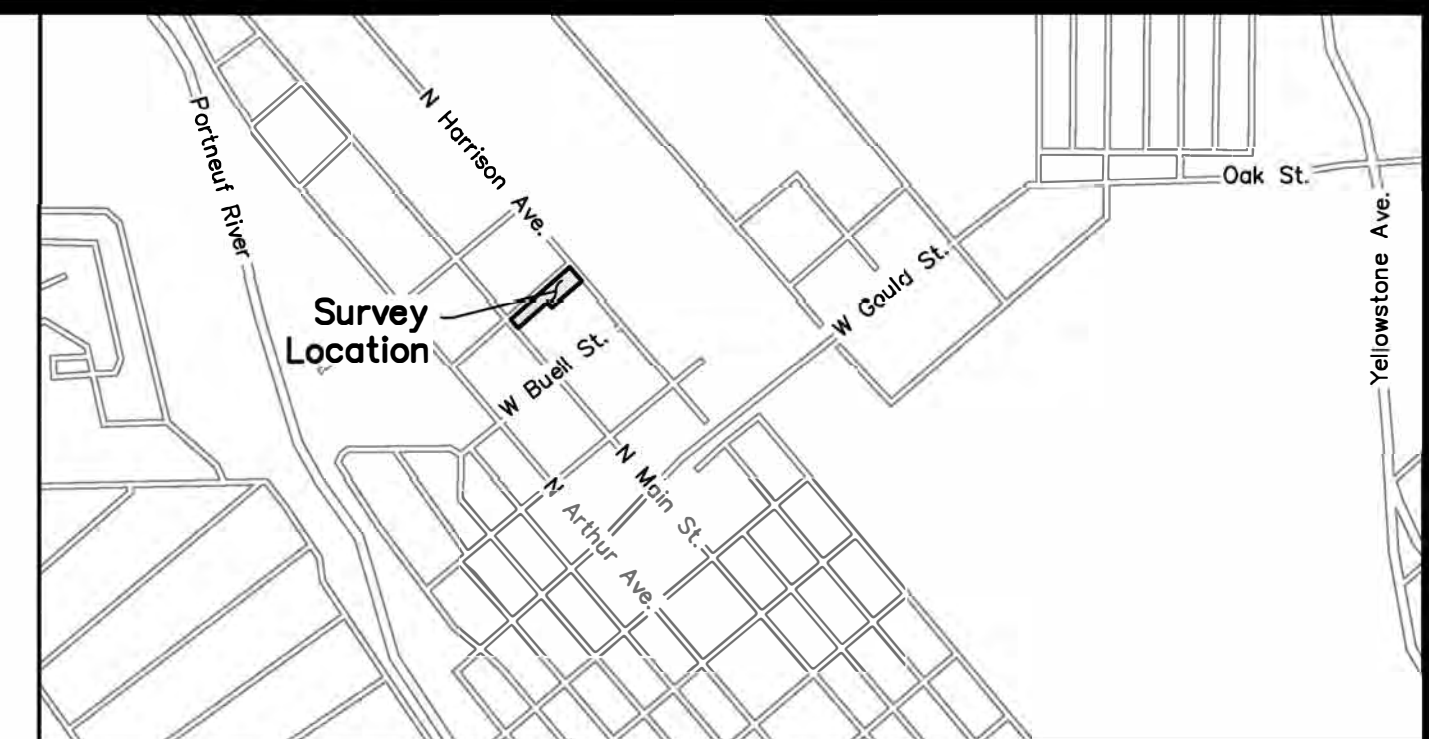
PRELIMINARY PLAT CORNER COVE TOWNHOMES

A Subdivision Located in the NW ¼ NE ¼, Section 27,
T6S, R34E, B.M., Bannock County, Idaho



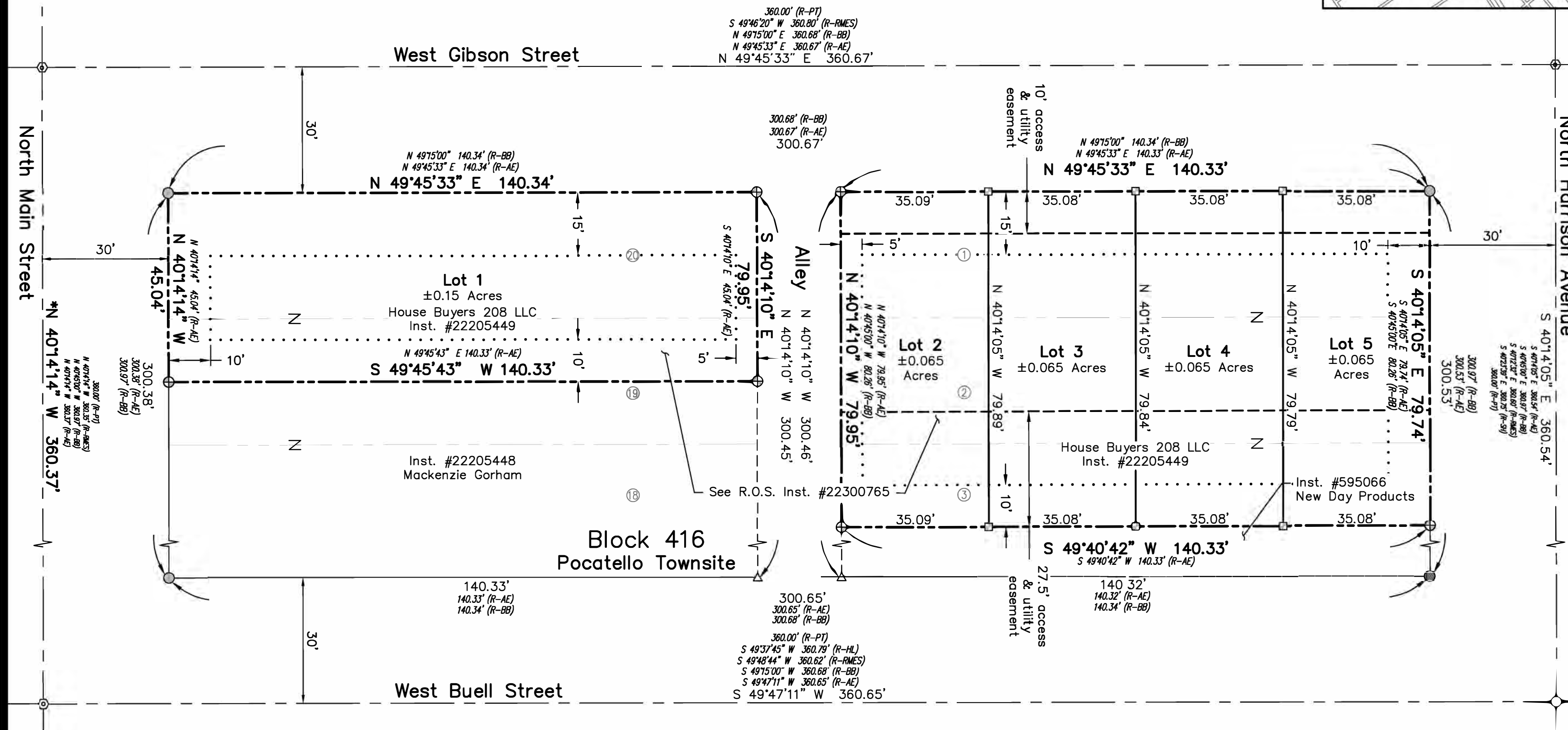
NARRATIVE

The purpose of this survey is to mark on the ground the lands described in Deed Inst. #22205449 and to split this land into five lots. The boundary of the property was established using found monuments referenced in Record of Survey (R.O.S.) Inst. #2230075, said survey being under having been made by me using found street intersection monuments referenced in R.O.S. Inst. #21602382 & proportioning the Lots based on the Pocatello Townsite.



VICINITY MAP

nts



NOTES

TOTAL LOTS

Building Lots: 5

Total Acreage: 0.41 acres

ZONING

Property is zoned as Residential Commercial Professional.

FLOOD PLAIN

Property is located in flood zone X (area of minimal flood hazard) per FEMA Flood Panel 16005C0239D 07/07/2009

1. REFERENCE DOCUMENTS

- Deed Instrument numbers on file at the Bannock County Recorder's Office: 21013391, 22105320, 22205440, 22214881.
- Record of Survey by A&E Engineering, completed in 2023, Inst. #22300765 (R-AE)
- Record of Survey by Bailey & Bielby, completed in 1981, Inst. #663699. (R-BB)
- Record of Survey by Shurtliff Engineering, completed in 1999, Inst. #99021786. (R-SH)
- Record of Survey by Harper-Leavitt Engineering, completed in 2012, Inst. #21200803. (R-HL)
- Record of Survey by RMES, completed in 2016, Inst. #21602382. (R-RMES)
- Plat of the original Pocatello Townsite (R-PT)

LEGEND

- Found ½" dia. rebar per R.O.S. Inst. #22300765, replaced with ⅝" dia. rebar with aluminum cap stamped "PLS 23365"
- Set ⅝" dia. rebar with pink plastic cap stamped "PLS 23365"
- Found ⅝" dia. rebar with aluminum cap monument stamped "PELS 12465"
- Found ⅝" dia. rebar with aluminum cap monument stamped "PELS 2341"
- Found ⅝" dia. rebar with no markings, found per R.O.S. Inst. #21602382
- Calculated position, nothing set
- Original lot numbers
- Property boundary lines
- Proposed lot lines
- Road centerlines
- Proposed easement lines
- Existing easement lines
- Block lines
- Building setback lines
- Original lot lines
- (R-) Record bearing/distance from reference documents listed in note 1

*BASIS OF BEARINGS

N 40°14'14" W (Per Record of Survey Inst. #22300765) between the found aluminum cap monument marking the intersection of North Main Street and West Gibson Street, and the found aluminum cap monument marking the intersection of North Main Street and West Buell Street.

SURVEYOR'S CERTIFICATE

I, Wyatt Radke, PLS 23365, certify that this map correctly represents the survey made by me, in conformance with the provisions of Chapter 19, Title 55, Idaho Code, at the request of Taylor Properties, LLC.



COUNTY RECORDER STAMP

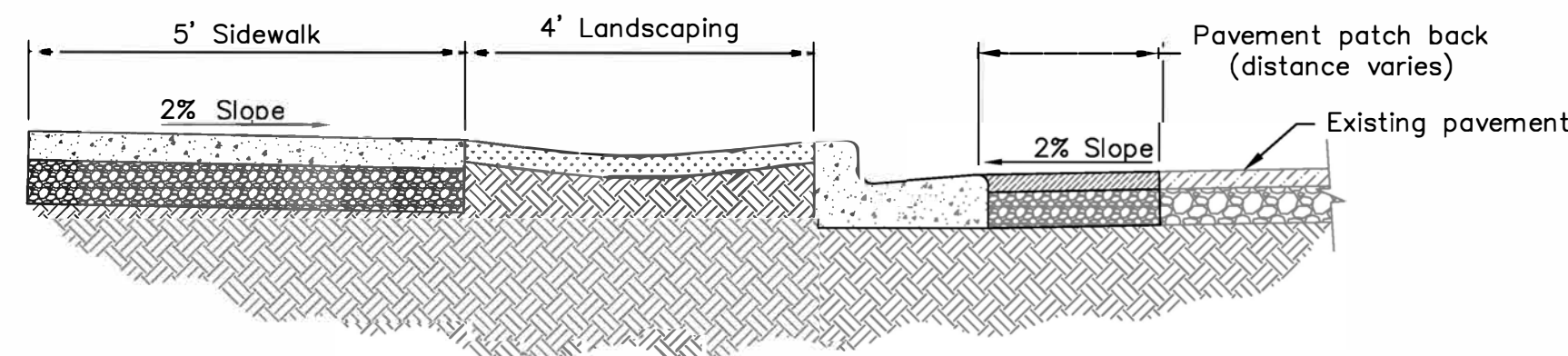
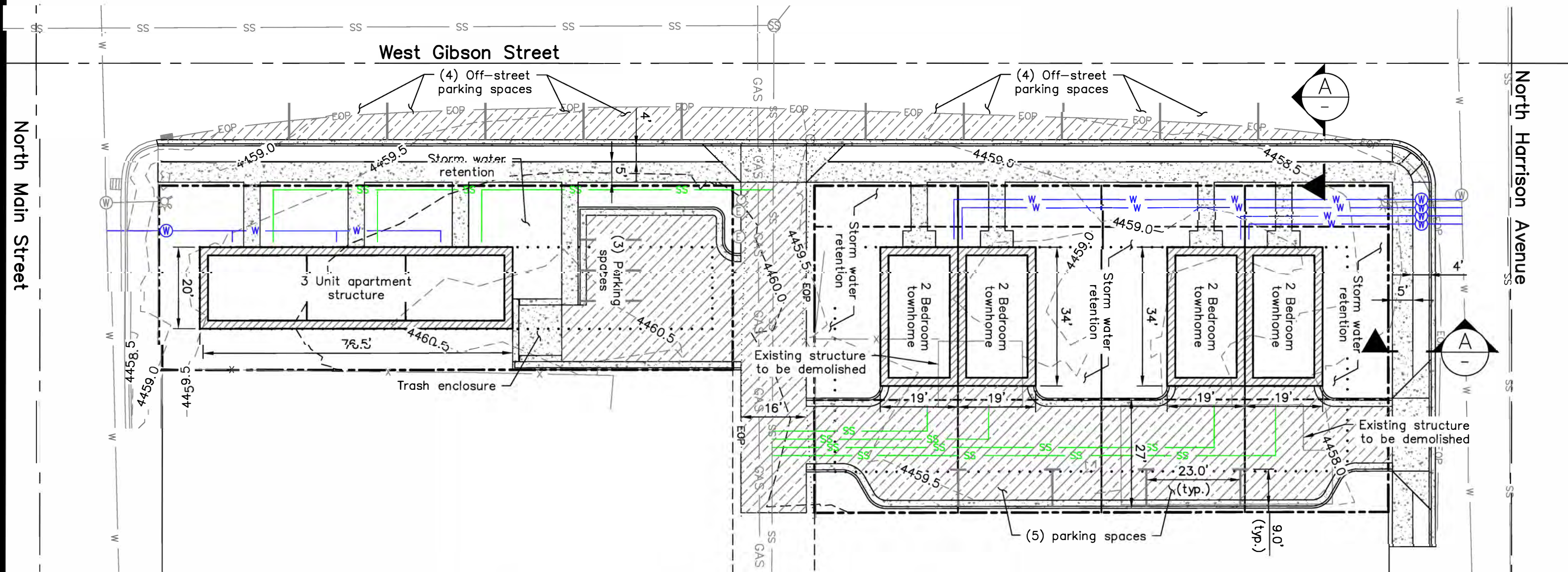
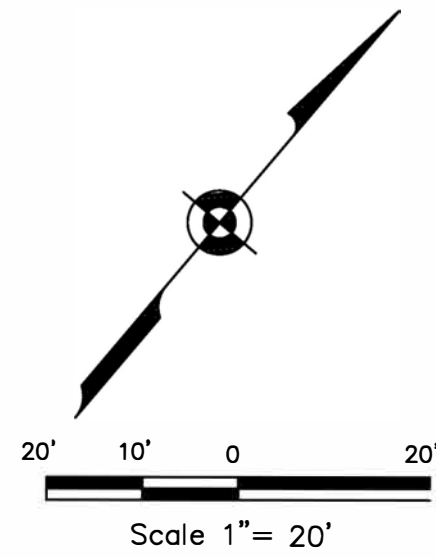
JOB No. 2024-067	PRINT DATE:	DWG. No. 573
DRAWN BY: WRR	DATE: 6/30/25	SHEET 1 OF 2 SHEETS
CHECKED BY: ZMS	DATE: 7/1/25	CALCULATED BY: WRR DATE: 6/30/25
PLOT SCALE:	DATE PLOTTED:	BY:

A&E
ENGINEERING INC.

845 WEST CENTER STREET, SUITE E
P.O. BOX 1327, POCATELLO, ID 83204
PHONE: 208-233-4226

Prepared for House Buyers 208, LLC #22205449, located in Block 416 of the Pocatello Townsite, NW¼ NE¼, Section 27, T6S, R34E, B.M., Bannock County, Idaho.

PRELIMINARY PLAT
CORNER COVE TOWNHOMES
A Subdivision Located in the NW ¼ NE ¼, Section 27,
T6S, R34E, B.M., Bannock County, Idaho



LEGEND

- W Proposed water lines
- SS Proposed sanitary sewer lines
- EOP Proposed edge of pavement
- W Existing water lines
- SS Existing sanitary sewer lines
- EOP Existing edge of pavement
- GAS Existing gas lines
- X Existing fence lines
- - - Existing major contour (2.5')
- - - Existing minor contour (0.5')
- [Pattern] Proposed concrete
- [Pattern] Proposed pavement
- ⊙ Proposed water meters
- ⊙ Existing water meters
- ⊙ Existing sanitary sewer manholes
- ⊙ Existing electrical pannels
- ⊙ Existing fire hydrants
- ⊙ Existing power poles

Note:

See sheet 1 for survey line types

Prepared for House Buyers 208, LLC #22205449, located in Block 416 of the Pocatello Townsite, NW¼ NE¼, Section 27, T6S, R34E, B.M., Bannock County, Idaho.

COUNTY RECORDER STAMP

JOB No. 2024-067		PRINT DATE:	DWG. No.
DRAWN BY: WRR	DATE: 6/30/25	SHEET 2 OF 2 SHEETS	573
CHECKED BY: ZMS	DATE: 7/1/25	CALCULATED BY: WRR	
PLOT SCALE:	DATE PLOTTED:	BY:	

A&E
ENGINEERING INC.

845 WEST CENTER STREET, SUITE E
P.O. BOX 1327, POCATELLO, ID 83204
PHONE: 208-233-4226



AGENDA ITEM 4

MA25-0004

**PLANNING & ZONING COMMISSION
HEARING: NOVEMBER 12, 2025
STAFF REPORT**

FILE: MA25-0004

APPLICANT: Brandi Dyer, Treehouse Daycare & Preschool
REQUEST: Zoning Map Amendment
GENERAL LOCATION: 203 Warren Avenue
STAFF: Jim Anglesey, Long-Range Senior Planner

SUMMARY & CONDITIONS:

In consideration of the application, staff concludes that the proposed zoning map amendment is **compliant** with Pocatello City Code Section 17.02.170.E. A full analysis is detailed within this staff report.

OPTIONAL MOTIONS:

1. Approval of the Application: “Move to recommend **approval** of the zoning map amendment application from Brandi Dyer to rezone the subject property from Residential Medium Density Single-Family (RMS) to Residential/Commercial/Professional (RCP), finding the application meets the standards for approval under section 17.02.170.E of Pocatello City Code, and authorize the Chair to sign the Findings of Fact & Recommendation.

2. Denial of the Application: “Move to recommend **denial** of the zoning map amendment application from Brandi Dyer, finding the application **does not** meet the standards for approval under section 17.02.170.E of Pocatello City Code (**state reason for denial**) and authorize the Chair to sign the Findings of Fact & Recommendation.

GENERAL BACKGROUND:

Request: Brandi Dyer has submitted a Zoning Map Amendment application to rezone the subject property from Residential Medium Density Single-Family (RMS) to Residential/Commercial/Professional (RCP).

Physical Characteristics of the Site: The site addressed as 203 Warren Ave. consists of four (4) lots totaling 0.33 acres or 14,355 square feet (more or less). The property is currently developed with a commercial daycare & preschool.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on October 28, 2025. All property owners within three hundred feet (300') of the external

boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed zoning map amendment. No written comments were received from the public prior to the publishing of this staff report.

Planning & Zoning Commission Action: After notice, the Planning and Zoning Commission shall hold a hearing to consider the request and render a recommendation. The commission shall submit findings of fact and recommendation to the City Council within forty-five (45) days following closure of the public hearing.

ATTACHMENTS:

- A. Application Documents
- B. Future Land Use Map Designation & Current Zoning

CRITERIA FOR REVIEW: The Planning and Zoning Commission and City Council shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

Table 1. Zoning Map Amendment Review Criteria Analysis

REVIEW CRITERIA (17.02.170.E):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.
			<i>Staff Review</i>	The applicant's proposal to rezone the subject property from Residential Medium Density Single-Family (RMS) to Residential/Commercial/Professional (RCP) aligns with the City's Comprehensive Plan 2040 which is the adopted community vision thus representing the community's best interest.
			<i>Applicant Response</i>	The changes support a safe, family centered environment that enhances local quality of life while maintaining neighborhood compatibility. The rezoning will allow the property to continue operating as a trusted childcare and preschool facility while expanding to include family classes, educational workshops, and small community gatherings (children's birthday parties). These services provide affordable opportunities for families to connect, learn, and celebrate together.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			<i>Staff Review</i>	Code Section 17.03.300 states that <i>"The RCP zoning district is intended to accommodate a mix of residential, professional office, and neighborhood commercial uses including business/professional services, convenience retail, personal services, and restaurants, in close proximity to residential areas and major transportation facilities. Residential uses are permitted consistent with the density and requirements of the RH zoning district.... Developments in the RCP zoning district may be used to</i>

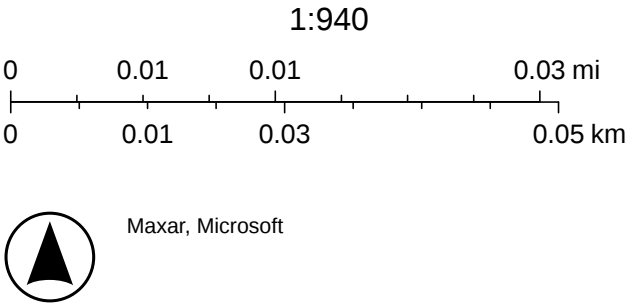
				<i>serve as a buffer between residential areas and commercial and/or industrial areas.” The proposed map amendment will continue to provide a mix of land uses that are already present in the area and serve as a transition between the Yellowstone Corridor and the Alameda Neighborhood.</i>
			<i>Applicant Response</i>	The property is located on a corner where commercial zoning begins directly to the south, while residential homes continue to the north. This location makes the site ideal for RCP zoning, which serves as a transition property between residential and commercial areas. Permitted uses within RCP zones such as childcare centers, small offices, educational services and community-oriented activities are low impact, daytime/early evening uses that generate minimal noise, traffic, or visual disruption. These types of uses are compatible in scale and activity level with both the existing residential and adjacent commercial businesses. The property’s current use as a daycare and preschool already demonstrate that this type of activity can successfully operate in harmony with nearby homes. Expanding the allowable uses to include small family classes or gatherings will enhance community value without changing the neighborhoods character.
☒	☐	☐	17.02.170.E3	If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.
			<i>Staff Review</i>	This property is currently developed with a commercial daycare and preschool. The subject site would be physically suitable for the types and intensities of uses permitted in the RCP zoning district.
			<i>Applicant Response</i>	The building and grounds are already developed and safely accommodate current daycare operations, including designated parking, fenced outdoor play areas and clear access for drop off and pick up. These features make the property ideal for continued and expanded community uses such as family classes, and small gatherings, which are consistent with the low intensity nature of RCP zoning.
☒	☐	☐	17.02.170.E4	If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare.
			<i>Staff Review</i>	All utilities and services are readily available to the subject property. Bannock Transportation Planning Organization classifies Warren Ave. & Elm Street, as Local Streets which are in close proximity to Yellowstone Ave. & Oak St. which are designated as a Principal Arterial & Minor Arterial, respectively.
			<i>Applicant Response</i>	Because the property is already functioning as a licensed daycare and preschool, the proposed rezoning will not place additional strain on public facilities or local schools. Instead, it will continue to

				support the public health, safety, and general welfare by providing a well-regulated, community serving use within an appropriately serviced area.
☒	☐	☐	17.02.170.E5	If the uses permitted in the zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.
			<i>Staff Review</i>	Near or adjacent land uses include single-family, two-family, multi-family and townhome residential developments as well as commercial development. Any development within the RCP zoning district shall adhere to the standards/regulations of City Code associated with that zone.
			<i>Applicant Response</i>	Any continued or expanded uses such as family classes, small gatherings, or community workshops will remain low intensity and neighborhood oriented, generating minimal noise, traffic or visual impact. Building coverage and site layout will remain consistent with current conditions, preserving open space, landscaping, and setbacks that align with current properties. No structural expansion or change in massing is planned that would alter the scale of the site.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Staff Review</i>	The adopted Future Land Use Map designation for the subject property is Mixed-Use (MU), which is consistent with the proposed rezone. This zone serves as a transition between the Yellowstone Corridor and the Alameda Neighborhood.
			<i>Applicant Response</i>	This amendment ensures that the property continues to operate in a manner consistent with the city's long-term vision while contributing positively to the surrounding community.

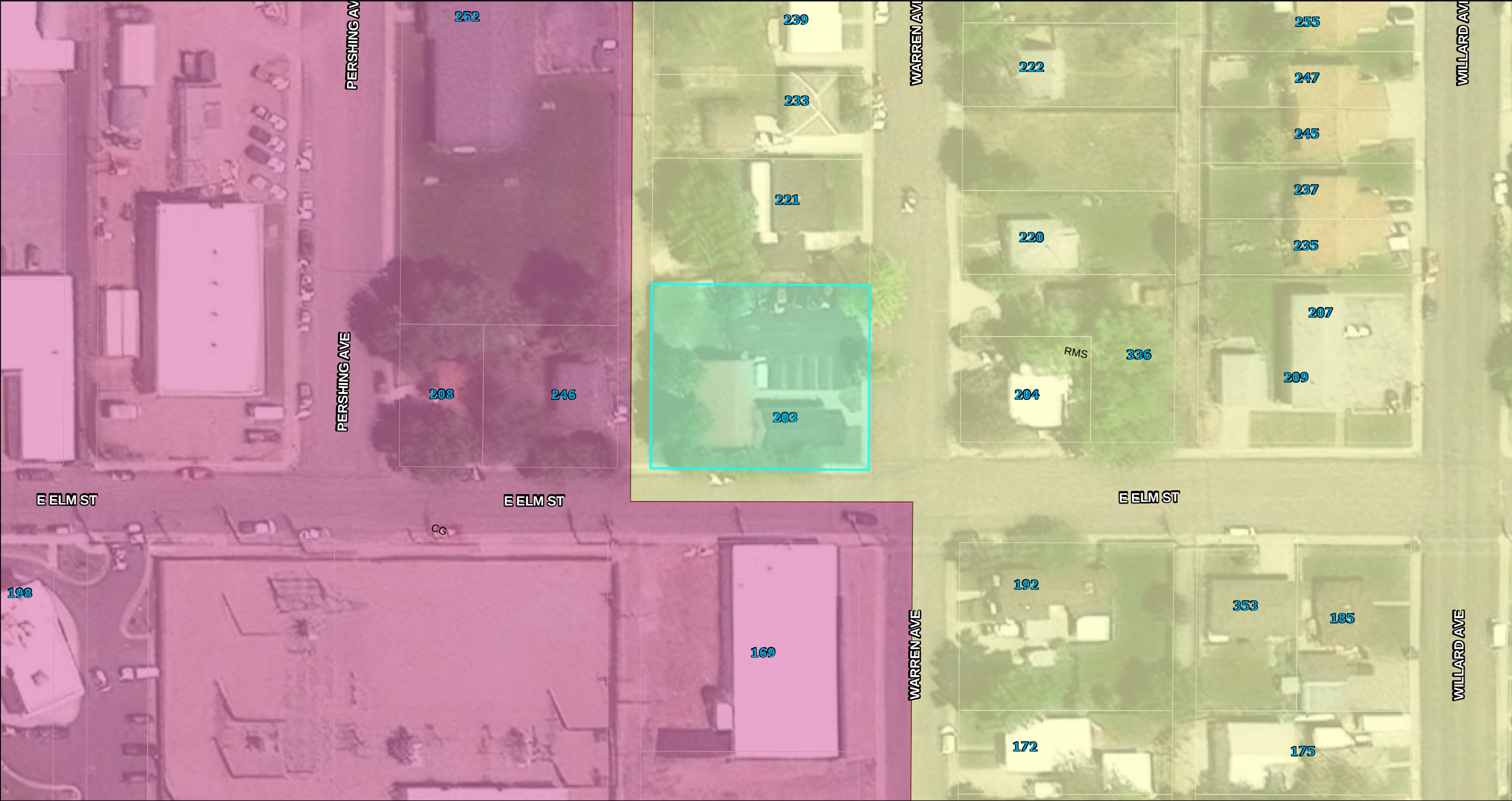
ArcGIS Web Map



- R
- Parcels
- C
- MU



ArcGIS Web Map



Zoning Areas

- Commercial General (CG)
- Residential Medium Density Single Family (RMS)
- Parcels

