



Planning & Development Services

PLANNING SERVICES

NEIGHBORHOOD & COMMUNITY SERVICES

911 NORTH 7th AVENUE | PO BOX 4169 | POCATELLO, IDAHO 83205-4169 208.234.6184 <https://www.pocatello.gov>

**POCATELLO CITY COUNCIL
HEARING: JANUARY 2, 2025
ZONING MAP AMENDMENT
EXECUTIVE SUMMARY**

REQUEST:

Brandon Desfosses has submitted a zoning map amendment to rezone property located at 155 Willard Avenue from Commercial General (CG) to Residential Medium Density Single-family (RMS).

RECOMMENDATION:

In consideration of the application, and City staff review, the Planning & Zoning Commission recommended **approval** of the application after a public hearing was held on December 11, 2024 finding the application meets the standards for approval under section 17.02.170.E of Pocatello City Code.

ATTACHMENTS:

- a. Planning & Zoning Commission Findings of Fact
- b. Planning & Zoning Commission Staff Report Packet

**FINDINGS OF FACT & RECOMMENDATION
CITY OF POCA TELLO
PLANNING & ZONING COMMISSION
HEARING DECEMBER 11, 2024**

APPLICANT: Brandon Desfosses
REQUEST: Zone Map Amendment
GENERAL LOCATION: 155 Willard Avenue
FILE: MA24-0004
STAFF: Jim Anglesey, Long-Range Senior Planner

- I. GENERAL BACKGROUND:** Brandon Desfosses has submitted a zoning map amendment to rezone the subject property where half is zoned Residential Medium Density Single-Family (RMS) and half is zoned Commercial General (CG) with a Future Land Use designation of Residential (R). The request is to rezone the CG portion of the property to RMS.
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of December 11, 2024. The applicant provided a summary of the proposed zone map amendment. Staff provided a brief presentation and recommendation regarding the application. There were no comments from the public provided.
- III. NOTIFICATION:** Notice was published in the Idaho State Journal and a sign was posted on the subject property on November 26, 2024. All property owners within three hundred feet (300') of the external boundaries of the land being considered have been provided notice of the public hearing in order that they may provide comment on the proposed zone map amendment. No written comments were received from the public.
- IV. 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 P&Z Findings	
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>Finding</i>	The applicant's proposal to rezone the subject property from Commercial General (CG) to Residential Medium Density Single-Family (RMS) aligns with the City's Future Land Use Map where the property is designated Residential (R). The subject property is surrounded by residential development in close proximity to commercial uses.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			<i>Finding</i>	Code Section 17.03.300 states that "The RMS zoning district is designed to accommodate single-family dwellings, and a mix of other housing types such as accessory dwellings, townhomes, and two-family dwellings. Development

				<i>standards for this zoning district promote pedestrian travel to a variety of neighborhood services within close proximity. Neighborhood park and recreation areas are encouraged. Some civic and institutional uses are also conditionally permitted.” The proposed change will blend with surrounding development and meet the purpose and intent of the RMS zone.</i>
☒	☐	☐	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.
			Finding	This property is currently developed with a single-family house and accessory structure on lots 10 & 11 with lots 12 & 13 underdeveloped. Lots 12 & 13 are currently zoned CG. The subject site would be physically suitable for the types and intensities of uses permitted in the RMS zoning district.
☒	☐	☐	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.
			Finding	All utilities and services are readily available to the subject property. Bannock Transportation Planning Organization classifies Willard Ave. as a Local Street which is in close proximity to Oak St. which is designated as a Minor Arterial.
☒	☐	☐	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.
			Finding	Adjacent land uses predominately includes single-family residential development that is in close proximity to commercial development along Oak Street. Any development within the RMS zoning district shall adhere to the standards/regulations of Municipal Code associated with that zone.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			Finding	The adopted Future Land Use Map designation for the subject property is Residential (R), which is consistent with the proposed rezone.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommends **approval** of the Zone Map Amendment application from Brandon Desfosses to rezone the subject property from Commercial General (CG) to Residential Medium Density Single-Family (RMS) finding the application meets the standards for approval under Chapters 17.02.170 E. Criteria for Review of Pocatello City Code.


Adam Geyer, Vice Chair
Planning & Zoning Commission
Authorized to sign 12/11/2024

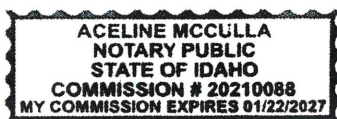
STATE OF IDAHO)

ss:

County of Bannock)

On this 12th day of December, 2024, before me, the undersigned, a Notary Public in and for the State, personally appeared Adam Geyer, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.





Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho



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208.234.6184 WEB <https://www.pocatello.gov>

PLANNING & ZONING COMMISSION

HEARING: DECEMBER 11, 2024

STAFF REPORT

FILE: MA24-0004

APPLICANT: Brandon Desfosses
OWNER: Doug North
REQUEST: Zone Map Amendment
LEGAL DESCRIPTION: Lots 10-11-12-13, Block 2, Martin Subdivision
GENERAL LOCATION: 155 Willard 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 Brandon Desfosses to rezone the subject property from Commercial General (CG) to Residential Medium Density Single-family (RMS), 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 Brandon Desfosses, 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: Brandon Desfosses has submitted a zoning map amendment to rezone the subject property from Commercial General (CG) to Residential Medium Density Single-family (RMS).

Physical Characteristics of the Site: The site addressed as 155 Willard Ave. consists of four (4) lots totaling 0.3 acres or 12,800 square feet (more or less). The property is currently developed with one (1) single-family unit and one (1) accessory structure on lots 10 & 11.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on November 26, 2024. 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:

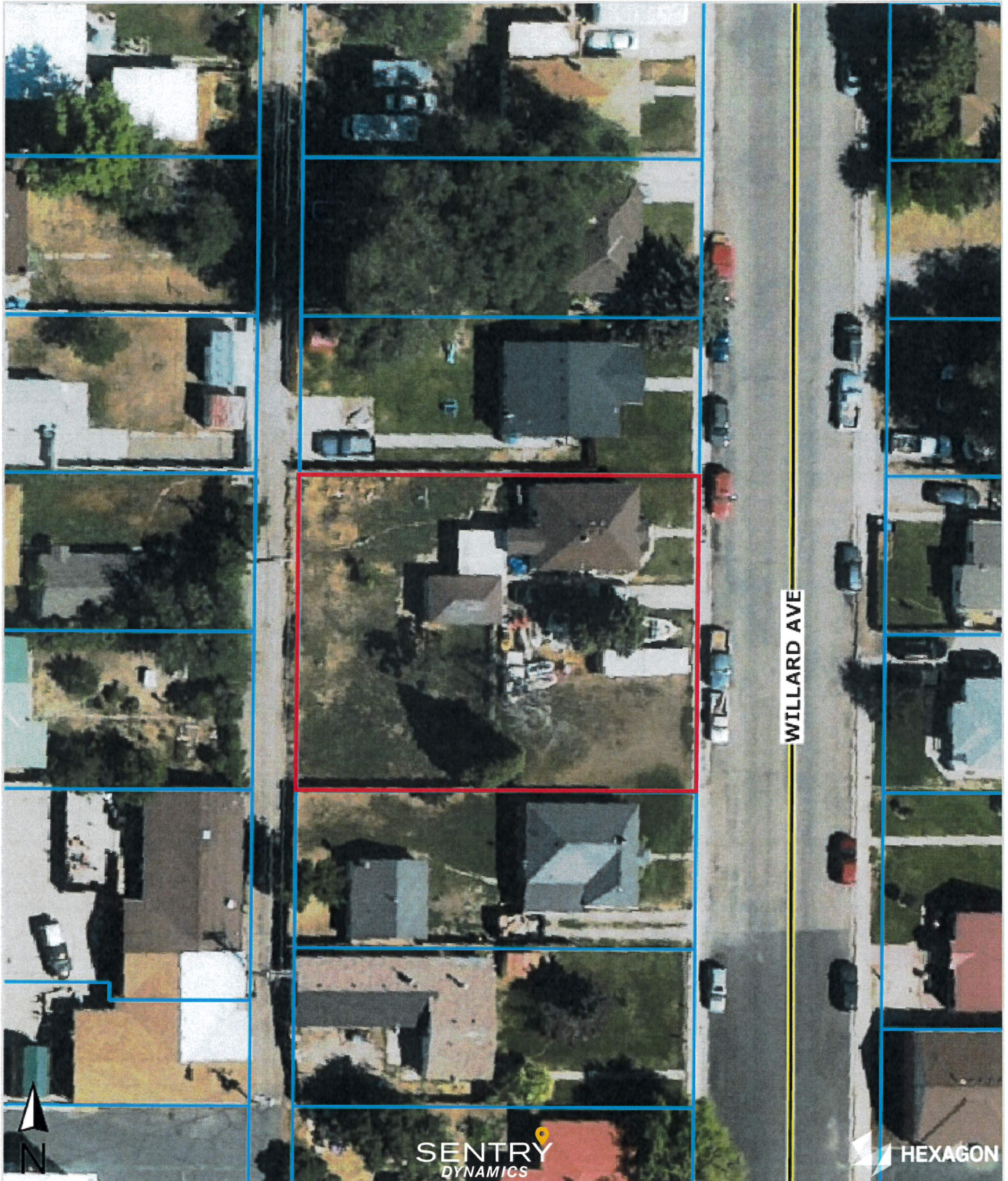
- A. Application Documents
- B. Future Land Use Map Designation & Current Zoning

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.	
			Staff Review	The applicant's proposal to rezone the subject property from Commercial General (CG) to Residential Medium Density Single-Family (RMS) aligns with the City's Future Land Use Map where the property is designated Residential (R). The subject property is surrounded by residential development in close proximity to commercial uses.	
			Applicant Response	Its currently surrounded by homes zoned residential. So, it would be in the right place.	
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.	
			Staff Review	Code Section 17.03.300 states that <i>"The RMS zoning district is designed to accommodate single-family dwellings, and a mix of other housing types such as accessory dwellings, townhomes, and two-family dwellings. Development standards for this zoning district promote pedestrian travel to a variety of neighborhood services within close proximity. Neighborhood park and recreation areas are encouraged. Some civic and institutional uses are also conditionally permitted."</i> The proposed change will blend with surrounding development and meet the purpose and intent of the RMS zone.	
			Applicant Response	It would fit perfect since all surrounding lots are residential single family.	
☒	☐	☐	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.	
			Staff Review	This property is currently developed with a single-family house and accessory structure on lots 10 & 11 with lots 12 & 13 underdeveloped. Lots 12 & 13 are currently zoned CG. The subject site would be physically suitable for the types and intensities of uses permitted in the RMS zoning district.	
			Applicant Response	It's a great piece of land for a single family home similar to the homes around it.	
☒	☐	☐	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.	
			Staff Review	All utilities and services are readily available to the subject property. Bannock Transportation Planning Organization classifies Willard Ave. as a Local Street which is in close proximity to Oak St. which is designated as a Minor Arterial.	
			Applicant Response	It would fit the comprehensive map of the city.	
☒	☐	☐	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.	
			Staff Review	Adjacent land uses predominately includes single-family residential development that is in close proximity to commercial development along Oak Street. Any development within the RMS zoning district shall adhere to the standards/regulations of Municipal Code associated with that zone.	
			Applicant Response	It would be compatible since its already annexed. Would add another affordable new home to our housing issue.	

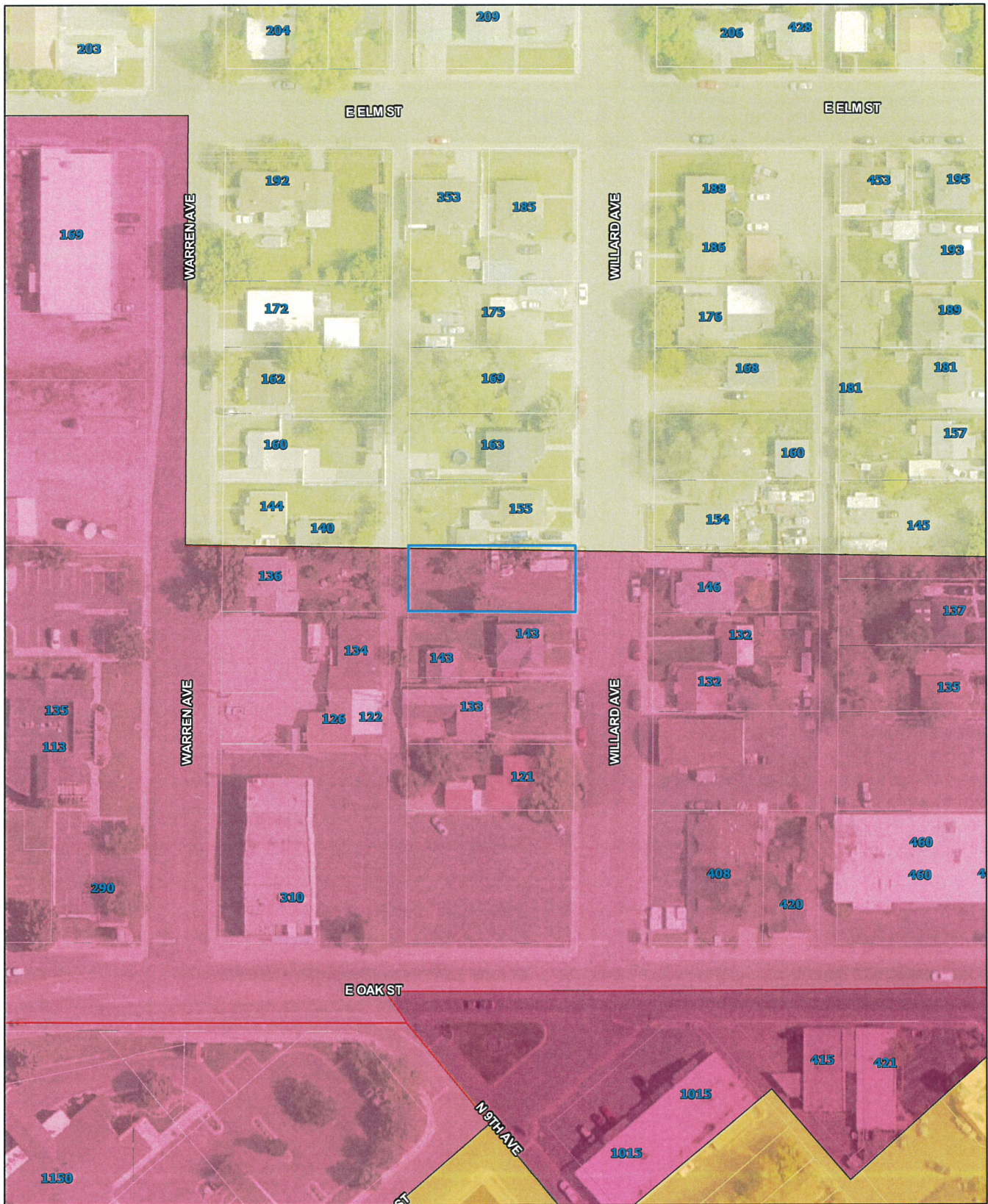
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Staff Review</i>	The adopted Future Land Use Map designation for the subject property is Residential (R), which is consistent with the proposed rezone.
			<i>Applicant Response</i>	The future land zoning is residential.



**AmeriTitle**

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

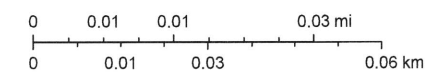
Pocatello Zoning Map



Zoning Areas

-  Commercial General (CG)
 Residential Commercial Professional (RCP)
 Residential Medium Density Multi Family (RMM)
 Residential Medium Density Single Family (RMS)

1:1,128



Maxar, Microsoft

Pocatello Future Land Use Map

