

Agenda Item #6

**EXECUTIVE SUMMARY
MAP AMENDMENTS
POCATELLO CITY COUNCIL
HEARING: July, 17, 2025**

FILE: MA25-0003

REQUEST:

Chris Adams of Creek Hollow & Associates, Inc. representing Smart Town LLC & Millennial Development Partners LLC, has submitted a map amendment application to amend the future land use map re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP); See attached maps.

RECOMMENDATION:

In consideration of the application and City staff review, the Planning and Zoning Commission recommended **approval** of the annexation after a public hearing was held on July 9, 2025, finding the application **does** meet the standards for approval under sections 17.02.110, 17.02.120, and 17.02.170 of Pocatello City Code.

ATTACHMENTS:

- A. Planning and Zoning Commission Findings of Fact
- B. Planning & Zoning Commission Staff Report Packet

ATTACHMENT A
Planning and Zoning Commission Findings of Fact

ATTACHMENT B
Planning & Zoning Commission Staff Report Packet

**PLANNING & ZONING COMMISSION
HEARING: JULY 9, 2025
STAFF REPORT**

FILE: MA25-0003

APPLICANT: Chris Adams, Creek Hollow & Associates, Inc.
OWNER: Smart Town LLC; Millennial Development Partners LLC
REQUEST: Map Amendments
GENERAL LOCATION: East of Olympus Drive & Northgate Parkway
STAFF: Becky Babb, Planning Manager

SUMMARY & CONDITIONS:

In consideration of the application, staff concludes that the proposed map amendments are **compliant** with Pocatello City Code § 17.02.120 & 17.02.170. A full analysis is detailed within this staff report.

OPTIONAL MOTIONS:

1. Approval of the Application: “Move to recommend **approval** of the map amendment application from Chris Adams to amend the future land use map and to rezone the subject property as presented finding the application meets the standards for approval under § 17.02.120 & 17.02.170 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 map amendment application from Chris Adams, finding the application **does not** meet the standards for approval under § 17.02.120 & 17.02.170 of Pocatello City Code (**state reason for denial**) and authorize the Chair to sign the Findings of Fact & Recommendation.

GENERAL BACKGROUND:

Request: Chris Adams of Creek Hollow & Associates, Inc. representing Smart Town LLC & Millennial Development Partners LLC, has submitted a map amendment application to amend the future land use map re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP); See attached maps.

Physical Characteristics of the Site: The subject property consists of 82.96 acres (more or less) and is currently undeveloped with direct access onto Olympus Drive & Northgate Parkway, directly east of “Portneuf Health Now at Northgate – Urgent Care”.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on June 24, 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 map amendments. 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:

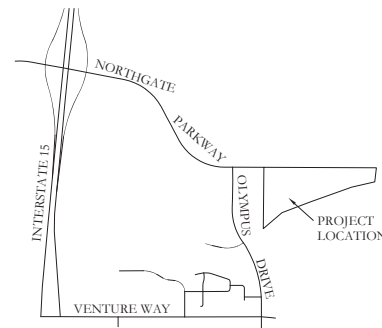
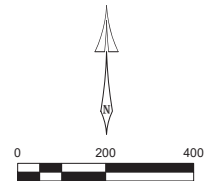
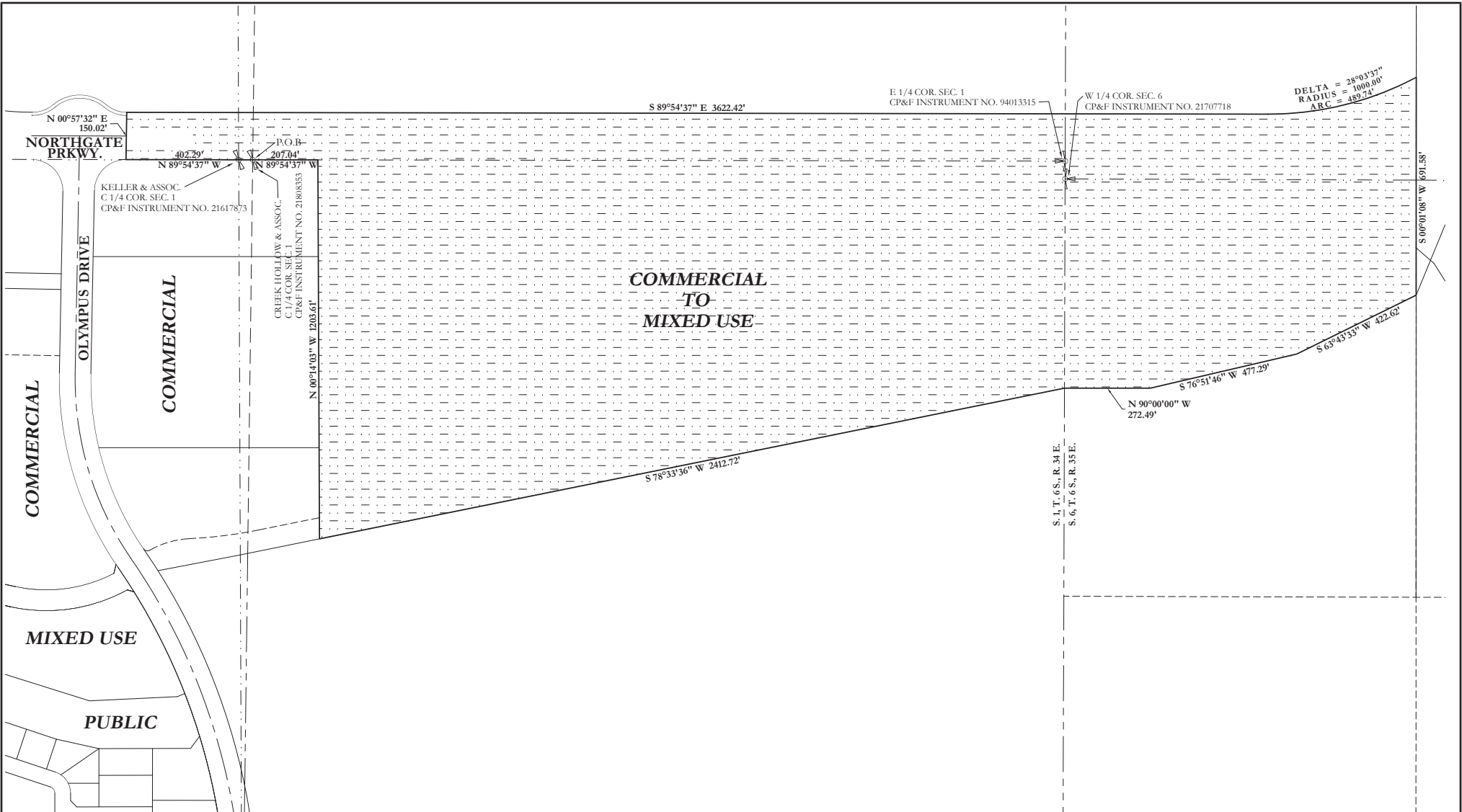
A. Application Information

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. Zoning Map Amendment Review Criteria Analysis

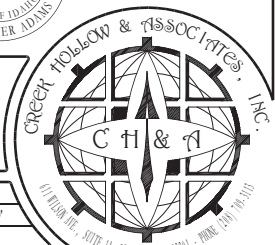
REVIEW CRITERIA (17.02.170.E):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☐	☐	☒	17.02.120.C1	To correct errors in the plan.
				The proposed changes to the Future Land Use Map are not a result of errors in the plan, they are in response to forecasted land uses for proposed development.
☒	☐	☐	17.02.120.C2	To recognize substantial changes in the actual conditions of the area.
				The proposed changes to the Future Land Use Map are in response to forecasted land uses for proposed development which is considered a change in the conditions of the area since the adoption of the Map.
☒	☐	☐	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 subject land is currently zoned Commercial General (CG). Which allows for general commercial uses and upper-story residential uses and conditionally permits high density multi-family residential. RCP is compatible with existing development patterns in the Northgate area which allows for a variety of commercial and residential uses.
☒	☐	☐	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</i>

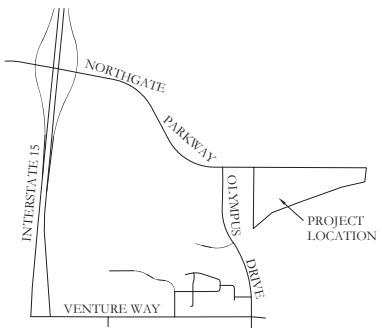
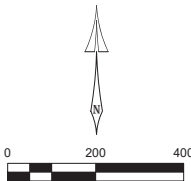
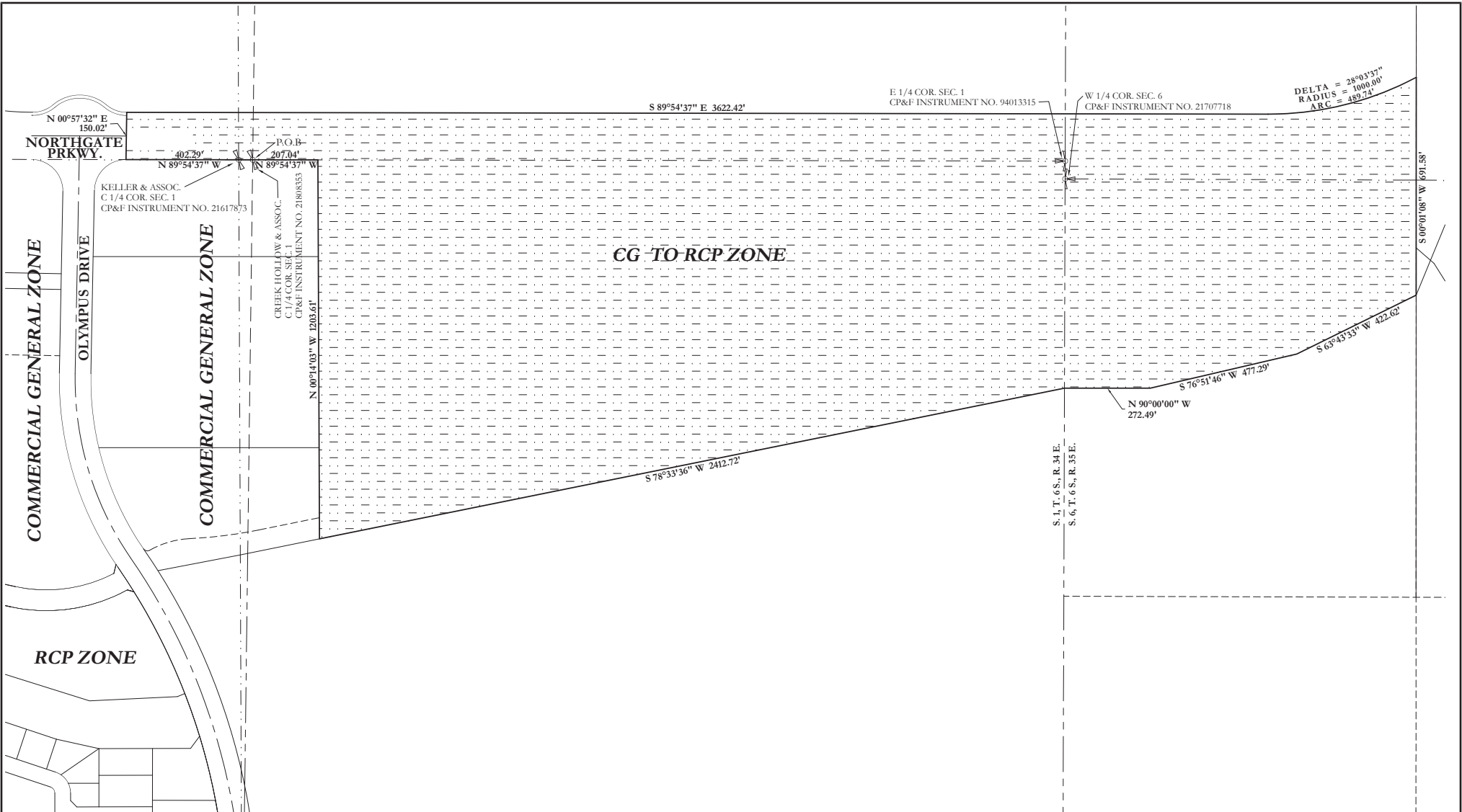
				<i>permitted consistent with the density and requirements of the RH zoning district. Developments in the RCP zoning district may be used to serve as a buffer between residential areas and commercial and/or industrial areas.”</i> The proposed changes will allow for a mix of uses which is consistent with existing development in the Northgate area.
☒	☐	☐	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 undeveloped. All proposed zoning will match existing development. The subject property is sloped under 15% and is physically suitable for development. The property falls within the Wildland Urban Interface and must meet development requirements as determined by the Pocatello Fire Department.
☒	☐	☐	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 are readily available along adjacent roadways and existing development. Public services already serving adjacent developments will serve developments on the subject property.
☒	☐	☐	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>	The RCP zoning district allows for the development of a mix of residential uses from single-family to high density multi-family as well as limited commercial development. The majority of the Northgate area is currently zoned RCP which would be consistent with the proposed map amendments.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Staff Review</i>	The current Future Land Use Map designation is a combination of Mixed-Use (MU) and Commercial (C). Proposed changes include an amendment to the Future Land Use Map, extending the amount of land designated as MU which allows the RCP zoning district thus minimizing land designated as strictly Commercial, which is consistent with the land uses in the area.



NORTHGATE RIDGE
COMPREHENSIVE PLAN AMENDMENT EXHIBIT
NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 17033.ML7	REVISIONS		SCALE 1"=200' SHEET 1 OF 1
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NORTHGATE RIDGE

RE-ZONE EXHIBIT

NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

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