

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

JULY 9, 2025 | 6:30 PM
COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCATELLO, IDAHO

Chair Rich Phillips opened the meeting at 6:30 p.m. and announced that agenda item 7 will be heard following agenda item 2, Minutes.

1. ROLL CALL.

Present: Benjamin Gomez, Adam Geyer, Ronda McHargue, Richard Phillips, and Desirea Valladolid.

Excused: Annie Mendoza. **Staff:** Jim Anglesey, Matthew Lewis, Aceline McCulla, Brent McLane, and Merrill Quayle. None of the members had anything to disclose.

2. MINUTES.

The Commission may wish to waive the oral reading of the P&Z clarification and regular meetings' minutes held June 11, 2025, and to approve the minutes as presented.

It was moved by **B. Gomez** and seconded by **A. Geyer** to approve the June 11 meeting minutes as presented. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

7. PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENT – FILE: ZOTA25-0001.

This time has been set aside for the Commission to hear comments from the public regarding a zoning ordinance text amendment application submitted by the City of Pocatello and represented by the Planning & Development Services Department. Proposed changes are regarding standards within the sensitive lands overlay (§17.04.170).

Phillips opened the public hearing at 6:35 PM.

Long-Range Sr. Planner **Jim Anglesey** of the City of Pocatello Planning Department summarized the proposed City Code 17.02.170.F provided in the agenda packet.

No written comments were received for this application request.

Staff finds that the proposed text amendment meets the standards of City Code 17.02.170.F as the amendment is in the community's best interest, consistent with the existing provisions of the Zoning Ordinance, and consistent with the existing provisions of the Comprehensive Plan. Staff recommends that the Commission consider the proposed amendment to Title 17: Zoning Regulations and act to recommend: approval; approval with modifications; or denial of the proposed changes to City Council.

Anglesey clarified how the elevation criteria was determined.

Phillips clarified with staff that there were no written comments received for this application request.

Phillips opened the hearing for public comment at 6:39 PM.

Those in support, uncommitted or opposed: none.

With no public comments, **Phillip** closed the public hearing at 6:40 PM.

It was moved by **B. Gomez** and seconded by **A. Geyer** to recommend approval of the proposed amendment

to Title 17: Zoning Regulations, finding the amendment is in compliance with the Comprehensive Plan and the criteria listed in section 17.02.170 of Pocatello City Code, and to authorize the Chair to sign the findings of fact and recommendation. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

3. PUBLIC HEARING: ANNEXATION – FILE: ANEX25-0004. This time has been set aside for the Commission to hear comments from the public regarding The Trail Creek Estates Division 5-7 annexation application by McCormick Ranch LLC and represented by Brady Smith, request is for annexation of parcel RPR3853028016 into the City of Pocatello corporate boundaries. The property is 12.4 acres (more or less) with a proposed zoning designation of Residential Low Density (RL) and Future Land Use Map designation of Residential (R).

Phillips opened the public hearing at 6:42 PM.

Brady Smith stated he is representing McCormick Ranch LLC on this annexation request and changing the zoning designation to Residential Low Density (RL).

Sr. Planner **Matthew Lewis** of the City of Pocatello summarized the staff report, and stated that no written public comments have been received regarding this application.

Staff concludes that the proposed annexation and zoning request is compliant with Pocatello City Code section 17.02.110 and conditions in the Public Works Memorandum.

Phillips clarified that no public comment has been received for this application.

Phillips opened the hearing for public comment at 6:45 PM.

With no more public comments, **Phillips** closed the public hearing at 6:45 PM.

It was moved by **B. Gomez** and seconded by **A. Geyer** to recommend approval of the Annexation and Zoning application from McCormick Ranch, LLC to Annex 12.4 acres (more or less) of parcel RPR3853028016 into the City of Pocatello corporate boundary, with a proposed zoning designation of Residential Low Density (RL), finding the application meets the standards for approval under section 17.02.110 of Pocatello City Code, and to authorize the Chair to sign the findings of fact and recommendation. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

4. PUBLIC HEARING: PRELIMINARY PLAT - FILE: PP25-0005.

This time has been set aside for the Commission to hear comments from the public regarding The Trail Creek Estates Division 5-7 Subdivision preliminary plat application by McCormick Ranch LLC and represented by Brady Smith, to subdivide 12.4 acres (more or less) of parcel RPR3853028016 into thirty-four (34) residential lots with a proposed zoning designation of Residential Low Density (RL) and Future Land Use Map designation of Residential (R).

Phillips opened the public hearing at 6:47 PM.

Brady Smith of Avyant is representing McCormick Ranch LLC for this preliminary plat request and summarized the application materials in the agenda packet. Smith stated he reviewed the conditions and is agreeable with them.

Sr. Planner **Matthew Lewis** of the City of Pocatello summarized the staff report. No written public comments have been received regarding this application.

Staff concludes that the proposed preliminary plat application is compliant with Pocatello City Code Section 16.20.050 assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum shall be adhered to; **2)** 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 **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Phillips clarified that no written comments were received for this application request.

Phillips opened the hearing for public comment at 6:53 PM.

Those in favor, neutral or opposed: none.

With no more public comments, **Phillip** closed the public hearing at 6:53 PM.

It was moved by **D. Valladolid** and seconded by **R. McHargue** to approve Trail Creek Estates Divisions 5-7 Subdivision Preliminary Plat application, by McCormick Ranch, finding the application does meet the standards for approval under Section 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff reports, and to authorize the Chair to sign the Findings of Fact & Decision. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

5. PUBLIC HEARING: MAP AMENDMENT - FILE: MA25-0003.

This time has been set aside for the Commission to hear comments from the public regarding The Northgate Ridge Subdivision zoning map amendment and comprehensive land use map amendment application request submitted by Buck Swaney of Smart Town LLC and represented by Chris Adams of Creek Hollow Associates Inc. entail 83 acres (more or less) and seven (7) parcel pins: RPRPCPP147101, RPRPCPP147102, RPRPCPP147103, RPRPCPP147106, RPRPCPP147104, RPRPCPP147105, and RPRPCPP147200. The subject property is located east of Olympus Drive and Northgate Parkway, and the proposed zoning is Residential Commercial Professional (RCP) with a proposed Future Land Use designation of Mixed Use. (Quasi-Judicial Public Hearing)

Phillips opened the public hearing at 6:55 PM.

Chris Adams of Creek Hollow & Associates Inc represents Buck Swaney of Smart Town LLC for this map amendment request. Adams summarized the application materials included in the agenda packet. The request is to change the Comprehensive Plan designation from Commercial (C) to Mixed Use (MU) and the Zoning designation from Commercial General (CG) to Residential Commercial Professional (RCP). This will allow some commercial uses and residential use.

Planning Director **Brent McLane** of the City of Pocatello summarized the staff report. No written public comments have been received regarding this 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. **McLane** clarified that west of Olympus Drive, properties are zoned RCP, which allows office, some limited commercial and residential uses.

Phillips clarified that no written comments were received for this application request.

Phillips opened the hearing for public comment at 7:03 PM.

Those in favor or neutral: none.

Those opposed:

Heather Disselkoen was concerned the City is ignoring commercial zoning to allow for high density residential. Traffic and unsafe roads are an issue. Pocatello needs more higher paying jobs.

With no more public comments, **Phillip** closed the public hearing at 7:07 PM.

McLane clarified that CG allows residential on the second floor and higher of a commercial main floor business and frontage. McLane then pulled up the zoning map to illustrate the zoning designation areas meet the future land use map within the Comprehensive Plan. Zoning only looks at use. The Plat process looks at all the other Code Compliance for subdivision.

It was moved by **B. Gomez** and seconded by **D. Valladolid** to recommend approval of the map amendment application from Buck Swaney of Smart Town LLC 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 to authorize the Chair to sign the Findings of Fact & Recommendation. Those voting in favor were B. Gomez, R. Phillips and D. Valladolid. Those against were A. Geyer and R. McHargue. Motion passed.

6. PUBLIC HEARING: PRELIMINARY PLAT – FILE: PP25-0003.

This time has been set aside for the Commission to hear comments from the public regarding the Walnut Place Subdivision preliminary plat application, submitted by the City of Pocatello and represented by Becky McLane, City of Pocatello Planning Manager and Merril Quayle, City of Pocatello Development Engineer. The request is to plat, the currently unplatted lot, located at 409 Washington Avenue, parcel pin RPRPBNV000701 that entails 1.55 acres (more or less) into eight (8) city lots, with four (4) of the lots to be utilized for development into duplexes is for the subject property located. The property is zoned Residential Medium Density Single Family (RMS) with a Future Land Use designation of Residential. (Quasi-Judicial Public Hearing.

Phillips opened the public hearing at 7:29 PM.

Planning Director **Brent McLane** of the City of Pocatello summarized the staff report and noted the thought and options that City Council to consider. The subdivision of this property will allow future options of trade property with another government agency, auction the property off, or develop the property. Studies have identified high asbestos, lead paint, mold and severe water damage from a water pipe breaking this past winter. Staff have received thirteen (13) written comments in opposition for this application request.

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)** The lot lines must be adjusted to meet the minimum lot sizes, i.e. 3 lots at 4,800 sq. ft. and 1 lot at 3,000 sq. ft.; **3)** 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 **4)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Gomez stated most of the public comments focused on the lot size. **McLane** clarified the lot size and the redevelopment and in-fill standards. Bonneville Commons recently developed utilized the redevelopment in-fill standards. The lot sizes fall within these standards to provide housing to rent or live in. **Phillips** clarified the ground, not the buildings are being looked at. This is a decision for plat use only. The Final Plat will go before City Council to approve. **McLane** discussed the Historical Analysis being done, which the State Historic Preservation Office reviews and makes the determination. If the building(s) are deemed historic, it may provide grant options that would need to be applied and granted. There was more discussion on the property

ownership and building ownership.

A discussion on the City of Alameda being encompassed by the City of Pocatello was not platted at that time. Parking requirements were looked at for existing facilities. The City Council would make decisions with the final plat process. The City Council does not like being a landlord. If the City disposes of land, it must go to auction, the City may not sell property directly or donation land. It is a complex issue. The fire house is being reviewed, could the platting process wait until a historic determination has been identified. **McLane** stated if the Commission wanted to add a condition, if they choose.

Phillips clarified that thirteen written comments were received for this application request.

Phillips opened the hearing for public comment at 6:53 PM.

Those in favor: none.

Those neutral:

Merrill Quayle stated with other developments in Pocatello stated that one-acre lots are being platted into 12 lots. Lot sizes are not unique to this area and subdivision plats must meet City Code requirements.

Those opposed:

Roger Frey Alameda Neighborhood Association was concerned with the historic value and six levels. The lower concrete levels are where the water damage and mold issue are located. They had two people state the building is sound.

Darryn Davidson was concerned glossing over demolishing a building. The proposal presented this evening did not match the proposal in the agenda packet. Removing parking that is meant for stormwater drain off is another concern. He wants constructive development.

Marjanna Hulet does not meet City Code in-fill. The agenda states the fire house is going to be torn down. The City has neglected the building. The preliminary plat does not Code. Please do not approve

Jean Davidson was concerned about the fire house being torn down. She has lived in the neighborhood for 52-years. She gave the Chair a three-page petition against tearing down the fire house, will be included with the approved minutes.

Kestrel Hulet wants to see a community center for the community. The storm water pond is needed for the water run-off during the heavy rains. This community was built around the railroad era and should remain for community. The area should accommodate similar lot size to fit with priorities of the neighborhood.

Vauna Newbold is opposed to put six families in this small space.

Rick Fuger is opposed to the size of the lots for six families. It should be moved to a large plot of land.

Tiffany Sandusky lives in a townhome on a small lot, and to put three houses for six dwelling units on the proposed lot sizes. Affordable living housing at \$1,600.00 a month is not affordable.

Kolby Cain is opposed to bringing in low income housing will create more crime and issues for the current businesses. The lack of maintenance and repairs by the City the past year is not questionable. The property should be sold at auction.

Barry Hulet is opposed to changing this area for more housing and change the lot sizes, this will increase

parking issues, more than what it is currently. People leave vehicles on the street, not moved for long periods of time. The density and close proximity, children will not have a place to play safely. With more pedestrian traffic the street plan needs to be looked at also.

Rebuttal:

McLane stated he was input and participation of the Alameda neighborhood is appreciated. The P&Z may make conditions and recommendations in the approval process. He recommends combining lots 1-4 into one lot and approve the plat with the added conditions. Create the subdivisions that will address the concerns of the neighborhood, a compromise that is most beneficial for everyone.

With no more public comments, **Phillip** closed the public hearing at 8:26 PM.

McLane noted the entire exterior and most of the interior has asbestos and lead paint that need to be removed and address these hazards and remediated. This is a requirement whether sold or leased that these remediations must be done. The City does not have funds to remediate this property.

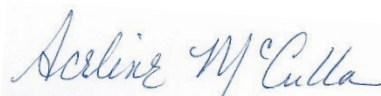
Phillips noted that with all the remediation work that must be done for safety, could the fire house be considered not historical once gutted and fully remediated.

It was moved by **B. Gomez** and seconded by **A. Geyer** to approve the preliminary plat application request by City of Pocatello for the Walnut Place 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 reports and to add one condition to combine lots 1-4 into one lot, and to not subdivided the property until the historical significant has been determined by SHPO, and to authorize the Chair to sign the Findings of Fact and Decision. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

8. ADJOURN.

With no other business, Phillips closed the meeting at 8:34 PM.

Submitted by


Aceline McCulla, Secretary

Approved on August 13, 2025

Sandy and Doug Guidinger
455 Washington Ave
Pocatello Idaho 83201



Subject: 409 Washington Ave, Proposed Walnut Subdivision
RPRPBNV000701 - Project No. PP25-0003

To: Becky Babb, Planning Manager
City of Pocatello
Planning and Zoning

We are writing in regard to the preliminary plot project mentioned above, as we are unable to attend the meeting on the 9th of July.

We support positive changes in our neighborhood and take great pride in maintaining our property as many of our neighbors do as well. Sadly, enough the former fire station property at 409 Washington has been neglected and not maintained by the city this year and its condition has noticeably deteriorated and become an eyesore. Now we know why...and it brings up a few concerns and questions regarding this project.

This project will almost double the number of dwellings on the 400 block of Washington Avenue. It was originally proposed to us as creating four lots back in March, why the increase?

When will we learn what will exactly be built here and who is building it. Becky Babb sent us the conceptual documents, and some aspects appear promising.

....But....this is a major expansion to a small area and will affect the environment, strain infrastructure, and worsen traffic and congestion in an area already short on parking.

We have resided in our home for over 30 years and have undertaken various improvements. Our preference is for changes to our street that maintain or enhance property values rather than diminish them. We request that the decision makers consider all relevant issues and concerns before reaching a final decision that may affect the neighborhood and its characteristics.

Sandy and Doug Guidinger
208.221.1692

From: [Mary Ann Price](#)
To: [Planning](#)
Subject: Alameda Fire Station
Date: Tuesday, July 8, 2025 4:05:35 PM



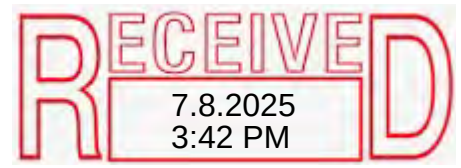
To whom it may concern:

I am going to voice my opinion, even though I have found it doesn't matter.

As a resident of the Alameda area I do not want the old Fire station tore down. I absolutely do not want apartments build there. Look at the mess that is being build on Jefferson and how that is going to impact the horrid traffic we have to endure. We do not need more apartments in this area.

The station could be sold and turned into something beneficial for the neighbor hood. What is happing to Pocatello?????? I have lived here for 60 years and it has gone to hell in a hand basket. There used to be great places to shop, the city was clean and nice looking. It sure aint what it used to be and is getting worse, which is so very sad.

Mary Ann Price, Alameda resident



Re: Project PP25-0003, 409 Washington Ave.

8 July 2025

I am writing to voice opposition to the 409 Washington preliminary plat. application regarding the historic Alameda Fire House on the 400 block of Washington.

The proposal starts with tearing down the historic Alameda Fire House, which is the last remaining city building from before Alameda was annexed by the city of Pocatello. This building is worth preserving, and has been sought by the Alameda Neighborhood Association as a community center.

Not a qualified example of Infill - Under city code 17.05.3000 (infill standards) these lots don't qualify. The criteria for infill = vacant, underutilized, or underused land – the historic Alameda Fire Station exists on these lots, and efforts have been made by neighborhood residents (including myself) to acquire and adapt this building into functions that both preserve the history and support the community.

Removes parking required by Bright Tomorrows and the state's Assisted Living Center - The proposed design removes stormwater capture and part of the parking for the above two commercial/ governmental establishments. These on-property parking spaces were part of the initial promise prior to development of these two facilities.

Further, the proposed development is so dense, it would necessitate additional parking for these residences. 8 residences cannot exist with only 100 feet of street frontage, without impacting the neighborhood's parking significantly.

Available land is less than 100' wide - The proposal should not be claiming nearly 120 feet of street frontage. As mentioned above, this is accomplished by removal both of a stormwater catch basin and of a row of parking spaces. Stormwater retention and the parking are committed functions of existing buildings, and remain necessary. Lot 4 should be eliminated from this platting.

Proposal is not duplexes - I've been informed this is attempting to allow 2 homes per lot on such narrow lots because of an allowance made for size reduction of lots when building duplexes. The proposed documents show 8 densely-packed single homes, not 4 duplexes. The proposal shows houses which aren't attached. Frankly, I can't think of a duplex in Pocatello sited on a 35 foot lot. It's extraordinary that I'm forced to call this out as a terrible design in a neighborhood that has a great number of infill successes.

Inaccessible Services, poor access - Staying on the subject of dense construction, I'm not seeing how residents in the rear half-lot unit will have access to street for garbage and recycling services. Other needs, like mail or package delivery and so on, can only happen with the front homes enduring a steady stream of unexpected / unwanted people entering the narrow space adjacent to their homes.

Lot 1 weirdness – Frankly, I have no idea what is Conceptualized in the proposal for lot 1. And given the neighborhood's current homes, I feel bad for the neighbors to the north, who'll go from a broad generous yard adjacent to a charming old fire station to... what? A two-story shotgun house?

Setbacks – On the city's 429 Washington Concept document, there are 4 example single-family dwellings shown. None of these seem reasonably able to fit onto the proposed 35' lots. The smallest 3 of the example houses look wider than 30', and the thought of building a ranch home in under 36' is just silly.

Scaling and measuring, the following setback concerns arise – If we use 6' as the setbacks, the remaining buildable space is just 23 feet. Every time we've worked beyond those setbacks in Pocatello, our permitting process required letters of approval by all adjacent neighbors, including those across the street. Having spoken with neighbors, I'm confident that hasn't happened here.

The properties (again, measuring city's proposal for scale) allow 20' for front setback, then 20' between houses, then allocate a 15' driveway from back of the 'apartment over a garage' structure to alley, which is insufficient for a midsize car or truck to turn and park, giving an impression of parking where it won't actually be serviceable parking.

Existing historic fire station structure – Most importantly, I'm opposed to this because this 100' of buildable space is predicated on tearing down the last structure for the old Alameda town buildings. The fire station has been a landmark and an interesting piece of architecture, with the ramped entry into the lower building, and it's masonry structure. The town of Alameda was formed by mormons (thus the north-south streets, vs 'parallel to rail' in pocatello) and until annexation, this half-block of Alameda had town offices, a skating rink, and this fire [station](#). It would be a shame to steamroll over a character-filled historic building in the name of cheap, ill-considered, ill-fitting crowded homes that seem intended for a quick buck rather than the health of the neighborhood.

An alternative: Plat to allow preservation, and offer for sale before demolition – Rather than trying to shoe-horn these 4 tiny lots with an eye toward dysfunctional development, plat around the fire station, flag pole, and lawn as a distinct lot, and offer the land for sale prior to demolishing the fire station. We're happy to meet and discuss alignment of those plat lines so that the existing stormwater catch basin and parking aren't impacted, and the historic fire station and it's flag pole can be preserved, utilized, and become a significant neighborhood asset.

Regards,
Darryl Davidson
Owner, 431 Wayne Ave., Pocatello
Childhood home: 421 Wayne, since 1973.

Home:
1779 Burlwood Dr.
Idaho Falls, ID 83402
+1-208-705-6789

From: [Whitney Fenwick](#)
To: [Planning](#)
Subject: P&Z meeting July 9th Public Comment
Date: Tuesday, July 8, 2025 4:31:35 PM



Dear Members of the Planning and Zoning Commission,

I am writing to formally oppose Agenda Item 6 regarding the rezoning request for 409 Washington. I recognize and respect the commission's role in ensuring compliance with both the letter and the intent of the City of Pocatello's municipal code and comprehensive planning efforts. I also understand that the commission is often bound by limitations in discretion; however, in this case, I believe the current code and planning objectives clearly require a vote in opposition.

The applicant is requesting a rezone that hinges on the designation of this project as "infill development." However, this proposed use does not align with the original intent of Pocatello's infill code. According to Pocatello Municipal Code §17.05.300, "The purpose of the infill and redevelopment standards is to encourage compatible development in established areas on vacant, under utilized, or partially used land." Infill development is meant to encourage affordable housing and utilization of vacant, underutilized, or challenging parcels within the city limits, not to incentivize demolition of historically significant structures for the purpose of increasing density.

The property at 409 Washington is not a neglected lot or remnant parcel. It is the last remaining structure tied to the historic city of Alameda. Approving this request would not only misapply the infill code, but set a troubling precedent. Developers could be encouraged to acquire and demolish existing buildings regardless of their cultural or architectural value under the guise of "infill," eroding the character of established neighborhoods in direct contradiction to the vision laid out in the Pocatello 2040 Comprehensive Plan.

The 2040 Plan highlights neighborhood identity, historic preservation, and cultural continuity as key values. Supporting this rezone would be inconsistent with those stated goals. Infill development is intended to fill gaps, not to create them by removing existing structures.

I urge the commission to consider both the spirit and the substance of our city's planning tools and vote no on this rezoning request. Preserving the integrity of our neighborhoods, and the authenticity of places like 409 Washington, is essential if Pocatello is to grow in a way that honors its past and protects its future.

Thank you for your time and consideration.

Best,
Whitney Fenwick

Whitney Fenwick, MPA

From: [Katie Hickok](#)
To: [Planning](#)
Subject: 409 Washington ave
Date: Tuesday, July 8, 2025 3:56:47 PM

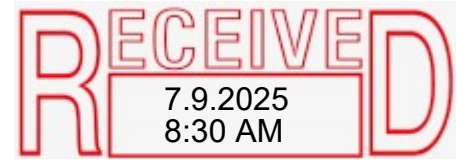


Please, the neighborhood urges you to discontinue the plan for tearing down the historic firehouse. Consider using it for other neighborhood amenities or gifting it.

The city certainly doesn't need to do this. Consider giving it as a gift to neighborworks and let them take care of it.

Come on!

From: [Brenda Brenchley](#)
To: [Planning](#)
Subject: Old Alameda Fire House City of Pocatello Planning
Date: Tuesday, July 8, 2025 6:57:39 PM



I usually keep my opinions to myself but your plan to tear down the old fire house and try to put in a ridiculous number of duplexes in that small space is unacceptable.

There more than enough apartments, etc. being built in Pocatello and Chubbuck.

Whatever deal was made on that property is not worth ruining the nice neighborhood on Washington Avenue. I live one block over, really just around the corner and we DO NOT need more traffic on our roads.

Please reconsider this proposed plan.

Sincerely,
Brenda Brenchley
396 Wayne Ave.

From: [Lisa Coleman](#)
To: [Planning](#)
Subject: Objection to the the 409 Washington Preliminary Plat.
Date: Wednesday, July 9, 2025 9:30:25 AM



Sell it to the Hulet's.
We already have a bunch of small duplexes that no one can afford to rent.
Not to mention all the new construction going on. Again, only those moving into Idaho can afford to rent or own these anyway.
Please don't get rid of all the history that makes Pocatello Great!
It's not like this is the only piece of land in Pocatello.
Follow the policies and rules that have been put in place for a reason. Quit changing the meaning of things to fit your own agenda.
Please.
Lisa

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Best regards,

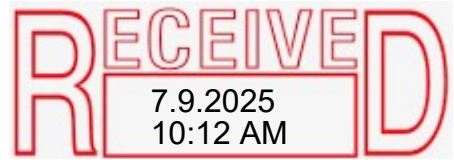
Lisa Coleman

Admin Asst I | Dept of Psychology

Garrison #63 | Room 427
921 S 8th Ave, Stop 8112 | Pocatello, Idaho 83209
[\(208\) 282-2462](tel:2082822462) | lisacoleman@isu.edu



From: [MJ](#)
To: [Planning](#)
Subject: Alameda fire station
Date: Wednesday, July 9, 2025 10:12:26 AM

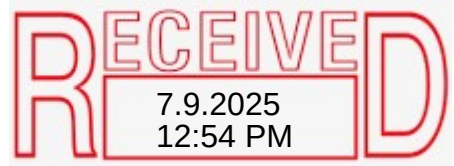


To whom it may concern,

I am a resident in the Alameda area and I am opposed to the removal of the old fire station. I believe we should preserve that history. I'm extremely opposed to several duplexes being built on that land. It doesn't fit with the neighborhood. The congestion of that many more people and that many more cars is a terrible idea.

Concerned,
Jill Eames
Sent from my iPhone

From: [Cathy Story](#)
To: [Planning](#)
Subject: Alameda Fire Station
Date: Wednesday, July 9, 2025 12:54:50 PM



To whom it may concern,

I grew up in this neighborhood and is it disheartening to hear that it is in your plans to tear down the historic Alameda Fire Station only to build more duplexes. Mind boggling, to say the least. I ask that you reconsider keeping the Fire station up and relocating duplexes elsewhere. It is becoming an eyesore seeing all these apartments and duplexes go up especially in neighborhoods that have raised their kids in nice quiet safe places. Please be mindful of the local neighbors in the old Alameda zone. They don't deserve this!!

Thank you!

Cathy

From: [Babb, Becky](#)
To: [McCulla, Aceline](#)
Subject: Comment for 420 Washington
Date: Wednesday, July 9, 2025 2:30:31 PM
Attachments: [image001.png](#)



Susie Rupp of 815 Lucille, 208-232-1213, opposes the application.



Becky Babb

Planning Manager
Planning & Development Services
Phone: (208) 234-6278
www.pocatello.gov

From: [Susan Carter](#)
To: [Planning](#)
Subject: 409 Washington
Date: Wednesday, July 9, 2025 2:31:08 PM



I object to the old Alameda Fire Station being demolished and replaced by multiple occupancy dwellings. I was a resident of Alameda and now reside in Pocatello.

The Alameda Fire Station is a historic property, and I would hate to see it torn down. If it cannot be saved it should only be replaced by one single family house.

Susan Carter

From: [Retha Cain](#)
To: [Planning](#)
Subject: 429 Washington
Date: Wednesday, July 9, 2025 4:01:18 PM

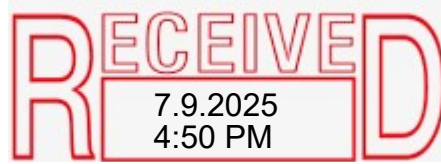


This is in regard to the property on Washington Ave. I feel the city has intentionally let this property get in a dilapidated state so they could argue that they can't afford to keep it up! Therefore, it's in Blads best interest to make a deal with some developer to tear it down and put in apartments! There's an offer to buy it and make it into something that would benefit the community/neighborhood.

I'm definitely opposed!

Retha Cain

From: [Brenda Pollard](#)
To: [Planning](#)
Subject: Washington street fire dpt building
Date: Wednesday, July 9, 2025 4:50:52 PM



Good afternoon, I would like to share my feelings about the proposed change and demolition of the property on the 400 block of Washington street. I grew up on the 500 block of Washington in the 60s and 70s and loved the experience of being so close to a fire department and interacting with the firemen. For me this is as historical of a site as there can be in my Pocatello history.

Since that time I have lived within a mile of the area and have enjoyed the continued neighborhood feeling of the beautiful homes on that block. It seems to me that putting multi-family units crowded into the small space the former fire station occupies would ruin the ambiance of the entire block.

I hope you will reconsider the use and future... and include the neighborhood association in planning for more appropriate use of the historic Alameda fire station.

Thank you for your time and consideration.

Brenda Pollard
208-233-3543
115 Taft Ave, Pocatello, ID 83201

Jean

Bill Davidson
421 Wayne Avenue
Pocatello, ID 83201



July 9, 2025

To Whom It May Concern:

I respectfully request that my letter be read aloud into the minutes of your meeting.

Those of you in attendance probably have no idea who I am so please indulge me as I explain. My family has lived in the Alameda District of Pocatello for over 52 years. My husband, Bill Davidson, was well known for his protective work towards preservation of open spaces and wildlife and establishment of the flourishing Sagebrush Steppe Land Trust covering 7 southeast Idaho counties. I've served as a Realtor, business owner, administrator at Idaho State University, and the list goes on. My kids have grown up knowing their voices would be heard if they stand up and speak out for causes they believe in. My daughter Marjanna has spearheaded more beneficial acts benefiting the community than I can even count anymore. My son, Darryn, serves now on the Pocatello Historical preservation committee.

With that said, I wish to add my voice to the cause of preserving and protecting the historic structure known as the Alameda Firehouse, formerly the free clinic.

Efforts being made by the City and developers to demolish the building and replace it with small duplex properties is not acceptable. As a family, Davidson Consulting Corporation offered to purchase the building and restore it. Our offers have been disregarded by the City.

You might ask, what could be done with the property if it is not destroyed. Small offices could be developed to offer neighborhood watch services; to provide neighborhood libraries and book exchanges; to provide community committee

spaces; to offer neighborhood development services. The list goes on. Our sincere desire is to better the Alameda Area and the City of Pocatello.

I request that the City preserve the Firehouse and support our efforts to aid in making our community even better than it already is. Please stand with us.

Sincerely,

A handwritten signature in blue ink that reads "Jean Davidson". The signature is written in a cursive, flowing style. The first name "Jean" is written in a larger, more prominent script, and "Davidson" follows in a similar but slightly smaller script. The ink is a vibrant blue.

Jean Davidson

50

PP 25-0003

pg 1 of 3

Petition Opposing the 409 Washington Preliminary Plat

We are opposed to the City of Pocatello's proposed preliminary plat for the 409 Washington property.

Specifically, we object to dividing the property into 8 separate parcels, with a goal of placing 4 duplexes on the property. We also object to the City's plans to condemn and demolish the historic Alameda Fire House at 429 Washington.

Please do not approve this proposal.

Signature	Printed Name	Address
1. <i>[Signature]</i>		409 Wagon
2. <i>[Signature]</i>		409 Wagon
3. <i>[Signature]</i>		654 E. Walnut
4. <i>[Signature]</i>		654 E. Walnut
5. <i>[Signature]</i>		5761 S. 5th Ave
6. <i>[Signature]</i>		426 Park Ave
7. <i>[Signature]</i>		437 Park Ave
8. <i>[Signature]</i>		461 Park Ave
9. <i>[Signature]</i>		461 Park Ave
10. <i>[Signature]</i>		483 Park Ave
11. <i>[Signature]</i>		493 Park Ave
12. <i>[Signature]</i>		493 Park Ave
13. <i>[Signature]</i>		496 Wayne Ave
14. <i>[Signature]</i>		429 Wayne Ave
15. <i>[Signature]</i>		483 Park Ave
16. <i>[Signature]</i>		483 Park Ave
17. <i>[Signature]</i>		1323 East Lander St
18. <i>[Signature]</i>		521 W. 5th Ave

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Signature

Printed Name

Address

1. Pat Hokanson Pat Hokanson 416 Wayne Ave.
2. Jill Dela Cruz Jacqueline DelaCruz 422 Wayne Ave
3. Don Jackson Don Jackson 422 Wayne Ave
4. Keith Emery Keith Emery 442 Wayne Ave
5. Mark Thompson 450 Wayne Ave
6. Cheryl Belyne 456 Wayne Ave
7. Yusef Belyne 456 Wayne Ave
8. Maria Rhoades 459 Wayne Ave
9. David Rhoades DAVID RHODES 459 WAYNE AVE
10. Connor Rhoades CONNOR RHODES 459 Wayne Ave
11. Kellen Morris Kellen Morris 475 Wayne
12. Brea Morris Brea Morris 475 Wayne
13. Carol Keifer Carol Keifer 411 Wayne
14. Fredie Keifer Fredie Keifer 411 Wayne
15. _____
16. _____
17. _____
18. _____

np

PP 25-0003 3 of 3

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Signature	Printed Name	Address
1.	MARK MOREAU	440 WASHINGTON AVE
2.	BOB NEWBOLD	485 WASHINGTON AVE
3.	KELLY SUGIHARA	489 WASHINGTON AVE
4.	BARB POTTORFF	375 WASHINGTON AVE
5.	CORI ANN CORDELL	337 WASHINGTON AVE
6.	BOB ROGERS	332 WASHINGTON AVE
7.	TAUNA CARNEY	348 WASHINGTON AVE
8.	JOHEENE HARRISON	400 WASHINGTON AVE
9.	KOLBY CAIN	420 WASHINGTON
10.	TIFFANY SANDUSKY	475 E WALNUT ST.
11.	KATHERINE VERNON	405 WILLARD AVE
12.	DANIEL A VERNON	405 WILLARD AVE
13.	SHARAUN BAKER	366 WASHINGTON AVE
14.	MATT BAKER	366 WASHINGTON AVE
15.	GRACIE BAKER	366 WASHINGTON
16.	ANDREW PERRY	397 4 WARREN
17.	TERESA SCHLANG-STRICKER	385 WASHINGTON
18.	BARRY D. HULET	353 WASHINGTON AVE