

**April 05, 2022 - 7:00 p.m.**  
**City Annex Building, Council Chambers**  
**680 Park Avenue**  
**MEETING AGENDA**

The Planning Commission and Staff welcome you to tonight's meeting. We appreciate and encourage public participation. For regular agenda items, an opportunity for public comment is provided following the staff report. However, the formality of procedures varies with the purpose and subject of the agenda item; therefore, the Chair may exercise discretion in deciding if and when to allow public comment during the course of the proceedings and limitations may be placed on the time allowed for comments. Please note that City of Idaho Falls Planning Commission meetings are live streamed at [www.idahofallsidaho.gov](http://www.idahofallsidaho.gov) and archived. Thank you for your interest in City Government.

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**Call to Order:**

**Minutes:** March 1, 2022

**Public Hearing(s):**

1. **ANNX22-002: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of R2, Mixed Residential for 10.9 acres located in the SE 1/4 of Section 31, Township 2 North, Range 38 East.** Generally located north of E 49th S, east of S 5th W, south of Castlerock Ln, west of S Holmes Ave.<sup>1</sup>
2. **ANNX22-003: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of R2, Mixed Residential with Airport Overlay Limited Development Zone in the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 2 North, Range 37 East.** Generally located north of Pancheri Dr, east of Boxwood Dr, south of Bellin Cir, west of S Bellin Rd.<sup>1</sup>
3. **ANNX22-007: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of R1, Single Dwelling Residential of 1.446 Acres which consists of the Gustafson Lateral Canal.** Generally located north of W 81st S, east of S 15th W, south of W 6th S, west of Broyhill Ave.<sup>1</sup>
4. **PLAT21-037: PRELIMINARY PLAT. Wasatch Apple Subdivision.** Located between Home Depot and Community Park near the Apple.<sup>2</sup>
6. **PUD21-007: PLANNED UNIT DEVELOPMENT. Casseopeia Town Homes.** Generally located north of Lola St, east of Grace Ave, south of Cassiopeia St, west of N Saturn Ave.<sup>1</sup>

**Business:**

5. **PLAT22-006: FINAL PLAT. Fairway Estates Division No. 26.** Generally located north of Saddle Rock Ln, east of Cypress Creek, south of W 65th N, west of N 5th E.<sup>1</sup>

Idaho Falls believes in public participation and has identified four methods of participation.

1. **Live Meeting Attendance:** Members of the public may attend and provide testimony in person.
2. **Via Livestream on the Internet:** The public may view the meeting at [www.idahofallsidaho.gov](http://www.idahofallsidaho.gov)
3. **Email:** Public comments may be shared with the Planning Board via email at [kbeutler@idahofallsidaho.gov](mailto:kbeutler@idahofallsidaho.gov). Emails or other written testimony must be received no later than 5:00 p.m. on the Monday prior to the meeting.
4. **Live Virtual Meeting Attendance:** Members of the public wishing to participate in a live meeting that has been legally noticed for this agenda may do so remotely through the WebEx meeting platform with a phone or a computer. This platform will allow citizens to provide testimony at the appropriate time. Those desiring meeting access may send a valid and accurate email address to [apeterson@idahofallsidaho.gov](mailto:apeterson@idahofallsidaho.gov) no later than 11:00 a.m. on April 5<sup>th</sup> so log-in information can be sent to you prior to the meeting **OR** follow this link which will also access the meeting <https://tinyurl.com/IFPC3122>

Copies of the above applications and plans are on file in the Planning Department and available for review by interested individuals during regular business hours. Questions concerning these requests should be directed to the City of Idaho Falls, Planning Division at 680 Park Avenue, 612-8276. Following said hearings, any and all lawful zoning regulations, restrictions, and district boundaries, may be established upon any and all of said lands. At said hearings, all parties in interest and citizens of Idaho Falls shall have an opportunity to be heard in relation to all matters pertaining to said requests. The Chairperson may impose reasonable time limits on the statements given to assure completion of the meeting's agenda. If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact Ann Peterson at 612-8276 or ADA Coordinator Lisa Farris at 612-8323 and every effort will be made to adequately meet your needs.

<sup>1</sup> Planning Commission recommends to City Council

<sup>2</sup> Planning Commission approves or denies