

Agenda Item #8

**POCATELLO CITY COUNCIL
HEARING: OCTOBER 1, 2026
EXECUTIVE SUMMARY**

REQUEST:

Dakota Worrell has submitted a Zoning Map Amendment application to rezone property located at 3934 Jason Avenue from Commercial General (CG) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Commercial (C) to Mixed-Use (MU).

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 September 9, 2026 finding the application meets the standards for approval under section 17.02.170.F and 17.02.120.C of Pocatello City Code as outlined in the Planning & Zoning Commission's Findings of Fact & Recommendation (see attachment A).

ATTACHMENTS:

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

FINDINGS OF FACT & RECOMMENDATION

CITY OF POCA TELLO

PLANNING & ZONING COMMISSION

HEARING SEPTEMBER 9, 2026

APPLICANT: Dakota Worrell

REQUEST: Map Amendment

GENERAL LOCATION: 3934 Jason Avenue

FILE: MA26-006

STAFF: Jim Anglesey, Long-Range Senior Planner

- I. GENERAL BACKGROUND:** Dakota Worrell has submitted a Map Amendment application to rezone the subject property from Commercial General (CG) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Commercial (C) to Mixed-Use (MU). The subject property consists of 2.03 acres (more or less) of land including lots 16-19, Block 2 of Palmer Tracts and is currently undeveloped.
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of September 9, 2026. Jim Young, representing the applicant, provided a summary of the proposed Map Amendment application. Staff provided a brief presentation and recommendation regarding the application. There were comments from the public provided both neutral and opposed.
- III. NOTIFICATION:** Notice was posted on the subject property and published in the Idaho State Journal on August 25, 2026. All property owners within three hundred feet (300') of the external boundaries of the subject property were 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.
- 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 & 17.02.120.C):				
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>	Currently there is no transition between commercial and residential zoning. The proposed rezone would soften the transition which the RCP zoning district is intended to accomplish. This corresponds with the Mixed-Use designation on the Future Land Use map with the same intention of creating transitions between residential and commercial zones. Many areas of the Future Land Use Map demonstrate this intention while some areas unintentionally lack this transition. This transition zone helps reduce land use conflicts which would be beneficial to the existing neighborhood.
☒	☐	☐	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 RCP zoning district is designed to accommodate a mix of residential, professional office, and neighborhood commercial uses 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 serve as a buffer between residential areas and

				commercial and/or industrial areas.” The proposed change will blend with surrounding development seeing that nearby developments include a mix of multi-family, single-family, and commercial uses. The property will serve as the transition between the residential and commercial zone as intended.
☒	☐	☐	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>Finding</i>	This property is currently undeveloped and historically has had transient commercial or light industrial uses according to historic aerial imagery. The property is flat and serves as a natural transition between residential and commercial uses.
☒	☐	☐	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>Finding</i>	The subject property is surrounded by existing residential and commercial development and all utilities and services are readily available. Bannock Transportation Planning Organization classifies Jason Avenue, McDougall Street, and Samuel Street as Local Streets and S. 5th Avenue as a Minor Arterial. The property is in close proximity to Interstate-15.
☒	☐	☐	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>Finding</i>	With the subject property being in between commercial and residential uses, it serves as a natural option for a mix of land uses including commercial and high density residential.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Finding</i>	The adopted Future Land Use Map designation for the subject property is Commercial (C), however, the applicant is proposing an amendment to the Future Land Use Map to redesignate the subject property to Mixed-Use (MU) which is consistent with the proposed zoning district of RCP. This proposed change would help soften the transition between residential and commercial zoning districts which is the intention of the RCP zone and Mixed-Use designation.
☐	☐	☒	17.02.120.C1	If the request is to correct an error on the future land use map, please describe the error.
			<i>Finding</i>	There is not an error in the Future Land Use Map regarding its current Commercial designation. However, this location lacks the transition that is present in a majority of instances between residential and commercial zones.
☐	☐	☒	17.02.120.C2	If the request is to recognize substantial changes in the actual conditions of the area, please describe the changes.
			<i>Finding</i>	There have not been any substantial changes in the actual conditions of the area but the area lacks the intended transition between residential and commercial zones. The request to add such transition is reasonable and staff supports this to reflect such transition that is present in a majority of other similar areas in the city of Pocatello.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommended **approval** of the Map Amendment application from Dakota Worrell to rezone the subject property from Commercial General (CG) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Commercial (C) to Mixed-Use (MU) finding the application meets the standards for approval under Chapters 17.02.170.E and 17.02.120.C. Criteria for Review of Pocatello City Code.



Rich Phillips, Chairman
City of Pocatello Planning & Zoning Commission
Authorized to sign 9/9/2026

STATE OF IDAHO)

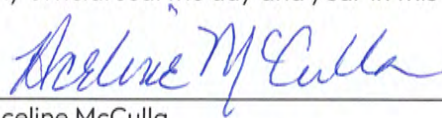
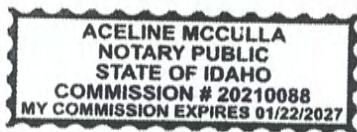
ss:

County of Bannock)

On this 11th day of September 2026, before me, the undersigned, a Notary Public in and for the Idaho State, personally appeared Chairman Rich Phillips of the City of Pocatello Planning and Zoning Commission, 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.

Seal



Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho

**PLANNING & ZONING COMMISSION
HEARING: SEPTEMBER 9, 2026
STAFF REPORT**

FILE: MA26-006

APPLICANT: Dakota Worrell
OWNER: Pocatello Storage South LLC
REQUEST: Map Amendment
GENERAL LOCATION: 3934 Jason Avenue
STAFF: Jim Anglesey, Long-Range Senior Planner

SUMMARY & CONDITIONS:

In consideration of the application, Staff concludes that the proposed Map Amendments are **compliant** with Pocatello City Code Sections 17.02.120.C & 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 Map Amendment application from Dakota Worrell to rezone the subject property from Commercial General (CG) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Commercial (C) to Mixed-Use (MU), finding the application meets the standards for approval under sections 17.02.120.C & 17.02.170.E of Pocatello City Code, and authorize the Chair or Vice Chair to sign the Findings of Fact & Recommendation.

2. Denial of the Application: “Move to recommend **denial** of the Map Amendment application from Dakota Worrell, finding the application **does not** meet the standards for approval under sections 17.02.120.C & 17.02.170.E of Pocatello City Code (**state reason for denial**) and authorize the Chair or Vice Chair to sign the Findings of Fact & Recommendation.

GENERAL BACKGROUND:

Request: Dakota Worrell has submitted a Map Amendment application to rezone the subject property from Commercial General (CG) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Commercial (C) to Mixed-Use (MU).

Physical Characteristics of the Site: The subject property consists of 2.03 acres (more or less) of land including lots 16-19, Block 2 of Palmer Tracts and is currently undeveloped.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on August 25, 2026. 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. Site Map, Future Land Use Map Designation, and 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 & 17.02.120.C):				
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>	Currently there is no transition between commercial and residential zoning. The proposed rezone would soften the transition which the RCP zoning district is intended to accomplish. This corresponds with the Mixed-Use designation on the Future Land Use map with the same intention of creating transitions between residential and commercial zones. Many areas of the Future Land Use Map demonstrate this intention while some areas unintentionally lack this transition. This transition zone helps reduce land use conflicts which would be beneficial to the existing neighborhood.
			<i>Applicant Response</i>	The requested rezone from Commercial General (CG) to Residential/Commercial/Professional (RCP) aligns the property's zoning with its actual surroundings and with the RCP district's stated purpose. The property at 3934 Jason Avenue is bordered on three sides by duplexes and other multi-family residential uses, with Light Industrial zoning on the fourth side. The zoning ordinance expressly provides that RCP developments may serve as a buffer between residential areas and industrial areas — precisely the transition this site needs and that CG does not provide. The intended use is a cottage home community, similar to Steel Hollow in Pocatello. RCP permits residential development at RH-district densities, making it well suited to this housing type, while CG permits residential only above ground-floor commercial storefronts — a regional-commercial building form out of

				character with the surrounding neighborhood. The rezone would allow the site to add needed housing at a scale that complements adjacent homes rather than competing with them. The property is also a gateway parcel — among the first things visitors see entering Pocatello from Exit 67. It currently sits vacant and overgrown. An attractive cottage community would replace a neglected lot with a welcoming entrance to the city, expand the tax base, and put existing infrastructure to use. Finally, the rezone reduces potential land use conflicts: RCP uses generate less traffic and noise than the full range of CG uses, and development must meet the City's transitional buffer standards protecting adjoining residential zones. While the Future Land Use Map currently designates this area CG, the surrounding development pattern is predominantly residential, and RCP better implements the Comprehensive Plan's goals for compatible infill, housing supply, and attractive community gateways.
☒	☐	☐	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 “The RCP zoning district is designed to accommodate a mix of residential, professional office, and neighborhood commercial uses 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 serve as a buffer between residential areas and commercial and/or industrial areas.” The proposed change will blend with surrounding development seeing that nearby developments include a mix of multi-family, single-family, and commercial uses. The property will serve as the transition between the residential and commercial zone as intended.
			<i>Applicant Response</i>	The uses permitted in the RCP district are, by design, the uses most compatible with the property's surroundings. The parcel is bordered on three sides by duplexes and other multi-family residential uses, and RCP permits residential development consistent with the density and standards of the RH district. A cottage home community — the intended use — is therefore a direct extension of the established residential pattern on Jason Avenue, matching the neighborhood in scale, character, and intensity. Beyond residential, the RCP district permits only neighborhood-scale, low-impact uses: professional and business offices, personal services, convenience retail, and restaurants. These are uses that serve nearby residents, operate primarily during daytime hours, and generate modest traffic — in contrast to the current CG zoning, which permits the full range of regional retail, drive-through, and auto-oriented commercial uses adjacent to homes. More intensive uses in RCP, such as medical

				centers or utilities, are allowed only through the conditional use permit process, giving the City discretionary review before anything of greater intensity could locate on the site. On the fourth side, where the property abuts Light Industrial zoning, the RCP district functions exactly as the ordinance intends — as a buffer stepping down from industrial to residential intensity. Residential uses within RCP must also meet the City's bulk, placement, and transitional buffer standards where they adjoin residential zones, further ensuring compatible setbacks and building forms. In short, every use permitted outright in RCP is either identical to the surrounding residential uses or a small-scale service use meant to coexist with them, while the district simultaneously provides the transition the code envisions between the neighborhood and the adjacent industrial 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 and historically has had transient commercial or light industrial uses according to historic aerial imagery. The property is flat and serves as a natural transition between residential and commercial uses.
			<i>Applicant Response</i>	The subject site is physically well suited for the residential and neighborhood-scale uses permitted under RCP zoning. The parcel is flat, with no significant slopes, drainage problems, or topographic constraints, making it readily developable for a cottage home community without extensive grading or site remediation. Municipal infrastructure is already in place. The site has ready access to City water and sewer service, and existing utilities are adequate to serve residential development at the densities permitted in the RCP district. Because RCP limits development to residential and small-scale office and commercial uses, the demand placed on public facilities and services — water, sewer, drainage, police, and fire protection — would be equal to or less than what the current CG zoning could generate. Site access and circulation are also strong. The parcel accommodates multiple points of entry and exit, allowing traffic to be distributed safely rather than concentrated at a single access point, and provides ample area for on-site parking to meet the City's off-street parking standards without spillover onto neighborhood streets. Its location near the Exit 67 interchange gives residents direct access to a major transportation route — consistent with the RCP district's purpose of locating mixed residential and neighborhood commercial uses near major transportation facilities — while keeping that traffic from cutting through the adjacent residential blocks. Taken together — flat terrain, existing water and sewer availability, adequate parking area, and safe, multiple access points — the site presents no

				physical limitations to development at the type and intensity RCP permits, and is in fact better matched to that intensity than to the regional commercial intensity contemplated by its current CG designation.
☒	☐	☐	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>	The subject property is surrounded by existing residential and commercial development and all utilities and services are readily available. Bannock Transportation Planning Organization classifies Jason Avenue, McDougall Street, and Samuel Street as Local Streets and S. 5 th Avenue as a Minor Arterial. The property is in close proximity to Interstate-15.
			<i>Applicant Response</i>	The uses permitted under RCP zoning would be adequately served by existing public facilities and services, all of which are already in place at this location. Thoroughfares: The site fronts Jason Avenue and lies in close proximity to the Exit 67 interchange, providing direct access to the regional transportation network. Traffic generated by a cottage home community or other RCP-permitted neighborhood-scale uses can reach the highway without routing through adjacent residential blocks. The site's multiple entry and exit points further distribute trips safely. Notably, the trip generation of RCP uses is equal to or lower than the regional retail and commercial traffic the current CG zoning could produce, so the rezone reduces potential demand on area streets. Police and fire protection: The property is within the established service areas of the Pocatello Police Department and Pocatello Fire Department, which already serve the surrounding residential neighborhood and nearby industrial 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>	With the subject property being in between commercial and residential uses, it serves as a natural option for a mix of land uses including commercial and high density residential.
			<i>Applicant Response</i>	The uses permitted in the RCP district are compatible with adjacent land uses across every measure of scale, mass, coverage, density, and intensity — and in most respects are a better fit than the site's current CG zoning. Scale and mass: The surrounding neighborhood on three sides consists of duplexes and other multi-family residential structures of modest height and footprint. The intended cottage home community is composed of small, detached single-story or story-and-a-half dwellings — a building form equal to or smaller in scale and mass than the

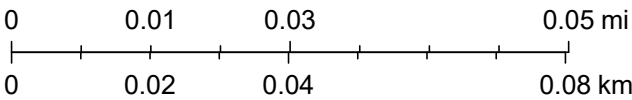
				adjacent duplexes. By contrast, the current CG designation permits large-format regional commercial buildings with expansive footprints that would be out of proportion to the neighborhood. The zoning ordinance further requires that residential uses in RCP meet the bulk and placement standards of the RH district, ensuring building heights, setbacks, and forms consistent with residential development, with additional transitional buffer setbacks.
☒	☐	☐	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 Commercial (C), however, the applicant is proposing an amendment to the Future Land Use Map to redesignate the subject property to Mixed-Use (MU) which is consistent with the proposed zoning district of RCP. This proposed change would help soften the transition between residential and commercial zoning districts which is the intention of the RCP zone and Mixed-Use designation.
			<i>Applicant Response</i>	The Future Land Use Map currently designates the subject property as Commercial (C). The applicant acknowledges that the RCP zoning district is implemented through the Mixed-Use (MU) designation rather than the Commercial designation, and is therefore requesting a concurrent Future Land Use Map Amendment re-designating the property from Commercial (C) to Mixed-Use (MU) so that the proposed zoning and the Comprehensive Plan will be fully consistent. The Mixed-Use designation is the correct designation for this property. The Comprehensive Plan describes Mixed-Use areas as those that allow a mixture of compatible residential and commercial uses within a structure or development, or areas that serve as a transition between a residential and a commercial zone — a description that fits this parcel precisely. The property is surrounded on three sides by duplexes and multi-family residential uses and abuts Light Industrial zoning on the fourth side; it is, by its very location, a transition parcel.
☐	☐	☒	17.02.120.C1	If the request is to correct an error on the future land use map, please describe the error.
			<i>Staff Review</i>	There is not an error in the Future Land Use Map regarding its current Commercial designation. However, this location lacks the transition that is present in a majority of instances between residential and commercial zones.
			<i>Applicant Response</i>	N/A
☐	☐	☒	17.02.120.C2	If the request is to recognize substantial changes in the actual conditions of the area, please describe the changes.

			<i>Staff Review</i>	There have not been any substantial changes in the actual conditions of the area but the area lacks the intended transition between residential and commercial zones. The request to add such transition is reasonable and staff supports this to reflect such transition that is present in a majority of other similar areas in the city of Pocatello.
			<i>Applicant Response</i>	N/A

3934 Jason Avenue



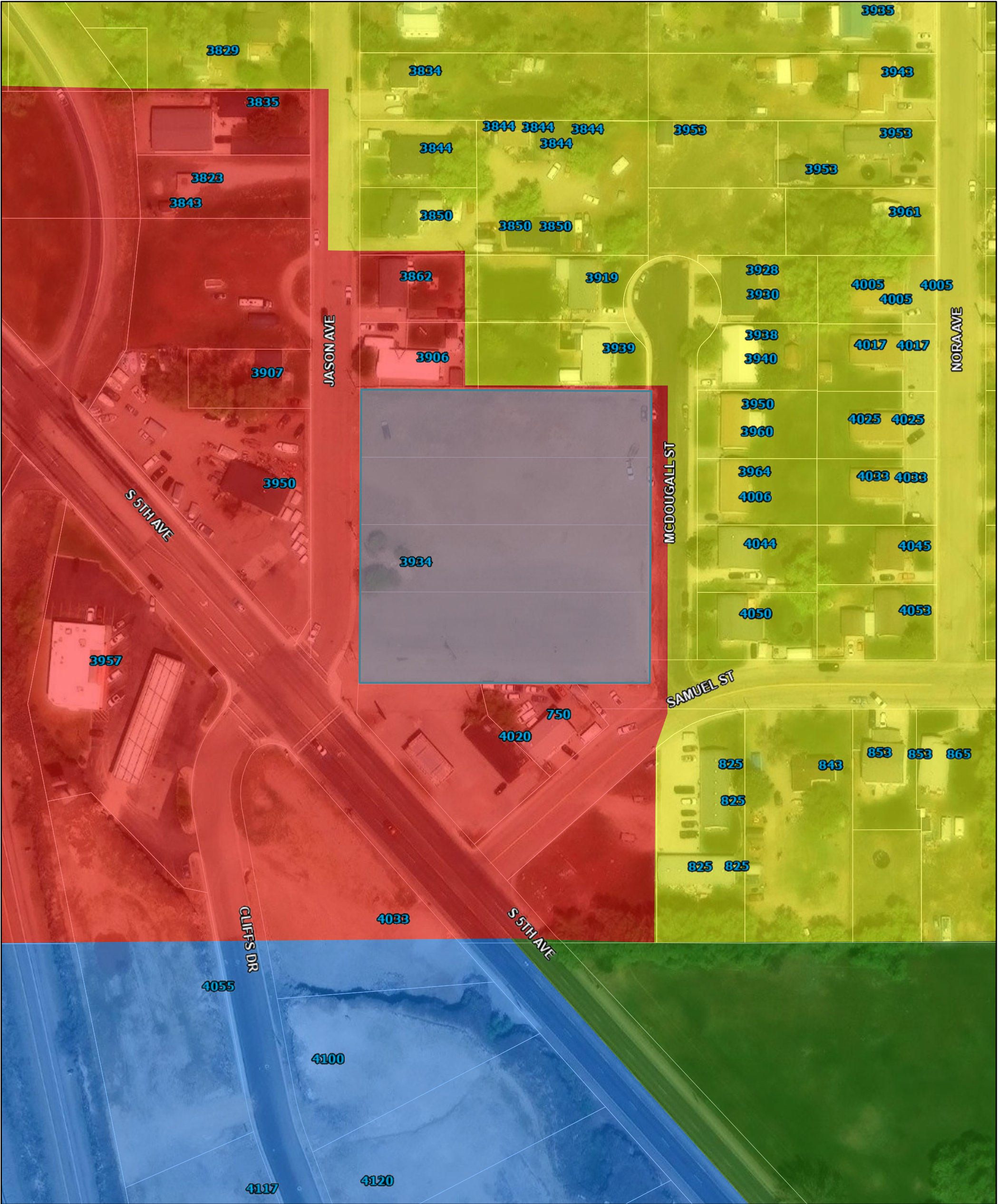
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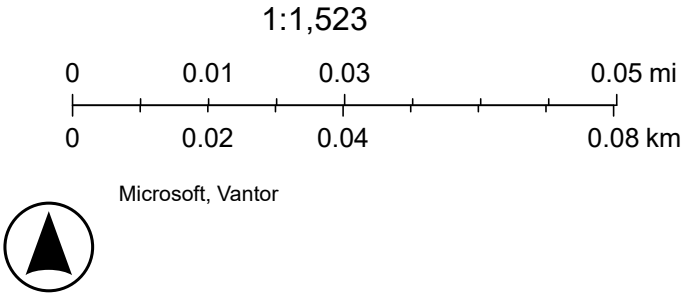
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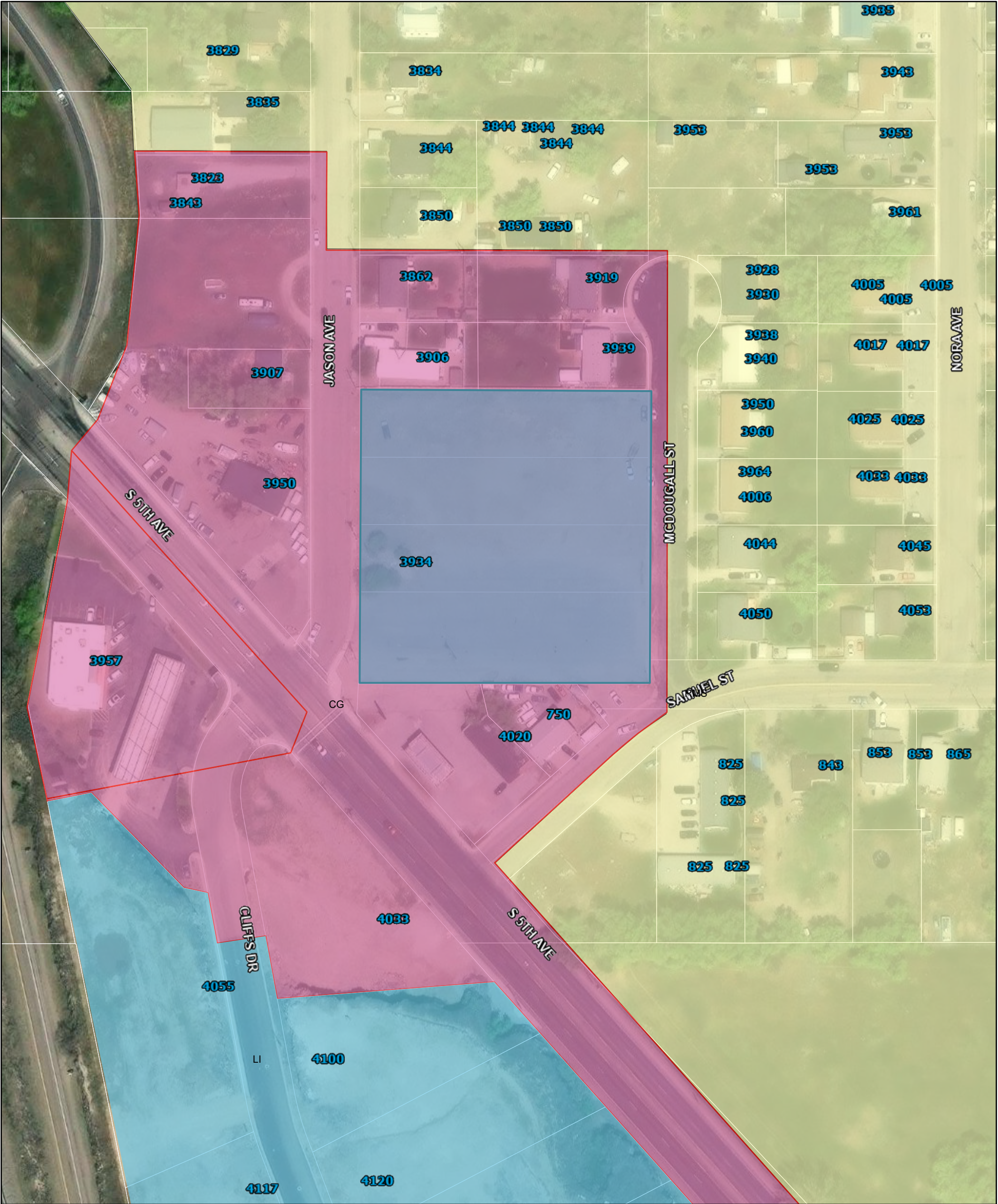
Future Land Use Map



- Commercial
- Industrial
- Residential
- Open Space



Current Zoning Map



- Zoning Areas
- Commercial General (CG)
 - Light Industrial (LI)
 - Residential Medium Density Single Family (RMS)

