

Agenda Item #7

**POCATELLO CITY COUNCIL
HEARING: SEPTEMBER 3, 2026
EXECUTIVE SUMMARY**

REQUEST:

Stewart Ward of Dioptra, LLC has submitted a Zoning Map Amendment application to rezone property addressed as 215 West Halliday Street and 621 South Harrison Avenue from Light Industrial (LI) to Residential/Commercial/Professional (RCP).

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 August 12, 2026 finding the application meets the standards for approval under section 17.02.170.E of Pocatello City Code as outlined in the 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

ATTACHMENT A
CITY COUNCIL
SEPTEMBER 3, 2026

FINDINGS OF FACT & RECOMMENDATION

CITY OF POCATELLO

PLANNING & ZONING COMMISSION

HEARING AUGUST 12, 2026

APPLICANT: Stewart Ward of Dioptra, LLC

REQUEST: Map Amendment

GENERAL LOCATION: 215 W Halliday St. & 621 S Harrison Ave.

FILE: MA26-003

STAFF: Jim Anglesey, Long-Range Senior Planner

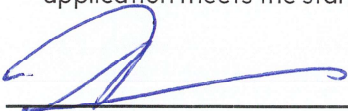
- I. GENERAL BACKGROUND:** Stewart Ward of Dioptra, LLC has submitted a zoning map amendment to rezone the subject property from Light Industrial (LI) to Residential/Commercial/Professional (RCP). The site addressed as 215 W. Halliday St. and 621 S. Harrison Ave. is comprised of Lots 1-4 of Block 438 of the Pocatello Townsite. The property is currently developed with two (2) multi-family residential structures and one (1) detached residential dwelling unit.
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of August 12, 2026. The applicant provided a summary of the proposed map amendment. Staff provided a brief presentation and recommendation regarding the application. There were no comments from the public provided.
- III. NOTIFICATION:** Notice was posted on the subject property and published in the Idaho State Journal on July 28, 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 zoning 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 Light Industrial (LI) to Residential/Commercial/Professional (RCP) aligns with the City's Future Land Use Map where the property is designated Mixed-Use (MU). Adjacent properties are zoned Light Industrial (LI), Industrial (I), and Commercial General (CG), however, existing development includes industrial uses, commercial, and residential. This mix of uses is more reflective of its mixed-use designation than the existing zoning.
☒	☐	☐	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 and meet the purpose and intent of the RCP zone.

☒	☐	☐	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>	The subject site would be physically suitable for the types and intensities of uses permitted in the RCP 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.
			<i>Finding</i>	All utilities and services are readily available to the subject property. Bannock Transportation Planning Organization classifies both Halliday and Harrison as Local Streets which are in close proximity to S. Main St. which is designated as a Principal 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.
			<i>Finding</i>	Uses permitted in the RCP zoning district would be compatible to existing development. If the site were to redevelop, the following use examples would be permitted by right: Professional offices, motor vehicles servicing/repair, consumer services, retail, eating and drinking establishments, bed and breakfasts, various civic or religious uses, and high density residential (based off of total square footage, property is eligible for infill development up to nineteen (19) residential units). For all permitted uses, please refer to Pocatello Code §17.03.500. For applicable development standards, please refer to §17.03.600, §17.04.220, and §17.05.
☒	☐	☐	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 Mixed-Use (MU), which is consistent with the proposed rezone.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommended **approval** of the Map Amendment application from Stewart Ward of Dioptra, LLC to rezone the subject property from Light Industrial (LI) to Residential/Commercial/Professional (RCP) finding the application meets the standards for approval under Chapters 17.02.170 E. Criteria for Review of Pocatello City Code.



Rich Phillips, Chairman
City of Pocatello Planning & Zoning Commission
Authorized to sign 8/12/2026

STATE OF IDAHO)

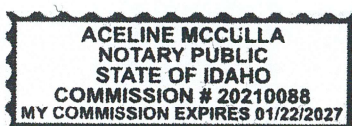
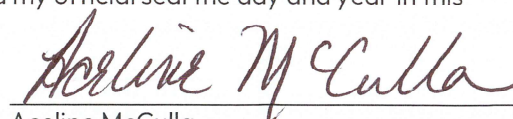
SS:

County of Bannock)

On this 13th day of August 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

ATTACHMENT B
CITY COUNCIL
SEPTEMBER 3, 2026

**PLANNING & ZONING COMMISSION
HEARING: AUGUST 12, 2026
STAFF REPORT**

FILE: MA26-003

APPLICANT: Stewart Ward of Dioptra, LLC
OWNER: Pro Equity Holdings, LLC
REQUEST: Map Amendment
LEGAL DESCRIPTION: Lots 1-4 Block 438 Pocatello Townsite
GENERAL LOCATION: 215 W Halliday St. & 621 S Harrison Ave.
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 Stewart Ward to rezone the subject property from Light Industrial (LI) to Residential/Commercial/Professional (RCP), finding the application meets the standards for approval under section 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 Zoning Map Amendment application from Stewart Ward, 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 or Vice Chair to sign the Findings of Fact & Recommendation.”

GENERAL BACKGROUND:

Request: Stewart Ward of Dioptra, LLC has submitted a zoning map amendment to rezone the subject property from Light Industrial (LI) to Residential/Commercial/Professional (RCP).

Physical Characteristics of the Site: The site addressed as 215 W. Halliday St. and 621 S. Harrison Ave. comprise of Lots 1-4 of Block 438 of the Pocatello Townsite. The property is currently developed with two (2) multi-family residential structures and one (1) detached residential dwelling unit.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on July 28, 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 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. 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:

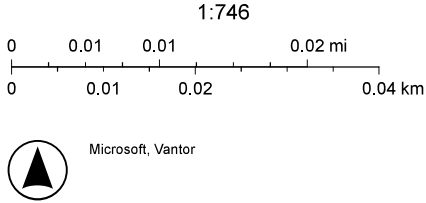
Table 1. Zoning Map Amendment Review Criteria Analysis

REVIEW CRITERIA (17.02.170.E):				
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>	The applicant's proposal to rezone the subject property from Light Industrial (LI) to Residential/Commercial/Professional (RCP) aligns with the City's Future Land Use Map where the property is designated Mixed-Use (MU). Adjacent properties are zoned Light Industrial (LI), Industrial (I), and Commercial General (CG), however, existing development includes industrial uses, commercial, and residential. This mix of uses is more reflective of its mixed-use designation than the existing zoning.
			<i>Applicant Response</i>	The properties are currently zone Light Industrial (LI) as they lie adjacent to the Union Pacific Railroad Tracks. However, the properties have been used historically as multi-family residential properties with buildings containing 4-10 units each. The parcels to the west along Main St. are zoned Commercial General (CG), however, this area of Main St and Harrison Ave. has a mix of single family residential, multi-family residential and commercial uses. Rezoning this property to Residential Commercial Professional (RCP) would better fit the current and historic uses of the property and the area overall.
☒	☐	☐	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 designed to accommodate a mix of residential, professional</i>

				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 and meet the purpose and intent of the RCP zone.
			<i>Applicant Response</i>	The RCP zone allows for a mix of residential, including high density residential, neighborhood commercial uses and professional offices. The surrounding parcels and uses currently conform to this zone better than a Light Industrial zone and many parcels currently zoned LI are non-conforming uses.
☒	☐	☐	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>	The subject site would be physically suitable for the types and intensities of uses permitted in the RCP zoning district.
			<i>Applicant Response</i>	The parcel located at 215 Halliday has had a multi-story, multi-unit building on the property for decades. Parcel located at 621 Harrison has had a 4-plex unit for many years as well. The historic uses of these parcels and the current uses of the surrounding parcels better conform to the RCP zone. The uses of these parcels within RCP zone are physically suitable as they have been used this way for many years.
☒	☐	☐	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 and services are readily available to the subject property. Bannock Transportation Planning Organization classifies both Halliday and Harrison as Local Streets which are in close proximity to S. Main St. which is designated as a Principal Arterial.
			<i>Applicant Response</i>	The proposed zoning and use would not change the current ability to service the property. The current multi-family uses of the parcels are adequately serviced by public facilities and public services. No change is expected with the change in zoning.
☒	☐	☐	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>	Uses permitted in the RCP zoning district would be compatible to existing development. If the site were to redevelop, the following use examples would be permitted by right: Professional offices, motor vehicles servicing/repair, consumer services, retail, eating and drinking establishments, bed and breakfasts, various civic or

				religious uses, and high density residential (based off of total square footage, property is eligible for infill development up to nineteen (19) residential units). For all permitted uses, please refer to Pocatello Code §17.03.500. For applicable development standards, please refer to §17.03.600, §17.04.220, and §17.05.
			<i>Applicant Response</i>	The uses permitted in an RCP zone and the current use of these parcels are compatible with adjacent land uses. The adjacent uses vary from single family homes, storage units, day care facility, public agency ownership, and private commercial property. The buildings proposed would not cover the parcels more than any surrounding uses or more than the proposed zoning would allow.
☒	☐	☐	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 Mixed-Use (MU), which is consistent with the proposed rezone.
			<i>Applicant Response</i>	The City Comprehensive Plan Land Use Designation designates this area as Mixed Use, which is consistent with the proposed RCP zone. The RCP zone provides for a mix of uses for residential, commercial, professional offices, neighborhood retail and restaurants.

Location Map

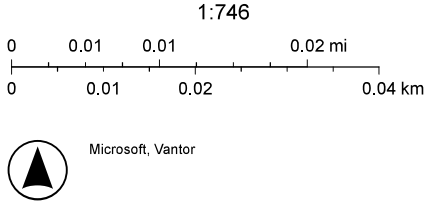


Future Land Use Map



Future LandUse

- Industrial (I)
- Mixed-Use (MU)
- Urban Core (UC)



Zoning Map



- Zoning Areas
- Commercial General (CG)
 - Industrial (I)
 - Light Industrial (LI)
 - Residential High Density (RH)

