

Agenda Item #8

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

REQUEST:

Ryan Hackett, in partnership with NeighborWorks Pocatello, has submitted a Zoning Map Amendment application to rezone a portion of the subject property from Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Open Space (OS) to Mixed-Use (MU).

RECOMMENDATION:

In consideration of the application, and City staff review, the Planning & Zoning Commission recommended **denial** of the application after a public hearing was held on August 12, 2026 finding the application does not meet the standards for approval under section 17.02.170.E & 17.02.120.C 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: Ryan Hackett in partnership with NeighborWorks Pocatello

REQUEST: Map Amendment

GENERAL LOCATION: Parcel RPCPP053702 & RPCPP054800, near Foothill Blvd. & Gathe Dr.

FILE: MA26-004

STAFF: Jim Anglesey, Long-Range Senior Planner

- I. GENERAL BACKGROUND:** Ryan Hackett, in partnership with NeighborWorks Pocatello, has submitted a zoning map amendment to rezone a two (2) acre portion (more or less) of the subject property from Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Open Space (OS) to Mixed-Use (MU). The subject property is currently undeveloped and a portion of the property is used as a stormwater collection pond. Prior to the City of Pocatello owning the subject property, Idaho Transportation Department once maintained a gravel pit on the property. While adjacent, the subject property is not part of Sacajawea Park. An additional portion of the property is within the FEMA designated Portneuf River floodplain. Neither the floodplain nor the stormwater collection pond is located on the portion of property in which the applicant is looking to rezone and redesignate.
- 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 presentation and recommendation regarding the application. Comments from the public were provided including in support, uncommitted, and opposed to the application.
- 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. Written comments were received from the public and provided to the Commission for review.
- 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 Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) does not align with the City's Comprehensive Plan which designates the subject property as Open Space (OS).
☒	☐	☐	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, townhomes, single-family, and mobile home parks.
☒	☐	☐	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.
			Finding	The two (2) acres that are proposed to be rezoned are located adjacent to, but not within, FEMA’s Portneuf River flood plain as well as a stormwater collection pond. The area to be rezoned and the uses permitted within the RCP zoning district will not be negatively impacted by neither the flood plain nor the stormwater collection pond.
☒	☐	☐	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.
			Finding	All utilities and services are readily available to the subject property. Bannock Transportation Planning Organization classifies Gathe Dr. & Foothill Blvd. as Major Collector Roads which are directly connected to N. 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.
			Finding	Uses permitted in the RCP zoning district would be compatible to existing development surrounding the subject property which includes multi-family, townhomes, single-family and mobile home parks. If the 2-acre site were to develop, 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 up to sixty (60) residential units). For all permitted uses, please refer to Pocatello Code §17.03.500. For applicable development standards, please refer to §17.03.600 and §17.05.
☐	☒	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			Finding	The adopted Future Land Use Map designation for the subject property is Open Space (OS), which is not consistent with the RCP zoning district.
☐	☐	☒	17.02.120.C1	If the request is to correct an error on the future land use map, please describe the error.
			Finding	There is not an error in the Future Land Use Map regarding its current OS designation.
☐	☒	☐	17.02.120.C2	If the request is to recognize substantial changes in the actual conditions of the area, please describe the changes.
			Finding	The area has experienced housing development since the adoption of the Future Land Use Map but the Commission finds that the changes are not substantial enough to warrant a change of the OS designation of the two (2) acre portion of the property.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommended **denial** of the Map Amendment application from Ryan Hackett to rezone the subject property from Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) finding the application does not meet the standards for approval under Chapters 17.02.170.E & 17.02.120.C of Pocatello City Code.



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

STATE OF IDAHO)

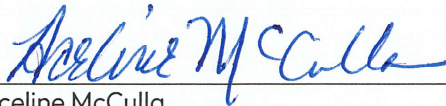
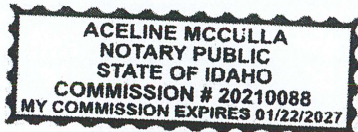
SS:

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: MA26-004

APPLICANT: Ryan Hackett in partnership with NeighborWorks Pocatello
OWNER: City of Pocatello
REQUEST: Map Amendment
GENERAL LOCATION: Parcel #RPCPP053702 & RPCPP054800 near corner of Foothill Blvd. & Gathe Dr.
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 Ryan Hackett to rezone the subject property from Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Open Space (OS) to Mixed-Use (MU), 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 Ryan Hackett, 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: Ryan Hackett, in partnership with NeighborWorks Pocatello, has submitted a zoning map amendment to rezone a portion of the subject property from Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) and to amend the Future Land Use Map Designation of Open Space (OS) to Mixed-Use (MU).

Physical Characteristics of the Site: The subject property is currently undeveloped and a portion of the property is used as a stormwater collection pond. Prior to the City of Pocatello owning the

subject property, Idaho Transportation Department once maintained a gravel pit on the property. While adjacent, the subject property is not part of Sacajawea Park. An additional portion of the property is within the FEMA designated Portneuf River floodplain. Neither the floodplain nor the stormwater collection pond is located on the portion of property in which the applicant is looking to rezone and redesignate.

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

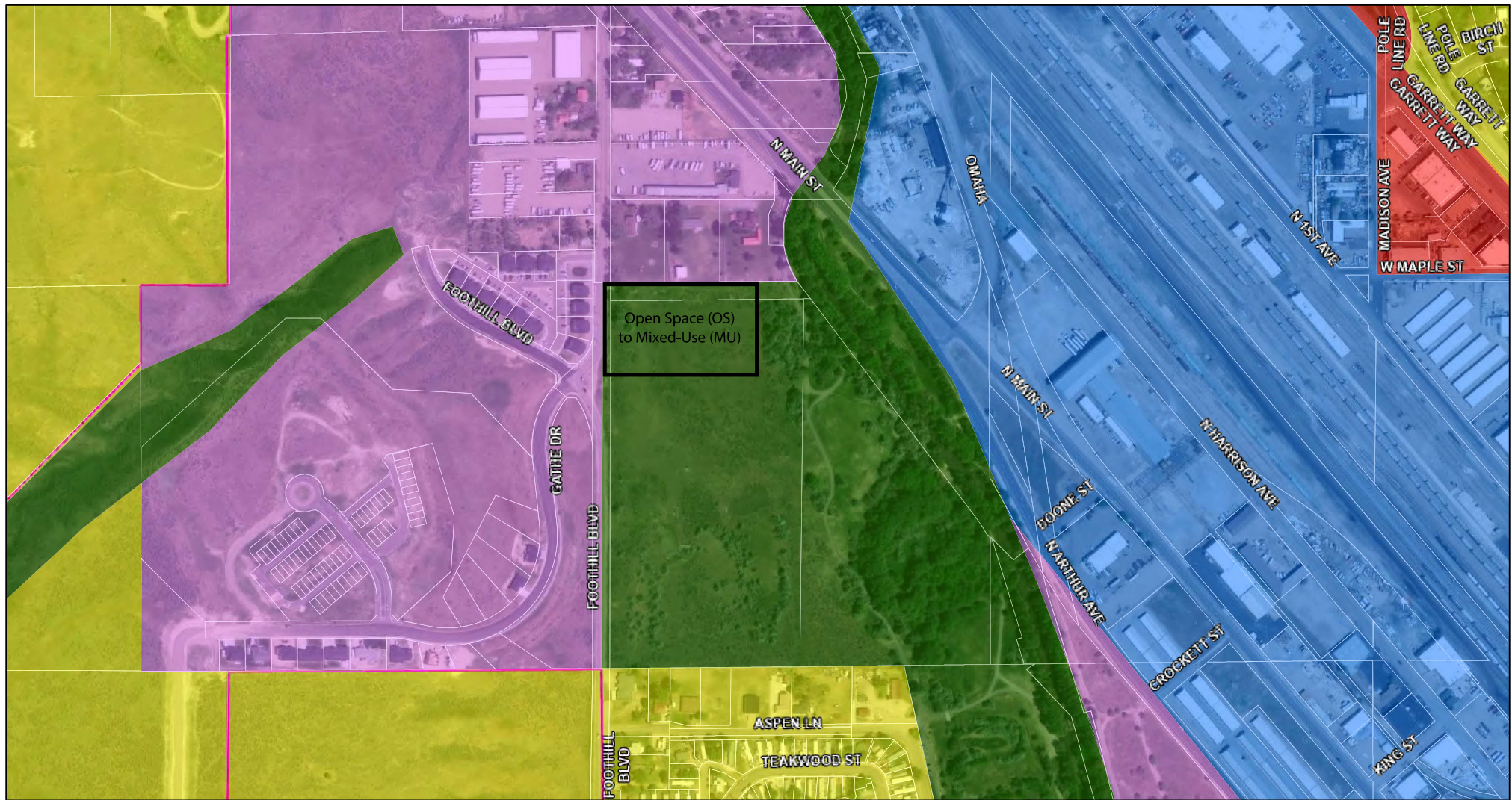
REVIEW CRITERIA (17.02.170.E):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.
			<i>Staff Review</i>	The applicant's proposal to rezone the subject property from Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) aligns with the City's Comprehensive Plan (which reflects the community's best interest) which promotes the development of a variety of housing options near public amenities such as open space and parks, especially affordable housing, in neighborhoods throughout the community.
			<i>Applicant Response</i>	This is City Owned property and the City is considering a long-term lease with NeighborWorks Pocatello to construction multifamily and single family affordable housing communities. Increasing the density of the site will allow NeighborWorks to provide a few multi-family affordable housing buildings while efficiently using the rest of the land to maximize more single-family development.

☒	☐	☐	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, townhomes, single-family, and mobile home parks.
			<i>Applicant Response</i>	The surrounding areas have multi-family development (new subdivisions) as well as older single-family development and mixed-use development. The target projects are to include two 24 plex buildings (affordable multifamily) on two acres with the rest being used with less dense housing development.
☒	☐	☐	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 two (2) acres that are proposed to be rezoned are located adjacent to, but not within, FEMA’s Portneuf River flood plain as well as a stormwater collection pond. The area to be rezoned and the uses permitted within the RCP zoning district will not be negatively impacted by neither the flood plain nor the stormwater collection pond.
			<i>Applicant Response</i>	The land currently sits lower than the street access. 3 story buildings will sit lower and have a lower profile than the new multi-family development across the street. There is also a trail system and flood zones that will limit the buildable area of the developments.
☒	☐	☐	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 Gathe Dr. & Foothill Blvd. as Major Collector Roads which are directly connected to N. Main St. which is designated as a Principal Arterial.
			<i>Applicant Response</i>	This area of town has typically been an older subdivision, but in recent years new development has started. The utilities (water and sewer) are currently in Foothill Blvd and can be accessed by the site. The newer developments are showing that the City is interested in new development on this parcel.

☒	☐	☐	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 surrounding the subject property which includes multi-family, townhomes, single-family and mobile home parks. If the 2-acre site were to develop, 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 up to sixty (60) residential units). For all permitted uses, please refer to Pocatello Code §17.03.500. For applicable development standards, please refer to §17.03.600 and §17.05.
			<i>Applicant Response</i>	The current zoning is RMM and we are asking to go to High Density specifically so that the two multi-family buildings that are contemplated will more efficiently use the available land. This parcel has topography and flood zone issues and the buildable land area is limited. There will be no impact on the current trail system except that residents would have access to use the trail system.
☒	☐	☐	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 Open Space (OS), however, the applicant is proposing an amendment to the Future Land Use Map to redesignate 2-acres of the subject property to Mixed-Use (MU) which is consistent with the proposed zoning district of RCP. Without the change in designation the rezone would not be consistent with the Future Land Use Map.
			<i>Applicant Response</i>	Across the street is a newer multi-family development along with single family and mixed-use development. NeighborWorks is planning very similar development targeting affordable Elderly multifamily developments and single family and low-density self-help affordable housing development.
☒	☐	☐	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 OS designation.
			<i>Applicant Response</i>	No error.
☒	☐	☐	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>	The area has experienced significant housing development since the adoption of the Future Land Use Map. For this reason and for

				its proximity to parks and open space, this location is ideal for a redesignation from open space to mixed-use in order to continue to meet the affordable housing demand in the community.
			<i>Applicant Response</i>	There are topography and flood zone areas that make the development of the parcel difficult. We need to efficiently utilize the available land around these areas to maximize construction of affordable housing development.

Future Land Use Map



City Limits

Future LandUse

- | | |
|----|----|
| C | R |
| I | OS |
| MU | |

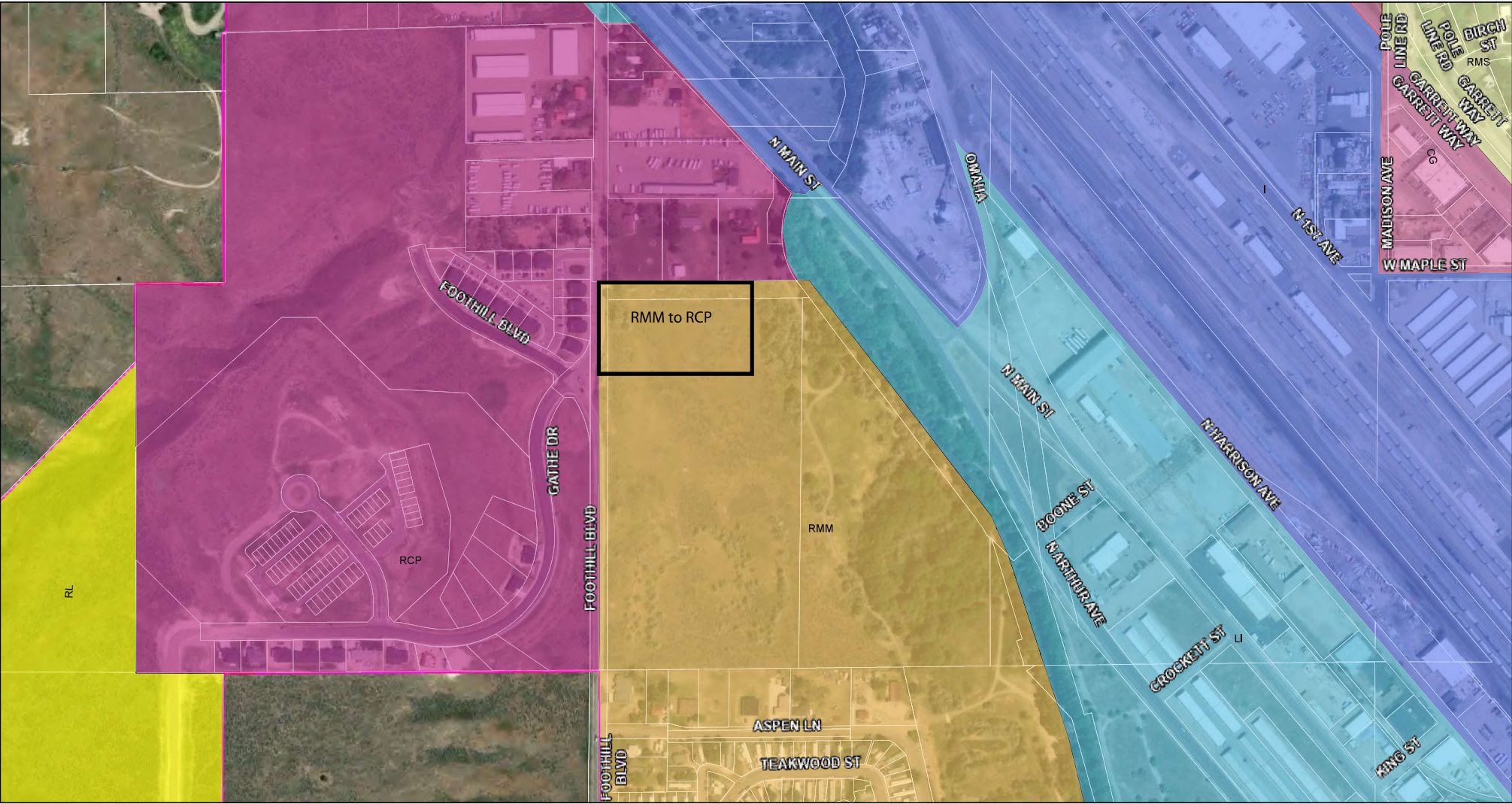
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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Zoning Map



Zoning Areas

City Limits	Commercial General (CG)	Residential Commercial Professional (RCP)
Industrial (I)	Residential Low Density (RL)	Residential Medium Density Multi Family (RMM)
Light Industrial (LI)	Residential Medium Density Single Family (RMS)	

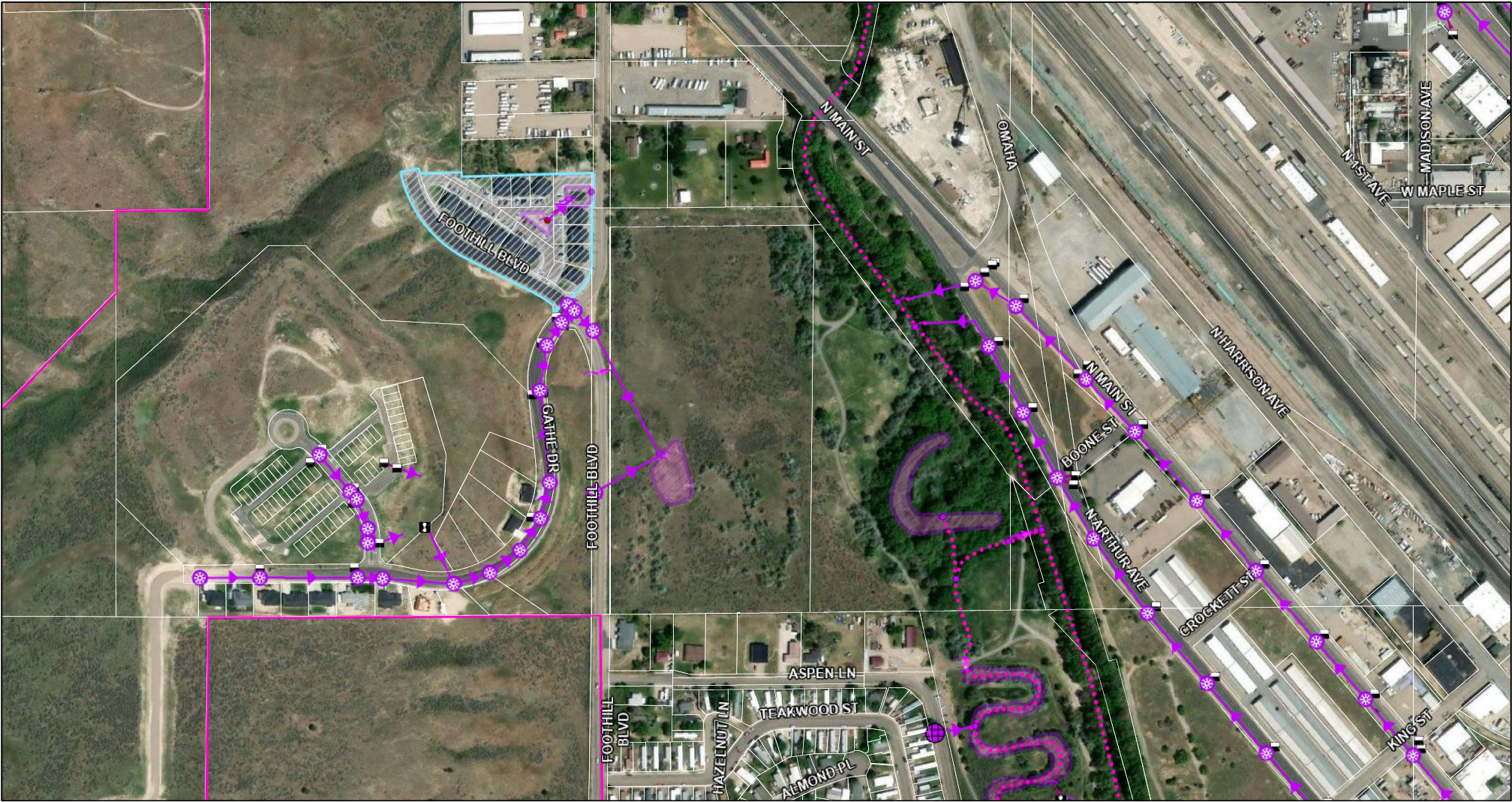
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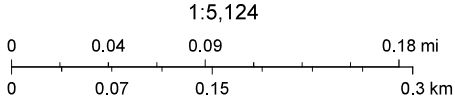
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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Stormwater Map

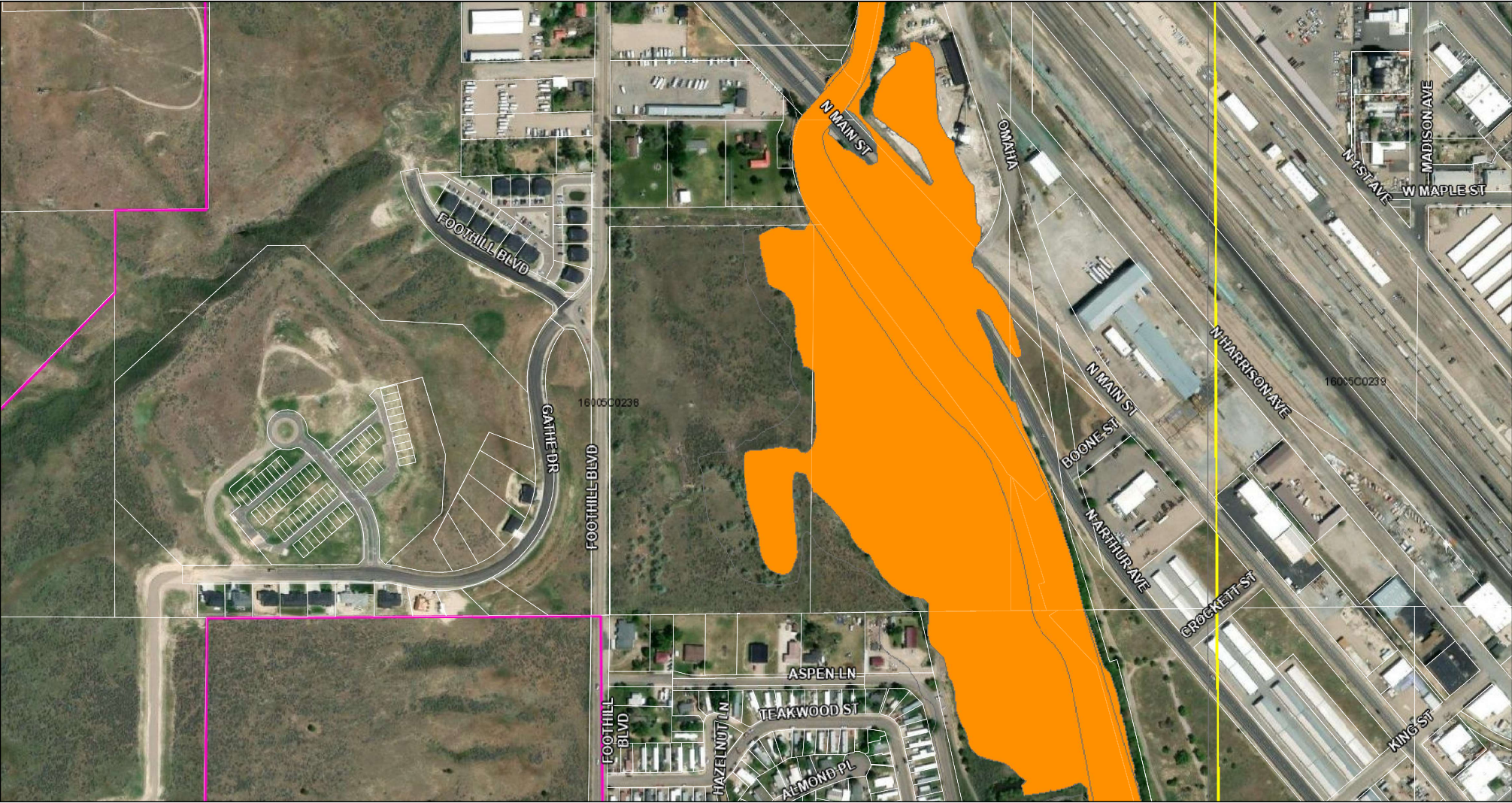


City Limits

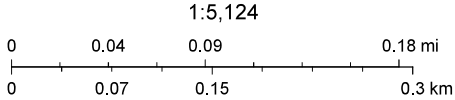


Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

FEMA Floodplain Map



 City Limits



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community