

CITY OF POCA TELLO, IDAHO
CITY COUNCIL AGENDA
REGULAR CITY COUNCIL MEETING
FEBRUARY 1, 2018

AGENDA ITEM NO. 1: The Regular City Council meeting was called to order at 6:01 p.m.
ROLL CALL AND by Mayor Brian Blad. Council members present were Heidi
PLEDGE OF Adamson, Roger Bray, Rick Cheatum and Jim Johnston. Council
ALLEGIANCE member Linda Leeuwrik was excused

Mayor Blad led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: An invocation was offered by Pastor Brian Griffin, Pocatello
INVOCATION Baptist Church.

AGENDA ITEM NO. 3: Council was asked to consider the following business items:
CONSENT AGENDA

-PAYROLL AND (a) Payroll and material claims for the month of January 2018
MATERIAL CLAIMS in the amount of \$5,706,465.44.

-AIRPORT (b) Confirm the Mayor's appointment of Larry Bell to serve as a
COMMISSION member of the Airport Commission, replacing Dawn Sparrow-Clark
APPOINTMENT whose term expired. Mr. Bell's term will begin February 6, 2018 and
will expire February 6, 2020.

-ANIMAL SHELTER (c) Confirm the Mayor's reappointments of Mary Johnson and Daniel
ADVISORY BOARD Lenihan to continue their service as members of the Animal Shelter
REAPPOINTMENTS Advisory Board. Ms. Johnson's term will begin February 8, 2018
and will expire February 8, 2020 and Mr. Lenihan's term will begin
February 2, 2018 and will expire February 2, 2020.

-POCA TELLO (d) Confirm the Mayor's appointment of Terrel Tovey to serve as the
DEVELOPMENT Bannock County representative on the Pocatello Development
AUTHORITY Authority, replacing Evan Frasure. Mr. Tovey's term will begin
APPOINTMENT February 2, 2018 and will expire May 1, 2019.

-COUNCIL DECISION (e) Adopt the Council's decision to approve the annexation of a parcel
-ANNEXATION OF of land comprised of approximately 296.82 acres owned by Town
LAND EAST OF Center, JV; Portneuf Development, LLC; and Millennial
INTERSTATE 15 AND Development Partners, Robert Hart and Portneuf Health Trust, Inc.
NORTH OF EAST The parcel is located east of Interstate 15 and north of East
CHUBBUCK ROAD Chubbuck Road and will be zoned as follows: 1) Commercial-
General (CG) covering 145.00 acres; 2) Residential Commercial
Professional (RCP) covering 108.52 acres, which includes 21.04 acres of Open Space; 3) Residential
Medium Density Single Family (RMS) covering 32.40 acres; 4) Residential Estate (RE) covering 2.00
acres; and 5) Olympus Road with roundabout covering 8.90 acres.

-COUNCIL DECISION (f) Adopt the Council's decision denying Dave Packer's appeal of the
-DENIAL OF Planning and Zoning Director's interpretation of the zoning
PLANNING AND ordinance under Pocatello Municipal Code Section 17.03.240.
ZONING DIRECTOR'S
INTERPRETATION
APPEAL – PACKER

A motion was made by Mr. Johnston, seconded by Mr. Cheatum, to approve the items on the consent agenda. Upon roll call, those voting in favor were Johnston, Cheatum, Adamson and Bray.

AGENDA ITEM NO. 4: Mayor Blad announced there were no Communications or
COMMUNICATIONS Proclamations.
AND PROCLAMATIONS

Mayor Blad welcomed Boy Scouts from Troop No. 394, 330, 131 and 345.

AGENDA ITEM NO. 5: Mayor Blad reminded the Council of the February 8th Study Session
CALENDAR REVIEW at 9:00 a.m.; the February 15th Study Session Clarification Working
Lunch at 1:00 p.m.; the February 15th Special Council meeting at
5:00 p.m.; the February 15th City Council Clarification meeting at 5:30 p.m.; and February 15th Regular
City Council meeting at 6:00 p.m.

Mayor Blad announced the 40th Annual Simplot Games will be held at Holt Arena February 15-17, 2018; and City offices will be closed February 19th for President's Day. However, garbage and recycle pickups will remain on schedule.

AGENDA ITEM NO. 6: This time was set aside for the Council to hear comments from the
PUBLIC HEARING public regarding a request by Billy Satterfield on behalf of Juniper
-ANNEXATION OF Land Corp. (mailing address: 2980 Clearwater Street, Pocatello, ID
PROPERTY EAST OF 83201), represented by Rocky Mountain Engineering and Surveying
JUNIPER RESERVE (mailing address: 600 East Oak Street, Pocatello, ID 83201), to
DIVISION ONE annex and zone 13.91 acres (more or less) of land located east of
Juniper Reserve Division 1 and south of Partridge Ridge
Subdivision, 5th Addition. The proposed zoning for the property is Residential Low Density. A
Comprehensive Plan Land Use Map designation is proposed to accommodate the requested zoning.

The Planning and Zoning Commission recommended approval of the request at their meeting on January 10, 2018.

Mayor Blad opened the public hearing.

Council members announced there had been no ex parte communication.

Mitch Greer, Rocky Mountain Engineering and Surveying, gave an overview of the proposed annexation and zoning of 13.91 acres of land located east of Juniper Reserve Division 1. He stated the proposal has met all criteria for annexation. Mr. Greer displayed a large-scale diagram of the area to be annexed and the surrounding areas.

Carl Anderson, Senior Planner, gave an overview of the proposed annexation. He stated the applicant is the sole property owner and has consented to annexation. Mr. Anderson announced written comments had been received and that copies had been distributed to Council members

Fred Davies spoke in support of the proposed annexation. He stated he was pleasantly surprised at the depth the applicants have gone through in order to meet all of the City's requirements for annexation. Mr. Davies stated he has lived in Pocatello since 1979 and urged the Council to accept the annexation to help the city grow and develop.

Candice Apostle spoke in opposition to the proposal. She stated she lives on Stoneridge Drive and is concerned with the overcrowding of schools and increased traffic. Ms. Apostle added that she is also concerned with the proper maintenance of the roads due to possible increased traffic in the area.

Paul Guisande spoke in opposition to the proposal. He stated he is concerned about an increase in traffic and congestion of schools. Mr. Guisante feels that other developments are sufficient for adequate growth in the area.

Brad Yates spoke in opposition to the application. He stated the area proposed for annexation is frequently covered in construction debris and needs to be cleaned up. Mr. Yates shared his concerns regarding increased traffic and school overcrowding.

Adam Jacobsmeyer spoke in opposition to the proposal. He stated that he lives on Stoneridge Drive and expressed his concerns at the Planning and Zoning Commission public hearing. Mr. Jacobsmeyer feels that development must be sustainable and in coordination with the school district. He added that he would prefer to see this area dedicated to open space.

Claudia Ortega spoke in opposition to the proposal. She stated she lives on Stoneridge Drive and is concerned with possible overcrowding at schools and the increased need for fire and police services. Ms. Ortega shared her concern that only 13 homeowners were notified of the public hearing regarding the proposed annexation. She stated she is concerned about increased property taxes.

Scott Brenchley stated he is opposed to the proposal. He stated he is in favor of growth and new development but is concerned about the increase in traffic and the disruption of open spaces and natural habitats for wildlife.

Mr. Greer shared his appreciation to those individuals who shared their concerns regarding the proposed annexation. He clarified that the proposal being considered at this time is the annexation of the land, not the development of the land. Mr. Greer added the proposed development would be brought before the Council at a public hearing at a later date. He stated the annexation and subsequent development would provide connectivity of the existing streets to provide adequate traffic flow for the area. Mr. Greer outlined the proposed connectivity on the map displayed for the Council. He added that the proposed annexation area would be cleared of all debris and trash that has accumulated.

Mayor Blad clarified that in accordance with State Code, property owners within a 300 foot radius of the annexation boundary were notified of the proposal.

In response to a question from Council, Mr. Anderson stated that the sign publicizing the public hearing regarding the annexation was placed at the end of Shadowpines Way where it could be seen by residents and passing motorists. He added that the other possible locations to display the sign were located on undeveloped roads and would consequently be ineffective.

There being no further public comments, Mayor Blad closed the public hearing.

A motion was made by Mr. Cheatum, seconded by Mr. Johnston, to approve a request by Billy Satterfield on behalf of Juniper Land Corp, represented by Rocky Mountain Engineering and Surveying

to annex and zone 13.91 acres (more or less) of land located east of Juniper Reserve Division 1 and south of Partridge Ridge Subdivision, 5th Addition and that zoning for the property will be Residential Low Density and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Cheatum, Johnston and Adamson. Mr. Bray voted in opposition to the motion. The motion passed.

AGENDA ITEM NO. 7: This time was set aside for the Council to hear comments from the PUBLIC HEARING public regarding a request by Virgil Jahnke on behalf of North Star -CONTRACT REZONE Supply, LLC (mailing address: PO Box 722, Pocatello, ID 83204), PROPERTY SOUTH OF represented by Rocky Mountain Engineering and Surveying (mailing HILDRETH ROAD address: 600 East Oak Street, Pocatello, ID 83201), to rezone by contract 3.99 acres (more or less) of land located on South 5th Avenue, south of Hildreth Road. The property is located in a Residential Commercial Professional (RCP) zoning district. The request is to rezone it from RCP to Light Industrial to be utilized for wholesale sales.

The Planning and Zoning Commission recommended approval of the request at their meeting on January 10, 2018.

Mayor Blad opened the public hearing.

Council members announced there had been no ex parte communication.

Mitch Greer, Rocky Mountain Engineering, gave an overview of the proposed rezone by contract. He stated the property is the proposed location of a new business and is located between South 5th Avenue and Interstate-15.

Carl Anderson, Senior Planner, gave an overview of the proposed rezone by contract of 3.99 acres adjacent to Jason Avenue. He stated that no written comments had been received.

Fred Davies spoke in support of the proposal. He stated the area would be uninviting for residential use and that light industrial use would be appropriate. Mr. Davies added that he believes the project will be positive for the community.

Jacob Hall spoke uncommitted to the proposal. He stated he is not opposed to the project but asked the Council to be mindful of developments and not “box in” the existing school within an industrial area.

There being no further public comments, Mayor Blad closed the public hearing.

A motion was made by Mr. Johnston, seconded by Ms. Adamson, to approve a request by Virgil Jahnke on behalf of North Star Supply, LLC, represented by Rocky Mountain Engineering and Surveying to rezone by contract 3.99 acres (more or less) of land located on South 5th Avenue, south of Hildreth Road and that the property will be rezoned from Residential Commercial Professional (RCP) zoning district to Light Industrial zoning district with the following conditions: 1) Upon contract rezone, the subject property shall be zoned as Light Industrial (LI) for the sole use of wholesale sales; 2) Upon the cessation of the proposed use of wholesale sales, the City Council will consider the adoption of an ordinance reverting the subject real property to its previous land use zoning district or the zone most appropriate at that time; 3) Should applicant wish to subdivide the property, through either a short plat or a full subdivision, a traffic study shall be required pursuant to Pocatello Municipal Code 16.20.030.V; 4) All outdoor lighting shall meet the requirements as provided under Pocatello Municipal Code

17.05.420; and 5) Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Johnston, Adamson, Bray and Cheatum.

AGENDA ITEM NO. 8: Ryan Satterfield of Satterfield Realty and Development (mailing address: 3141 Trevor Street, Pocatello, ID 83201), represented by Rocky Mountain Engineering and Surveying (mailing address: 600 East Oak Street, Pocatello, ID 83201), has submitted a request to subdivide approximately 28.73 acres (more or less) into 33 residential lots. The subdivision, Crestview Estates, Division 2, is located north of Crestview Estates, Division 1 and east of Satterfield Drive.

The Planning and Zoning Commission reviewed the preliminary plat at their meeting on November 15, 2017 and recommended approval with conditions.

A motion was made by Mr. Cheatum, seconded by Mr. Johnston, to approve a request by Ryan Satterfield of Satterfield Realty and Development, represented by Rocky Mountain Engineering and Surveying, to subdivide approximately 28.73 acres (more or less) into 33 residential lots with the following conditions: 1) All conditions set out in the Public Works Department Memorandum from Merril Quayle, P.E. dated January 5, 2018, shall be met; 2) Subdivision Covenants, Conditions and Restrictions (CCR's) shall be submitted to the City prior to recording; 3) all corrections to the preliminary plat which were noted by City Staff shall be made prior to submittal of the final plat; and 4) all other standards and conditions of Municipal Code not herein discussed but applicable to residential development shall apply and that the subdivision will be known as Crestview Estates, Division 2 and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Cheatum, Johnston, Adamson and Bray.

AGENDA ITEM NO. 9: Cal Kunkel (mailing address: 6238 Golden Eagle Way, Billings, MT 59106), represented by Cornerstone Geomatics, LLC (mailing address: 1592 N. 775 E., Shelley, ID 83274), requested to amend the subdivision plat for Mountain West Division 1 from 93 lots to 28 lots but keep the original number of livable units. The final plat received approval at the City Council meeting held on November

16, 2017. The applicant also requested the option for early building permits and constructing the structures at the same time as the subdivision infrastructure.

Planning and Public Works staff recommended approval.

A motion was made by Mr. Johnston, seconded by Ms. Adamson, to approve a request by Cal Kunkel, represented by Cornerstone Geomatics, LLC to amend the subdivision plat for Mountain West Division 1 from 93 lots to 28 lots but keep the original number of livable units as approved at the City Council meeting on November 16, 2017 and approve a request for early building permits and constructing the structures at the same time as the subdivision infrastructure. Upon roll call, those voting in favor were Johnston, Adamson, Bray and Cheatum.

AGENDA ITEM NO. 10: Net Prophet, LLC (mailing address: 146 E. Chubbuck Road, Chubbuck, ID 83202) and Mark Hokanson of Dioptra (mailing address: 4737 Afton Place, Chubbuck, ID 83202) have submitted an application to subdivide 0.47 acres (more or less) into 2 lots located at 651 McKinley Avenue and 634 Poole Avenue. The subdivision is to be known as Net Prophet Subdivision.

Staff recommended approval with conditions outlined in the staff report.

A motion was made by Mr. Bray, seconded by Mr. Cheatum, to approve a request by Net Prophet, LLC and Mark Hokanson of Dioptra to subdivide 0.47 acres (more or less) into 2 lots located at 651 McKinley Avenue and 634 Poole Avenue with the following conditions: 1) All conditions on the Subdivision Application Staff Report shall be met; 2) all conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated January 23, 2018 shall be met; 3) Subdivision Covenants, Conditions and Restrictions (CCR's), if applicable, shall be submitted to the City prior to recording; 4) all corrections to the plat which were noted by City Staff shall be made prior to submittal of the final plat; 5) the plat shall conform to all State and local laws and ordinances; and 6) all other standards and conditions of Municipal Code not herein discussed but applicable to residential development shall apply and that the subdivision will be known as Net Prophet Subdivision and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Bray, Cheatum, Adamson and Johnston.

AGENDA ITEM NO. 11: Council was asked to consider a request by Ryan Satterfield, representing Satterfield Realty and Development, Inc. (mailing address: 3141 Trevor Street, Pocatello, ID 83201), to adopt a resolution that Ray Street, in the existing Crestview Park 2nd Addition subdivision be changed to Monson Street, which will continue within the Crestview Estates Division 1 subdivision. There are no addresses assigned to Ray Street.

A motion was made by Mr. Johnston, seconded by Ms. Adamson, to approve a request by Ryan Satterfield, representing Satterfield Realty and Development, Inc., to adopt a resolution (2018-01) that Ray Street, in the existing Crestview Park 2nd Addition subdivision be changed to Monson Street, which will continue within the Crestview Estates Division 1 subdivision. Upon roll call, those voting in favor were Johnston, Adamson, Bray and Cheatum.

AGENDA ITEM NO. 12: Council was asked to authorize the Mayor to sign a Professional Services Agreement between the City of Pocatello and Booth Architecture PLLC for architectural design, bidding and construction services of the Engineering, Planning and Building Departments remodel in City Hall, subject to Legal Department review, in the amount of \$28,800.00. Funding is available in the Engineering Department Fiscal Year 2017 budget and payments will be made from Fund 78.

A motion was made by Mr. Cheatum, seconded by Mr. Johnston, to authorize the Mayor to sign a Professional Services Agreement between the City of Pocatello and Booth Architecture PLLC for architectural design, bidding and construction services of the Engineering, Planning and Building Departments remodel in City Hall, subject to Legal Department review in the amount of \$28,800.00. Upon roll call, those voting in favor were Cheatum, Johnston, Adamson and Bray.

AGENDA ITEM NO. 13: Council was asked to approve the submission of the following grant application from the Marshall Public Library to the Idaho Science, Technology, Engineering and Mathematics (STEM) Action Center. The \$500.00 grant will be used to purchase supplies for hands-on activities for summer 2018 Library programs for local children and teens.

GRANT APPLICATION a) Idaho Science, Technology, Engineering and Mathematics (STEM) Action Center grant in the amount of \$500.00 and, if awarded;

AUTHORIZE MAYOR'S SIGNATURE b) Authorize the Mayor's signature on documents related to the grant, subject to Legal Department review, to purchase supplies for summer 2018 Library programs.

A motion was made by Mr. Bray, seconded by Mr. Johnston, to approve the submission of a grant application from the Marshall Public Library to the Idaho Science, Technology, Engineering and Mathematics (STEM) Action Center as outlined in Agenda Item No. 13(a) and 13(b). Upon roll call, those voting in favor were Bray, Johnston, Adamson and Cheatum.

AGENDA ITEM NO. 14: Council was asked to approve the submission of a grant application for the 2018 Assistance to Firefighters Grant (AFG). The grant would be used to replace 87 portable radios that qualify for replacement and will no longer be supported after 2019. There is a 10% funding match (approximately \$60,000.00).

A motion was made by Mr. Cheatum, seconded by Ms. Adamson, to approve the submission of a grant application for the 2018 Assistance to Firefighters Grant (AFG) to be used to replace 87 portable radios that qualify for replacement and will no longer be supported after 2019.

In response to a question from Council, Mayor Blad clarified that Agenda Item No. 14 is only asking for approval to submit the grant application. If the grant is awarded, it would be necessary for Fire Department representatives to request Council approval to accept the grant and expend matching funds.

Mr. Cheatum's motion was voted upon at this time. Upon roll call, those voting in favor were Cheatum, Adamson, Bray and Johnston.

AGENDA ITEM NO. 15: Council was asked to accept Street Operations staff's recommendation and accept the NJPA piggyback bids from Kenworth Sales Company and Viking-Cives for a new 2018 Kenworth dump truck with hydraulics and mounting hardware for plow, wing and sander in the amount of \$188,973.00 and authorize the Mayor's signature on contract documents.

Funds are available in the Street Operations Department budget.

A motion was made by Mr. Bray, seconded by Mr. Johnston, to accept the NJPA piggyback bids from Kenworth Sales Company and Viking-Cives for a new 2018 Kenworth dump truck with hydraulics and mounting hardware for plow, wing and sander in the amount of \$188,973.00 and authorize the Mayor's signature on contract documents.

Mr. Johnston clarified that the purchase of the new truck would be a replacement of a dump truck that is no longer in service.

Mr. Bray's motion was voted upon at this time. Upon roll call, those voting in favor were Bray, Johnston, Adamson and Cheatum.

AGENDA ITEM NO. 16: Fred Davies thanked the Mayor and Council for doing a good job and helping the community. He expressed his desire to have DISCUSSION ITEMS educational information available to help residents understand how tax dollars are spent to enhance our community.

There being no further business, Mayor Blad adjourned the meeting at 7:10 p.m.

APPROVED BY:

BRIAN C. BLAD, MAYOR

ATTEST:

RUTH E. WHITWORTH, CMC, CITY CLERK

PREPARED BY:

KONNI R. KENDELL, DEPUTY CLERK