

CITY OF POCA TELLO, IDAHO
CITY COUNCIL
REGULAR CITY COUNCIL MEETING
SEPTEMBER 2, 2021

AGENDA ITEM NO. 1: The Regular City Council meeting was called to order at 6:00 p.m. ROLL CALL AND present PLEDGE OF ALLEGIANCE by Council President Heidi Adamson. Other Council members were Roger Bray, Rick Cheatum, Linda Leeuwrik, Claudia Ortega and Chris Stevens. Mayor Blad was excused.

Council President Adamson led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: The invocation was offered by Nathan Abbate, representing INVOCATION Calvary Chapel.

Council President Adamson announced that agenda item no. 6 was pulled from the agenda at the request of the applicant.

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

- MATERIAL CLAIMS (a) Consider the material claims for the month of July 2021 in the amount of \$2,471,847.69.

-HOUSING ALLIANCE (b) Confirm the Mayor's appointment of Terry Fredrickson to serve AND COMMUNITY as a member of the Housing Alliance and Community PARTNERSHIPS Partnerships, replacing Kevin Bailey whose term expired. APPOINTMENT Terry's term will begin September 3, 2021 and will expire September 3, 2026.

-SISTER CITIES (c) Confirm the Mayor's reappointment of Marie Fenwick to continue COMMITTEE serving on the Sister Cities Committee. Marie's term will begin REAPPOINTMENT August 18, 2021 and will expire August 18, 2025.

-COUNCIL DECISION (d) Adopt the Council's decision to adopt its decision approving the STRATTEN ESTATES short plat for Stratten Estates Division 2, which subdivides DIVISION 2 SHORT approximately .30 acres of land located on the north side of Troy PLAT APPROVAL Lane into two townhome lots, subject to conditions.

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to approve the items on the Consent Agenda. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Bray, Ortega, Stevens and Adamson.

AGENDA ITEM NO. 4: President Adamson reminded the Council members of the CALENDAR REVIEW September 9th Work Session at 9:00 a.m. immediately followed by a Special Council meeting and the following meetings to be held on September 16th: City Council Liaison/Work Session Clarification meeting at 2:00 p.m.; Clarification meeting at 5:30 p.m. and Regular City Council meeting at 6:00 p.m.

Ms. Adamson announced the final day to file for candidacy for Mayor and City Council seats 4, 5 and 6 is September 3rd at 5p.m.; City offices would be closed September 6th for Labor Day. However, garbage, yard waste and recycle pickup service would continue on schedule; Annual maintenance for

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Community Recreation Center will continue through September 6th. The front desk will remain open but all other areas will be closed for maintenance; and September 12th is Grandparents Day at Zoo Idaho. Grandparents will receive 50% off their admission when they are accompanied by a paid child. Ms. Adamson reminded citizens that Zoo Idaho will be open on weekends only September 11th through October 31st; open burn ban in wildland-urban interface areas continues; and face coverings are required to be worn in City facilities or while riding in public transportation buses and traveling through the Pocatello Airport.

AGENDA ITEM NO. 5: This time was set aside for the Council to receive public comments on a request by NeighborWorks Pocatello (mailing address: 206 North Arthur Avenue, Pocatello, ID 83201) represented by A & E Engineering (mailing address 845 West Center Street, Suite E, Pocatello, ID 83201) for a Zone Map and Comprehensive Plan Amendment to rezone approximately 3.02 acres of property from Commercial General (CG) to Residential/Commercial/Professional (RCP). The subject property is located at the 2000 block of South 5th Avenue. The Planning and Zoning Commission held a public hearing on August 11, 2021 and recommended approval of the application. Staff found the proposal compliant with all applicable standards with conditions.

Council President Adamson opened the public hearing.

Council members announced there had been no ex parte communication.

Krystal Chanda, A & E Engineering, Inc. gave an overview of a request to rezone two parcels from Commercial General (CG) to Residential-Commercial-Professional (RCP). She noted the proposed zone change also requires a concurrent amendment to the Comprehensive Plan Land Use Map from the current designation of Commercial (C) to Mixed-Use (MU). Ms. Chanda added the subject parcels are flat, undeveloped and divided by a City of Pocatello right-of-way. She stated the surrounding areas are Residential High Density, Public Land facilities and Commercial General which NeighborWorks would like to develop into multi-family housing. Ms. Chanda added all concerns received would be addressed according to City Code.

Matthew Lewis, Senior Planner, gave an overview of a request to rezone two parcels from Commercial General (CG) to Residential-Commercial-Professional (RCP). He noted the proposed zone change also requires a concurrent amendment to the Comprehensive Plan Land Use Map from the current designation of Commercial (C) to Mixed-Use (MU). He noted the zoning map amendment application has been initiated pursuant to Municipal Code Section 17.02.180. Mr. Lewis stated the proposed zone change also requires a concurrent amendment to the Comprehensive Plan Land Use Map from the current designation of Commercial (C) to Mixed-Use (MU). He added the subject parcels are undeveloped and currently zoned Commercial-General and both parcels are flat in topography bounded by South 4th and South 5th Avenues on the east and west with an unimproved right-of-way bisecting the two parcels. Mr. Lewis announced that one written comment was received from Mark Matkin and distributed to Council. He stated that all public notice requirements were met.

Mark Dahlquist, NeighborWorks Director, spoke in support of the application stating the rezoning is needed for Idaho Housing and Finance Association (IHFA) to consider their application for financing on a development. He noted the housing complex would provide affordable housing for the area. Mr. Dahlquist added an access road is required as part of the proposed development.

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In response to questions from Council, Mr. Dahlquist stated NeighborWorks expects a decision from IHFA mid to late November and construction is anticipated to begin April-May 2022.

Council President Adamson announced that no written correspondence had been received.

There being no further public comments, Council President Adamson closed the public hearing.

A motion was made by Mrs. Ortega, seconded by Ms. Stevens, to approve the Zone Map and Comprehensive Plan Amendment to rezone approximately 3.02 acres of property from Commercial General (CG) to Residential/Commercial/Professional (RCP) and that the proposed subdivision is located at the 2000 block of South 5th Avenue. Upon roll call, those voting in favor were Ortega, Stevens, Bray, Cheatum, Leeuwrik and Adamson.

AGENDA ITEM NO. 6: As announced earlier, Item 6, a Zone Map Amendment to rezone
PUBLIC HEARING approximately 2.33 acres on the dead end of West Hayden Street,
-ZONE MAP was pulled from the Agenda as the request of the applicant.
AMENDMENT
-DEAD END OF WEST
HAYDEN STREET

AGENDA ITEM NO. 7: This time was set aside for the Council to hear comments from the
PUBLIC HEARING public regarding a request by Tanner and Staci Hernandez (mailing
-VACATION OF address: 2221 South 5th Avenue, Pocatello, ID 83201) to vacate
EASEMENT a portion of a public utility easement as shown on the Roper and
-2221 SOUTH 5TH Prime Time Subdivision Plats. Staff found the proposal compliant
AVENUE with all applicable standards with conditions.

Council President Adamson opened the public hearing.

Council members announced there had been no ex parte communication.

Sean O'Brien, Rocky Mountain Engineering and Surveying, gave an overview of the request to vacate two easements. He noted the two old easements are currently going through the middle of lot 3, block 1, Prime Time Subdivision and as part of a future project development, the easements would be encroached upon during the construction process. Mr. O'Brien noted these older easements have already been replaced by new easements. He stated these new easements will still allow access from the cul-de-sac on Velton Avenue and will ultimately be better for this site because they will be following the common lot lines of the new subdivision plat. Mr. O'Brien added the new subdivision plat with the new easements and revised lot boundary lines has been submitted and approved by the City Council. He added Idaho Power has previously released interest and vacated one of the easements.

Carl Anderson, Senior Planner, gave an overview of the proposal stating the first easement being requested to vacate is the 10' power easement granted to Idaho power and the second easement is the 10' public utility easement, of which the northern most section extending on Lot 3 Block 1 Prime Time Subdivision will remain as requested by the Intermountain Gas Company where there is still an active gas line. He added that all public notice requirements were met.

Pat Schuafren, Pocatello resident, expressed concerns of utilities to area residences being affected with this project.

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Cinda Cannell, Pocatello resident, expressed concern of access to Swisher Road.

Nannette Smith, Pocatello resident, expressed concerns of semi-trucks parking on Swisher Road and blocking visibility when turning onto South 5th Avenue.

Mr. O'Brien stated no utilities will be affected by the proposed easement. He noted there is an easement going through the property that allows for circular traffic patterns to and from South 5th Avenue.

In response to question from Council, Rich Diehl, Deputy City Attorney, stated semi-trucks parking on residential roads is a police enforcement matter.

Council President Adamson announced that no written correspondence had been received.

There being no further public comments, Council President Adamson closed the public hearing.

A motion was made by Mrs. Oretga, seconded by Mr. Cheatum, to approve a request by Tanner and Staci Hernandez to vacate a portion of a public utility easement as shown on the Roper and Prime Time Subdivision Plats with the following conditions: 1) Any other requirements not herein noted above but applicable as part of an approved vacation shall be strictly adhered to; and 2) All other standards or conditions of City Code not herein stated but applicable to the subdivision and that the decision be set out in appropriate Council decision format and property is located at 2221 South 5th Avenue. Upon roll call, those voting in favor were Ortega, Cheatum, Bray, Leeuwrik, Stevens and Adamson.

AGENDA ITEM NO. 8: FINAL PLAT APPLICATION -JAZIMINE ESTATES SUBDIVISION	Council was asked to approve a final plat application submitted by C & N Partnership, represented by Knudsen Engineering (mailing address: 1070 Hilina Road, Ste. 325, Pocatello, ID 83201) to subdivide 6.75 acres (more or less) into 26 lots. The proposed subdivision is located between the two ends of Dolostone Drive. Staff found the proposal compliant with all applicable standards with conditions.
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A motion was made by Ms. Leeuwrik, seconded by Mr. Cheatum, to approve a final plat application submitted by C & N Partnership, represented by Knudsen Engineering to subdivide 6.75 acres (more or less) into 26 lots with the following conditions: 1) All conditions on the Final Plat Subdivision Application Staff Report shall be met; 2) All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated August 25, 2021, shall be met; 3) A building permit shall not be issued unless all applicable standards of Pocatello Municipal Code (PMC) 16.24.100 are adhered to or a subdivision surety bond and warranty bond are obtained as outlined in PMC 16.24.110, prior to recording; 4) Prior to recording of the plat, the area to remain undisturbed shall be shown on the plat and delineated with a building restriction line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of PMC 17.05.140 shall apply; 5) Per Pocatello Municipal Code 17.05.140A.5, all building permit applications for structures on such lots with a natural slope of 15% or greater shall be accompanied by a geotechnical assessment; and 6) All other standards and conditions of Municipal Code not herein discussed but applicable to residential development shall apply and that the decision be set out in appropriate Council decision format and that the proposed subdivision is located between the two ends of Dolostone Drive. Upon roll call, those voting in favor were Leeuwrik, Cheatum, Bray, Ortega, Stevens and Adamson.

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AGENDA ITEM NO. 9: Council was asked to consider the following requests regarding a fencing improvement project for a portion of City-owned property located between the railroad tracks and Interstate-15; and between Hildreth Road and South 2nd Avenue, to facilitate community use and enjoyment of the area:

-IFFT GRANT APPLICATION RATIFICATION
-SCIENCE AND ENVIRONMENT DIVISION

-RATIFY GRANT APPLICATION a) Ratify an IFFT Grant application in the amount of \$10,000.00, which had a submission due date of August 15, 2021; and if the grant is awarded,

-ACCEPT AND AUTHORIZE MAYOR'S SIGNATURE b) Authorize acceptance of the grant and authorize the Mayor's signature on documents related to the grant, subject to Legal Department review.

If awarded, there is no City match requirement for the grant.

A motion was made by Mr. Bray, seconded by Ms. Stevens, to ratify an IFFT Grant application in the amount of \$10,000.00, which had a submission due date of August 15, 2021 and authorize acceptance of the grant and authorize the Mayor to sign all necessary documents, subject to Legal Department review. Upon roll call, those voting in favor were Bray, Stevens, Cheatum, Leeuwrik, Ortega and Adamson.

AGENDA ITEM NO. 10: Council was asked to consider the following requests regarding an improvement project at the Raymond Park courts, converting two (2) existing tennis courts into six (6) dedicated pickleball courts:

-IFFT GRANT APPLICATION RATIFICATION
-PARKS AND RECREATION DEPARTMENT

-RATIFY GRANT APPLICATION a) Ratify an IFFT Grant application in the amount of \$10,000.00, which had a submission due date of August 15, 2021; and if the grant is awarded,

-ACCEPT AND AUTHORIZE MAYOR'S SIGNATURE b) Authorize acceptance of the grant and authorize the Mayor's signature on documents related to the grant, subject to Legal Department review.

If awarded, there is no City match requirement for the grant.

A motion was made by Ms. Stevens, seconded by Mrs. Ortega, to ratify an IFFT Grant application in the amount of \$10,000.00, which had a submission due date of August 15, 2021 and authorize acceptance of the grant and authorize the Mayor to sign all necessary documents, subject to Legal Department review. Upon roll call, those voting in favor were Stevens, Ortega, Bray, Cheatum, Leeuwrik and Adamson.

AGENDA ITEM NO. 11: There were no individuals signed up to speak during this agenda item.

-ITEMS FROM THE AUDIENCE

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AGENDA ITEM NO. 12: There being no further business, Council President Adamson
ADJOURN adjourned the meeting at 6:34 p.m.

APPROVED BY:

BRIAN C. BLAD, MAYOR

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK

PREPARED BY:

WENDY A. PRATHER, DEPUTY CITY CLERK