

AUGUST 31, 1961

Pursuant to a call by the Mayor the City Council of the City of Idaho Falls met in Special Session in the Mayor's Chamber on Thursday, August 31, 1961 at 5:00 P.M. for the purpose of approving, in advance of the preparation of the rough draft, certain provisions which might possibly prove controversial in the amendment to the Zoning Ordinance which would create a new zone covering residential shopping centers, to be commonly known as the RSC zone, as well as any other business which might properly be presented. There were present at said Meeting: Mayor W. J. O'Bryant; Councilmen Foote, Leahy, Page, Creek. Also present: Roy C. Barnes, City Clerk; George Barnard, City Attorney; Don Ellsworth, Assistant City Engineer; Jay Painter, County Engineer; Don Lloyd, City Engineer.

The City Attorney explained that the first provision on which he needed prior Council unanimity of opinion, prior to preparing the first draft of the amendment to the Zoning Ordinance which would create a new RSC zone to cover residential shopping centers was pertaining to minimum and maximum acreages that would qualify an area for RSC zoning. He explained that there are eight basic services generally or normally expected in such a shopping center. He said the Council decision on the matter should take into consideration a minimum area which would exclude construction limited to a neighborhood grocery store and when considering the maximum area, to exclude a series of business buildings known by planning experts as a regional shopping center.

After some discussion it was generally agreed that the City Council would unanimously go on record as favoring the minimum acreage for an RSC zone as 5 acres, and 20 acres as the maximum.

The question of service stations should be permitted in a residential shopping center but that the amendment to the Zoning Ordinance need not specify the number of stations per acre per shopping center.

The final point which, in the opinion of the City Attorney, should be generally agreed upon in advance by the City Council pertained to permissible type of construction, architectural design, etc. He presented a paragraph which has been recommended for inclusion in the amending ordinance, as follows:

All buildings shall be constructed so as to be architecturally harmonious, in the opinion of the Planning Commission and Building Official, with the characteristics of the surrounding area. Only approved type materials shall be used. A plan showing architectural design and specifications of materials to be used on the exterior of all buildings to be constructed shall be submitted to and approved by the Planning Commission and Building Official before issuance of any building permits. Where parking area abuts adjacent private property a masonry wall, ornamental metal fence, or planter strip, as the Planning Board or Building Official shall determine to be most suitable, shall be erected. Additional landscaping may be required to further protect abutting land use or zones.

The Councilmen were generally in agreement that this was appropriate wording and should be incorporated in the amending ordinance in question.

A bill was presented in the amount of \$6,500.00 from Cornell, Howland, Hayes & Merryfield covering engineering services through July 1961, in connection with a preliminary engineering investigation of rehabilitation of the City's hydroelectric power generating stations. It was moved by

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Councilman Leahy, seconded by Foote, that the bill be approved for payment. Roll call as follows: Ayes, 4; No, None; carried.

Two City redemption tax deeds were presented in the names of G. H. and Vion Holdren, assignees of Glen E. Schnoor. It was moved by Councilman Foote, seconded by Leahy, that the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 4; No, None; carried.

The following agreement was presented between the City and Delbert C. Hammond:

AGREEMENT

THIS AGREEMENT, made and entered into this 31st day of August, 1961, by and between the CITY OF IDAHO FALLS, a municipal corporation of the State of Idaho, Party of the First Part, and DELBERT C. HAMMOND, of Bonneville County, Idaho, Party of the Second Part, WITNESSETH:

That for and in consideration of the conveyance by second party to first party of certain lands owned by second party in the area near Whittier Street and Fanning Avenue in the City of Idaho Falls, Idaho, for public street and alley purposes, amounting to approximately 1.8 acres, delivery of such conveyance being hereby acknowledged by first party, the party of the first part agrees to assume and pay up to, but not exceeding, Seven Hundred Fifty Dollars (\$750.00) of the total amount of any assessments, including sewer connection charges, levied against any property owned by second party in Local Improvement District No. 27 of the City of Idaho Falls which is now being assessed in said District.

Payment of such amount shall be made by first party to said Local Improvement District No. 27 within thirty (30) days from the date of confirmation of the Assessment Roll of said District.

IN WITNESS WHEREOF, the above parties have hereunto set their hands and seals the day and year first above written.

ATTEST: s/Roy C. Barnes
CITY CLERK

City of Idaho Falls
Municipal Corporation
s/ W. J. O'Bryant
MAYOR
FIRST PARTY

s/ Delbert C. Hammond
SECOND PARTY

It was moved by Councilman Leahy, seconded by Page, that the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 4; No, None; carried.

A contract was presented between the City of Idaho Falls and Bonneville County whereby the City would be authorized to operate a sanitary land fill for the disposal of refuse on certain lands

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within Section 12, Township 2 North, Range 37, E.B.M. and incorporating, among other provisions, that the City shall maintain a properly controlled burning area; that the City shall keep an approved type trash fence on the windward side of the working fence; that the City shall provide adequate water. It was moved by Councilman Creek, seconded by Page, that the Mayor and City Clerk be authorized to sign. Roll call as follows: Ayes, 4; No, None; carried.

There being no further business, it was moved by Councilman Leahy, seconded by Page, that the Council adjourn.

ATTEST: s/ Roy C. Barnes
CITY CLERK

s/ W. J. O'Bryant
MAYOR
