

JUNE 24, 2004

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, June 24, 2004, in the Council Chambers at 140 South Capital Avenue in Idaho Falls, Idaho.

There were present:

Mayor Linda Milam
Councilmember Ida Hardcastle
Councilmember Mike Lehto
Councilmember Bill Shurtleff
Councilmember Thomas Hally
Councilmember Larry Lyon

Absent was:

Councilmember Joe Groberg

Also present:

Dale Storer, City Attorney
Rosemarie Anderson, City Clerk
All available Division Directors

Mayor Milam honored the Idaho Falls Power Director with a City Achievement Award presented to the City of Idaho Falls for the Fiber Optic Network from the Association of Idaho Cities at the 2004 Annual Conference.

Councilmember Hardcastle congratulated Mayor Milam for having received the Harold Hurst Award for significant performance in City Government at the 2004 Association of Idaho Cities Annual Conference.

CONSENT AGENDA ITEMS

The City Clerk requested approval of the Minutes from the June 8, 2004 Executive Session and the June 10, 2004 Regular Council Meeting.

The City Clerk presented several license applications, including a BEER TO BE CONSUMED ON THE PREMISES LICENSE to National and Executive Inn (Transfer Only); BARTENDER PERMITS to Dana L. Abbott, Derek N. Ballard, Robert J. Birch, Nicole M. Combs, Jeremy D. Croft, Cody W. French, Linda L. Funke, Ardenna A. Goodwin, Roberto Huerto, Kip A. Landon, Sally Lott, Stacey L. Moore, MaryLou Mulins, Amy Jo Proctor, Ken C. Struhs, and Tawna L. Wilson, all carrying the required approvals, and requested authorization to issue these licenses.

The City Clerk requested Council ratification for the publication of legal notices calling for public hearings on June 24, 2004.

The Parks and Recreation Director submitted the following memo:

City of Idaho Falls
June 24, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: David J. Christiansen, Parks and Recreation Director
SUBJECT: AUTHORIZATION TO BID MAINTENANCE/STORAGE BUILDING
AT SAGE LAKES GOLF COURSE

JUNE 24, 2004

The Division of Parks and Recreation respectfully requests authorization to receive bids for a maintenance/storage building to be constructed at Sage Lakes Golf Course.

s/ David J. Christiansen

The Public Works Director submitted the following memos:

City of Idaho Falls
June 21, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Chad Stanger, Public Works Director
SUBJECT: BID AUTHORIZATION – 25TH STREET STORM LINE

Public Works requests authorization to advertise to receive bids for the 25th Street Storm Line.

s/ Chad Stanger

It was moved by Councilmember Hally, seconded by Councilmember Lyon, that the Consent Agenda be approved in accordance with the recommendations presented. Roll call as follows:

Aye: Councilmember Lyon
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lehto
Councilmember Hally

Nay: None

Motion Carried.

REGULAR AGENDA ITEMS

Mayor Milam requested Councilmember Hally to conduct a public hearing for consideration of a rezoning from R-1 (Single-Family Residential) to R-2 (Single-Family Residential, Two, Three, and Four-Plexes and Day Care Centers) on property located generally south of West Broadway, east of Dale Avenue, and fronting on Hughes Circle, legally described as Lot 11, Block 2, Jossie Hughes Addition, Division No. 2. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: REZONING FROM R-1 TO R-2, LOT 11, BLOCK 2, JOSSIE HUGHES ADDITION, DIVISION NO. 2

JUNE 24, 2004

Attached is an application from Delbert Johnson to rezone Lot 11, Block 2, Jossie Hughes Addition, Division No. 2, from R-1 (Single-Family Residential) to R-2 (Single-Family to Four-Plexes). This parcel is located west of Dale Avenue and south of West Broadway on Hughes Circle. At its May 18, 2004 Meeting, the Planning Commission recommended to the Mayor and Council rezoning to R-2. The Department concurs with this recommendation. This rezoning request is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this rezoning request:

Slide 1	Vicinity map showing surrounding zoning
Slide 2	Aerial Photo
Slide 3	Comprehensive Plan
Slide 4	Site Photo showing area north of site
Slide 5	Site Photo showing area east of site
Slide 6	Site Photo showing area west of site
Exhibit 1	Planning Commission Minutes dated May 18, 2004
Exhibit 2	Staff Report dated May 11, 2004

The Planning and Building Director explained, further, that the Planning Commission recommended rezoning to R-2 as they felt that even though it looks like a spot zone, it forms a transition between the apartment building and single-family homes in the area.

Delbert Johnson, 2044 Hughes Circle, appeared to state that he lives directly to the west of the lot under consideration for a rezone. He stated that his intention was to build a duplex on the lot, which would provide a nice transition from the apartments to the R-1 Zoning in the area.

There being no further discussion either in favor of or in opposition to this rezoning request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the zone change from R-1 (Single-Family Residential) to R-2 (Single-Family Residential, Two, Three, and Four-Plexes and Day Care Centers) on property located generally south of West Broadway, east of Dale Avenue, and fronting on Hughes Circle, legally described as Lot 11, Block 2, Jossie Hughes Addition, Division No. 2 and that the City Planner be instructed to reflect said zoning change on the official zoning map located in the Planning Office. Roll call as follows:

Aye: Councilmember Lehto
Councilmember Lyon
Councilmember Hardcastle
Councilmember Hally
Councilmember Shurtleff

Nay: None

Motion Carried.

JUNE 24, 2004

Mayor Milam requested Councilmember Hally to conduct a public hearing for consideration of a Conditional Use Permit to locate a 28' X 72' modular classroom building on property located generally at 2071 12th Street (Hope Lutheran School), legally described as Lots 1 and 2, Block 3, R & V Park Addition, Division No. 2 and Metes and Bounds Property. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: MODULAR CLASSROOM BUILDING – HOPE LUTHERAN CHURCH, 2071 12TH STREET

Attached is the application of Hope Lutheran Church to move a second modular classroom building to the east of its church building. This parcel is located north and adjacent to 12th Street and east of Woodruff Avenue. The Planning Department has reviewed this application and recommends approval. A building permit will still be necessary. This site plan is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this Conditional Use Permit request:

Slide 1	Vicinity Map showing surrounding zoning
Slide 2	Aerial Photo
Slide 3	Site Plan
Exhibit 1	Application
Exhibit 2	Site Plan

Dan Vetter, School Board President for Hope Lutheran School, 58 North 4100 East, Rigby, appeared to state that the school is proposing to add a second modular unit until a permanent solution can be resolved.

There being no further discussion either in favor of or in opposition to this Conditional Use Permit request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Conditional Use Permit to locate a 28' X 72' modular classroom building on property located generally at 2071 12th Street (Hope Lutheran School), legally described as Lots 1 and 2, Block 3, R & V Park Addition, Division No. 2 and Metes and Bounds Property. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lyon
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle

JUNE 24, 2004

Nay: None

Motion Carried.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Development Agreement for Hope Lutheran Church and School, legally described as R & V Park Addition, Division No. 2 and metes and bounds property and, further, give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lyon
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle

Nay: None

Motion Carried.

Mayor Milam requested Councilmember Hally to conduct Annexation Proceedings for Blue Ridge Estates Addition, Division No. 8. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: ANNEXATION, FINAL PLAT AND INITIAL ZONING REQUEST OF R-1 – BLUE RIDGE ESTATES ADDITION, DIVISION NO. 8

Attached are the Annexation Agreement, Annexation Ordinance, and Final Plat for Blue Ridge Estates, Division No. 8. The requested initial zoning is R-1, Single-Family Residential. This twenty-one lot plat is located south and adjacent to Pancheri Drive and east of Bellin Road. One unbuildable lot is to be deeded to the City for a storm water easement and possible bike path. The Planning Commission recommended approval of this request at its May 4, 2004 Meeting. The Department concurs with this recommendation. This annexation request is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this annexation request:

Slide 1 Vicinity Map showing surrounding zoning

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Slide 2 Aerial Photo
Slide 3 Final Plat
Exhibit 1 Planning Commission Minutes dated May 4, 2004
Exhibit 2 Staff Report dated May 4, 2004
Exhibit 3 Copy of Final Plat

Daryl Kofoed, Mountain River Engineering, 1020 Lincoln Road, appeared to answer any questions.

There being no further discussion either in favor of or in opposition to this annexation request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Annexation Agreement for Blue Ridge Estates Addition, Division No. 8 and, further, give authorization for the Mayor and City Clerk to sign said Agreement. Roll call as follows:

Aye: Councilmember Shurtleff
 Councilmember Hardcastle
 Councilmember Hally
 Councilmember Lyon
 Councilmember Lehto

Nay: None

Motion Carried.

At the request of Councilmember Hally, the City Attorney read the following Ordinance by title:

ORDINANCE NO. 2537

BLUE RIDGE ESTATES ADDITION, DIVISION NO. 8

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS, IDAHO; DESCRIBING THESE LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

The foregoing Ordinance was presented by title only. Councilmember Hally moved, and Councilmember Lyon seconded, that the provisions of Idaho Code Section 50-902 requiring all Ordinances to be read by title, and once in full, on three separate dates be dispensed with, the Ordinance be passed on all three readings, and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Lehto
 Councilmember Lyon
 Councilmember Hardcastle
 Councilmember Hally
 Councilmember Shurtleff

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Nay: None

Motion Carried.

A public hearing was conducted to consider the initial zoning of the newly annexed area. There being no discussion, it was moved by Councilmember Hally, seconded by Councilmember Lyon, to establish the initial zoning of Blue Ridge Estates Addition, Division No. 8 as R-1 (Single-Family Residential) Zoning as presented, that the comprehensive plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning and amendment to the comprehensive plan on the comprehensive plan and zoning maps located in the Planning Office. Roll call as follows:

Aye: Councilmember Lyon
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lehto
Councilmember Hally

Nay: None

Motion Carried.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to accept the Final Plat for Blue Ridge Estates Addition, Division No. 8 and, further, give authorization for the Mayor, City Engineer, and City Clerk to sign the Final Plat. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lyon

Nay: None

Motion Carried.

Mayor Milam requested Councilmember Hally to conduct Annexation Proceedings for Blue Ridge Estates, Division No. 9. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: ANNEXATION, FINAL PLAT, AND INITIAL ZONING REQUEST OF R-1 – BLUE RIDGE ESTATES ADDITION, DIVISION NO. 9

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Attached are the Annexation Agreement, Annexation Ordinance, and Final Plat for Blue Ridge Estates Addition, Division No. 9. The requested initial zoning is R-1, Single-Family Residential. This twenty-three lot plat is located south and adjacent to Pancheri Drive and east of Bellin Road. Two unbuildable lots are to be deeded to the City for a storm water easement and possible bike path. The Planning Commission recommended approval of this request at its May 4, 2004 Meeting. The Department concurs with this recommendation. This annexation request is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this annexation request:

Slide 1	Preliminary Plat
Slide 2	Aerial Photo
Slide 3	Final Plat
Exhibit 1	Planning Commission Minutes dated May 4, 2004
Exhibit 2	Staff Report dated May 4, 2004
Exhibit 3	Copy of Final Plat

Councilmember Lehto requested to know how many peak hour trips were generated with this development, according to the traffic study that was conducted. The Planning and Building Director stated that there were approximately 50 peak hour trips to the streets that are east of this subdivision.

Daryl Kofoed, Mountain River Engineering, 1020 Lincoln Road, appeared to comment that Pancheri Addition to the east of Blue Ridge Addition, Division Nos. 8 and 9, has storm drainage problems. With the construction of these two subdivisions, those problems would be eliminated.

There being no further discussion either in favor of or in opposition to this annexation request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Annexation Agreement for Blue Ridge Estates Addition, Division No. 9 and, further, give authorization for the Mayor and City Clerk to sign said Agreement. Roll call as follows:

Aye:	Councilmember Shurtleff Councilmember Hardcastle Councilmember Hally Councilmember Lyon Councilmember Lehto
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Nay:	None
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Motion Carried.

At the request of Councilmember Hally, the City Attorney read the following Ordinance by title:

JUNE 24, 2004

ORDINANCE NO. 2538

BLUE RIDGE ESTATES ADDITION, DIVISION NO. 9

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS, IDAHO; DESCRIBING THESE LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

The foregoing Ordinance was presented by title only. Councilmember Hally moved, and Councilmember Lyon seconded, that the provisions of Idaho Code Section 50-902 requiring all Ordinances to be read by title, and once in full, on three separate dates be dispensed with, the Ordinance be passed on all three readings, and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Lehto
Councilmember Lyon
Councilmember Hardcastle
Councilmember Hally
Councilmember Shurtleff

Nay: None

Motion Carried.

A public hearing was conducted to consider the initial zoning of the newly annexed area. There being no discussion, it was moved by Councilmember Hally, seconded by Councilmember Lyon, to establish the initial zoning of Blue Ridge Estates Addition, Division No. 9 as R-1 (Single-Family Residential) Zoning as presented, that the comprehensive plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning and amendment to the comprehensive plan on the comprehensive plan and zoning maps located in the Planning Office. Roll call as follows:

Aye: Councilmember Lyon
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lehto
Councilmember Hally

Nay: None

Motion Carried.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to accept the Final Plat for Blue Ridge Estates Addition, Division No. 9 and, further, give authorization for the Mayor, City Engineer, and City Clerk to sign the Final Plat. Roll call as follows:

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Aye: Councilmember Hally
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lyon

Nay: None

Motion Carried.

Mayor Milam requested Councilmember Hally to conduct Annexation Proceedings Prior to Platting for Metes and Bounds Property, including Eagle Ridge Addition, Division No. 1. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: ANNEXATION PRIOR TO PLATTING, INITIAL ZONING OF C-1,
AND FINAL PLAT FOR EAGLE RIDGE ADDITION, DIVISION NO.
1

Attached is the Annexation Agreement Prior to Platting, Annexation Ordinance, Development Agreement for Division No. 1, and Final Plat for Eagle Ridge Addition, Division No. 1. The requested initial zoning for the approximately 211 acres within the Annexation Prior to Platting is C-1, Limited Retail Business. The parcel is located south of Pancheri Drive and Porter Canal and west of the Snake River. Eagle Ridge, Division No. 1, encompasses 26.8 acres of this parcel, contains five landscape lots and thirteen commercial lots, and is located immediately south of Pancheri Drive and west of the Snake River. The Planning Commission recommended approval of this request at its April 20, 2004 Meeting with conditions governing landscaping, driveway access, and cross-access and parking easements. These conditions have been incorporated into the Annexation and Development Agreements. The Department concurs with this recommendation. This annexation request is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this annexation request:

Slide 1 Vicinity Map showing surrounding zoning
Slide 2 Aerial Photo
Slide 3 Comprehensive Plan – Mixed Use
Slide 4 Land Use Plan

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Slide 5	Preliminary Plat reviewed and approved by the Planning Commission
Slide 6	Final Plat under consideration
Slide 7	Site Plan
Slide 8	Elevation for proposed office buildings
Exhibit 1	Planning Commission Minutes dated April 20, 2004
Exhibit 2	Staff Report dated April 20, 2004
Exhibit 3	Copy of Final Plat

Daryl Kofoed, Mountain River Engineering, 1020 Lincoln Road, appeared to state that this area is developing into a dynamic area.

Louis Boyle, 2976 Homestead Lane, appeared to state that in June, 2002, a Preliminary Plat was considered by the Planning Commission regarding the Eagle Ridge Addition. This Preliminary Plat was approved with four stipulations. He requested to know whether those stipulations were included in this annexation request. The Planning and Building Director appeared to explain that Pioneer Road is outside the ownership of this development. There has also been a discussion with the Developer regarding other streets that would be affected in the area. There would be tie-ins to the existing street system in the area. The Planning and Building Director commented that there would not be further public hearings for the remaining final plats in the area. The public hearings held for annexations are with regard to the initial zone being established, and the initial zone on this area is being established with this annexation request. She stated that she would notify Mr. Boyle when the other final plats are considered.

There being no further discussion either in favor of or in opposition to this annexation request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Annexation Agreement Prior to Platting for Metes and Bounds Property, including Eagle Ridge Addition, Division No. 1 and, further, give authorization for the Mayor and City Clerk to sign said Agreement. Roll call as follows:

Aye: Councilmember Hardcastle
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hally
Councilmember Lyon

Nay: None

Motion Carried.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Development Agreement for Eagle Ridge Addition, Division No. 1 and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Hally
Councilmember Lyon
Councilmember Lehto

Nay: None

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Motion Carried.

At the request of Councilmember Hally, the City Attorney read the following Ordinance by title:

ORDINANCE NO. 2539

ANNEXATION PRIOR TO PLATting, EAGLE RIDGE ADDITION

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS, IDAHO; DESCRIBING THESE LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

The foregoing Ordinance was presented by title only. Councilmember Hally moved, and Councilmember Lyon seconded, that the provisions of Idaho Code Section 50-902 requiring all Ordinances to be read by title, and once in full, on three separate dates be dispensed with, the Ordinance be passed on all three readings, and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Lehto
Councilmember Lyon
Councilmember Hardcastle
Councilmember Hally
Councilmember Shurtleff

Nay: None

Motion Carried.

A public hearing was conducted to consider the initial zoning of the newly annexed area. There being no discussion, it was moved by Councilmember Hally, seconded by Councilmember Lyon, to establish the initial zoning of Metes and Bounds Property, including Eagle Ridge Addition, Division No. 1 as C-1 (Limited Retail Business) Zoning as presented, that the comprehensive plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning and amendment to the comprehensive plan on the comprehensive plan and zoning maps located in the Planning Office. Roll call as follows:

Aye: Councilmember Lyon
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lehto
Councilmember Hally

Nay: None

Motion Carried.

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It was moved by Councilmember Hally, seconded by Councilmember Lyon, to accept the Final Plat for Eagle Ridge Addition, Division No. 1 and, further, give authorization for the Mayor, City Engineer, and City Clerk to sign the Final Plat. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lyon

Nay: None

Motion Carried.

Mayor Milam requested Councilmember Hally to conduct a public hearing for consideration of a site plan alteration in the PT-2 (Planned Transition-2) Zone for a proposed 600 square foot storage building for the exclusive use of Electrical Wholesale Supply (1355 Fremont Avenue) on property located generally west of Fremont Avenue, south of Presto Street, east of Latah Avenue, legally described as Lots 11-16 and Lots 33-38, and the adjacent alley on Block 23, Highland Park Addition. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: SITE PLAN APPROVAL, PT-2 ZONE - LOTS 9-16 AND 33-40,
BLOCK 23, HIGHLAND PARK ADDITION

Attached is the application of Electric Wholesale Supply Company, Inc., to modify its PT-2 approved site plan to construct a 600 square foot storage building west of its office building. This parcel is located west and adjacent to Fremont Avenue and south of Presto Street. The Planning Commission recommended approval to the Mayor and City Council at its May 18, 2004 Meeting. This Department concurs in the recommendation. This Site Plan is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this site plan alteration request:

Slide 1 Vicinity Map showing surrounding zoning
Slide 2 Aerial Photo
Slide 3 Proposed new storage shed, previously approved plan
Slide 4 Site Plan approved March 14, 2002, Phase I by City Council

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Slide 5 Proposed new storage shed previously approved by Planning Commission
Exhibit 1 Planning Commission Minutes dated May 18, 2004
Exhibit 2 Staff Report dated May 11, 2004
Exhibit 3 Copy of Site Plan

Dale Baldwin, Employee of Electrical Wholesale, 1355 Fremont Avenue, appeared to state that this building would be used for snow equipment, lawn equipment, office supplies, etc.

There being no further discussion either in favor of or in opposition to this site plan alteration request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the site plan alteration in the PT-2 (Planned Transition-2) Zone for a proposed 600 square foot storage building for the exclusive use of Electrical Wholesale Supply (1355 Fremont Avenue) on property located generally west of Fremont Avenue, south of Presto Street, east of Latah Avenue, legally described as Lots 11-16 and Lots 33-38, and the adjacent alley on Block 23, Highland Park Addition. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lyon

Nay: None

Motion Carried.

Mayor Milam requested Councilmember Hally to conduct Annexation Proceedings for Fenway Park Addition, Division No. 1. At the request of Councilmember Hally, the City Clerk read the following memo from the Planning and Building Director:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Mayor and City Council
FROM: Renée R. Magee, Planning and Building Director
SUBJECT: ANNEXATION, FINAL PLAT, INITIAL ZONING REQUEST OF R-3A WITH PUD OVERLAY, AND PLANNED UNIT DEVELOPMENT - FENWAY PARK ADDITION, DIVISION NO. 1

Attached are the Annexation Agreement, Annexation Ordinance, Final Plat for Fenway Park, Division No. 1, and Planned Unit Development Site Plan. The requested initial zoning is R-3A (Apartments and Offices) with PUD Overlay. This four lot plat is located between 1st Street and John Adams Parkway immediately east of the existing St. Clair Road. The Planned Unit Development contains 25 four-plexes, five offices, and twelve townhouses (duplexes). The Planning Commission recommended approval of this request at its November 18, 2003 Meeting. The Department concurs with this

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recommendation. This annexation request is now being submitted to the Mayor and Council for consideration.

s/ Renée R. Magee

The Planning and Building Director located the subject area on a map and further explained the request. Following is a list of exhibits used in connection with this annexation request:

Slide 1	Vicinity Map showing surrounding zoning
Slide 2	Aerial Photo
Slide 3	Final Plat under consideration
Slide 4	Site Plan
Slide 5	Landscape Plan
Slide 6	4-Plex Elevations
Slide 7	Office Elevations
Slide 8	Office Elevations
Slide 9	Townhouse Elevations
Exhibit 1	Planning Commission Minutes dated November 18, 2003
Exhibit 2	Staff Report dated November 18, 2003
Exhibit 3	Copy of Final Plat
Exhibit 4	Copy of Site Plan

The Planning and Building Director stated that St. Clair Road would be moved to the east so that the intersection would align with Easy Street in the event a traffic signal was needed in the future.

Mayor Milam clarified that if there were any changes to the site plan, another public hearing would be required. The Planning and Building Director agreed with this statement.

John Renison, 128 South Eagle Rock in Eagle, Idaho, appeared to thank the City for assisting in the re-alignment of St. Clair Road. St. Clair Road would be built to a wider street with turn lanes and through lanes. A day care is planned for the northern most corner of this development.

Mayor Milam commented that this is a similar situation to Holmes Avenue, where there is a canal on the west side of the road. That is why there is not another developer to take responsibility for the development costs for that portion of the roadway.

There being no further comments either in favor of or in opposition to this annexation request, Mayor Milam closed the public hearing.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Annexation Agreement for Fenway Park Addition, Division No. 1 and, further, give authorization for the Mayor and City Clerk to sign said Agreement. Roll call as follows:

Aye: Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Hally
Councilmember Lyon
Councilmember Lehto

Nay: None

Motion Carried.

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At the request of Councilmember Hally, the City Attorney read the following Ordinance by title:

ORDINANCE NO. 2540

FENWAY PARK ADDITION, DIVISION NO. 1

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS, IDAHO; DESCRIBING THESE LANDS; REQUIRING THE FILING OF THE ORDINANCE AND AMENDED CITY MAP AND AMENDED LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND ESTABLISHING EFFECTIVE DATE.

The foregoing Ordinance was presented by title only. Councilmember Hally moved, and Councilmember Lyon seconded, that the provisions of Idaho Code Section 50-902 requiring all Ordinances to be read by title, and once in full, on three separate dates be dispensed with, the Ordinance be passed on all three readings, and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Lehto
Councilmember Lyon
Councilmember Hardcastle
Councilmember Hally
Councilmember Shurtleff

Nay: None

Motion Carried.

A public hearing was conducted to consider the initial zoning of the newly annexed area. There being no discussion, it was moved by Councilmember Hally, seconded by Councilmember Lyon, to establish the initial zoning of Fenway Park Addition, Division No. 1 as R3-A (Apartments and Offices) Zoning with a Planned Unit Development Overlay as presented, that the comprehensive plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning and amendment to the comprehensive plan on the comprehensive plan and zoning maps located in the Planning Office. Roll call as follows:

Aye: Councilmember Lyon
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lehto
Councilmember Hally

Nay: None

Motion Carried.

JUNE 24, 2004

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to accept the Final Plat for Fenway Park Addition, Division No. 1 and, further, give authorization for the Mayor, City Engineer, and City Clerk to sign the Final Plat. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lyon

Nay: None

Motion Carried.

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to approve the Planned Unit Development Site Plan for Fenway Park Addition, Division No. 1. Roll call as follows:

Aye: Councilmember Hardcastle
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hally
Councilmember Lyon

Nay: None

Motion Carried.

The Airport Director submitted the following memo:

City of Idaho Falls
June 18, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Mike Humberd, Airport Director
SUBJECT: WORK ASSIGNMENT NO. 12 TO THE DELTA AIRPORT
CONSULTANTS AGREEMENT

Attached for City Council approval is Work Assignment No. 12 to the Delta Airport Consultants Agreement with the City of Idaho Falls for the design, bid and construction management for the FY-2005 FAA Project to Rehabilitate the Air Carrier Apron. The total cost for this work is \$516,730.00. The FAA will be paying for 95% of this work. Funds for this work became available from this FAA Grant after we received construction bids lower than estimated. Instead of losing the excess funds we amended this year's grant to include this work.

The Airport Division recommends approval and requests the Mayor be authorized to execute the documents.

s/ Mike Humberd

JUNE 24, 2004

It was moved by Councilmember Lyon, seconded by Councilmember Hardcastle, to approve Work Assignment No. 12 to the Delta Airport Consultants Agreement for the design, bid and construction management for the FY-2005 FAA Project to rehabilitate the Air Carrier Apron and, further, give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye: Councilmember Hardcastle
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hally
Councilmember Lyon

Nay: None

Motion Carried.

The Fire Chief submitted the following memo:

City of Idaho Falls
June 21, 2004

MEMORANDUM

TO: Honorable Mayor Milam and City Council
FROM: Dean Ellis, Fire Chief
SUBJECT: HAZARDOUS MATERIALS REGIONAL RESPONSE TEAM

Attached for your consideration is a copy of the Joint Exercise of Powers Agreement for the establishment of the Northeast Idaho Emergency Response Team for Hazardous Materials between the City of Idaho Falls and Central Fire District and the State of Idaho. This Agreement will establish a Regional Response Team which will allow the Idaho Falls Fire Department and Central Fire District to respond to hazardous materials spills in the Northeast Region of the State of Idaho which includes 7 Counties. Funding for this team comes from the State with reimbursement for wages paid while on calls.

The Fire Department respectfully requests Council approval of this Agreement at the June 24, 2004 City Council Meeting, and authorize the Mayor to sign the document.

s/ Dean Ellis

It was moved by Councilmember Hardcastle, seconded by Councilmember Hally, to approve the Joint Exercise of Powers Agreement for the establishment of the Northeast Idaho Emergency Response Team for Hazardous Materials between the City of Idaho Falls and Central Fire District and the State of Idaho and, further, give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye: Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Hally
Councilmember Lyon
Councilmember Lehto

JUNE 24, 2004

Nay: None

Motion Carried.

The Idaho Falls Power Director submitted the following memo:

City of Idaho Falls
June 21, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Mark Gendron, Idaho Falls Power Director
SUBJECT: LETTER AGREEMENT WITH BONNEVILLE POWER
ADMINISTRATION

Attached for your consideration is a Letter Agreement with BPA for Exhibit N to the Slice/Block Agreement. This Agreement has been reviewed by the City Attorney.

Idaho Falls Power requests approval of this Agreement and authorization for the Mayor to sign.

s/ Mark Gendron

It was moved by Councilmember Lehto, seconded by Councilmember Shurtleff, to approve the Letter Agreement with Bonneville Power Administration for Exhibit N to the Slice/Block Agreement and, further, give authorization for the Mayor and City Clerk to sign the necessary documents. Roll call as follows:

Aye: Councilmember Lehto
Councilmember Lyon
Councilmember Hardcastle
Councilmember Hally
Councilmember Shurtleff

Nay: None

Motion Carried.

The Municipal Services Director submitted the following memos:

City of Idaho Falls
June 21, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: S. Craig Lords, Municipal Services Director
SUBJECT: REQUEST TO PURCHASE TRAFFIC SIGNAL EQUIPMENT

JUNE 24, 2004

Municipal Services respectfully requests authorization to purchase additional traffic signal equipment from Bid IF-04-11. This bid was awarded on May 27, 2004. At this time, we would like to procure the required equipment as listed on Attachment "A" for a total purchase of \$149,525.53.

s/ S. Craig Lords

It was moved by Councilmember Hally, seconded by Councilmember Shurtleff, to authorize the purchase of additional traffic signal equipment from Bid IF-04-11 per Attachment "A" as presented. Roll call as follows:

Aye: Councilmember Lyon
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lehto
Councilmember Hally

Nay: None

Motion Carried.

City of Idaho Falls
June 21, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: S. Craig Lords, Municipal Services Director
SUBJECT: COMPUTER EQUIPMENT PER STATE OF IDAHO CONTRACT

Municipal Services respectfully requests authorization to purchase three (3) Hewlett Packard Servers and Network Storage Devices per State of Idaho Contract. The total purchase price for the required items will be \$36,978.00.

s/ S. Craig Lords

It was moved by Councilmember Hally, seconded by Councilmember Lyon, to authorize the purchase of Computer Equipment per the State of Idaho Contract for three (3) Hewlett Packard Servers and Network Storage Devices as presented. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle
Councilmember Lyon

Nay: None

Motion Carried.

The Parks and Recreation Director submitted the following memo:

JUNE 24, 2004

City of Idaho Falls
June 24, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: David J. Christiansen, Parks and Recreation Director
SUBJECT: SANDY DOWNS SIMULCAST AGREEMENT

Attached for your consideration is a Lease Agreement between the City of Idaho Falls and Sandy Downs Racing, Inc. for the purpose of leasing facilities at Sandy Downs to conduct simulcasting. The proposed lease is for a period of one year terminating June 30, 2005. The attached agreement has been prepared and reviewed by the City Attorney. It is, therefore, submitted for your approval.

s/ David J. Christiansen

It was moved by Councilmember Lehto, seconded by Councilmember Hally, to approve the Lease Agreement between the City of Idaho Falls and Sandy Downs Racing, Inc. for the purpose of leasing facilities at Sandy Downs to conduct simulcasting. Roll call as follows:

Aye: Councilmember Hally
Councilmember Lyon
Councilmember Lehto
Councilmember Shurtleff
Councilmember Hardcastle

Nay: None

Motion Carried.

The Public Works Director submitted the following memo:

City of Idaho Falls
June 21, 2004

MEMORANDUM

TO: Honorable Mayor and City Council
FROM: Chad Stanger, Public Works Director
SUBJECT: RIGHT-OF-WAY VACATION - 13TH STREET AND CURTIS AVENUE

The owner of adjacent property has removed an old building on the site and is preparing to construct a new building and site improvements, including curb and gutter along the street. In preparation for this construction, he has requested vacation of a portion of unused right-of-way on a corner of the property.

Public Works recommends the City Attorney be authorized to prepare documents needed to vacate this right-of-way.

s/ Chad Stanger

JUNE 24, 2004

It was moved by Councilmember Shurtleff, seconded by Councilmember Lehto, to authorize the City Attorney to prepare the necessary documents to vacate the right-of-way at 13th Street and Curtis Avenue. Roll call as follows:

Aye: Councilmember Hardcastle
 Councilmember Lehto
 Councilmember Shurtleff
 Councilmember Hally
 Councilmember Lyon

Nay: None

Motion Carried.

There being no further business, it was moved by Councilmember Shurtleff, seconded by Councilmember Lehto, that the meeting adjourn at 8:40 p.m.

CITY CLERK

MAYOR
