

April 11, 2019

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, April 11, 2019, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 p.m.

Call to Order:

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember John Radford
Councilmember Jim Francis
Councilmember Michelle Ziel-Dingman
Councilmember Shelly Smede
Councilmember Jim Freeman

Also present:

Michael Kirkham, Assistant City Attorney
Kathy Hampton, City Clerk

Pledge of Allegiance:

Mayor Casper requested Lisa Farris, City of Idaho Falls Grants Administrator, to lead those present in the Pledge of Allegiance.

Public Comment:

Mr. Steven Adams, Idaho Falls resident, appeared. Mr. Adams encouraged the Council to recognize changes, specifically property improvements, which have been made by people in the community over the past two or three years. He stated he lives on a dirt road, believed to be one of the few remaining in the City. He is encouraged to see proposals and hopes the Council will look at this particular area. Mr. Adams stated it would be rewarding for the Council to recognize the improvements that have been made and about to be made and to give the area more attention, including paved roads, to enhance the aesthetics of the area. He stated this attention will help to improve property values which will benefit the City and help to fill spaces for potential businesses. He reiterated that people are improving their properties to increase the value. Mayor Casper noted a road is typically paved by a developer when a subdivision is added. In that case the cost is shared by all property owners. She stated in rare cases where a road is not paved the property value and the tax burden will be lower. The current City standards will not allow an addition of a subdivision without paved roads. City funds or grants can assist with paving.

Consent Agenda:

Municipal Services requested approval of the Treasurer's Report for the month of February, 2019; Investment Policy Update; Purchase of Street Light Poles for Idaho Falls Power; Bid IF-19-21, Water Line Materials for Public Works; Bid IF-19-22, New 30-yard Refuse Containers for Public Works; Bid IF-19-J, Articulating Telescopic Aerial Device (Bucket Truck) for Parks and Recreation; and, Senior Citizens Community Center, Inc. No Cost Lease Request for Community Youth in Action, Inc. (C'YA).

Parks and Recreation requested approval of Idaho Falls Zoo Concession Agreement Renewal.

Public Works requested approval of Bid Award – Broadway Sidewalk Improvements Memorial Drive to N Yellowstone Avenue; and, Bid Award – Water Line Replacement, 1st Street from Lomax to Idaho Canal.

The City Clerk requested approval of minutes from the March 25, 2019 Council Work Session; March 28, 2019 Council Meeting and Executive Session; and, March 30, 2019 Budget Kick-off Workshop; and, License Applications, all carrying the required approvals.

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It was moved by Councilmember Freeman, seconded by Councilmember Smede, to approve all items on the Consent Agenda according to the recommendations presented. Roll call as follows: Aye – Councilmembers Radford, Freeman, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

Regular Agenda:

Parks and Recreation

Subject: Primary Stock Contract Agreement for Idaho's Oldest Rodeo, the War Bonnet Round Up

For consideration is the Primary Stock Contractor Agreement for Idaho's Oldest Rodeo, The War Bonnet Round Up. This one (1) year event agreement in the amount of \$62,100 for 2019 has been reviewed and approved by the City Attorney.

Councilmember Freeman stated this is the 108th War Bonnet Round Up and will take place July 31 through August 3. He also stated this will be the third year using Mo Betta. He expressed his appreciation for their expertise to bring top stock to the rodeo in order to attract the top cowboys and cowgirls.

It was moved by Councilmember Freeman, seconded by Councilmember Radford, to approve the Primary Stock Contractor Agreement with Mo Betta Rodeo, Inc. and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

Municipal Services

Subject: Bid IF-19-I, Addition to Fleet, Telehandler for Public Works

It is the recommendation of Municipal Services and Public Works to piggyback the GSA Purchasing Schedule Contract through the authorized dealer, Caterpillar Inc. of Peoria, Illinois and approve the purchase of one (1) new 2019 Caterpillar TH255C Telehandler in the amount of \$74,335.00. Funds to purchase the new Telehandler was budgeted as an addition to the fleet in the approved 2018/19 Public Works budget for \$62,000. The department has identified funds from the Water Fund, Well Maintenance and Operations Improvements budget line items to cover the budget overage of \$12,335.00.

It was moved by Councilmember Radford, seconded by Councilmember Smede, to approve the purchase of one (1) new 2019 Caterpillar TH255C Telehandler in the amount of \$74,335.00. Roll call as follows: Aye – Councilmembers Dingman, Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

Idaho Falls Power

Subject: Billing Settlement with Bonneville Power Administration

For consideration are two new agreements and two existing exhibit revisions to our power sales contract with the Bonneville Power Administration (BPA). These agreements and revisions have arisen from a dispute Idaho Falls Power (IFP) has had with BPA. One point was the treatment of the Bulb Turbines and how that transmission service should be provided under our BPA agreements. A second point related to charges being directly assigned by BPA for the recovery of Energy Imbalance Market costs. IFP successfully argued these points. The transmission cost will now be paid by BPA under the terms of our transfer service and BPA will be paying these going forward and refunding past payments made by IFP.

Councilmember Hally stated IFP has multiple relationships with BPA, these agreements become technical and complex and can create misunderstandings. There were disagreements regarding the requirements from BPA which required negotiations. These negotiations may take several years. The first dispute involved several hundred

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thousand dollars. Councilmember Hally stated IFP Director Bear Prairie and his staff worked diligently in negotiating a correction, the settled amount is in excess of \$578,000. The second dispute was settled over time. Councilmember Francis stated this process did not happen quickly and he complimented IFP staff.

It was moved by Councilmember Hally, seconded by Councilmember Radford, to approve the Billing Settlement Agreements with Bonneville Power Administration and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Subject: Power Pole Retrofit Reimbursement Agreement

For consideration is an agreement between Utah Associated Municipal Power Systems (UAMPS) and IFP for the reimbursement for retrofitting a number of our power poles for avian protection. IFP under the terms of this agreement will retrofit certain power poles around our system and UAMPS will reimburse IFP for the complete costs of the work. IFP will also be required to monitor, maintain and repair as needed the sites for a period not to exceed 30 years. These costs will also be reimbursed under the terms of the agreement.

Councilmember Radford stated IFP has partnered with UAMPS to build the Horse Wind Butte Farms. The project has been successful although sometimes birds are killed. He stated IFP and UAMPS have found a way to help mitigate the risk to birds. Director Prairie noted UAMPS is one of the first wind farms in the country to get an Eagle Take Permit. He indicated in some areas of the country US Fish and Wildlife Service is required to shut down wind farms. Director Prairie stated the new construction techniques are automatically avian protected.

It was moved by Councilmember Radford, seconded by Councilmember Hally, to approve the Power Pole Retrofit Reimbursement Agreement with Utah Associated Municipal Power Systems and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Smede, Hally, Dingman, Radford, Freeman, Francis. Nay – none. Motion carried.

Community Development Services

Subject: Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Fremont Avenue Subdivision, 1st Amended

For consideration is the application for Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Fremont Avenue Subdivision, 1st Amended. The Planning and Zoning (P&Z) Commission considered this item at its February 5, 2019, meeting and recommended approval by unanimous vote. Staff concurs with that recommendation.

Councilmember Smede stated this property was rezoned to R3A in November 2018 and has been vacant for several years. Development of the property will be infill. The plat includes 28 lots. These lots are not required to comply with the width and area requirements of the zone but must comply with front and rear setbacks. No lot in the development will have direct access to Fremont Avenue, all lots will utilize the alley which will be widened and paved. Mayor Casper questioned the narrowed units with the appropriate market value. Community Development Services Director Brad Cramer stated the plat meets requirements in City Code. He referenced this type of development as row housing. He indicated the Comprehensive Plan encourages a variety of different housing types. Councilmember Francis questioned the multi-story use. Director Cramer stated multi-story is a permitted use although it is not proposed for this plat.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Development Agreement for Fremont Avenue Subdivision, 1st Amended, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Hally, Francis, Radford, Dingman, Smede, Freeman. Nay – none. Motion carried.

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It was moved by Councilmember Smede, seconded by Councilmember Dingman, to accept the Final Plat for Fremont Avenue Subdivision, 1st Amended, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows: Aye – Councilmembers Freeman, Radford, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Fremont Avenue Subdivision, 1st Amended, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Subject: Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Fanning Park Division 1

For consideration is the application for Final Plat and Reasoned Statement of Relevant Criteria and Standards, Fanning Park Division 1. The Planning and Zoning Commission considered this item at its January 9, 2019, meeting and recommended approval by unanimous vote. Staff concurs with that recommendation.

Councilmember Smede stated this area was annexed in 1940 and platted in 2016 as Fanning Avenue Addition Number 2. The proposed final plat is a five-lot plat. These lots are smaller than what is typically allowed although the intent is to build attached single-unit dwellings. There will be a note required on the plat that only attached single-unit dwellings may be built on these properties. Due to no current utilities, developers will connect with the current utility lines to the south of the property in the existing easement. A portion of the area is larger to allow for storm water storage.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Development Agreement for Fanning Park Division 1, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to accept the Final Plat for Fanning Park Division 1, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows: Aye – Councilmembers Dingman, Radford, Francis, Smede, Hally, Freeman. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Fanning Park Division 1, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Radford, Freeman, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

Subject: Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, INL Park N Ride Subdivision

For consideration is the application for Final Plat and Reasoned Statement of Relevant Criteria and Standards, Idaho National Laboratory (INL) Park N Ride Subdivision. The Planning and Zoning Commission considered this item at its July 10, 2018, meeting and recommended approval by unanimous vote. Staff concurs with that recommendation.

Councilmember Smede stated this property was annexed in October 2017 and is a two-lot plat. One (1) larger lot will accommodate a Park N Ride for the INL and one (1) smaller lot could allow a future commercial building. The lots have frontage to West Broadway, Bellin Road, and West Sunnyvale Way. A traffic study will be completed to address potential road improvements, which is common in commercial development, and will be tailored to the plan, not the plat. To the response of Councilmember Francis, Director Cramer stated the Idaho Transportation Department (ITD) and the Access Management Plan will determine any traffic improvements, the developer

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typically pays for the traffic study. He clarified, per the Development Agreement requirements, any improvements to Broadway will be constructed as part of the project in coordination with the ITD, any accesses will be constructed according to the Access Management Plan.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Development Agreement for INL Park N Ride Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Hally, Smede, Dingman, Freeman, Francis, Radford. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to accept the Final Plat for INL Park N Ride Subdivision, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows: Aye – Councilmembers Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for INL Park N Ride Subdivision, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Dingman, Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

Mayor Casper stated an incorrect map/information for the above referenced item had been distributed. Director Cramer clarified this plat was reviewed in July 2018, however, the updates had not been transferred accordingly. The plat, currently named the Bellin and Broadway Subdivision, is a four-lot plat. This plat includes the easements on Broadway and across the property for cross-access, and a new dedicated right-of-way to accommodate traffic improvements.

Per Mr. Kirkham's recommendations the Recommended Actions were remade with the correct name.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Development Agreement for Bellin and Broadway Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Dingman, Radford, Francis, Smede, Hally, Freeman. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to accept the Final Plat for Bellin and Broadway Subdivision, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Bellin and Broadway Subdivision, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Smede, Radford, Hally, Freeman, Dingman, Francis. Nay – none. Motion carried.

Public Hearing – FY 2019 Community Development Block Grant (CDBG) Annual Action Plan

Each year Idaho Falls receives a funding allocation from the Department of Housing and Urban Development (HUD) for the local Community Development Block Grant (CDBG) program. As part of the requirements of administration of this program the City must submit an Annual Action Plan to HUD outlining how that year's funds will be spent. To determine how to spend the funds, each year applicants submit requests for grant funding which are considered by the City Council in a public hearing.

Mayor Casper opened the public hearing and ordered all items presented be included in the official record.

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Ms. Farris stated this process began in December 2018. A federal budget has been approved, the annual allocation announcement is expected in April. Ms. Farris then presented the following:

Slide 1 – Plan History

2004 City applied/approved by Housing and Urban Development (HUD) as an Entitlement City
City applies directly to HUD for annual CDBG funds

Five Year Plans

2004-2009/10 Initial Five Year Plan

2011-2015 Second Five Year Plan

2016-2020 Third Five Year Plan

Ms. Farris stated the City is in the fourth year of the five-year Consolidated Plan

Slide 2 – 2004 to 2019 - \$5,845,462 total HUD/CDBG funds allocated to Idaho Falls between 2004 and 2018; 2019 application status – 12 applications totaling \$487,796

Slide 3 – City/CDBG Benefits: assists City in funding projects/programs not funded with General Fund; assists local service providers with filling a gap in service; and, assists City and local service providers in leveraging additional funding. FY2019 starts 16th year of participating in CDBG, FY2018 allocation = \$391,880.

Slide 4 – Criteria

- Must meet one (1) of three (3) National Objectives as determined by HUD
 - Benefit Low/Moderate Income (LMI) Clients – 2017 limitation = family of four (4) in Bonneville County with income <\$47,750, FY2019 income limits will apply once announced by HUD
 - Prevent/eliminate conditions of slum and blight
 - Meet an urgent need
- Must be a HUD eligible activity
 - Construction of public infrastructure
 - Handicapped access to public facilities
 - Housing rehab, social services, business rehab
 - Acquisition, clearance, and disposition of property
 - Relocation costs, economic development, job creation or training
- Additional criteria
 - Must meet goals of five-year Consolidated Plan
 - Must be approved for the FY2019 CDBG Annual Action Plan

Slide 5 – LMI Neighborhoods (three (3) Census Tracts) Map

Slide 6 – CDBG program and HUD criteria, must meet one (1) of four (4) HUD priorities

- Community Development Priority – neighborhood revitalization activities that promote public health, safety and welfare
- Economic Development Priority – improve economic conditions throughout the community for primarily LMI persons, also to benefit a slum and blight area such as downtown with the façade improvement program
- Housing Development Priority – encourage development of new, affordable single, multi-family, and special needs housing through private developers and non-profit agencies
- Public Service Priority – encourage partnerships with social service providers, faith-based groups, private businesses, school districts, non-profit agencies, and community leaders to meet the needs of families in poverty

Slide 7 – Photo of Community Development Priority, construction of public infrastructure

Slide 8 – Photo of Community Development Priority, Idaho Falls Senior Citizen Community Center, window replacement project

Slide 9 – Photo of Economic Development, assisting downtown through façade improvement projects

Slide 10 – Photo of housing rehab, removing Americans with Disabilities Act (ADA) barriers for senior citizens with mobility issues

Slide 11 – Public service examples of CLUB, Inc., Behavioral Health Center of Eastern Idaho, Idaho Legal Aid (Victims of Domestic Violence and Grandparents Raising Grandchildren), and Eastern Idaho Community Action Partnership (EICAP) Idaho Youth Challenge Academy/Youth Program

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Slide 12 – List of applicants, totaling \$487,796

Mayor Casper invited representative(s) from each organization.

Idaho Legal Aid – Jake Workman, Legal Aid Manager, appeared. Mr. Workman stated the Idaho Legal Aid operation covers ten (10) counties. The funds requested go to survivors of domestic violence. He stated in the previous year 539 cases were opened and the CDBG Grant funded 88 of those cases. Mr. Workman stated the funds are applied to direct client services. Idaho Legal Aid also assists with other legal issues including protection orders, advice appointments, litigation, custody, and helping to resolve family issues.

CLUB, Inc. – Barb Dahl, Associate Director appeared. Ms. Dahl stated a new program, Access Point, is a State-wide program designed to assist with community services. She believes the program has helped with after-hour crisis calls as there has been a decrease in those calls. She stated the program provided transportation to multiple in-state and out-of-state destinations. Ms. Dahl noted CLUB Inc. works in cooperation with the Behavioral Health Crisis Center and the Emergency Housing Exchange. She believes these services will increase in the future. She emphasized the importance and relevance of the CDGB funds. She noted the Point in Time Count was 133 homeless individuals in this area. She stated this is an increase from 100 individuals from the previous year. She expressed her appreciation for past support.

Behavioral Health Crisis Center of Eastern Idaho – April Crandell appeared. Ms. Crandell stated the center provides free crisis services for any adult. The center opened in 2014 and has served 4100 individuals to this point. The numbers have grown exponentially and the need has grown. Ms. Crandell stated the center provides a safe place for mental health crisis and substance use disorders. She also stated there is need for individual case management funding. Case managers would assist in getting individuals resources and referrals for help in the community. Without funding and case managers the center would be a continued stop for individuals. The center is also a cost savings for the community.

Eastern Idaho Community Action Partnership (EICAP) – Evelyn Kiniken, Family Service Director, appeared. Ms. Kiniken stated EICAP is applying for the Idaho Youth Challenge Academy (IYCA) Youth Program. The program is designed to provide at-risk adolescence the opportunity to attend the IYCA, reshape their lives, and, leave behind a life of delinquency. The program began in July 2017 and is free of charge but each applicant is responsible to purchase the supplies and materials required. Ms. Kiniken stated the youth program is the program with the greatest need. The program received one-time funding from Rocky Mountain Power for the pilot program. With those funds the program assisted four (4) teenagers attend the academy. Each youth received \$700 for supplies, lodging, and fuel. She stated between 2017 and 2018 five (5) youth were assisted and each have graduated the academy, have left their bad influences behind, they are strong in their school and community, and, a few are wanting to further their education. Ms. Kiniken stated EICAP is requesting \$7000 to assist families as they hope to break the cycle of poverty one (1) youth at a time. Councilmember Francis questioned events at the academy. Ms. Kiniken stated the academy is a military-structured camp. The youth can also earn high school credits, food handler's license, and, they receive a mentor. She stated the youth contact the mentor each week and the mentor assists beyond the academy. The youth attends the academy for six (6) months.

Eastern Idaho Community Action Partnership (EICAP) – Brad Simmons, Weatherization Director, appeared. Mr. Simmons stated a house has been identified in the census tract with plans to replace the steps, patio, sidewalk, and, a section of the driveway. He stated the weatherization program will be used to match other items being replaced in the house. He stated the occupant is a low-income elderly individual. He noted bids have been received for the project.

Eastern Idaho Community Action Partnership (EICAP) Grandparents Raising Grandchildren (GRG) – Morgan Nield, Senior Services Director with Area Agency on Aging (EICAP is the umbrella agency), appeared. Ms. Nield stated the program works to support area seniors in the nine (9) counties they cover. Their mission is to help individuals maintain independence while aging. The service receives funding through the State Senior Services Act and federal funding through the Older Americans Act which is distributed through the Idaho Commission on

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Aging. Ms. Nield stated the area most in need is support for caregivers, particularly grandparents raising grandchildren. Support is given through two (2) different services; a monthly support group and a contract with Idaho Legal Aid. Funds from the Older Americans Act were previously utilized for the programs but due to changes these funds are no longer allowed to support legal guardianship. With previous CDBG funds the service was able to assist 74 low-to-moderate income grandparents. Ms. Nield believes the need will continue to grow. She stated senior citizens face a number of challenges today but additional concerns arise when taking the role as caregiver. With this program children are given a chance and grandparents receive the tools they need. Funds requested are \$6000 and the majority of cases are Bonneville County residents.

Idaho Falls Downtown Development Corporation (IFDDC) – Catherine Smith, Executive Director, appeared. Ms. Smith stated the façade program has been very successful in the downtown area. The previous funds have been well spent and has paid off as seen by the momentum and investments taking place downtown. Ms. Smith stated property owners of large projects match the project at 25% contribution. The program has grants for small signs and awnings that property owners can apply for. Ms. Smith believes it is important to partner with property owners to keep historical context in place to keep downtown unique. She expressed her appreciation for access to the funds.

City Public Works Department Curb/Gutter/Sidewalk - Phase 1 – Chris Fredericksen, Public Works Director, appeared. Director Fredericksen stated the approval of a grant application was recently received to pave streets in Highland Park Subdivision. The grant will allow the paving of the streets but the department is always looking for additional areas to improve curb, sidewalk, and, better pedestrian access. Director Fredericksen indicated the funds will cover a portion of the desired improvements.

Senior Citizens Community Center – Valisa Say, appeared. Ms. Say stated the center provides the local Meals on Wheels program. The program is donation based, currently does not have a wait list, and volunteers run every program in the center. In 2016 the average donation was 83 cents and this year the average is 74 cents. Ms. Say stated more than 73,000 meals were served with the 2018 donations. The food budget is approximately 28% of the budget. Donations are continuing to decrease but expenses are increasing. Ms. Say reviewed the number of routes, volunteers and employees. She stated the center is requesting a new roof as it has two layers and a third layer cannot be added. She expressed her appreciation for the approval of the center’s lease. Councilmember Hally questioned if the roof received hail damage. Ms. Say was unsure.

Idaho Falls YMCA – Monica Bitrick, Executive Director, appeared. Ms. Bitrick recognized supporters of the YMCA grant. She stated this is the first grant the YMCA has submitted for CDBG since 2008. The YMCA is non-profit with the mission to strengthen the foundation of the community through youth development, healthy living, and social responsibility. The organization has been in community since 1944 and serves the community in a variety of ways. Ms. Bitrick stated the focus has been to improve the state of the building and facilities. The original side of the building was built in 1944 and the other side was built in the early 1990’s. She stated there are challenges in the building spaces and there is no accessibility for individuals with disabilities. Ms. Bitrick stated the YMCA is requesting the addition of a ramp and an enclosed vestibule with a wheelchair lift for access to the gymnasium, the lower level of the facility, the summer food program (7000 meals served to youth) in the cafeteria, and other various programs. She also stated the YMCA wants to ensure the facilities are accessible to everyone.

Habitat for Humanity Idaho Falls Area (H4HIF) – Karen Lansing, Executive Director, appeared. Ms. Lansing expressed her appreciation for the previous funding received. She stated H4HIF has assisted with the rehabilitation of properties in the previous year. She indicated this year is the 25th anniversary for H4H in the Idaho Falls area. Ms. Lansing stated the current focus is the neighborhood in the Highland Park area. She reviewed previous projects in this area. Ms. Lansing stated H4HIF is requesting funding for the construction of a new home for a low-to-middle income family on Elmore Street on a donated vacant lot. She stated the project will be finished in 2020. The requested funds of \$30,000 will cover a portion with grants and mortgages to help supplement the remaining cost.

Ms. Farris reappeared. She stated the 30-day public comment period will end on May 11 and recommendations for projects will occur at the May 20 City Council Work Session to be approved and included in the Draft Plan submitted to HUD. A resolution will be presented at the May 23 City Council Meeting with electronic submission

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to HUD on June 18. Final date to submit to HUD is August 16. Funds will be allocated in July/August to begin projects and activities. The approved projects will then go into agreements and environmental reviews. Ms. Farris reiterated the allocation amount award is expected on April 15. She expressed her appreciation to all applicants and to the Mayor and Council for consideration of the projects.

Mayor Casper closed the public hearing. She expressed her appreciation to those who serve the community.

There was no recommended action at this time.

Subject: Rezone from TN to CC, Zoning Ordinance, and Reasoned Statement of Relevant Criterial and Standards, Lots 1-12, Block 30, Capitol Hill Addition

For consideration is the application for Rezone from TN to CC, Zoning Ordinance, and Reasoned Statement of Relevant Criterial and Standards, Lots 1-12, Block 30, Capitol Hill Addition. The Planning and Zoning Commission considered this item at its March 5, 2019 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened public hearing and ordered all items presented be entered into the official record.

Director Cramer appeared with the following:

Slide 1 – Property under consideration in current zoning

Director Cramer stated this property was recently rezoned due to the updated Zoning Ordinance. He noted according to the staff report the most recent zone was R3A and then rezoned to traditional neighborhood. He stated the property was rezoned to Commercial around 1965. In the year following this rezone the City Council approached the P&Z recommending a rezone back to R3A. There are no documents indicating the rezone to R3A occurred although the zoning map showed the change. Director Cramer believes this area has been zoned commercial since the 1960's although the map has reflected R3A.

Slide 2 – Aerial photo of property under consideration

Director Cramer stated the rezone would allow additional commercial uses that traditional neighborhood would not allow and there would be more restrictive landscaping requirements.

Slide 3 – Additional aerial photo of property under consideration

Director Cramer stated the rezone would bring the additional uses back into compliance and would allow expansion of those uses.

Slide 4 –Comprehensive Plan Map

Slide 5 – Photo of commercial building on Lomax and Holmes Avenue

Slide 6 – Photo of commercial building on Lomax

Slide 7 – Photo looking across Lomax

Slide 8 – Photo of property from Lomax

Director Cramer stated the rezone will recognize the historical uses of the property and will provide sufficient protections to adjacent neighbors and residential uses.

Councilmember Francis questioned additional property owner approval. Director Cramer confirmed approval has occurred.

Mayor Casper requested any public comment. No one appeared. Mayor Casper closed the public hearing.

Councilmember Smede reiterated Director Cramer's comments. She stated the current property owner anticipates expanding their operations and uses along Lomax including the landscaping requirements. The rezone area includes two (2) existing commercial buildings. Councilmember Francis stated he is reluctant for zoning changes although he indicated he will support this rezone due to enhancement of the area and there was no opposition of the adjacent property owners.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Ordinance rezoning Lots 1-12, Block 30, Capitol Hill Addition, under the suspension of the rules requiring three complete and

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separate readings and that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Smede, Hally, Dingman, Radford, Freeman, Francis. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3244

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOTS 1-12, BLOCK 30, CAPITOL HILL ADDITION AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM TN ZONE TO CC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the rezone of Lots 1-12, Block 30, Capitol Hill Addition, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Hally, Francis, Radford, Dingman, Smede, Freeman. Nay – none. Motion carried.

Subject: Rezone from R1 with a PT Overlay to TN, Zoning Ordinance, and Reasoned Statement of Relevant Criterial and Standards, Lot 25 Less NW 85.84 sq. ft. and Lots 26-30, Block 24, Highland Park

For consideration is the application for Rezone from R1 with a PT Overlay to TN, Zoning Ordinance, and Reasoned Statement of Relevant Criterial and Standards, Lot 25 Less NW 85.84 sq. ft. and Lots 26-30, Block 24, Highland Park. The Planning and Zoning Commission considered this item at its March 5, 2019 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the official record.

Director Cramer appeared with the following:

Slide 1 – Property under consideration in current zoning

Director Cramer stated one of the key reasons this property was not included in the recent rezone was because of the overlay as staff was unsure of future Planned Transition (PT). He believes this overlay zone will slowly disappear with future applications as today’s standards are largely built upon the original standards of the planned transition zone.

Slide 2 – Aerial photo of property under consideration

Director Cramer stated this is an undeveloped lot, there are also pockets of undeveloped lots in this area. The traditional neighborhood zone does allow some commercial uses and designed standards are used to ensure any commercial use will fit well within the neighborhood context.

Slide 3 – Additional aerial photo of property under consideration

Director Cramer stated the owner controls the property under consideration as well as the adjacent property to the east with the intent to develop both properties together with the same zone.

Slide 4 – Comprehensive Plan Map

Slide 5 – Photo looking south across the site

Slide 6 – Photo looking across Fremont Avenue

Mayor Casper requested any public comment. No one appeared. Mayor Casper closed the public hearing.

Councilmember Smede reiterated the PT overlay makes the property undevelopable and the owner is wanting to use the smaller lot size allowance to potentially build single-family homes on the narrow lots. Mayor Casper believes the rezone may be due to the growth around this area. Councilmember Radford believes this area will be a nice livable place.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Ordinance rezoning Lot 25 Less NW 85.84 sq. ft. and Lots 26-30, Block 24, Highland Park, under the suspension of the rules

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requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Freeman, Radford, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

At the request of Mayor Casper, the City Clerk read the ordinance by title only:

ORDINANCE NO. 3245

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOT 25 LESS NW 85.84 SQ FT, LOTS 26-30, BLOCK 24, HIGHLAND PARK AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R1 ZONE WITH A PT OVERLAY ZONE TO TN ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the rezone of Lot 25 Less NW 85.84 sq. ft. and Lots 26-30, Block 24, Highland Park, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Hally, Radford, Francis, Dingman, Smede, Freeman. Nay – none. Motion carried.

Announcements and Adjournment:

Councilmember Freeman noted the Broadway Streetscape approval has been coordinated with the Idaho Falls Redevelopment Agency, the IFDDC, IFP, and, the City. He believes this project will have a large positive effect on the appeal of the main downtown corridor on Broadway. Councilmember Freeman also noted the Water Line Replacement on First Street from Lomax to the Idaho Canal will impact traffic for approximately two (2) months. Additional construction projects will be discussed at the May 7 Budget Watch. Councilmember Dingman stated she had the privilege of proclaiming April as Civitan Awareness Month. The Idaho Falls Civitan Club is one of numerous international clubs. She expressed her appreciation for the continued partnership. Mayor Casper stated IFP will be hosting a Fiber Launch Party on April 12 at the Maeck Education Center. She also stated an additional Council Work Session is scheduled for April 15.

There being no further business, the meeting adjourned at 9:43 p.m.

s/ Kathy Hampton
CITY CLERK

s/ Rebecca L. Noah Casper
MAYOR