

**June 18, 2020**

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, June 18, 2020, 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 Michelle Ziel-Dingman (by WebEx)  
Councilmember Thomas Hally  
Councilmember Jim Francis  
Councilmember John Radford (by WebEx)  
Councilmember Shelly Smede  
Councilmember Jim Freeman (by WebEx)

Also present:

All available Department Directors  
Michael Kirkham, Assistant City Attorney  
Jodi Adolfson, Deputy City Clerk

**Pledge of Allegiance:**

Mayor Casper lead those present in the Pledge of Allegiance.

**Public Comment:**

Mayor Casper requested any public comment not related to items currently listed on the agenda or not related to a pending matter. No one appeared.

**Coronavirus (COVID-19) Update:**

Mayor Casper stated yesterday there were 92 confirmed cases and today up to 111 in the State of Idaho. We haven't seen numbers this high till early April. Is this just a natural spike after reopening or is this because we are doing more testing, either way we do have more confirmed cases. I am hearing more and more from different sources that masks really do protect us well and are very helpful especially when you can't social distance. Encourage everyone who can please wear them and although some who cannot due to claustrophobic reasons we shouldn't judge if they are not wearing a mask. We don't wear them to protect us we wear them to protect those around us. If you wish to come to a council meeting we can provide disposable masks as well.

Idaho Falls Fire Department Division Chief Eric Day stated he had nothing to add, cases are rising and we are all doing what we can to protect ourselves and each other.

**Consent Agenda:**

Idaho Falls Power requested approval of minutes from the May 14, 2020 Idaho Falls Power Board Meeting.

Public Works requested approval of Bid Award – Street Overlays – 2020; Bid Award – Sewer Spot Repairs – 2020; Bid Award – Sewer Line Rehabilitation – 2020; and, Bid Award – Thermoplastic – 2020.

Municipal Services requested approval of Quote 20-027, Purchase Steel Power Poles with Cross Arms for Idaho Falls Power; Moss Adams, LLC Financial Audit Services for Fiscal Year Ending September 30, 2020; Treasurer's Report for April 2020; minutes from the May 18, 2020 City Council Work Session; May 21, 2020 City Council Meeting; and, May 28, 2020 City Council Work Session; and, license applications, all carrying the required approvals.

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

**Regular Agenda:**

**Municipal Services**

**Subject: Sole Source Purchase for ZVent Portable Ventilator for Fire Department**

This request is to purchase twelve portable ventilators for the Fire Department. The portable ventilator criteria for purchase was the equipment's ability to filtrate exhaled air, ability to mix air and oxygen, and equipment resource availability. All three criteria are required elements to treat and transport patients with COVID-19 symptoms and/or compromised respiratory systems.

Councilmember Hally stated the Fire Department has actively been pursuing the purchase of portable ventilators for Emergency Medical Services (EMS) so that one will be located in each ambulance. This is a Sole Source purchase and not many sources build them to these specifications that filtrate exhaled air with the ability to mix air and oxygen and resource availability; This is very important because it not only protects EMS personnel it provides better service for those who need a ventilator on an ambulance. Not too many companies make these with this specification and the City can get it in a reasonable time. Public should also know there is a reimbursement from the Coronavirus Aid Relief and Economic Security (CARES) Act Program and this is a neutral budget item.

Assistant City Attorney Michael Kirkham noted that under the Sole Source Statute 67-2808 it requires the City to advertise 14 days before you can purchase the equipment unless there is a situation that is an immediate detrimental need to public welfare and property. When sourcing these ventilators its clear they are specifically response to COVID-19. This would allow us to waive the 14-day requirement and the Fire Department could purchase these tomorrow.

Councilmember Smede pointed out that watching the news back in April there was a fear of not having enough ventilators at any given encounter and the fact that we are going to get 12 of these and have them apart of the equipment for the City Fire Department.

It was moved by Councilmember Hally, seconded by Councilmember Smede, to authorization to advertise the City's intent to make a sole source procurement following a 14-day period, as per Idaho Code §67-2808, and then to issue a purchase order to ZOLL Medical Corporation for a total of \$195,779.60. Roll call as follows: Aye – Councilmembers Freeman, Radford, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

**Subject: IF-20-02, Two Roll-Off Container Tilt Frame, Cab and Chassis for Public Works**

This request is to purchase two roll-off container tilt frame, cab and chassis. Unit 7006 is a 2006 Freightliner Tilt Frame scheduled for replacement next fiscal year. The second purchase is an addition to the fleet requested in the upcoming 2020/21 Public Works budget. Director Frederickson is requesting the addition to the fleet to be included in the replacement purchase request to take advantage of purchase savings estimated at \$10,000 per unit and lead-in for build times by ordering two units.

Councilmember Freeman stated he would like Public Works Director Chris Frederickson to explain the reasoning.

Director Frederickson stated we had a very good bid last year from our supplier that provided the tilt frame truck that was part of our overall plan meeting next year's Municipal Equipment Replacement Fund (MERF) replacement. We had no truck programs basically come about and we have an increase need to supply tilt frame roll off for the construction industry booming in Idaho Falls so sanitation is requesting that we have an additional tilt frame truck to continue to provide the service. We had a very good opportunity from the bid from last year to piggy

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back off last year's bid and in this case we save \$10,000.00 and time where it can take six (6) to up to eight (8) months to construct these vehicles before we can put them into service.

Councilmember Francis asked Director Frederickson if these are the trucks that pick up the construction bins.

Director Frederickson stated they service our 30-yard roll-off containers and recycling containers. With construction booming in Idaho Falls, there is no downturn in permits and we are shuffling these quite a bit.

It was moved by Councilmember Smede, seconded by Councilmember Freeman, to accept and approve the bid from the lowest responsive and responsible bidder, Rush Truck Centers of Jerome, Idaho for a total of \$279,418.00. Roll call as follows: Aye – Councilmembers Hally, Radford, Francis, Dingman, Smede, Freeman. Nay – none. Motion carried.

## **Human Resources**

### **Subject: Vote to Amend City Personnel Manual**

At the May 11, 2020 Council meeting, the Human Resources (HR) Department discussed with the Mayor and City Council proposed changes to Personnel Policy – XV – Shift Differential. HR then submitted the proposed changes to all employees for their feedback. After the required 30 days, no feedback was received requiring modifications to the proposed changes.

Councilmember Dingman stated this switches time when Shift Differential happens.

Human Resources Director Ryan Tew brought up another change in the Personnel Manual, besides the Shift Differential which was discussed with Council on May 11, 2020 requesting a policy change, to allow for exempt overtime to be paid during the declared emergency. As we were preparing to bring that to Council we decided we should dive a little deeper into the fiscal implications before we bring it to Council. We are going to wait until COVID 19 passes to see what type of expenses we will have and if the City is willing to take this on.

It was moved by Councilmember Dingman, seconded by Councilmember Francis, to amend the City Personnel Manual. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

## **Idaho Falls Power**

### **Subject: Renewal of BPA Enabling Agreement, No. 20PM-16359**

Renewal of the Enabling Agreement with the Bonneville Power Administration (BPA) enables Idaho Falls Power to continue to enter into wholesale short term energy transactions with BPA. The current agreement expires on July 17, 2020. This is a replacement agreement with all the same terms as the previous agreement including a three-year termination.

Councilmember Radford stated this is a standard BPA agreement that provides a short-term energy transaction power agreement, we do this periodically and need to have an agreement to replace the current agreement that expires July 7, 2020.

It was moved by Councilmember Radford, seconded by Councilmember Freeman, to approve renewal of the Bonneville Power Association's (BPA) Enabling Agreement, No. 20PM-16359, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

## **Legal Services**

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**Subject: Day Care Licensing Amendments**

The proposed amendments to the City's daycare licensing regulations are intended to clarify what past criminal acts will limit an individual's ability to receive a day care license. The amendments also mirror the State's approach to background checks and update the City's daycare licensing requirements to comply with 2020 House Bill No. 549, which was adopted in the most recent legislative session.

Councilmember Hally stated for members of the Public in 2014 the State didn't have a daycare ordinance. The late Councilmember Karen Cornwell worked months on an ordinance and the City of Idaho Falls established a daycare ordinance to not only protect the children but to protect the operators and give them guidance on what is a safe environment for daycare. Since that time, fairly recently, our Idaho Legislature passed a State daycare ordinance. There were some areas of the State daycare ordinance that didn't reflect the safety that we wanted to have in our community. Councilmember Francis has worked with our Legal Office, Michael Kirkham, to bring forth a new City Ordinance that will provide safety over the State Ordinance.

Councilmember Francis stated that police put a lot of time into getting this right because they perform the background check as well and re-wrote and adjusted the background parts that would make some areas more consistent that would lead to denials. Council heard a lot of feedback from individuals who stated from application to approval was too long of process. The draft ordinance implements a way that will make this process go forward much more quickly and finally the renewal for daycare workers will be every five (5) years rather than two (2). As Councilor Hally stated this is to protect children and to help parents know the background of the facilities they are choosing.

Councilmember Radford stated that he is going to vote no for this ordinance, he would like to see us get rid of the ordinance all together due to the State selecting to take a proper role where they require the same thing we require and they enforce this. The less we have to do the better and if we can help businesses succeed with less red tape seems like a good thing.

Councilmember Smede stated she respects what Councilor Radford is saying and would also like to minimize bureaucracy whenever possible, however; the fact that the State doesn't regulate small daycares is one of the reasons she feels like we need to have a complete ordinance in Idaho Falls.

Councilmember Francis added that there are very serious elements in our proposed ordinance that are stricter than the States, for example; on background checks there is a list that the State may do and for the City it is very specific, the City requires state wide criminal investigation/Federal Bureau of Investigation (FBI) check and the applicant would have 45 days to provide the criminal background check. That is not what the States says and ours is stricter. One of the points is that when parents look at the facility and tour them they see only the surface. We want the parent or guardian to know that the facility and providers are qualified and licensed. We are trying to address that and this is why I strongly support this.

It was moved by Councilmember Hally, seconded by Councilmember Francis, to approve the Ordinance amending City's daycare licensing requirements in the City Code under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Dingman, Francis, Smede, Hally, Freeman. Nay – Radford. Motion carried.

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

ORDINANCE NO. 3308

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 6, CHAPTER 3 TO CLARIFY THE VIOLATIONS OF LAW AND REGULATION THAT PROHIBIT OR REVOKE A CITY CHILD CARE LICENSE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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**Community Development Services**

**Subject: Amended development agreement for Belmont Estates Subdivision, Division No. 2**

For consideration is an amended development agreement for Belmont Estates Subdivision, Division No. 2. The agreement was approved in 2017 with a special condition that a three-foot tall berm and six-foot opaque fence be built along the perimeter of the development. This is the type of condition the City no longer puts in development agreements, but in this case, it was consistent with the agreement for Division 1 and the original preliminary plat. Also, the berm was considered important because the adjacent County residents had flood irrigated their properties for many years and wished to continue to do so, but were worried the water would flood properties in the new subdivision. Most of the berm and fencing has been constructed. However, on some of the remaining lots the owners have requested to build a more transparent fence. Per the agreement, this is not possible. Therefore, the developer, in coordination with the lot owners and adjacent County residents have requested to strike the word “opaque” from the agreement. Staff has reviewed the request and recommends approval.

Councilmember Radford stated the agreement was originally approved in 2017 with a 3-foot tall berm and 6-foot tall fence to be built, this type of agreement the City doesn't do anymore.

Councilmember Francis stated this is something that worked good between the two parties involved and that is really nice when it works out so well.

It was moved by Councilmember Radford, seconded by Councilmember Francis, to approve the Second Amendment to Development Agreement for Belmont Estates Subdivision, Division No. 2 Subdivision, and give authorization for the Mayor and City Clerk 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, Sandstone Estates Division 2**

For consideration is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Sandstone Estates Division 2. This project was originally approved on January 8, 2019 but enough time has elapsed that the approval has expired. The Planning and Zoning Commission re-considered this item at its May 5, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

It was moved by Councilmember Radford, seconded by Councilmember Francis, to approve the Development Agreement for Sandstone Estates Division 2 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 Radford, seconded by Councilmember Francis, to accept the Final Plat for Sandstone Estates Division 2 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 Radford, seconded by Councilmember Francis, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Sandstone Estates Division 2 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.

**Subject: Amendment to City Code 4-7-3 regarding licensing requirements**

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For consideration is an ordinance amending City Code 4-7-3, which amends licensing requirements for small, pre-manufactured storage buildings. This is specifically related to homeowners who purchase pre-manufactured buildings such as storage sheds. Structural specifications are provided by the manufacturer so the Building Division knows the buildings meet the code. However, the way the code is currently written, a homeowner is not allowed to install the pre-manufactured building. They must hire a licensed contractor to do so. Whereas the Building Division already requires the specifications to ensure code compliance and a site plan to ensure zoning compliance, staff does not believe there is a need for a licensed contractor to place the building. The proposed code change will rectify this issue by allowing a homeowner to installed pre-manufactured storage buildings without a licensed contractor. Staff respectfully requests approval of the ordinance.

It was moved by Councilmember Radford, seconded by Councilmember Francis, to approve the Ordinance amending City Code 4-7-3 to exempt licensing for placement or installation of small pre-manufactured structures where structures otherwise meet local International Building Code standards, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

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

ORDINANCE NO. 3309

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING CITY CODE 4-7-3 TO EXEMPT LICENSING FOR PLACEMENT OR INSTALLATION OF SMALL PRE-MANUFACTURED STRUCTURES WHERE SUCH STRUCTURES OTHERWISE MEET LOCAL INTERNATIONAL BUILDING CODE STANDARDS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

**Subject: Public Hearing – Zoning Ordinance Amendments R2 height, and the Airport Overlay**

For consideration is an Ordinance amending various sections of the Zoning Ordinance related to section 11-3-4 Standards for Residential Zones, Table 11-3-1: Standards for Residential Zones, maximum building height in the R2 Zone, and Section 11-5-3, Airport Overlay Zone. Full details and reasoning of the changes are included in the attached staff report. The Planning and Zoning Commission considered this item at its April 21, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

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

Mayor Casper asks if any Councilmembers would like to recuse themselves from discussion, none responded and Mayor Casper officially opens the public hearing. No public comment.

Director Cramer stated these are straight forward changes, modifying the building height; a number of hearings get very controversial when developers need the extra height to make the building work. Most require rezones and that wouldn't be necessary had this particular zone allowed that third story. That is the problem with our code is that you go from two stories in most of our zones to no height requirements. There is nothing in the middle. R2 is meant to be the medium density in the middle zone. That change made a lot of sense to our staff along with that though we do have a requirement in our code that all buildings next to single family homes neighborhoods when higher than 2 stories move one foot from property boundary for one foot of height. This has been added to the R2 Zoning Ordinance. The final change is the airport overlay and this is a piece of our code that got missed when we wrote the ordinance. This is an exemption for aviation buildings that are on land owned by the City of Idaho Falls on the Airport Property which allows the airport to waive requirements that don't interact well with aviation practices.

Slide 1 – Lot Coverage, Building Height and Density Graph

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- Lot Coverage; Maximum Building Height in feet and Maximum Density in net units/acre

Slide 2 – Zoning Ordinance Amendment – Airport Overlay Zone

- Public use, public service facility, school and religious institutions one (1) foot setback for each foot of additional height.
- In the RE, RP, R1 and RMH Zones lot coverage shall include areas under roofs
- Multi-unit or commercial use lot coverage shall include areas under roofs and paved surfaces.

Slide 3 – Zoning Administrator may waive dimensional standards or design and development regulations

- Variances applications can be made to the Board of Adjustment for consideration.
- Enforcement, permit applications may be granted or denied.

Councilmember Francis stated for the clarification regarding the chart jumps from twenty-four (24) feet to no height requirements. This allows more options for developers and builders.

Mayor Casper invites public to comment if needed. No other questions regarding the data provided. Mayor Casper declared the hearing to be closed.

Councilmember Radford added that we have a great group of people and I think our citizens will appreciate this.

Councilmember Freeman noted that this has been a work in progress when we passed it initially we said that we are not going to cover everything and we were going to come back in the future with changes and now we are taking care of it, this will work.

It was moved by Councilmember Radford, seconded by Councilmember Francis, to approve the Ordinance Amending the Zoning Ordinance modifying maximum height in the R2 zone and language in the Airport Overlay Zone under a suspension of the rules requiring three complete and separate readings and request 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 Deputy City Clerk read the ordinance by title only:

ORDINANCE NO. 3310

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 11, CHAPTER 3 TO MODIFY MAXIMUM STRUCTURE HEIGHT WITHIN THE R2, MIXED RESIDENTIAL ZONE; AMENDING CITY CODE SECTION 11-5-3 TO ALLOW FOR WAIVERS OF CERTAIN STANDARDS FOR AVIATION BUILDINGS ON CITY LAND WITHIN THE AIRPORT OVERLAY ZONE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

**Subject: Public Hearing – Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Coachman Place**

For consideration is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Coachman Place. This project was originally approved in 2017 but the developer has revised the project and enough time has elapsed that the approval has expired. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record. Mayor Casper asks if any Councilmembers would like to recuse themselves from discussion, none responded.

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Director Cramer stated this is another one that comes from the Planning and Zoning Commission and was originally approved in 2017 but has some minor changes. Changes could have been done without the hearing but the PUD has expired.

Slide 1 – Coachman Place color coded zoning map.

Slide 2 – Aerial map of Coachman Place with highlight in red relevant area.

Slide 3 – Closer view on aerial map of property behind sudsy carwash/next to Rocknacks highlighted in red.

Slide 4 – 2017 Site Plan for Coachman Place; shows layout of thirteen (13) buildings, ground and common space directly behind buildings eleven through thirteen (11-13).

Slide 5 – 2020 Site Plan for Coachman Place showing the layout of twelve (12) buildings with new location of park ground area and common space. Rocknacks Hardware has requested a fence and this plan does show a six-foot fence around the property. One great design element in this plan is that the front doors to each four plex face the street so that it does look like they belong to the neighborhood.

Slide 6 – Photo from Coachman Drive looking west, bottom photo from Coachman Drive, north part of the property looking south.

Mr. Loftus, applicant, stated Director Cramer covered all the items and this was previously approved with thirteen (13) buildings and we are dropping one building to offer more amenities and green space. No questions from Council regarding this PUD.

Mayor Casper officially closed the hearing.

It was moved by Councilmember Radford, seconded by Councilmember Francis, to approve the Planned Unit Development for Coachman Place as presented. Roll call as follows: Aye – Councilmembers Hally, Francis, Radford, Dingman, Smede Freeman. Nay – none. Motion carried.

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

**Subject: Public Hearing – Rezone from LC to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38**

For consideration is the application for Rezoning from LC to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38. The Planning and Zoning Commission considered this item at its April 21, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record. Mayor Casper asks if any Councilmembers would like to recuse themselves from discussion, none responded.

Director Cramer stated this is a request to rezone approximately ten (10) acres from LC to HC commercial the area shown on the first slide is south of Lincoln Road and east of Woodruff and west of Hitt Road. The property was annexed a couple of years ago, this is vacant land for the most part. There are single family homes along the east side of the property. Slide 4 – Is a comprehensive plan, before Costco made their announcement this land was already zoned LC. Once Costco made their announcement we knew the landscape in this area would shift. Unfortunately, comprehensive planning and amending doesn't happen quickly. We have locations of development happening before our ability to amend. We look to see if there is commercial designation and use in the area, which there are both. Some of the policies which allow a mix of commercial uses is if there are arterial roads. Woodruff, Lincoln and Hitt are definitely arterial roads. We originally zoned it LC which allows commercial and residential where HC eliminates residential use and allows HC for additional use in the area.

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Slide 1 – Color coded zoning map with area of discussion highlighted in red.

Slide 2 – Aerial map of rezone discussion from LC to HC outlined in red.

Slide 3 – Aerial map of rezone discussion from LC to HC outlined in red but enlarged.

Slide 4 – Color coded rezone map with outlined in black proposed area.

Slide 5 – Enlarged aerial map of proposed rezone.

Councilmember Francis requested Director Cramer identify the major differences besides residential in the LC and HC zones.

Director Cramer stated the land use in HC consists of hotels, storage units, heavier commercial type uses. More differences in development standards. More neighborhood and walkable environment in the LC development which is not available in the HC. They are largely the same regarding trees and landscaping.

Councilmember Francis, when we think about these things do they consider transition with residential and commercial, does this come into question with the planners.

Director Cramer, stated these questions come up with site planning. When we developed the code policies about buffering commercial from residential, standards place buildings further away from housing and landscaping. Mostly concerned about the connection points with transportation.

Public Comment

Blake Jolley, applicant, stated HC zones are meant for heavier commercial which we should see with our major traffic and arterial roads. Second clarification is that property to the east side is currently HC zoned and HC adjacent so it seems like a good fit to have this HC zoned.

Ann Bates, no testimony only there to answer questions.

Mayor Casper, closed the hearing.

Councilmember Francis stated he feels uncomfortable annexing this piece of property without any transition. He feels LC is a better option.

Mayor Casper stated the idea of what happens when land use changes there becomes some discomfort to see change occur when there are people actually living there. Costco is a fact and is inspiring the change. At this point we have to weigh the future with the past and property rights. Things evolve and progress is positive.

Councilmember Hally stated with Costco there, streets get redone, roundabouts get put in and the whole area is going to develop commercially.

Councilmember Dingman stated she relates to Councilor Francis perspective, you have look at the map which is what we have in front of us and part of the public records you potentially see this isolated highway commercial property. I concur it is slightly uncomfortable, if we look at this same map in five years from now we will be less uncomfortable. I concur with the planning and zoning that the comments contained in our packet they too disclosed a little bit of discomfort. I feel it meets the requirement to pass it.

It was moved by Councilmember Radford, seconded by Councilmember Smede, to approve the Ordinance Rezoning M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38 from LC to HC under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Hally, Radford, Francis, Dingman, Smede, Freeman. Nay – none. Motion carried.

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

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**ORDINANCE NO. 3311**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 10 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM LC ZONE TO HC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Radford, seconded by Councilmember Francis, to approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from LC to HC of M&B: Approximately 10 Acres NE1/4 NW1/4, SEC 16, T2N, R 38, 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.

**Announcements:**

- June 20, 2020 Leadership Workshop for the Airport at the Skyline Activity Center
- June 22, 2020 Regular Work Session at 3:00 pm in Chambers
- June 24, 2020 Bonneville Metropolitan Policy Board at 3:30 pm
- June 24, 2020 Annual Public Works Utility Meeting at the Waste Water Treatment Plant at 5:30 pm
- June 25, 2020 Power Board Meeting at the Energy Center of IF Power at 7:00 am
- June 25, 2020 Council Meeting in Chambers at 7:30 pm
- June 19, 2020 is Juneteenth
- June 20, 2020 is Community Stand-up March at the Bonneville Museum
- June 21, 2020 is Father's Day
- June 22, 2020 Property Taxes are due

**Adjournment:**

With no further business, the meeting adjourned at 8:56 p.m.

s/ Jodi Adolfson  
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DEPUTY CITY CLERK

s/ Rebecca L. Noah Casper  
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MAYOR