

October 17, 2018

The City Council of the City of Idaho Falls met in Special Meeting (Joint Meeting with Bonneville County Elected Officials), Wednesday, October 17, 2018, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls at 8:30 a.m.

Call to Order and Roll Call:

There were present:

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

Absent:

Councilmember Shelly Smede

Also Present:

Roger Christensen, Bonneville County Commissioner
Bryon Reed, Bonneville County Commissioner
Dave Radford, Bonneville County Commissioner
Steve Serr, Bonneville County Planning and Zoning
Brad Cramer, Community Development Services Director
Kerry Beutler, Assistant Community Development Services Director
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 8:30 a.m. with the following:

City/County Area of Impact (AOI) Discussion:

Director Cramer presented the summary sheet of the work plan as originally adopted by the City Council and the County Commissioners in 2016. He indicated both City and County Planning and Zoning (P&Z) Commissions have held discussions over the course of the previous year regarding this plan with focus and understanding on how each jurisdiction thinks about growth and planning. He stated following these meetings, it was jointly recommended, following a public hearing in August 2017, that the AOI map and agreement be approved. Director Cramer stated the map and agreement have been reviewed with the City Council with proposed changes. He indicated the plan is currently in Phase III, where both bodies meet together and determine if they accept the recommended changes from the P&Z. If accepted, ordinances would be adopted from both entities. If not accepted, additional meetings may need to occur dependent on the recommended changes.

Proposed Area of Impact Map:

Director Cramer stated there has not been a lot of growth within the AOI as far as new area included. This may be partially due to the City encouraging growth within the current boundary. The County preferred to see a certain number of years' worth of growth within the boundaries. The average number of annexations within the boundary would accommodate approximately 25 years' worth of growth. Director Cramer reviewed several areas of growth, with brief explanation, including a small edition on the west side of town (~88 acres), the southern end of town (~640 acres), and, the northeast section (Quarter Circle, with a significant portion being proposed for County development) (~640 acres). Director Cramer noted there is not a significant amount of acres added to the map. He reiterated the map has been approved by both commissions. Councilmember Freeman questioned the 'options' as referred to in the P&Z minutes. Director Cramer believes the options referred to area indicated on the west side of town and use of the major road, and, the inclusion of industrial area located in the County. He indicated both sections were pulled back. To the response of Mayor Casper, Mr. Serr stated the growth area would not change. Mayor Casper believes this area would create enclaves. Mr. Serr stated 25 years of growth is currently included in the map. Mayor Casper questioned the formula to identify the years of growth. Mr. Serr stated growth is based on average growth

October 17, 2018

expansion for a number of years. He indicated annexation growth has been reasonably stable. Commissioner Christensen believes the intent allows for a review of adjustments as previously presented by Smart Growth as a sound planning principle. Director Cramer concurred. Mayor Casper believes the growth is currently at the boundary on the southern end, and the area next to the airport would not allow for expansion. Commissioner Reed is supportive of filling in the gaps. Brief general comments followed. Director Cramer believes the focus was less on the map and more on growth principles. He indicated the map and the agreement must work together. He noted the City is trying to rectify annexations that may have City utilities. Commissioner Reed questioned an upcoming annexation on the southern end of the City. He hesitated putting AOI that will cause additional forced annexations. Assistant Director Beutler believes there was a misunderstanding which ‘Commission’ was being referred to with the upcoming annexation. Commissioner Christensen questioned the lack of communication as he was unaware of changes in the drafted version of policies based on a City Council Work Session. He believes there was not a joint final meeting between the two commissions to reflect a final decision on the language. Director Cramer clarified the drafted (red-lined) version is only referring to internal City notes. Brief discussion followed. Mayor Casper believes communication needs to be disseminated by each entity’s staff. Commissioner Reed believes now is the time to proceed forward. Commissioner Radford expressed concern for the southern boundary for those individuals currently developed in the County. Commissioner Christensen believes there should be clarification regarding City policies, including extension and incentives of City services. This issue has been discussed regarding the Quarter Circle area. Director Cramer stated the annexation issue with Quarter Circle may be due to a previous Local Improvement District (LID). Mayor Casper stated since at least 2013, it has been City policy not to extend services outside of City limits. Councilmember Radford believes there are advantages and opportunities for annexation. Councilmember Dingman concurred. She stated there may be multiple reasons for annexations, including infrastructure. Director Cramer stated neighborhood meetings are held prior to annexations, with clarification of City-initiated annexations.

Proposed Area of Impact Agreement:

Director Cramer reviewed recommended changes with general discussion throughout:

Comprehensive Plan –

The Bonneville County Comprehensive Plan shall apply to the AOI. The Comprehensive Plan maps of each jurisdiction were reviewed and found to be generally compatible with each other ... Future amendments to the City of Idaho Falls and Bonneville County Comprehensive Plan, within the AOI, should be coordinated, where possible.

Recommended changes to the Idaho Falls Comprehensive Plan Map:

- 1 – Idaho Falls should amend its Comprehensive Plan to more closely match the boundaries of the AOI.
- 2 – Idaho Falls should amend its Comprehensive Plan in the area along Lincoln Road to match the County’s designation. This was completed in August, 2018.
- 3 – Idaho Falls should amend its Comprehensive Plan in the area south of Sunnyside, west of Carriage Gate Subdivision to match the County’s “Industrial” designation.
- 4 – Idaho Falls should add a commercial node to their Comprehensive Plan map at the intersection of 65th South and 15th East.

This section was in agreement.

Zoning Ordinance –

Bonneville County should amend its Zoning Ordinance, within the AOI, to be compatible with Idaho Falls Comprehensive Zoning Ordinance. The amended Zoning Ordinance of Bonneville County shall apply to the AOI.

Recommended changes to the Bonneville County Zoning Ordinance:

- 1 – Add a minimum landscaping requirement of 20% of the total lot area as is done in the County’s C-2 Zone within the C-1, HC-1, P-B, I&M-1 Zones.
- 2 – Remove hatcheries as an allowed use within the C-2 Zone.

This section was in agreement.

Subdivision Ordinance –

October 17, 2018

The Bonneville County Subdivision Ordinance shall apply to the AOI. The Idaho Falls and Bonneville County Public Works Departments should review and compare infrastructure standards and determine necessary amendments to make County standards compatible with City standards within the AOI.

General discussion followed regarding 'should'.

Agreement of this section will require additional discussion following the Development Agreement section discussion. Director Cramer stated all 'red lines' throughout the agreement refer to utilities.

Mayor Casper stated a follow-up discussion will be needed regarding the remaining sections of the proposed AOI agreement.

Commissioner Christensen prefers a review of previous P&Z Commission meeting minutes prior to a future discussion to ensure the commissions have agreed to the language in the document.

There being no further business, the meeting adjourned at 10:00 a.m.

s/ Kathy Hampton
CITY CLERK

s/ Rebecca L. Noah Casper
MAYOR