



CITY COUNCIL MEETING

Thursday, June 25, 2020

7:30 p.m.

CITY COUNCIL CHAMBERS

680 Park Avenue

Idaho Falls, ID 83402

Thank you for your interest in City Government. In compliance with the Idaho Rebounds Stage 4 guidelines, which discourage public gatherings, the City of Idaho Falls hereby provides reasonable means for citizens to participate in the above-noticed meeting. *Citizens are strongly encouraged to wear face masks for the protection of others.* The City believes strongly in public participation and has therefore identified the following ways to participate in this meeting:

General Meeting Participation.

1. Livestream on the Internet. The public may view the meeting at www.idahofallsidaho.gov. Meetings are also archived for later viewing on the City's website.
2. Email. Public comments may be shared with the Mayor and members of the City Council via email at any time. Electronic addresses for elected officials are located at <https://www.idahofallsidaho.gov/398/City-Council>.

Official Public Hearing Participation. Members of the public wishing to participate in a public hearing noticed on this agenda may do so. Public testimony on an agenda item will be taken only for public hearings indicated on this agenda. Please note that not all meeting agenda items include a public hearing or the opportunity for public comment.

1. Written Public Hearing Testimony. The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofallsidaho.gov. Comments will be distributed to the members of the Council and become a part of the official public hearing record. Written testimony must be received no later than 4:00 p.m. the date of the hearing.
2. Live Public Hearing Testimony. The public may provide live testimony remotely via the WebEx meeting platform with a phone or a computer. This platform will allow citizens to provide hearing testimony at the appropriate time. Those desiring public hearing access MUST send a valid and accurate email address to JNilsson@idahofallsidaho.gov no later than 4:00 p.m. the day of the hearing so log-in information can be sent to you prior to the meeting. Please indicate for which public hearing you wish to offer testimony.
3. In-person Testimony. Live testimony will be received in the Council Chambers at the appropriate time throughout the meeting. To comply with the Centers for Disease Control and Prevention (CDC) social distancing guidelines, appropriate seating will be provided in the Council Chambers and in a nearby overflow room. Such seating is available on a first-come, first-served basis.

Please be aware that an amendment to this agenda may be made in the meeting upon passage of a motion that states the reason for the amendment and the good faith reason why the desired change was not included in the original agenda posting. All regularly scheduled City Council Meetings are live-streamed and then archived on the city website (barring electronic failure). If communication aids, services or other physical accommodations are needed to facilitate participation or access for this meeting, please contact City Clerk Kathy Hampton at 208-612-8414 or the ADA Coordinator Lisa Farris at 208-612-8323 as soon as possible so they can seek to accommodate your needs.

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Public Comment.** *Members of the public are invited to address the City Council regarding matters that are **not** on this agenda or already noticed for a public hearing. When you address the Council, please state your name and city for the record and please limit your remarks to three (3) minutes. Please note that matters currently pending before the Planning Commission or Board of Adjustment, which may be the subject of a pending enforcement action or which are relative to a City personnel matter, are not suitable for public comment.*
4. **Coronavirus (COVID-19) Update.**

5. **Consent Agenda.** *Any item may be removed from the Consent Agenda at the request of any member of the Council for separate consideration.*

A. Items from Public Works:

- 1) Bid Award – Storm Drain Improvements - 2020
- 2) Bid Award – Park Avenue Water Line B Street to Constitution Way

B. Items from Municipal Services:

- 1) Bid IF-20-21, Purchase of Substation Transformers for Idaho Falls Power
- 2) Quote 20-34, Purchase of Primary Cable for Idaho Falls Power
- 3) License Applications, all carrying the required approvals

RECOMMENDED ACTION: Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented (or take other action deemed appropriate).

6. **Regular Agenda.**

A. Community Development Services

1) Public Hearing – Annexation and Initial Zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38: For consideration is the application for Annexation and Initial Zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38. 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.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance annexing 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38 under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38, and give authorization for the Mayor to execute the necessary documents.
- c. Assign a Comprehensive Plan Designation of Commercial and approve the Ordinance establishing the initial zoning for 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, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of HC and give authorization for the Mayor to execute the necessary documents.

2) Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards, Bish's RV Subdivision: For consideration is the application for the Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards for Bish's RV Subdivision. The Planning and Zoning Commission considered this item at its May 5, 2020, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Development Agreement for Bish's RV Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents.
- b. Accept the Final Plat for Bish's RV Subdivision, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.
- c. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Bish's RV Subdivision, and give authorization for the Mayor to execute the necessary documents.

3) Public Hearing – Rezone to remove the Planned Unit Development (PUD), Zoning Ordinance, Reasoned Statement of Relevant Criteria and Standards, Lots 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson, Division No. 1: For consideration is the application for the Rezone to remove the PUD, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lot 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson Division No. 1. 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.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance Rezoning Lots 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson, Division No. 1, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone to remove the PUD of Lot 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson Division No. 1, and give authorization for the Mayor to execute the necessary documents.

4) Public Hearing – Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards M&B: 4.63 Acres, SE 1/4 of the SE 1/4 of Section 31, Township 2 North, Range 38 East: For consideration is the application for Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E. 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.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance annexing 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.
- c. Assign a Comprehensive Plan Designation of “Low Density” and approve the Ordinance establishing the initial zoning for R1 under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R1 and give authorization for the Mayor to execute the necessary documents.

5) Public Hearing – Annexation and Initial Zoning of I&M, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, I&M, M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E: For consideration is the application for Annexation and Initial Zoning of I&M, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E. 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.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance annexing M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.
- c. Assign a Comprehensive Plan Designation of “Highway Related Industrial,” and approve the Ordinance establishing the initial zoning for I&M under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

- d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of I&M and give authorization for the Mayor to execute the necessary documents.

6) Public Hearing – Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Rising Sun Townhomes: For consideration is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Rising Sun Townhomes. The Planning and Zoning Commission (P&Z) considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation. Since the P&Z meeting, the applicant has made some adjustments to the site plan. These are explained in the updated staff report. Staff does not believe the changes are substantial enough to warrant a new P&Z hearing. The overall development pattern is still the same and all PUD requirements are still met.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Planned Unit Development for Rising Sun Townhomes as presented.
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Rising Sun Townhomes, and give authorization for the Mayor to execute the necessary documents.

7) Public Hearing – Annexation and Initial Zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 9.7 Acres, Sec 33, T2N, R38E: For consideration is the application for Annexation and Initial Zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 9.7 Acres, Sec 33, T2N, R38E. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval of R3A by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance annexing 9.7 Acres, Sec 33, T2N, R38E, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 9.7 Acres, Sec 33, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.
- c. Assign a Comprehensive Plan Designation of Medical Services Center and approve the Ordinance establishing the initial zoning for R3A under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R3A and give authorization for the Mayor to execute the necessary documents.

B. Pawn License Appeal Hearing

7. **Announcements.**

8. **Adjournment.**