

AGENDA

CITY OF POCATELLO REGULAR CITY COUNCIL MEETING

September 1, 2022 • 6:00 PM
Council Chambers | 911 North 7th Avenue

During low/medium COVID-19 community level designations, individuals are encouraged, but not required, to wear masks/face coverings.

During high COVID-19 community level designations, individuals will be required to wear masks/face coverings.

**The meeting will be live-streamed at:
<http://streaming.pocatello.us/> and available on Sparklight
Cable channel 56**

Any citizen who wishes to address the Council shall first be recognized by the Mayor, and shall then give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Council, he/she shall first seek permission from the Mayor. A three (3) minute time limitation is requested for Council presentations.

City Hall is accessible to persons with disabilities. Program access accommodations can be provided with three (3) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.us; 208.234.6248 or 5815 South 5th Avenue, Pocatello, Idaho.

The purpose of the agenda is to assist the Council and interested citizens in the conduct of this public meeting. **Citizens should examine the agenda for the item of their interest. However, citizens are advised that only Public Hearings allow for public comment during the discussion/consideration process.**

Citizens have an opportunity to be heard by the Council if the item meets the criteria as described in the agenda item called "ITEMS FROM THE AUDIENCE." You must sign in at the start of the meeting to be recognized.

RECESS: In the event the meeting is still in progress at 7:30 p.m., the Mayor may call a ten-minute recess to allow Council members and participants a brief rest period.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. INVOCATION

The invocation will be offered by Pastor Jonathan Dinger, representing Grace Lutheran Church.

3. CONSENT AGENDA

The following business items may be approved by one motion and a vote. If any one member of the Council so desires, any matter listed can be moved to a separate agenda item. **(ACTION ITEM)**

(a) MATERIAL CLAIMS: Council may wish to consider Material Claims for the period of August 14, 2022 through August 27, 2022.

(b) HOUSING ALLIANCE AND COMMUNITY PARTNERSHIPS REAPPOINTMENT: Council may wish to confirm the Mayor's reappointment of Amy Kawahara-Rhoads to continue serving on the Housing Alliance and Community Partnerships Board. Amy's term will begin September 8, 2022 and will expire September 8, 2027.

(c) PARKS AND RECREATION ADVISORY BOARD REAPPOINTMENT: Council may wish to confirm the Mayor's appointment of Rachael Levay to continue serving on the Parks and Recreation Advisory Board. Rachael's term will begin September 7, 2022 and will expire September 7, 2024.

(d) COUNCIL DECISION – APPROVAL OF ZONING DESIGNATION

AMENDMENT FOR APPROXIMATELY 1.77 ACRES OF LAND AT 1591 ZENER STREET: Council may wish to adopt its decision approving the request from University LLC to amend the zoning designation of approximately 1.77 acres of land located at 1591 Zener Street from Light Industrial (LI) to Residential Commercial Professional (RCP).

(e) COUNCIL DECISION – APPROVAL OF COMPREHENSIVE PLAN LAND USE MAP AMENDMENT OF APPROXIMATELY 22.97 ACRES OF LAND LOCATED WEST OF I-15 AND SOUTH OF I-86: Council may wish to adopt its decision to approve the request by G. Brandon Ratliff to amend the Comprehensive Plan Land Use Map to designate 22.97 acres of land located west of I-15 and south of I-86 as Residential (R).

(f) COUNCIL DECISION – ANNEXING APPROXIMATELY 22.97 ACRES OF LAND WEST OF I-15 AND SOUTH OF I-86: Council may wish to adopt its decision annexing approximately 22.97 acres of land located west of I-15 and south of I-86. The subject property will be zoned Residential Medium Density Single-Family (RMS) and Residential Medium Density Multi-Family (RMM).

(g) COUNCIL DECISION – HILINE PARTNERSHIP SHORT PLAT APPROVAL: Council may wish to adopt its decision approving the short plat for Hiline Partnership, which subdivides approximately .36 acres of land south of I-86 and north of the Amy’s Kitchen facility into one (1) lot, subject to conditions.

Documents:

[AGENDA-ITEM-3.PDF](#)

4. PROCLAMATIONS

5. CALENDAR REVIEW

Council may wish to take this opportunity to inform other Council members of upcoming meetings and events that should be called to their attention.

6. PUBLIC HEARING – ZONE MAP AMENDMENT – 1737 NORTH HARRISON AVENUE

This time has been set aside for the Council to hear comments from the public regarding a request by House Buyers 208, LLC, represented by A & E Engineering, Inc., (mailing address: 845 West Center Street, Suite E,

Pocatello, ID 83204) for a Zone Map Amendment to rezone approximately 0.41 acres of property from Light Industrial (LI) to Residential/Commercial/Professional (RCP). The subject property is generally located at 1737 North Harrison Avenue. The Planning and Zoning Commission recommended approval of the request following a public hearing held August 10, 2022. **(ACTION ITEM)** (Quasi-judicial Public Hearing)

Documents:

[AGENDA-ITEM-6.PDF](#)

7. PUBLIC HEARING – ANNEXATION AND COMPREHENSIVE PLAN MAP AMENDMENT – SOUTH VALLEY

This time has been set aside for the Council to hear comments from the public regarding a request by the City of Pocatello's Planning and Development Services Department to annex, zone and provide a Comprehensive Plan Map designation for 165 acres (more or less) of land located north of Highway 91; south of South Valley Road; east of Bannock Highway; and west of Interstate 15 (I-15). The Planning and Zoning Commission recommended approval of the request following a public hearing held August 10, 2022. **(ACTION ITEM)** (Quasi-judicial Public Hearing)

Documents:

[AGENDA-ITEM-7.PDF](#)

8. AMMON PARK SUBDIVISION FINAL PLAT

Council may wish to consider a request by Rocky Mountain Capital, LLC, represented by Connect Engineering (mailing address: 2295 North Yellowstone Highway, Suite #6, Idaho Falls, Idaho 83401) to approve a final plat application to be known as Ammon Park Subdivision. The proposed subdivision is a replat of Lots 2-4 Block 8, Inglenook Subdivision 1st Addition. The proposal calls for subdividing 0.81 acres (more or less) into nine (9) townhome lots. The Planning and Zoning Commission recommended approval of the preliminary plat application with conditions. **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-8.PDF](#)

9. AGREEMENT/CONTRACT – EMPLOYEE INSURANCE BENEFITS

Council may wish to approve and authorize the Mayor's signature, subject to Legal Department review, the following agreements/contracts for City employee insurance benefits during Fiscal Year 2023. **(ACTION ITEM)**

- (a) Blue Cross of Idaho – medical insurance. Renewal agreement reflects a 14.2% increase in premiums; and
- (b) Met Life Dental – dental insurance. New agreement reflects a 20% decrease in premiums.

All costs for insurance contracts have been itemized in the Fiscal Year 2023 budget.

Documents:

[AGENDA-ITEM-9.PDF](#)

10. BID ACCEPTANCE/PURCHASE AGREEMENT – CREATIVE BUS SALES, INC. – PUBLIC TRANSIT DEPARTMENT

Council may wish to consider the recommendations of staff for the following requests regarding the purchase of four (4) Light Duty Mid-Sized buses: **(ACTION ITEM)**

- (a) Accept the low responsive bid received on July 27, 2022 from Creative Bus Sales, Inc. for the total bid amount of \$541,220.00; and if the bid is accepted
- (b) Authorize the Mayor's signature on all applicable documents, subject to Legal Department review.

Funding is available in the Public Transit Department Fiscal Year 2022 budget.

Documents:

[AGENDA-ITEM-10.PDF](#)

11. ORDINANCES

The Council has the following options for reading ordinances. If the Council

makes no motion, the ordinance will be read on three (3) different days, two (2) readings of which may be by title only and one (1) reading of which shall be in full and placed on final passage for publication. **(ACTION ITEM)**

EXAMPLE MOTIONS:

Option 1: FOR ONE READING UNDER RULES SUSPENSION: "I move the ordinance, Agenda Item # , be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication."

Option 2: FOR THREE SEPARATE READINGS: "I move the ordinance, Agenda Item # , be read on three separate days. First and second readings will be by title and in full on the third reading. The ordinance shall then be placed on final passage for publication, and only the ordinance summary sheet be submitted for publication."

Before the ordinance can be read under Option 1, the Council must pass said motion by a vote of one-half plus one (4) of the full Council.

Ordinances ready for reading:

11 (a): An ordinance rezoning approximately 1.77 acres of land located at 1591 Zener Street from zoning designation Light Industrial (LI) to Residential Commercial Professional (RCP). **(ACTION ITEM)**

11 (b): An ordinance amending the Comprehensive Plan Land Use Map for property located west of I-15 and south of I-86 by designating approximately 22.97 acres of land as Residential (R). **(ACTION ITEM)**

Documents:

[AGENDA-ITEM-11.PDF](#)

12. ITEMS FROM THE AUDIENCE

This time has been set aside to hear items from the audience not listed on the agenda. Items which appeared somewhere else on the agenda will not be heard at this time. The Council is not allowed to take any official action at this meeting on matters brought forward under this agenda item. Items may be referred to the appropriate staff or scheduled on a subsequent

agenda. You must sign in at the start of the meeting in order to be recognized. (Note: Total time allotted for this item is fifteen (15) minutes, with a maximum of three (3) minutes per speaker.)

13. ADJOURN

PUBLIC HEARING PROCEDURE

1. Explanation of hearing procedures by Mayor or staff.
 - Ten (10) minute time limit on applicant presentation.
 - Three (3) minute time limit on public testimony.
 - Names and addresses are required from those presenting/testifying.
 - Questions/comments should be addressed to the Mayor and Council.
 - Council members must make their decision regarding the application on facts already in the record and information presented at the public hearing. Conflicts of interest, site visits and ex-parte contacts by Council members will be acknowledged.
 - Protocol requires that Council and audience be recognized by the Mayor prior to speaking.
2. Mayor opens hearing.
3. Presentation by applicant.

Note: Remember, applicant bears the responsibility for making his/her case. This is also the time for Council members to ask their questions of the applicant.
4. Presentation by staff.
5. Written correspondence submitted for the record.
6. Testimony by those supporting the application.
7. Testimony by those uncommitted on the application.
8. Testimony by opponents to the application.

9. Rebuttal by the applicant.
10. Mayor closes the hearing and initiates motion/deliberations.
Note: The Mayor may choose to require a motion prior to the discussion in order to focus deliberations, or, the Mayor may choose to allow deliberations prior to the motion in order to facilitate wording of the motion.
11. Develop a written and reasoned statement supporting the decision.