

CITY OF POCATELLO, IDAHO  
CITY COUNCIL  
REGULAR CITY COUNCIL MEETING  
JUNE 1, 2023

---

AGENDA ITEM NO. 1: The Regular City Council meeting was called to order at 6:03 p.m.  
ROLL CALL AND by Mayor Brian Blad. Council members present were Rick,  
PLEDGE OF Cheatum, Linda Leeuwrik, Corey Mangum, Josh Mansfield,  
ALLEGIANCE Scott Marchand and Brent Nichols.

Mayor Blad led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: A moment of silence was observed in place of an invocation.  
INVOCATION

AGENDA ITEM NO. 3: Council was asked to consider the following business items:  
CONSENT AGENDA

-MINUTES (a) Waive the oral reading of the minutes and approve the minutes of  
the Clarification and Regular City Council meetings  
of April 6, 2023.

-MATERIAL CLAIMS (b) Consider the Material Claims for the period of May 16-31, 2023  
in the amount of \$760,070.46.

-TREASURER'S (c) Consider the Treasurer's Report for April showing the cash and  
REPORT investments as of April 30, 2023 in the amount of \$104,882,110.50.

-COMMUNITY (d) Confirm the Mayor's appointment of Brett Walker to serve as a  
DEVELOPMENT member of the CDBG Advisory Committee, filling a long-term  
BLOCK GRANT (CDBG) vacancy. Brett's term will begin June 2, 2023 and will expire  
ADVISORY January 1, 2026.  
COMMITTEE  
APPOINTMENT

-POCATELLO (e) Confirm the Mayor's appointment of Nathan Richardson to serve  
DEVELOPMENT as a member of the Pocatello Development Authority, replacing  
AUTHORITY (PDA) Victoria Byrd, whose term expired. Nathan's term will begin  
APPOINTMENT June 2, 2023 and will expire May 1, 2027.

-OPEN CONTAINER (f) Consider a request from Historic Downtown Pocatello (mailing  
WAIVER REQUEST address: PO Box 222, Pocatello ID 83204) for a waiver of the open  
-HISTORIC container ordinance to allow alcohol to be consumed in the 100  
DOWNTOWN block of South Garfield Avenue and inside Lookout Point on  
POCATELLO Wednesdays from June 1, 2023 through September 16, 2023 for  
Revive @ 5 events. If the open container ordinance is waived it  
should be contingent upon the applicant meeting Police  
Department requirements and purchasing appropriate permits.

A motion was made by Mr. Cheatum, seconded by Mr. Mangum, to approve items on the Consent Agenda. Upon roll call, those voting in favor were Cheatum, Mangum, Leeuwrik, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 4: Mayor Blad announced there were no proclamations.  
PROCLAMATIONS

AGENDA ITEM NO. 5: Mayor Blad reminded the Council members of the following  
CALENDAR REVIEW Meetings: City Council Work Session to be held on June 8<sup>th</sup>  
at 9:00 a.m.; Budget Development on June 12<sup>th</sup>, 13<sup>th</sup>, 14<sup>th</sup>, 15<sup>th</sup> and  
16<sup>th</sup> all beginning at 9:00 a.m. and the following meetings to be held on June 15<sup>th</sup>: Clarification meeting  
at 5:30 p.m. and Regular Council meeting at 6:00 p.m.

Mayor Blad announced Lookout Point's Ribbon Cutting and Grand Opening will be June 2<sup>nd</sup> starting at 5:15 p.m.; Connections Credit Union would be sponsoring a free admission day at Zoo Idaho June 3<sup>rd</sup>; the Gate City Grays home game season opener would begin at 6:00 p.m. on June 3<sup>rd</sup>; Idaho High School Rodeo would be held at the Bannock County Events Center June 3<sup>rd</sup> through June 10<sup>th</sup>; the Airport Master Plan Open House would be at the Pocatello Airport Terminal building from 4:00 p.m. to 6:30 p.m. on June 6<sup>th</sup>; Parks and Recreation would host the "June Joy in the Journey Jog" Fun Run on June 10<sup>th</sup> at 8:00 a.m.; the Annual Poky Paddle/River Celebration would be held at Centennial Park from 4:00 p.m. to 6:30 p.m. on June 16<sup>th</sup>. This is a free community event benefitting the Portneuf River Vision. Father's Day at the Zoo, which gives fathers 50% off admission when accompanied by a paid child, would be June 18<sup>th</sup>; City offices will be closed Monday, June 19<sup>th</sup> in observance of the Juneteenth holiday. Garbage and recycling services will operate as scheduled. Mayor Blad offered congratulations to all area High School graduates.

AGENDA ITEM NO. 6: This time was set aside for the Council to receive comments from  
PUBLIC HEARING the public regarding the proposed amendment to the Program  
-COMMUNITY Year 2019 Community Development Block Grant (CDBG)  
DEVELOPMENT Annual Action Plan. This amendment will allow for the CDBG-  
BLOCK GRANT (CDBG) CV (Cares Act) funding to be used for eligible public facilities  
PROGRAM YEAR 2019 activities. The amendment was reviewed and recommended for  
ANNUAL ACTION approval by the CDBG Advisory Committee at their meeting on  
PLAN AMENDMENT March 28, 2023. A written comment period began April 12, 2023,  
and concluded June 1, 2023. Following the public hearing, the  
Council may wish to approve the amendment and authorize the submission, including any public  
comments, to the US Department of Housing & Urban Development (HUD).

Mayor Blad opened the public hearing.

Christine Howe, Grants Manager, stated the public hearing is the oral comment opportunity for an amendment to the CDBG Program 2019 Annual Action Plan. She noted in August of 2020, the US Department of Housing and Urban Development (HUD), through the CARES Act, provided CDBG entitlement communities with funding to expand efforts to prevent, prepare for, and respond to the COVID-19 pandemic. Ms. Howe stated the amendment being considered tonight would allow for the CDBG-CV funds to be used for eligible public facilities activities and to date, the City has expended \$456,470 of the available \$495,425. She added that in March, the Pocatello Free Clinic presented an application to use remaining CDBG-CV funds for public facilities work at the clinic. Ms. Howe noted this public facilities work is eligible under the HUD guidelines and would not exceed the available CDBG-CV funding. She stated the CDBG Advisory Committee recommended approval at their March 28, 2023 committee meeting. Ms. Howe noted that all public notice requirements were met.

Mayor Blad announced that no written correspondence had been received.

There being no public comments, Mayor Blad closed the public hearing.

A motion was made by Mr. Nichols, seconded by Mr. Mangum, to approve an amendment to the Program Year 2019 Community Development Block Grant (CDBG) Annual Action Plan and authorize the submission, including any public comments, to the US Department of Housing & Urban Development (HUD). Upon roll call, those voting in favor were Nichols, Mangum, Cheatum, Leeuwrik, Mansfield and Marchand.

AGENDA ITEM NO. 7: This time was set aside for the Council to receive comments from the public regarding a zone map amendment application request by Jake Woodward of JW Properties LLC (mailing address: 6925 South Union Park Center, Suite 480, Sandy, UT 84093), for a zone and comprehensive plan map amendment application to rezone a 3.03 acre parcel (more or less) from Residential-Medium-Density Multi-Family (RMM) to Residential High Density (RH). The request also includes rezoning lots 26 thru 28 Block 13 of West Pocatello Townsite from Residential Medium Density Single Family (RMS) to Residential Medium Density Multi-Family (RMM). The Planning and Zoning Commission recommended approval of the application with conditions.

Mayor Blad opened the public hearing.

Council members announced there had been no ex parte communication.

Jake Woodward, JW Properties, LLC, gave a brief overview of the proposal. He noted that a land swap was made between the City and JW Properties, LLC, giving the City ownership of the levee, walking path and dike. Mr. Woodward stated that he was informed by FEMA that the land could be considered for removal from the flood plain area. He added that the proposed rezoning would allow for affordable housing to be built. In response to questions from Council, Mr. Woodward stated that the plan is to build a total of 72 apartment units which is approximately 20 units more than currently allowed in RMM zoning. He noted that there are no plans to build subsidized housing. Mr. Woodward noted infrastructure is always a concern and the proposal will not exceed the limits or capacity of what is currently in place.

Matthew Lewis, Senior Planner, gave a brief overview of proposal. He explained the differences between Residential Medium Density Multi-Family (RMM) and Residential High (RH) Density zoning designations. Mr. Lewis noted the biggest difference is the allowable units per acre. He added that RMM allows 15 units per acre and RH allows 30 units per acre. Mr. Lewis confirmed that all public notice requirements were met.

Mayor Blad announced that no written correspondence had been received.

There being no public comments, Mayor Blad closed the public hearing.

A motion was made by Mr. Mangum, seconded by Mr. Cheatum, to approve a request by JW Properties, LLC to rezone approximately 3.03 acres located at 516 Riverside Drive from Residential Medium Density Multi-Family (RMM) to Residential High Density (RH) and approximately .67 acres described as Lots 26-28, Block 13, West Pocatello Townsite, from Residential Medium Density Single-Family (RMS) to Residential Medium Density Multi-Family (RMM) with a concurrent amendment to the Comprehensive Plan Map for a portion of the 3.03 acre parcel from Public (P) to Residential (R) and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Mangum, Cheatum, Leeuwrik, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 8: Council was asked to approve a short plat application submitted by Judith E. Heusner, represented by GVE Drafting and Land Surveying, (mailing address: 1290 Mountain West Drive, Pocatello, ID 83202) to subdivide 0.19 acres (more or less) into two (2) residential lots. The proposed subdivision is located at 1452 South 3rd Avenue. Staff found the proposal compliant with all applicable standards of Pocatello Municipal Code assuming compliance with the conditions listed in the staff report.

A motion was made by Mr. Mangum, seconded by Mr. Mansfield, to approve a short plat application submitted by Judith E. Heusner, to subdivide 0.19 acres (more or less) into two (2) residential lots with the following conditions: 1) All conditions on the Final Plat Subdivision Application Staff Report shall be met; 2) All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated, May 1, 2023, shall be met; 3) The plat shall conform to all State and local laws and ordinances and is subject to review by the City Surveyor; and 4) All other standards and conditions of Municipal Code not herein stated but applicable to residential development shall apply and that the decision be set out in appropriate Council decision format and the proposed subdivision is located at 1452 South 3rd Avenue. Upon roll call, those voting in favor were Mangum, Mansfield, Cheatum, Leeuwrik, Marchand and Nichols.

AGENDA ITEM NO. 9: Council was asked to approve a request by Ruth Dekker (mailing address: 616 North M Street, Tacoma, Washington 98403) represented by Rocky Mountain Engineering and Surveying (RMES) (mailing address: 600 East Oak Street, Pocatello, ID 83201) to extend the two (2) year expiration deadline for recording the Final Plat, Eagles Landing Division 2, pursuant to Pocatello Municipal Code §16.24070 (D). Council is also asked to define a time period associated with the extension. Staff has recommended a 6-month extension period from the City Council Decision.

A motion was made by Mr. Mansfield, seconded by Mr. Mangum, to approve a request by Ruth Dekker to extend the two (2) year expiration deadline for recording the Final Plat, Eagles Landing Division 2, pursuant to Pocatello Municipal Code §16.24070 (D) by 6 months and the extension shall expire December 15, 2023 and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Mansfield, Mangum, Cheatum, Leeuwrik, Marchand and Nichols.

AGENDA ITEM NO. 10: Council was asked to approve a request by Heidi's Holdings LLC (mailing address: 1388 Winchester Drive, Pocatello, ID 83201) and Boyd Christensen (mailing address: 5485 E Sunnyside Idaho Falls Idaho 83406) represented by Creek Hollow and Associates Inc. (mailing address: 611 Wilson Avenue, Suite 1A, Pocatello, ID 83201) to extend the two (2) year expiration deadline for recording the Final Plat, Tierra Vista 1<sup>st</sup> Amended, pursuant to Pocatello Municipal Code §16.24070 (D). Council is also asked to define a time period associated with the extension. Staff has recommended a 6-month extension period from the City Council Decision.

A motion was made by Mr. Mansfield, seconded by Mr. Mangum, to approve a request by Heidi's Holdings, LLC. to extend the two (2) year expiration deadline for recording the Final Plat, Tierra Vista 1<sup>st</sup> Amended, pursuant to Pocatello Municipal Code §16.24070 (D) by 6 months the extension and

shall expire December 15, 2023 and that the decision be set out in appropriate Council decision format. Upon roll call, those voting in favor were Mansfield, Mangum, Cheatum, Leeuwrik, Marchand and Nichols.

AGENDA ITEM NO. 11: Council was asked to approve submission of a grant application to the US Department of Agriculture Forest Service Urban and Community Forestry grant program. The Urban and Community Forestry (UCF) grant application would provide necessary funding to improve Pocatello's urban forest through an Urban Forest Plan, tree inventory and asset management database, and risk mitigation work. Total project costs are \$3,651,915.41 and there is no match required. Council may wish to authorize submission of the grant application and, if awarded, authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.

In response to questions from Council, Christine Howe, Grants Manager, stated that the grant would pay for all employee costs including wages and benefits with provisions for future salary and insurance increases. She noted that there is a provisional employment disclaimer stating the position is contingent upon grant funding when hiring and the City is not required to keep employees after the five year contract expiration. Ms. Howe added that the grant does allow for contract labor.

In response to a question from Council, Anne Butler, Parks and Recreation Director, noted that the arborist on staff would be guiding and training so that employees could do work on own. She stated that current staff could not complete this task without hiring help. Ms. Butler noted that work may proceed outside park facilities, but must remain within the projected map area.

A motion was made by Ms. Leeuwrik, seconded by Mr. Nichols, to approve submission of a grant application to the US Department of Agriculture Forest Service Urban and Community Forestry grant program and the total cost is \$3,651,915.41 with no match required and, if awarded, authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Leeuwrik, Nichols, Mangum, Mansfield and Marchand. Mr. Cheatum voted in opposition. The motion passed.

AGENDA ITEM NO. 12: Council was asked to adopt a Resolution and approve a Cooperative Agreement for the FY23 ADA Ramp Project between Idaho Transportation Department (ITD) and the City of Pocatello and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. There is no fiscal requirement or match for the project, but the project will be completed through a reimbursement grant.

In response to a question from Council, Merril Quayle, Development Engineer, stated that there have not been an issues with receiving reimbursements on past ITD projects.

A motion was made by Ms. Leeuwrik, seconded by Mr. Marchand, to adopt a Resolution (2023-17) and approve a Cooperative Agreement for the FY23 ADA Ramp Project between Idaho Transportation Department (ITD) and the City of Pocatello and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. Upon roll call, those voting in favor were Leeuwrik, Marchand, Cheatum, Mangum, Mansfield and Nichols.

AGENDA ITEM NO. 13: Council was asked to adopt a Resolution and authorize the Mayor to sign a lease agreement between the City and Amerigas Propane for approximately .78 acres of property at the airport for the purpose of bulk propane storage. The lease agreement will be for a one-year term with a one-year renewal option at a rental rate of \$4,137.26 per year to be increased annually according to the CPI.

–AIRPORT LEASE AGREEMENT RESOLUTION  
–AMERIGAS PROPANE

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to adopt a Resolution (2023-18) and authorize the Mayor to sign, subject to Legal Department review, a lease agreement between the City and Amerigas Propane for approximately 0.78 acres of property at the airport for the purpose of bulk propane storage and the lease agreement will be for a one-year term with a one-year renewal option at a rental rate of \$4,137.26 per year to be increased annually according to the CPI. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Mangum, Mansfield, Marchand and Nichols.

AGENDA ITEM NO. 14: There being no further business, Mayor Blad adjourned the meeting at 6:46 p.m.

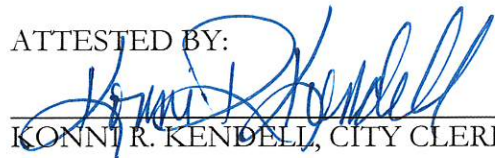
ADJOURN

APPROVED BY:



\_\_\_\_\_  
BRIAN C. BLAD, MAYOR

ATTESTED BY:



\_\_\_\_\_  
KONNI R. KENDELL, CITY CLERK

PREPARED BY:



\_\_\_\_\_  
WENDY A. PRATHER, DEPUTY CITY CLERK