



City Council Meeting

680 Park Avenue
Idaho Falls, ID 83402

Minutes - Final

Thursday, April 28, 2022

7:30 PM

City Council Chambers

1. Call to Order.

Present: Mayor Rebecca L Noah Casper, Council President Michelle Ziel-Dingman, Councilor John Radford, Councilor Thomas Hally, Councilor Jim Freeman, Councilor Jim Francis, and Councilor Lisa Burtenshaw

Also present:

All available Department Directors
Randy Fife, City Attorney
Kathy Hampton, City Clerk

2. Pledge of Allegiance.

Mayor Casper led those present in the Pledge of Allegiance.

3. Public Comment.

Bonnie Madland, Idaho Falls resident, appeared. Ms. Madland believes trees could be planted around the play area of Poitevin Park to provide some shade, which would be beneficial for the kids. She requested some effort/education to reduce the Chinese Elms in the city, which are huge weeds. She also requested the recourse for landlords that don't upkeep their buildings. Mayor Casper explained the city does not regulate housing.

4. Consent Agenda.

A. Mayor's Office

1) Appointments to city Boards, Commissions, and Committees

Attached please find communication from Idaho Falls Public Library Director, Robert Wright; Community Development Services Director, Brad Cramer; and Parks and Recreation Director, PJ Holm regarding the citizen volunteers I am appointing/reappointing to serve on the following City of Idaho Falls Boards, Commissions, and Committees:

Name	Board, Commission, Committee	Term Expires	Status
Kristen Hall	Library Board of Trustees	March 31, 2027	Reappoint
Dan Bruderer	ADA Advisory Board	December 31, 2024	New Member
Stacey Barrett	ADA Advisory Board	December 31, 2024	Reappoint
Dean Nielson	ADA Advisory Board	December 31, 2024	Reappoint
Glen Ogden	Planning and Zoning Commission	December 31, 2026	New Member
Kristi Brower	Planning and Zoning Commission	December 31, 2023	New Member
Daniel Devasirvatham	Board of Adjustment	December 31, 2025	New Member
Ken Knoch	Shade Tree Committee	December 31, 2024	New Member

The applicants have been screened and subsequently recommended by the aforementioned Directors.

This office has reviewed the appointment/reappointment recommendations. I am confident these individuals meet the criteria set forth in City Code and I anticipate each will make positive contributions to the good work of the city.

I request your vote to give consent to these appointments/reappointments at the regular City Council Meeting on Thursday, April 28, 2022.

If you have questions or comments, please feel free to contact me or the Directors.

B. Idaho Falls Power

1) Sole Source Purchase of Traffic Movement Analysis Equipment

IFP tested Iteris Company traffic movement analysis software and equipment to conduct a pilot study to evaluate its effectiveness. The equipment was installed on traffic intersections on the 25th East (Hitt) road corridor. IFP and Public Works Department (PW) analyzed the system and determined that the system was effective and of value to traffic management in the city. IFP and PW intend to install additional traffic movement analysis equipment in the intersections located in the city's other coordinated traffic corridors. IFP is requesting that City Council approve the sole source purchase on the basis that the compatibility of new traffic analysis equipment with the Iteris software and other component parts is of the paramount consideration. Idaho Code § 67-2808(2)(a)(i) authorizes sole source purchases when "the compatibility of equipment, component, accessories, computer software, replacement parts, or service is the paramount consideration" for the purchase. IFP is recommending that Iteris Company be considered a sole source for this procurement.

C. Municipal Services

1) Minutes from Council Meetings

April 11, 2022 City Council Work Session; April 14, 2022 City Council Meeting; and April 18, 2022 City Council Work Session

2) License Applications, all carrying the required approvals

Recommended Action:

It was moved by Council President Ziel-Dingman, seconded by Councilor Burtenshaw, to approve, accept, or receive all items on the Consent Agenda according to the recommendations presented. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Radford, Dingman, Freeman, Francis. Nay - none.

5. Regular Agenda.

A. Municipal Services

1) Public Hearing for Sale or Conveyance of Real Property

This property was donated to the City in January 2016. The Municipal Services and Parks and Recreation departments have determined this property is no longer needed and recommend the sale, conveyance, or auction of this property. The Notice of Public Hearing was published on Sunday, April 10, 2022. The Public Hearing is scheduled for Thursday, April 28, 2022, at 7:30 pm in the Council Chambers of the City

Annex Building located at 680 Park Avenue in Idaho Falls, Idaho. At the conclusion of the hearing, Council will have met the notice and hearing requirements to sell, convey or auction this property.

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

Municipal Services Director Pamela Alexander appeared. She presented the following:

Slide 1 - Property Description

Director Alexander stated the property consists of four parcels of land adjacent to Pinecrest Golf Course, estimated to be 8.6 acres, the property was donated to the city in November 2016, and 2016 property appraisal Market Value Land Value "as is" at \$610,000.

Slide 2 - Aerial photo of property

Slide 3 - Additional aerial photo of property

Slide 4 - Property discussion timeline

Director Alexander stated the property was discussed at the February 22, 2022, City Council Work Session; the March 28, 2022, City Council Work Session; the March 31, 2022, City Council Meeting; and the April 11, 2022, City Council Work Session; and Public Hearing notification in Post Register occurred April 10, 2022

Slide 5 - Summary of updated property appraisal

Director Alexander stated the property appraisal was completed by Kelley Real Estate Appraisers, Inc. which was sent to the city on April 3, 2022; the Market Value Opinion - 8.60 acres of development land at \$219,978 per acre = \$1,891,810.80 or \$1,892,000 (rounded); is Zoned for Park or Open Space use - is between a single-family zone and industrial zone; the highest and best use of property "as is condition"; and the city is proposing to rezone to LC (Limited Commercial) and R3A (Residential Mixed Use), both mixed use zones, which allows for commercial development, in addition to residential, and change to value may change with the rezone, although unknown at this time.

Slide 6 - Irrigation Water Rights Statement

Director Alexander identified the water lines for the irrigation easement for Pinecrest Golf Course, the utility easement for overhead power lines, the water line, and the 15'-wide public utility easements along the road frontages for each of the lots. She stated the easements will be included in the documentation for the property.

Mayor Casper requested public comment.

Forrest Ihler, 10th Street, appeared. Mr. Ihler believes, instead of an auction, the city should look at options of partnering with a developer for affordable housing as he hears many times that there isn't enough affordable housing. He also believes this is one avenue that the city could have a chance with a public and private partner, realizing this could be expensive. Mr. Ihler believes keeping the property and partnering with a developer might be a benefit to the community versus the cash from selling.

Mayor Casper closed the public hearing.

There was no additional discussion.

It was moved by Council President Dingman, seconded by Councilor Burtenshaw, to request that pursuant to Idaho Code §50-1402 that the City of Idaho Falls surplus the property located at Bel-Aire Division No. 3, as described on the public record, by auction with a minimum starting bid of \$1.8M. The motion carried by the following vote: Aye - Councilors Dingman, Burtenshaw, Francis, Freeman, Hally. Nay - Councilor Radford.

Director Alexander explained the next steps which will include a publication to conduct the public auction.

B. Community Development Services

1) Public Hearing: Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2021.

As part of the CDBG reporting requirements, the Consolidated Annual Performance and Evaluation Report (CAPER) for Fiscal Year 2021 is due to HUD on June 30, 2022. A public hearing to review the report is scheduled for April 28, 2022. A 15-day public comment period will begin on April 28th and end on May 13th. After considering all comments, approval of a resolution will be requested for approval on the June 9, 2022, City Council Meeting. Any questions regarding the report should be addressed to Lisa Farris.

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

Grants Administrator Lisa Farris appeared. Ms. Farris stated this is the 18th annual report with HUD (Department of Housing and Urban Development) which indicates how the previous year's funding was used per the Annual Action Plan (AAP). She also stated the report includes an update of Coronavirus (COVID-19) funds, which are referred to as CV1 and CV3. She then presented the following:

Slide 1 - CDBG Basics, Criteria for Projects/Activities

- Must meet one of three National HUD Objectives
- Must be a HUD Eligible Activity
- Additional Criteria

Slide 2 - Project/Activity must fit into 1/4 priorities defined by HUD

- Community Development Priority
- Economic Development Priority
- Housing Development Priority
- Public Service Priority

Slide 3 - Current balances as of April 28, 2022

Year	Award	Balance	% remaining	
PY2004	\$ 491,000	\$0	0%	2004
PY2005	\$ 465,543	\$0	0%	2005
PY2006	\$ 418,940	\$0	0%	2006
PY2007	\$ 417,257	\$0	0%	2007
PY2008	\$ 402,199	\$0	0%	2008

PY2009	\$ 407,064	\$0	0%	2009
CDBG-R	\$ 109,234	\$0	0%	N/A
PY2010	\$ 441,751	\$0	0%	2010
PY2011	\$ 369,546	\$0	0%	2011
PY2012	\$ 314,082	\$0	0%	2012
PY2013	\$ 361,453	\$0	0%	2013
PY2014	\$ 342,373	\$0	0%	2014
PY2015	\$ 342,928	\$0	0%	2015
PY2016	\$ 342,935	\$0	0%	2016
PY2017	\$ 336,511	\$13,442.57	~3.99	2017
PY2018	\$ 391,880	\$409.41	~0.10	2018
PY2019	\$ 399,774	\$72,594.55	~18.15	2019
PY2020	\$ 425,034	\$31,068.25	7.30	2020
PY2021	\$ 455,126	\$247,214.83	~55.53	2021
(18 years)	\$7,115,396	\$364,729.61	5.12	

Ms. Farris stated the 2022 allocation is expected to be similar to 2021 although there is no approved federal budget or allocation announcement yet.

Slide 4 - Summary of CDBG funds PY (Program Year) 2017-2021, Amount Spent in PY 2021 (April 1, 2021, through March 31, 2022)

Ms. Farris stated \$481,597.76 has been spent April 1, 2021, through March 31, 2022, with a balance of \$387,621.37, and there are a total of 54 projects with 39 completed and 15 open in different stages. She noted the balance as of April 28, 2022, is \$364,729.61, with 41 projects completed and 13 open projects due to additional draws. She briefly identified PY2017 through PY2021 of spending and projects.

Slides 5-7 - Completed Projects/Activities

Ms. Farris reviewed PY2021 Projects and how the funds will be used for Behavioral Health Crisis Center (BHCC)/EID, assisted 3,038 LMI (Low to Moderate Income) through substance abuse recovery program; CLUB, Inc., assisted 15 LMI for homelessness; Idaho Legal Aid, assisted 26 victims of domestic violence; New Day Lutheran/School District 91 Summer Food Program, prepared and served 5,827 meals; Administration, administered one full-time staff; Homeless Stand Down 2022 Point in Time Count, cancelled due to COVID-19 pandemic; Public Works, curb/gutter/sidewalk for 18+ properties; Façade Program, procurement phase for additional façade; Trinity United Methodist Church, assisted 3,405 homeless individuals and provided 27,274 miscellaneous services; College of Eastern Idaho (CEI), assisted 17 LMI students with daycare; Habitat 4 Humanity Idaho Falls (H4HIF), continued rehab on one single unit; Domestic Violence and Sexual Assault Center, assisted 100 LMI children with water and snacks in Child Protective Services; Promise Ridge Emergency Family Shelter, funded 1 staff worker and served 45 LMI families; and Development Workshop, Inc., in procurement of a contractor for their rehab project.

Slide 8 - 2020 CDBG spent in PY2021 (April 1, 2021, through March 31, 2022), spent \$244,012.39, balance \$31,068.25 (delays due to COVID-19)

Slide 9 - 2019 CDBG spent during PY2021, spent \$46,223.37, balance \$72,594.55 (delays due to COVID-19)

Slide 10 - 2018 and 2017 CDBG spent during PY2021, spent \$16,342.59, balance \$13,851.98 (delays due to COVID-19)

Slide 11 - Census Tracts Map

Ms. Farris stated there were 52 projects completed for the PY2021. She identified where school lunches were provided for LMI students in School District 91.

Slides 12-24 - Photos

Ms. Farris briefly reviewed several before and after projects including Community Development Priority, curb/gutter/sidewalk improvements; Economic Development Priority, retro sign rehab to Idaho Mountain Trading, façade projects for Pie Hole Pizza, SPRUCE, Page Insurance, Bumble & Bleat Soapery and Sundry, Idaho Falls Downtown Development Corporation (IFDDC) parking lot lighting improvements; Housing Development Priority, H4HIF triplex, H4HIF single unit (the house was donated by Jackson Hole Junction); and Public Service Activity, Trinity United Methodist Church day shelter, Family Emergency Shelter Promise Ridge.

Slide 25 - Coronavirus Aid, Relief, and Economic Security (CARES) Act 2020 CDBG Funds COVID-19 Pandemic, CV1-CDBG and CV3-CDBG Criteria, Requirements, Flexibilities

Ms. Farris stated the city received CV1 and CV3, CV2 were reserved for States. She also stated these funds must be spent by September 30, 2022, and the city is on target to have those funds spent.

Slide 26 - 2020 CV1-CDBG, received \$250,072; spent \$227,164.83 as of March 31, 2022; balance \$22,907.17; completed 11 out of 14 Activities/Projects

Ms. Farris explained several of the projects including the Trinity United Methodist Church day shelter served 3,385 LMI; the Senior Center served 6,829 LMI meals; Idaho Legal Aid assisted 48 LMI clients of domestic violence; H4HIF offered mortgage assistance to 5 LMI families; BHCC/EID, served 3,121 individuals; Community Food Basket Idaho Falls, served 68,645 individuals and the Soup Kitchen served 30,037 meals; Idaho Falls Arts Council (IFAC), received sneeze guards/PPE (Personal Protective Equipment) for 5 facilities; Trinity United Methodist Church Men's Shelter provided temporary shelter for 6 adult homeless men; and School District 91 provided 9,000 lunches for K-8 in the census tract areas.

Slide 27 - 2020 CV1-CDBG Projects/Activities, as of April 22, 2022, balance is \$15,666.16, completed 12 out of 14 Activities/Projects

Ms. Farris explained the additional projects that were funded including IFP/Utility Assistance for 3 LMI families; Eastern Idaho Community Action Partnership (EICAP); and Homeownership Lending (IHFA) provided mortgage assistance for 13 LMI homeowners.

Slides 28-34 - Photos

Ms. Farris briefly reviewed CV1 completed projects including Trinity United Methodist Church day shelter; the ARTitorium and Willard Arts Center sneeze guards/PPE; Community Food Basket Idaho Falls equipment; BHCC EID equipment; and the Senior Center volunteers. She stated one of the funded projects, although not yet presented due to current construction on Park Avenue, is the Downtown Event Center (DEC) Parklet.

Slide 35 - 2020 CV3-CDBG \$257,585, as of March 31, 2022 balance \$69,584.23

Ms. Farris stated these funds were used for administration and professional services for plan

development; IFAC assistance with utilities, job assistance/retention; BHCC EID technology equipment for 3,221 individuals during the pandemic; and the Skyline Activity Center repurpose project of refrigerator for vaccines, and installation of vertical platform lift system and sound dampening in multi-purpose room with Wi-Fi and audio upgrades to be completed this summer with non-COVID-19/CDBG funds.

Slide 36 - 2020 CV3-CDBG \$257,585, open/status 3 out of 8, as of March 31, 2022, total spent \$188,001.00, balance \$69,584.23

Ms. Farris stated these funds were used for Homeownership Lending (IHFA) for 9 LMI homeowners in census tracts; IF Symphony audio/visual equipment; and Community Food Basket Idaho Falls counter/storage rehab.

Slide 37 - Census Tracts Map

Ms. Farris stated there are 12 projects completed in the 3 census tracts.

Slides 38-44 - Photos

Ms. Farris briefly reviewed CV3 completed projects for the Skyline Activity Center; Community Food Basket Idaho Falls; and BHCC EID.

Slide 45 - CV1/CV3 CDBG Summary as of April 28, 2022

Ms. Farris stated as of April 28, 2022, \$253,411.63 of CV1-CDBG and CV3-CDBG have been spent between April 1, 2021, and March 31, 2022; there are a total of 12 projects completed in 10 census tracts, with 2 outside the census tract serving LMI; and there are 22 total projects with 17 completed and 5 open.

Slide 46 - 2021 CAPER Schedule

Ms. Farris stated public comment will be taken from April 28 through May 23, and the plan must be submitted to HUD on/before June 30, 2022.

Council President Dingman questioned two projects for IFP that funding was not spent and how the large amounts remain. Ms. Farris stated one of the projects targeted rental assistance, but it was then opened for rentals and mortgages due to COVID. She also stated she is working with EICAP and IFP to find clients within the census tracts that need help. She believes some of the delay was due to agencies being diligent about not duplicating a benefit, and there was so much assistance provided at the beginning of the pandemic. Council President Dingman questioned the rules for reallocation. Ms. Farris stated this conversation could occur, noting regular CDBG funding can be redirected. She also noted COVID funding must be used within the COVID timeframe. Mayor Casper questioned the guidelines for carryover. Ms. Farris stated everything is currently allocated towards a project, the holdup is the procurement phase and contractors being able to bid. She also stated HUD is aware as this is a country-wide issue. She indicated the guidelines have not been specified, and she has not received any negative views from HUD as long as the project is moving forward. Also per Mayor Casper, Ms. Farris confirmed regular CDBG funds can stay open, CV1 and CV3 could be re-allocated before the deadline depending on the project. She believes the funds will be spent before the deadline, pending the supply chain which would be an issue across the country. She also believes HUD will allow for an extension versus a re-allocation.

Mayor Casper requested public comment. No one appeared. Mayor Casper closed the public hearing.

No action requested.
This Resolution was read into the record.

- 2) Legislative Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for 1.446 acres of East 24 feet of the West ½ of the Northeast ¼ of Section 12, Township 1 North, Range 37 East.

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of R1, Single Dwelling Residential which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for 1.446 acres of East 24 feet of the West ½ of the Northeast ¼ of Section 12, Township 1 North, Range 37 East. The Planning and Zoning Commission considered this item at its April 5, 2021, meeting and unanimously voted to recommend approval of the annexation with an initial zoning of R1. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record. She requested staff presentation as the city is the applicant.

Community Development Services (CDS) Assistant Planning Director Kerry Beutler appeared. He stated this is a routine annexation of a canal right-of-way (ROW). He then presented the following:

Slide 1 - Property under consideration in current zoning

Mr. Beutler identified the area as south of 65th South, between the Ivywood developments. He stated, for unknown reasons, when the adjacent property was annexed in 2006 the ROW was not included.

Slide 2 - Comprehensive Plan Future Land Use Map

Mr. Beutler stated this area is Suburban transect, which will be an ongoing future use as well.

Slide 3 - Aerial photo of property under consideration

Slide 4 - Additional aerial photo of property under consideration

Mr. Beutler identified the Ivywood Subdivision on the east side which is actively being constructed, and an extension of this development to the west which is being proposed for future development.

Slide 5 - Photo (the canal) looking south from 65th South

Mayor Casper requested public comment. No one appeared. Mayor Casper closed the public hearing.

There was no additional discussion.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to approve the ordinance annexing 1.446 acres of East 24 feet of the West ½ of the Northeast ¼ of Section 12, Township 1 North, Range 37 East under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Dingman, Radford, Freeman, Francis. Nay - none.

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

ORDINANCE NO. 3459

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.446 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 1.446 acres of East 24 feet of the West ½ of the Northeast ¼ of Section 12, Township 1 North, Range 37 East and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Hally, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - none.

- 3) Legislative Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning of R1, Single Dwelling Residential, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, 1.446 acres of East 24 feet of the West ½ of the Northeast ¼ of Section 12, Township 1 North, Range 37 East. Attached is part 2 of 2 of the application for Annexation and Initial Zoning of R1, Single Dwelling Residential which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for 1.446 acres of East 24 feet of the West ½ of the Northeast ¼ of Section 12, Township 1 North, Range 37 East. The Planning and Zoning Commission considered this item at its April 5, 2022, meeting and recommended approval of R1 by a unanimous vote. Staff concurs with this recommendation.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to assign a Comprehensive Plan Designation of "Suburban" and approve the ordinance establishing the initial zoning for R1, Single Dwelling Residential as shown in the ordinance exhibits 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. The motion carried by the following vote: Aye - Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Hally. Nay - none.

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

ORDINANCE NO. 3460

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 1.446 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R1, SINGLE DWELLING RESIDENTIAL ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R1, Single Dwelling Residential and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Hally, Radford, Francis, Dingman, Burtenshaw, Freeman. Nay - none.

- 4) Legislative Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for 10.979 acres of Section 31, Township 2 North, Range 38 East.

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of R2, Mixed Residential which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards

for 10.979 acres of Section 31, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its April 5, 2022, meeting and voted to recommended approval of the annexation with an initial zoning of R1, Single Dwelling Residential with a vote of 2 to 1. The applicant maintains the request for R-2, which staff still also recommends.

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

Brad Brown, Riverdale, Utah, appeared. Mr. Brown stated he is happy to do business in Idaho Falls. He believes the city has done a good job with the Comprehensive Plan, he respects the time and effort that have gone into the plan, he believes it's very deliberate based on strong principles for the city and the concerned citizens, it's very well written, it talks about managing change, it takes into account specific concerns for different areas, it talks about unnecessary sprawl and the cost to maintain infrastructure, it talks about health concerns including an affordable place to live with access of safe neighborhoods, and it gives the ability for everyone to know what is expected in the city. Mr. Brown stated he looked at this closely and worked closely with staff, and he believes the Urban transect zoning made sense. He noted the Planning and Zoning (P&Z) recommended approval with a different zone, although, he clarified the application is for an R2 (Mixed Residential) zone.

Per Councilor Freeman, Mr. Brown stated there is no current access onto Holmes Avenue, although, he is working with city and county engineers for potential access.

Mayor Casper requested staff presentation.

Mr. Beutler appeared. He reiterated P&Z recommended the R1 zone. He then presented the following:
Slide 1 - Property under consideration in current zoning

Mr. Beutler identified the surrounding parcels as R1 and RP (Residential Park) zones. He stated, per P&Z, R2 is not currently zoned in this vicinity. He also stated staff's recommendation is to proceed with the R2 designation.

Slide 2 - Aerial photo of property under consideration

Mr. Beutler stated this parcel is north of 49th South and east of Holmes Avenue, which are both arterial roads. He also stated this property is fairly close to the intersection of those two arterial roads, which are designed to carry large amounts of traffic. He indicated these roads are anticipated to be widened in the future, therefore, the type of development in this area should be considered. Mr. Beutler addressed the average lots sizes, noting there is a mix of lot sizes. He indicated south and east of the property are existing county developments with lot sizes ranging from less than an acre to one-plus acre; the city lots south of 49th South are approximately ½ acre, the average lot sizes further to the north are 14,000 square feet, lot sizes to the west are 9,000 square feet, and Belmont Estate lot sizes are approximately 11,000 square feet. He noted there is no immediate development adjacent to the parcel, although, there is an approved preliminary plat for the area as well as a Planned Unit Development (PUD) with lots sizes ranging from 3,000-8,000 square feet. Mr. Beutler believes the R2 would support the smaller lot size.

Slide 3 - Additional aerial photo of property under consideration

Mr. Beutler stated there are county subdivisions and county large lots in the adjacent area, therefore, this area has odd-shaped parcels due to irrigation canal alignments which changed as ownership has

changed. He believes this makes it hard for development for large single-family lots. He also believes a zone that allows for smaller lot sizes will provide more flexibility and ease of development for this property. He reiterated staff is supportive of the R2 zone.

Slide 4 - Comprehensive Plan Future Land Use Map

Mr. Beutler stated General Urban allows/promotes a mix of residential and commercial uses. He noted the large area surrounding this area is Suburban residential designation, and the Suburban transect denotes a mix of housing types and lot sizes, which includes single-family homes, duplexes, triplexes, and fourplexes. Mr. Beutler stated the R2 zone would comply with the Suburban or General Urban designation. He noted the R1 zone does not promote any housing options other than a single-family home.

Slide 5 - Additional Comprehensive Plan Future Land Use Map

Mr. Beutler stated this property is within Area 5, indicating the residents noted they would like to see a diversified housing type although they didn't know where it would be placed. He also stated the General Urban designation encompasses all the vacant ground in this neighborhood, which is appropriate for the proposed parcel.

Slide 6 - Connecting Our Communities, southern area

Mr. Beutler identified the proposed and recommended changes from the Bonneville Metropolitan Planning Organization (BMPO) that would provide additional connectivity to this area. He noted there are destination sites for a junior high and potential high school property to the west.

Slide 7 - Photo looking west from S. Holmes (frontage onto Holmes)

Mr. Beutler stated this area was previously used for agricultural purposes.

Per Councilor Radford, Mr. Beutler stated the connectivity of the annexation is on the west side. He believes the connectivity to the north and south allowed the subdivision to the south to be connected to the city, which occurred a long time ago. Per Councilor Francis, Mr. Beutler confirmed the R1 allows single-family or attached single-family (a twin home) on separate parcels; R2 would allow single-family up to a fourplex unit. Mayor Casper questioned the Urban designation being applied to primarily open spaces. Mr. Beutler stated General Urban allows for most commercial and residential development but would not be the same zoning designation. He identified a mixed commercial center with more heavy commercial uses as a walkable-type center that exists throughout. He stated the idea, as moving away from the walkable-type centers, is there would still be urban-type development and a mix of development along with daily services. He also stated this would have the potential for development or re-development and it would want something to provide services. He indicated the residents of Area 5 had the lack of convenient services. Per Councilor Radford, Mr. Beutler confirmed this is a General Urban transect.

Mayor Casper requested public comment.

Forrest Ihler, 10th Street, appeared. Mr. Ihler stated he supports the R2 as this is near the intersection of two arterials, realizing this won't be farmland forever, and is a county island. He believes it's inevitable that growth is happening, and more diverse housing is needed.

Mayor Casper closed the public hearing.

Councilor Francis stated he agrees with Mr. Ihler. He believes when the Imagine IF Comp Plan was adopted there would be different aspirational goals in the city to increase housing options, knowing there's a need for those options. He also believes the Comp Plan is anticipating that. He stated he supports the R2. Councilor Burtenshaw commended the Comp Plan. She believes connectivity can be thought of in many ways, including physical and social connectivity. She stated she also supports the R2. Councilor Hally believes this is a good example of providing optional housing which there is a shortage of in the city. He also believes the R2 fits well and will not detract values.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to approve the ordinance annexing 10.979 acres of Section 31, Township 2 North, Range 38 East under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion carried by the following vote: Aye - Councilors Francis, Dingman, Freeman, Hally, Radford, Burtenshaw. Nay - none.

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

ORDINANCE NO. 3461

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 10.979 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 10.979 acres of Section 31, Township 2 North, Range 38 East and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Freeman, Francis, Hally, Radford, Burtenshaw, Dingman. Nay - none.

- 5) Legislative Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning of R2, Mixed Residential, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, 10.979 Acres, South ½ of the Southeast ¼ of the Southeast ¼ of Section 31, Township 2 North, Range 38 East. Attached is part 2 of 2 of the application for Annexation and Initial Zoning of R2, Mixed Residential which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for 10.979 Acres, South ½ of the Southeast ¼ of the Southeast ¼ of Section 31, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its April 5, 2022, meeting and recommended approval of R1, Single Dwelling Residential with a vote of 2 to 1. The applicant maintains the request for R2, which staff also recommends.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to assign a Comprehensive Plan Designation of "General Urban" and approve the ordinance establishing the initial zoning for R2, Mixed Residential as shown in the ordinance exhibits 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. The motion carried by the following vote: Aye - Councilors Dingman, Radford, Francis, Burtenshaw, Hally, Freeman. Nay - none.

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

ORDINANCE NO. 3462

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 10.979 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R2, MIXED RESIDENTIAL ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R2, Mixed Residential and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Radford, Freeman, Burtenshaw, Francis, Dingman, Hally. Nay - none.

6. Announcements.

Council President Dingman announced National Adopt a Shelter Pet Day on April 30. Mayor Casper announced Workers' Memorial Day on April 28 which will be commemorated on April 30; Arbor Day on April 29, which will be commemorated at a later date; April 29 is a Veterans celebration dinner; Idaho Gives begins on May 2; Cinco de Mayo on May 5, a celebration will be held May 7 and May 8 at Tautphaus Park; Fill the Boot Campaign for Muscular Dystrophy Association (MDA) will be held May 6 and May 7; Mother's Day on May 8; and City Council Work Session on May 9. Councilor Francis announced April 30 as Senior Celebration Day. Councilor Hally believes there may be an event on May 7 at the Elk's Lodge with proceeds going to the Animal Shelter. Mayor Casper expressed her appreciation to the council.

7. Adjournment.

There being no further business, the meeting adjourned at 8:52 p.m.

s/ Kathy Hampton

Kathy Hampton, City Clerk

s/ Rebecca L. Noah Casper

Rebecca L. Noah Casper, Mayor