

## **October 8, 2020 City Council Meeting**

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, October 8, 2020, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 p.m.

### **Call to Order:**

There were present:

Mayor Rebecca L. Noah Casper  
Council President Michelle Ziel-Dingman  
Councilor John Radford (via WebEx)  
Councilor Thomas Hally  
Councilor Jim Freeman (via WebEx)  
Councilor Jim Francis  
Councilor Shelly Smede

Also present:

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

### **Pledge of Allegiance:**

Mayor Casper requested Kathy Hampton, City Clerk, to lead those present in the Pledge of Allegiance.

### **Public Comment:**

Mayor Casper requested any public comment not related to items currently listed on the agenda or not related to a pending matter. No one appeared.

### **Coronavirus (COVID-19) Update:**

Mayor Casper stated there were 37 new cases and two (2) deaths in Bonneville County, there were 673 cases State-wide. She also stated Eastern Idaho Public Health (EIPH) Board recently held a lengthy meeting. The key reduction strategies and key elements going forward are stay at home, wash hands or use hand sanitizer, maintain a distance of six (6) feet, and wear a face covering. Mayor Casper stated the State has been operating under four (4) plans but the Board removed elements that were difficult or not easy to enforce. She also stated Idaho Falls has been in the yellow category for some time; Madison County was elevated to the orange category due to high number of cases; and EIPH believes local governments need to step up to do their part. She noted some communities have not embraced need. She believes Idaho Falls has been integral to introduce strategies. She described numerous resources to help others in the region and reiterated the four (4) key strategies as the virus can be easily spread and it does not give immunity. Mayor Casper stated following the guidelines is the best method. She noted Facebook messages from the Councilors may be forthcoming.

### **Consent Agenda:**

Idaho Falls Power requested approval of Power Trade Confirmation Agreements.

Municipal Services requested approval of Quote 20-039, Purchase of Inventory for Idaho Falls Power; Treasurer's Report for the month of August 2020; minutes from the September 21, 2020 City Council Work Session and September 24, 2020 City Council Meeting; and license applications, all carrying the required approvals.

It was moved by Councilor Smede, seconded by Councilor Dingman, to approve, accept, or receive all items on the Consent Agenda according to the recommendations presented. Roll call as follows: Aye – Councilors Hally, Smede, Dingman, Freeman, Francis, Radford. Nay – none. Motion carried.

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### **Regular Agenda:**

#### **Fire Department**

##### **Subject: Sole Source Purchase of Motorola Portable Radios and Mobile Repeater**

On April 7, 2020 Gov. Little signed executive Order 2020-07, establishing a process to allocate Federal coronavirus funding provided through the CARES Act and creating the Coronavirus Financial Advisory Committee (CFAC). The authorization to purchase the Motorola dual band encrypted radio and mobile repeater creates solutions to issues created by the COVID-19 pandemic and provides enhanced operational safety in the future.

Councilor Hally stated the City has not been very diligent in upgrading communication equipment during vital times and the radios are important for an upgrade. He also stated the CFAC targeted public safety specifically related to COVID-19. The grant was submitted for the radios and it met the pandemic requirements. Councilor Hally believes having accurate information is important for communication, and this funding allows a pass-through situation. He noted this is a safety issue for the firefighters and for the public.

It was moved by Councilor Hally, seconded by Councilor Smede, to approve sole source purchase based on the quotes received from Motorola Solutions to purchase portable radios and vehicle mount mobile repeater for a total of \$1,038,287.15 based on compatibility of the radios with the Fire Department's existing system, equipment, and enhanced safety features unique to Motorola. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

#### **Parks and Recreation**

##### **Subject: Comprehensive and Strategic Master Plan Approval by Mayor and Council**

The Master Plan gives the Parks and Recreation (P&R) Department a chance to prioritize their planning actions and strategies through community input and data analyses for the next five to twenty years.

Councilor Francis stated Pros Consulting and CRSA developed the plan two (2) years ago and presented it at the September 21 Work Session. He also stated this plan is a statistically valid survey of the community's interests and desires going forward; the plan gives a comparison of studies with other communities regarding parks, recreation, and funding methods; and the plan also gives strengths and challenges within the parks and the City. Councilor Francis believes acceptance of the plan is the first step and the plan can't just sit on a shelf as the report is the beginning of the City-wide implementation. Councilor Radford questioned the process moving forward including funding the priorities. Director Holm stated the plan is a strategy laid out in a format for the next 5-20 years within the department and pertains to maintaining what the City currently has. He believes the City has a great system but it has been neglected. He stated the focus has been on growth or acquisition and he believes this needs to be tamed down. He noted funding options may include fee increases, budget allocation, and grant opportunities. He stated the department is working to get water and land conservation funding availability. Councilor Francis believes the plan needs to be prioritized over the next several years. He noted the P&R Commission would be willing to assist. He stated, referring to the budget issue, the Council must be aware and willing to act. Mayor Casper reiterated the plan should not sit on a shelf, the City is working toward this plan, and a lack of a plan may be in part to lack of resources. Councilor Radford prefers this plan to be reviewed annually. Mayor Casper stated this will be part of strategic planning. Councilor Francis prefers "acceptance" of the plan versus "approval" of the plan. Councilor Freeman believes this is the peoples' document as hundreds of individuals were part of this plan over the course of the previous two (2) years. He believes it should be used and it will give a direction for the future. Councilor Hally believes this is a guide for discussion during budget sessions.

It was moved by Councilor Francis, seconded by Councilor Smede, to accept the Comprehensive and Strategic Master Plan for the Idaho Falls Parks and Recreation Department System which was presented to Council on

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September 21, 2020. Roll call as follows: Aye – Councilors Dingman, Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

### **Municipal Services**

#### **Subject: IF-21-01, Line Clearance Services for Idaho Falls Power**

This contract will provide power line clearance services for Idaho Falls Power.

Councilor Smede stated this is an annual cost. She briefly reviewed the involved equipment. Mayor Casper stated the amount is slightly higher due to some catch-up of work. Idaho Falls Power Director Bear Prairie concurred. He stated additional funds were budgeted two (2) years ago. Councilor Radford believes this is a small amount in order to protect the interest of the utility.

It was moved by Councilor Smede, seconded by Councilor Dingman, to accept and approve the bid from the lowest responsive and responsible bidder, Davey Tree Surgery Company for a total of \$442,374.40. Roll call as follows: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

#### **Subject: Approval of Professional Services Contract for Underwriting Services**

Qualified underwriting services will be used to prepare and market certificates of participation (COP) for the City to construct a Law Enforcement Complex. If appropriated, the lease payments will be general obligations of the City payable from any lawful funds, which could include all unrestricted revenues of the City plus all unrestricted reserves. The lease payments would be subject to annual budget appropriation by the City Council.

Councilor Smede stated other Idaho buildings have used COP for construction. She noted departments within the City have also been using this method. She stated Stifel's marketing goal for the City is to "maximize the pool of potential investors to create competition for the City's bonds." She also stated a successful marketing plan is expected which will deliver an excess of potential investors which should aid in the ability to lower the City's borrowing costs. Councilor Smede believes the more money that can be saved, the better. She noted the underwriting service has no cost as the cost is rolled into the finance package. She stated ultimately the underwriter takes on the risk. She also stated it is truly an opportunity for investment in the community. She noted this item was discussed at the October 5 Work Session. Councilor Hally stated underwriting involves selling debt and mitigating risk and the underwriter goes through careful procedures. He also stated the credit rating is large so the underwriter can move forward, and the platform must be built prior to the financing discussion. It is required for City debt. Councilor Smede stated she is impressed with this company and that all committee members chose this company unanimously. Councilor Freeman stated Stifel is very well traveled. Council President Dingman reiterated the October 5 Work Session discussion. She stated she was surprised that committee members independently chose Stifel and she is extremely confident in recommending Stifel. Mayor Casper noted the packet is available online.

It was moved by Councilor Smede, seconded by Councilor Dingman, to approve the professional services contract with Stifel, Nicolaus & Company, Inc. for underwriting services for a series 2020/21 annual appropriation certificates of participation for the proposed Law Enforcement Complex. Roll call as follows: Aye – Councilors Smede, Hally, Dingman, Freeman, Francis. Nay – Councilor Radford. Motion carried.

### **Community Development Services**

Mayor Casper noted Items 1 and 2 are City-owned City-initiated annexations.

**Subject: Public Hearing – Annexation and initial zoning of LM, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, LM, M&B: 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East**

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For consideration is the application for Annexation/Initial Zoning to LM, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East. This is property owned by the City but that has not yet been annexed. The Planning and Zoning (P&Z) Commission considered this item at its September 15, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

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

Mayor Casper requested the applicant presentation.

Community Development Services Director Brad Cramer presented the following;

Slide 1 – Property under consideration in current zoning

Director Cramer stated this property is just north of the Airport’s runway. He reiterated this property is owned by the City.

Mayor Casper requested any public comments. No one appeared. Mayor Casper closed the public hearing.

Councilor Francis stated this gives the City control of the land close to the airport. He also stated this is consistent with the surrounding zones.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance annexing 5.496 Acres, SW1/4 of Section 1, Township 2 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. Roll call as follows: Aye – Councilors Hally, Francis, Radford, Dingman, Smede, Freeman. Nay – none. Motion carried.

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

**ORDINANCE NO. 3342**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.496 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 Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 5.496 Acres, SW1/4 of Section 1, Township 2 North, Range 37 East and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Freeman, Radford, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

It was moved by Councilor Francis, seconded by Councilor Radford, to assign a Comprehensive Plan Designation of “Public Facilities, Open Space” and approve the Ordinance establishing the initial zoning for LM 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. Roll call as follows: Aye – Councilors Hally, Radford, Francis, Dingman, Smede, Freeman. Nay – none. Motion carried.

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

**ORDINANCE NO. 3343**

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AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 5.496 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS LM ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for LM and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

**Subject: Public Hearing – Annexation and Initial Zoning of LC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, LC, M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road**

For consideration is the application for Annexation/Initial Zoning to LC, Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road. 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.

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

Mayor Casper requested the applicant presentation.

Director Cramer presented the following:

Slide 1 – Property under consideration in current zoning

Director Cramer stated this is a piece of right-of-way that the City survey team discovered was inadvertently left out of a previous legal description when Snake River Landing was annexed.

Mayor Casper requested any public comments. No one appeared. Mayor Casper closed the public hearing.

Councilor Francis stated the zoning is consistent with the surrounding area.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance annexing M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

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

**ORDINANCE NO. 3344**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.677 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 Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of M&B: 1.677 acres, SW1/4 of Section 25, Township 2 North, Range 37 East, a portion of Milligan Road, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Dingman, Radford, Francis, Smede, Hally, Freeman. Nay – none. Motion carried.

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It was moved by Councilor Francis, seconded by Councilor Radford, to assign a Comprehensive Plan Designation of "Park" and approve the Ordinance establishing the initial zoning for LC 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. Roll call as follows: Aye – Councilors Radford, Freeman, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

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

### ORDINANCE NO. 3345

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 1.677 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for LC and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Hally, Smede, Dingman, Freeman, Francis, Radford. Nay – none. Motion carried.

### **Subject: Public Hearing – Form Based Code Amendment to allow residential uses on the ground floor**

For consideration is the Ordinance amending the Form Based Code, to allow residential uses on the ground floor with certain restrictions. The Planning and Zoning Commission considered this item at its September 15, 2020 meeting and recommended approval by a unanimous vote. 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.

Director Cramer stated this is a minor change to modify the land uses allowed in a storefront building. He reminded the Council that Form Based Code defines building types. Storefront buildings are typically downtown with a glass storefront that adds interest to the pedestrian environment. Currently in the code, this type of building in the historic center of downtown, residential is only allowed on the upper floors. Director Cramer stated during a recent conversation with a developer, there was concern that a change of use would require the installation of an elevator because the building code would require an Americans with Disabilities Act (ADA) accessible unit. The proposed change would allow residential on the main floor but only 30' behind the storefront. Director Cramer noted per discussion with the department Council liaisons, Councilor Radford questioned other building code solutions versus changing the zoning code that could assist. Director Cramer stated final interpretation was recently received from the Building Official Reginald Fuller. Per the International Code Council (ICC), another building code component would assist for existing buildings – when the uses change in the main floor or upper floor under certain conditions, including less than 50% of the space and if the cost of providing accessibility to the unit would be more than 20% of the overall residential renovation costs, accessibility is not required to be provided. Director Cramer stated there would have to be an extensive renovation for this to be triggered. He believes, because of this recent information, some minor changes would be required in the language of the ordinance. He recommended this ordinance be passed on the first reading only if Council is comfortable with the concept of residential on the main floor but behind the storefront. The minor adjustments could be made with final approval at the next Council Meeting (October 22). Per Councilor Francis, Director Cramer stated the 20% renovation costs for the accessibility is already law. Also per Councilor Francis, Mr. Fife believes it would make more sense to read the ordinance on the first reading if the ordinance can be corrected between the two (2) Council meetings. Mayor Casper clarified this change could be completed in two (2) weeks.

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Seeing no one appearing for public testimony, Mayor Casper closed the public hearing.

Councilor Francis believes the concept is to help development in the historic downtown area as there is a demand for residents on the upper floors although the expense of remodeling/renovations are difficult. He also believes this will help maintain the 30' of storefront. Councilor Radford expressed his appreciation to Director Cramer for this recent information. He stated he is very supportive of accessibility for as many opportunities as possible. He also wants to make things affordable for development, and this gives other options.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance amending the Form Based Code to allow residential uses on the ground floor of a Storefront Building under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Following clarification from Mr. Fife, it was then moved by Councilor Francis, seconded by Councilor Radford, to consider the ordinance amending the Form Based Code to allow residential uses on the ground floor of a Storefront Building and consider the ordinance on the first reading and request that it be read by title. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

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

**ORDINANCE NO. 3347**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 10, CHAPTER 7 BY PERMITTING RESIDENTIAL USES ON THE MAIN LEVEL, BEHIND STOREFRONT AREAS, IN THE DOWNTOWN AREA; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

**Subject: Public Hearing – Rezone from HC to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended**

For consideration is the application for Rezone from HC to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, for a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended. The Planning and Zoning Commission considered this item at its September 15, 2020, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

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

Mayor Casper requested the applicant presentation.

Clint Boyle, Horrocks Engineers, appeared on behalf of the applicant Morgan Development, Matt Morgan. Mr. Boyle presented the following:

Slide 3 – Property under consideration in current zoning

Mr. Boyle stated the area includes a 42-acre site located off Sunnyside and the 1-15 Interchange. He also stated this project has been years in the making with multiple property consolidations and Morgan Development has invested a significant amount of time and infrastructure in this area. Mr. Boyle stated this project had tremendous momentum for overall development as a gem for the City and a gateway into the City prior to COVID, which is now prompting the rezone. Mr. Boyle stated factors are now weighing on Mr. Morgan as the major tenant for this site, Show Biz, was hit extremely hard due to COVID. This has changed the dynamics of the property. This particular location required a significant investment to blast and remove the lava rock which was anticipated to be offset by some urban renewal/tax increment financing (TIF) money. Mr. Boyle stated Mr. Morgan is now exploring all options on the property. The rezone request is for a portion of the 42 acres in the northwest quadrant, which is roughly 1/4 of the project. Mr. Boyle stated the LC request is to change the property to another commercial zoning designation, it would be fully in compliance of the Comprehensive Plan, and it would allow a broader spectrum of uses for the overall development. The HC zone allows heavier-duty uses and 3/4 of this project will remain with

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those spectrum of uses along with the commercial uses. The LC zone allows light-industry type uses which allows flexibility. Mr. Boyle believes the rezone is necessary given the change in economic conditions and will allow Mr. Morgan to move the project forward in timely manner. He indicated per the TIF and the funding it is critical for the value of improvements to be recognized timely to receive partial reimbursement for the significant infrastructure investment. Per Councilor Francis, Mr. Boyle stated this rezone includes roughly 10½ acres. Councilor Francis questioned the transition as I-15 is the barrier. Mr. Boyle stated from a multi-family development, there is a critical mass of units to consider for development and this would hit the lower range if proceeded in this way. He indicated Mr. Morgan will need to further address this issue.

Mayor Casper requested a staff presentation.

Director Cramer emphasized the LC zone is consistent with the principles of the Comprehensive Plan in this area.

Slide 4 – Comprehensive Plan Future Land Use Map

Director Cramer stated there are multiple designations in this area including interchanges to the major highway and major arterial which are dynamic, and many things can happen. He also stated the LC zone adds the option for residential. Director Cramer reviewed uses that would no longer be allowed. He stated this area was planned for mixed uses.

Slide 3 – Aerial photo of property under consideration

Director Cramer stated as South Fork Boulevard is built out it will have full sidewalk and will connect to the larger pathway system onto Sunnyside. He noted in the development standards and codes, staff is trying to ensure connectivity and alternative options are provided. The layout will be determined during development. Director Cramer reiterated P&Z and staff recommend approval.

Mayor Casper requested additional testimony. She reminded the Council that the zoning decisions are not to be based on speculation of one of the uses.

Matt Morgan, Morgan Construction, appeared. Mr. Morgan stated he is looking for maximum flexibility. He provided a brief update on Show Biz, stating this development may still occur. He stated he has been in discussion with numerous multi-family apartment developers and a retailer who was okay with the buffer. He requested Council support for rezone. Per Councilor Francis, Mr. Morgan stated the LC Zone would give multi-family flexibility.

Councilor Francis questioned the walkability to other adjacent areas, including Snake River Landing. Director Cramer stated there is a multi-use path along Sunnyside and sidewalks will be included as Pioneer Drive develops that will ultimately connect to the Event Center and into Snake River Landing. Mr. Boyle stated a traffic study/analysis has been completed to look at future connections and roads, South Fork Boulevard will provide a direct connection to the proposed Event Center area. He reiterated the path along Sunnyside.

Seeing no one appearing for additional testimony, Mayor Casper closed the public hearing.

Councilor Francis believes the connectivity will add to the walkability. He also realizes the LC will add the residential option. Councilor Hally stated developers take risk; this area met several criteria for the Idaho Falls Redevelopment Agency; the flexibility allows a project to move forward; and there should be encouragement for developers to take risk. He also stated there is a very fine line with the time element of the TIF. He believes it's vital to encourage the developer to move forward as there is a tie to move forward with the TIF requirements and develop land. Mayor Casper believes there may be an advantage to live near the interstate. She also believes growth will change the area.

It was moved by Councilor Francis, seconded by Councilor Radford, to approve the Ordinance Rezoning a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Dingman, Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.



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

**ORDINANCE NO. 3346**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 10.48 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC ZONE TO LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Francis, seconded by Council President Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to LC of a portion of Lot 19 and Lots 20, 21, 22, Block 1 of Jackson Hole Junction Subdivision 1st Amended, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

**Announcements:**

Mayor Casper announced the drive-thru Trunk or Treat on October 24 at Freeman Park sponsored by the Idaho Falls Police Department and the Bonneville County Sheriff's Office; and City offices will be closed on October 12 for Columbus Day.

**Adjournment:**

With no further business, the meeting adjourned at 9:12 p.m.

s/ Kathy Hampton  
Kathy Hampton, City Clerk

s/ Rebecca L. Noah Casper  
Rebecca L. Noah Casper, Mayor