

AGENDA

CITY OF POCATELLO REGULAR CITY COUNCIL MEETING

JULY 17, 2025 • 6:00 P.M.

COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE

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

In accordance with the Americans with Disabilities Act, it is the policy of the City of Pocatello to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require an accommodation, please contact Skyler Beebe with two (2) business days' advance notice at sbeebe@pocatello.gov; [208-234-6248](tel:208-234-6248); or 5815 South 5th Avenue, Pocatello, Idaho. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

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

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.

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 Don Whitecar, representing Mountain Valley Baptist 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) **MINUTES:** Council may wish to waive the oral reading of the minutes and approve the minutes from the following meetings: Work Session meeting of June 12, 2025; and Clarification and Regular City Council meetings of May 15, 2025.

(b) **MATERIAL CLAIMS:** Council may wish to approve the Material Claims for the period of July 1-15, 2025.

(c) **TREASURER'S REPORT:** Council may wish to approve the Treasurer's Report for May 2025 showing cash and investments as of May 31, 2025.

(d) **PLANNING AND ZONING COMMISSION APPOINTMENT:** Council may wish to confirm the Mayor's reappointment of Benjamin Gomez to continue serving as a member of the Planning and Zoning Commission.

Benjamin's term will begin August 5, 2025 and expire August 5, 2029.

(e) **POCATELLO ARTS COUNCIL APPOINTMENT:** Council may wish to confirm the Mayor's appointment of Lazarus Clark to serve as a member of the Pocatello Arts Council, filling a long-term vacancy. Lazarus' term will begin July 18, 2025 and expire July 18, 2028.

(f) **CITY COUNCIL DECISION - SHORT PLAT APPROVAL FOR JUNIPER HEIGHTS SUBDIVISION:** Council may wish to adopt its decision approving the short plat for Juniper Heights Subdivision which subdivides approximately 6.24 acres of land, generally located between 2001 and 2211 South 2nd Avenue, into four (4) lots, subject to conditions.

(g) **CITY COUNCIL DECISION - SHORT PLAT APPROVAL FOR FREDREGILL VILLAGE SUBDIVISION:** Council may wish to adopt its decision approving the short plat for Fredregill Village Subdivision which subdivides approximately 0.36 acres of land, generally located at the northwest corner of South 2nd Avenue and Fredregill Road, into three (3) lots, subject to conditions.

(h) **CITY COUNCIL DECISION - SHORT PLAT APPROVAL FOR ALAMEDA COMMERCIAL SUBDIVISION:** Council may wish to adopt its decision approving the short plat for Alameda Commercial Subdivision which subdivides approximately 6.78 acres of land, generally located at 900 Yellowstone Avenue, into four (4) lots, subject to conditions.

(i) **CITY COUNCIL DECISION - FINAL PLAT APPROVAL FOR STRATTEN ESTATES DIVISION 4:** Council may wish to adopt its decision approving the final plat for Stratten Estates Division 4 which subdivides approximately 1.12 acres of land into twelve (12) lots, 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. NORTHGATE RIDGE MAP AMENDMENT REQUEST

This time has been set aside for the Council to accept comments from the public regarding a request by Smart Town, LLC and Millennial Development Partners, LLC, represented by Chris Adams of Creek Hollow and Associates, Inc. (mailing address: 611 Wilson Avenue, Suite 1A, Pocatello, ID 83201) to amend the future land use map re-designating 82.96 acres (more or less) of property generally located east of Olympus Drive and Northgate Parkway from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP). Following a public hearing, the Planning and Zoning Commission recommended approval. **(ACTION ITEM)** (Quasi-judicial public hearing)

Documents:

AGENDA-ITEM-6.PDF

7. TRADE AND PURCHASE OF FIREARMS AND ACCESSORIES - POLICE DEPARTMENT

Council may wish to consider the Police Department's recommendation and accept a quote from Javelin Arms (a Law Enforcement Dealer) for the following firearms to be used by members of the Pocatello Police Department: **(ACTION ITEM)**

- a) Trade-in nine (9) old PWS SBR Patrol Rifles, one (1) old Bushmaster Patrol Rifle, two (2) old Remington 700 Precision Rifles, 41 old Rebel suppressors and one (1) old Aimpoint Heavy machinegun optic; and;
- b) Purchase ten (1) Springfield Saint Victor SBR's, ten (10) Silencerco Saker Suppressors, and 12 Aimpoint Pro Patrol Rifle Optics.

Staff can purchase the new equipment at a significantly discounted rate due to trade in of old firearms and equipment. Funds are available in the Police Department's Fiscal Year 2025 budget.

Documents:

AGENDA-ITEM-7.PDF

8. RESOLUTION ADOPTING THE SOUTH 5TH URBAN RENEWAL AREA (URA) ELIGIBILITY STUDY

Council may wish to adopt a Resolution and accept the Pocatello Development Authority (PDA) South 5th Urban Renewal Area (URA) Eligibility Study and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-8.PDF

9. PROFESSIONAL SERVICES AGREEMENT - KIRK HUFFAKER PRESERVATION STRATEGIES

Council may wish to accept the recommendations of staff and approve a professional services agreement between the City of Pocatello and Kirk Huffaker Preservation Strategies for Section 106 review and compliance regulations for property located at 429 Washington Avenue and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. The agreement, in the amount of \$6,467.50, would be funded through the Grant Division Professional Services budget. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-9.PDF

10. AIRPORT POWER SERVICE REQUESTS AND QUOTE ACCEPTANCES - IDAHO POWER

Council may wish to approve service requests and accept quotes in the amount of \$70,988.00 from Idaho Power for necessary power line removal and installation for the new taxi lane at the airport and authorize the Mayor's

signature on all pertinent documents, subject to Legal Department review.

The project will be funded by federal and state grants and airport Passenger Facility Charge (PFC) funds. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-10.PDF

11. ORDINANCE

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.

Ordinance ready for reading:

11) An ordinance amending Pocatello Municipal Code Chapter 10.16 "Speed Regulations" to provide clarity, create continuity, and improve the function of the title as a result of School District 25 Board of Trustee's decision to close Washington Elementary School. **(ACTION ITEM)**

Documents:

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 discussed 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 will either 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.



**CITY OF POCATELLO, IDAHO
CITY COUNCIL
CLARIFICATION MEETING
MAY 15, 2025**

AGENDA ITEM NO. 1: ROLL CALL

Mayor Brian Blad called the City Council Clarification meeting to order at 5:33 p.m. Council members present were Rick Cheatum, Linda Leeuwrik, Brent Nichols, and Hayden Paulsen. Council member Corey Mangum was excused.

AGENDA ITEM NO. 2: DISCUSSION

Mayor Blad and City Council members discussed items listed on the May 15, 2025 Regular City Council Meeting agenda. Staff members clarified agenda item information for City Council members.

AGENDA ITEM NO. 3: ADJOURN

Mayor Blad adjourned the City Council Clarification Meeting at 5:42 p.m.

APPROVED BY:

BRIAN C. BLAD, MAYOR

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK

PREPARED BY:

AUBRIANA T. RESENDES, DEPUTY CITY CLERK



**CITY OF POCATELLO, IDAHO
CITY COUNCIL
REGULAR CITY COUNCIL MEETING
MAY 15, 2025**

AGENDA ITEM NO. 1: ROLL CALL AND PLEDGE OF ALLEGIANCE

The Regular City Council meeting was called to order at 6:00 p.m. by Mayor Brian Blad. Council members present were Rick Cheatum, Linda Leeuwrik, Brent Nichols, and Hayden Paulsen. Council member Corey Mangum was excused.

Mayor Blad led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: INVOCATION

The invocation was offered by Dean Giesbrecht, representing Watersprings Pocatello.

Mayor Blad announced Agenda Item No. 9 had been pulled from the agenda.

AGENDA ITEM NO. 3: CONSENT AGENDA

Council was asked to consider the following business items:

(a) MATERIAL CLAIMS

Approve the Material Claims for the period of May 1 - 15, 2025 in the amount of \$ 2,811,060.97.

(b) TREASURER'S REPORT

Approve the Treasurer's Report for March 2025 showing cash and investments as of March 30, 2025 in the amount of \$3,985,742.59.

(c) CITY COUNCIL DECISION – ANNEXING APPROXIMATELY 77.95 ACRES OF LAND LOCATED NORTH OF EAST CENTER STREET AND SOUTHEAST OF VISTA DRIVE

Adopt the Council's decision annexing approximately 77.95 acres of land located north of East Center Street and southeast of Vista Drive. The subject property will be zoned Residential Low Density (RL).

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

AGENDA ITEM NO. 4: PROCLAMATIONS

Mr. Cheatum, on behalf of Mayor Blad, proclaimed May 18-24, 2025 to be National Public Works Week and encouraged all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make protecting our national health, safety, and quality of life.

Jeff Mansfield, Public Works Director, accepted the proclamation and thanked the Council for the recognition. He shared that this year's American Public Works Association theme, "People, Purpose, and Presence," reflects the dedication of public works professionals who quietly work behind the scenes to serve the community and improve quality of life. He encouraged the public to thank staff for their service.

Ms. Leeuwrik, on behalf of Mayor Blad, proclaimed the week of May 11 - 17, 2025, as National Police Week in Pocatello and called upon all citizens to observe May 15 as Law Enforcement Memorial Day, and encouraged all citizens to commemorate the week with appropriate ceremonies and activities honoring police officers, past and present, who through their faithful and devoted service have contributed to their communities, and to pay tribute to peace officers who, through courageous deeds, have lost their lives or become disabled in the line of duty.

Roger Schei, Police Chief, accepted the proclamation and thanked the Mayor and Council for the recognition.

AGENDA ITEM NO. 5: CALENDAR REVIEW

Mayor Blad reminded Council members of the following meetings: May 27 Special City Council meeting at 10:00 a.m.; City Council Budget Development meetings at 9:00 a.m. on June 2, 3, 4, and 5; June 5 Clarification meeting at 5:30 p.m. and Regular City Council meeting at 6:00 p.m.; City Council Budget Development meetings at 9:00 a.m. on June 10 and 11; June 12 City Council Work Session at 9:00 a.m.; all regularly scheduled City Council meetings on June 19 have been canceled for the Juneteenth holiday.

Mayor Blad announced May 23 - 26 will be Field of Heroes at Century High School; Ross Park Aquatic Center opens for the season, weather permitting, on May 24; City offices will be closed for the Memorial Day holiday on May 26. However, garbage, compost and recycling pick-ups will be on schedule; May 31 from 9 a.m. to 3 p.m. is Free Day at Zoo Idaho sponsored by Connections Credit Union; Dog licenses expire June 1 and the City is offering half-price dog licenses throughout the month of May. Licenses may be purchased at City Hall or the Animal Shelter; Mayor Blad congratulated all area high school graduates.

AGENDA ITEM NO. 6: TAXICAB LICENSE DENIAL APPEAL - VANZYVERDEN

Onnajohn VanZyverden was present to appeal the denial of his taxicab license, which was denied by the Pocatello Police Department.

Onnajohn VanZyverden, Pocatello resident, stated that he has appealed the denial of his taxi cab license, explaining past charges from 21 years ago. He acknowledged a misdemeanor child abuse conviction from 2004, explaining it stemmed from a difficult period in his life and emphasizing that he has since changed significantly. Mr. VanZyverden stated he has had no further criminal history, is now an Uber driver, and is focused on being a supportive husband and father.

Mallarie Bascom, Licensing Enforcement Officer, explained that Mr. VanZyverden's taxi license application was denied under City Code 5.56.5(e), which disqualifies applicants with convictions involving violence or moral turpitude. She stated that Mr. VanZyverden



was convicted in 2004 of a misdemeanor offense related to child abuse, stemming from an earlier incident in Utah. He received probation, a fine, and a suspended jail sentence. Ms. Bascom confirmed he disclosed the conviction on his application and was forthcoming about the matter. In response to questions from Council, Ms. Bascom clarified that although the conviction was a misdemeanor, it is still disqualifying under City Code 5.56.5(e) because it involves a crime of violence, specifically physical child abuse or neglect. She confirmed that Mr. VanZyverden was upfront about the conviction on his application.

Mr. VanZyverden acknowledged the incident occurred over 20 years ago, expressed remorse, and stated he has changed significantly since then. He described rebuilding relationships with his children and emphasized his commitment to being a responsible citizen.

A motion was made by Mr. Paulsen, seconded by Mr. Cheatum, to overturn the decision of the Police Department and approve the taxicab license for Onnajohn VanZyverden. Upon roll call, those voting in favor were Paulsen, Cheatum, Leeuwrik, and Nichols.

AGENDA ITEM NO. 7: PUBLIC HEARING – POCATELLO HISTORIC PRESERVATION PLAN

This time was set aside for the Council to hear comments from the public regarding the Pocatello Historic Preservation Plan. Council was asked to adopt the proposed document as an official City plan by resolution.

Mayor Blad opened the public hearing.

Jim Anglesey, Long Range Planner, presented information regarding a proposed update to the Pocatello Historic Preservation Plan originally adopted in 2018. While the current plan effectively identifies historic architectural styles and preservation history, its goals lacked detailed objectives and implementation strategies. Since its adoption, significant progress has been made in outreach, education, and standardizing preservation guidelines in the historic district. The updated plan was developed with community input from surveys and public meetings and was reviewed during a recent City Council Work Session. Key goals for the next 10 years focus on survey and national register designations, public education and partnerships, policy and incentives, and training and operations. The plan aligns with the City's Comprehensive Plan by aiming to preserve the authenticity of neighborhoods, increase public awareness, support preservation-friendly regulations, and collaborate with communities to enhance neighborhood culture. He added that all public notice requirements were met. He stated no written comments had been received.

Mayor Blad announced no written comments had been received.

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

A motion was made by Ms. Leeuwrik, seconded by Mr. Paulsen, to adopt a resolution (2025-13) approving the proposed Pocatello Historic Preservation Plan document as an official City plan. Upon roll call, those voting in favor were Leeuwrik, Paulsen, Cheatum, and Nichols.



Council expressed appreciation to staff for their effective and thoughtful planning efforts.

AGENDA ITEM NO. 8: FY 2024 PROJECT SAFE NEIGHBORHOOD (PSN) PROGRAM GRANT APPLICATION – POLICE DEPARTMENT

Council was asked to approve submission of the FY 2024 Project Safe Neighborhood (PSN) Grant Application in the amount of \$11,500.00, and if awarded, accept the grant and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. Grant funding would be used to lease two (2) License Plate Readers (LPR) through Flock Safety and installed in Bannock County and Power County to assist in identifying and tracking vehicles involved in criminal activity. There is no required grant match.

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to approve submission of the FY 2024 Project Safe Neighborhood (PSN) Grant Application in the amount of \$11,500.00, and if awarded, accept the grant and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. Upon roll call, those voting in favor were Cheatum, Leeuwrik, and Nichols. Paulsen voted in opposition. The motion passed.

AGENDA ITEM NO. 9: FINAL PLAT APPLICATION – HOSPITAL VIEW DIVISION 1

As announced earlier, Agenda Item No. 9 to consider a final plat application submitted by JG Ventures, LLC, represented by Bryce Marsh, Horrocks Engineering (mailing address: 2194 Snake River Parkway, Suite 205, Idaho Falls, ID 83402) to subdivide 3.56 acres (more or less) into four (4) commercial lots and two (2) common lots, located east of Portneuf Medical Center, to be known as Hospital View Division 1, was pulled from the agenda.

AGENDA ITEM NO. 10: PROFESSIONAL SERVICES AGREEMENT – THE LAND GROUP

Council was asked to accept the recommendation of staff and approve a professional services agreement with The Land Group in the amount of \$106,775.00 to develop a landscaping plan for firewise and waterwise landscaping along interstate interchanges and South 5th Avenue and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. The project is funded by a US Forest Service grant, administered by a Memorandum of Understanding (MOU) with the Idaho Department of Lands.

A motion was made by Mr. Nichols, seconded by Ms. Leeuwrik, to approve a professional services agreement with The Land Group in the amount of \$106,775.00 to develop a landscaping plan for firewise and waterwise landscaping along interstate interchanges and South 5th Avenue and authorize the Mayor's signature on all applicable documents, subject to Legal Department review.

In response to questions from Council, Hannah Sanger, Science and Environment Division Manager, presented information regarding a grant-funded project to redesign



landscaping in several areas, including the Center Street interchange, Pocatello Creek, Fourth and Fifth Avenues, and near the Pocatello sign. The designs will follow water-wise and firewise principles to reduce wildfire risk, particularly near interstates. Ms. Sanger confirmed the grant is active after a temporary pause. She explained that firewise practices involve removing flammable vegetation like junipers and tall grasses. The project will also serve as a demonstration site, with final plans available for public use.

Council noted the City recently received a \$1.75 million EPA grant, highlighting ongoing federal support.

Mr. Nichols' motion was voted upon at this time. Upon roll call, those voting in favor were Nichols, Leeuwrik, Cheatum, and Paulsen.

AGENDA ITEM NO. 11: AIRPORT LEASE TERMINATION, RESOLUTION AND LEASE AGREEMENT - AIRPORT

Council was asked to consider the following requests for 5,600 square feet of property at the airport, and authorize the Mayor's signature on all applicable documents, subject to Legal Department review:

(a) TERMINATION OF LEASE AGREEMENT

Approve termination of the lease agreement between the City of Pocatello and Stacy Meyer, dated November 5, 2020; and if approved

(b) ADOPT A RESOLUTION

Adopt a Resolution and approve a lease agreement between the City of Pocatello and JRM Flyers Club, LLC, for 5,600 square feet of property upon which JRM Flyers has purchased an aircraft hangar. The lease will be for a term of 40 years. Rental rate will be \$1,288.00 per year and will be increased annually according to the CPI with a full rate review in 2026 and every five (5) years thereafter.

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to approve the termination of the existing lease agreement between the City of Pocatello and Stacy Meyer, dated November 5, 2020, and to adopt a Resolution (2025-14) and approve a new lease agreement between the City of Pocatello and JRM Flyers Club, LLC, for 5,600 square feet of property at the Pocatello Airport and authorize the Mayor's signature on all applicable documents, subject to Legal Department review.

In response to questions from Council, Alan Evans, Airport Manager, explained that the lease cancellation is due to the sale of a hangar previously owned by Stacy Meyers. The new owner, JRM Flyers, will assume the lease. Mr. Evans confirmed the hangar is sized for one or two aircraft and that the 40-year lease term requested by the new owner meets FAA requirements.

Mr. Cheatum's motion was voted upon at this time. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Nichols, and Paulsen.



AGENDA ITEM NO. 12: LEASE AGREEMENT AND RESOLUTION – RIVERBEND COMMUNICATIONS, LLC

Council was asked to adopt a Resolution and approve a lease agreement with Riverbend Communications, LLC for a property easement to operate and maintain a broadcasting booster antennae and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. The lease term will be three (3) years and the rental rate will be \$260.00 per month.

A motion was made by Mr. Cheatum, seconded by Mr. Paulsen, to adopt a Resolution (2025-15) and approve a lease agreement with Riverbend Communications, LLC for a property easement to operate and maintain a broadcasting booster antennae and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. Upon roll call, those voting in favor were Cheatum, Paulsen, Leeuwrik, and Nichols.

AGENDA ITEM NO. 13: DECLARATION OF SURPLUS PROPERTY AND EQUIPMENT EXCHANGE AGREEMENT – SANITATION DEPARTMENT

Council was asked to accept the recommendation of staff and declare two (2) Sanitation Department vehicles as surplus property and approve an Equipment Exchange Agreement with Future Enterprises, Inc. to exchange the vehicles for cardboard recycling routes and containers and authorize the Mayor's signature on all applicable documents, subject to Legal Department review.

A motion was made by Mr. Cheatum, seconded by Ms. Leeuwrik, to declare two (2) Sanitation Department vehicles as surplus property and approve an Equipment Exchange Agreement with Future Enterprises, Inc. to exchange the vehicles for cardboard recycling routes and containers and authorize the Mayor's signature on all applicable documents, subject to Legal Department review.

Tom Kirkman, Director of Public Services, gave an overview of a proposal involving the planned surplus of sanitation trucks as part of the department's Capital Replacement Program. He explained that the department replaces vehicles every 7 to 8 years and may trade them in or auction them. Western Recycling, doing business as Future Enterprises, Inc., a longtime partner with the City, expressed interest in acquiring the surplus trucks. During discussions, the opportunity arose to exchange the trucks for approximately 59 to 60 commercial cardboard recycling containers and the associated customer accounts. Mr. Kirkman noted that this exchange aligns with the City Council's goal to expand commercial cardboard recycling services.

In response to questions from Council, Tom Kirkman confirmed the cardboard collection route is entirely within Pocatello and includes containers behind commercial businesses. The containers represent the full extent of Western Recycling's local operations, which will cease. Future Enterprises, Inc. has indicated they will continue serving a small number of customers in Chubbuck.

Mr. Cheatum's motion was voted upon at this time. Upon roll call, those voting in favor were Cheatum, Leeuwrik, Nichols, and Paulsen.



AGENDA ITEM NO. 14: ITEMS FROM THE AUDIENCE

There were no individuals signed up to speak at this time.

AGENDA ITEM NO. 15: ADJOURN

There being no further business, Mayor Blad adjourned the meeting at 6:41 p.m.

APPROVED BY:

BRIAN C. BLAD, MAYOR

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK

PREPARED BY:

AUBRIANA T. RESENDES, DEPUTY CITY CLERK





**CITY OF POCATELLO, IDAHO
CITY COUNCIL
CITY COUNCIL WORK SESSION
JUNE 12, 2025**

**AGENDA ITEM NO. 1:
ROLL CALL**

Mayor Brian Blad called the City Council Work Session to order at 9:00 a.m. Council members present were Dakota Bates, Rick Cheatum, Linda Leeuwrik, Corey Mangum, Brent Nichols and Hayden Paulsen.

Mayor Blad announced that Agenda Item No. 5 had been pulled from the agenda.

**AGENDA ITEM NO. 2:
ARTIFICIAL INTELLIGENCE POLICY DISCUSSION**

Chris Sorensen, Chief Information Officer (CIO), provided an overview of the widespread use of generative artificial intelligence (AI) across industries and within the City, emphasizing the need for general and modifiable guidance for City employees as technology rapidly evolves. He highlighted growing cybersecurity risks, such as increasingly sophisticated phishing scams, deepfakes, and data hallucination, and stressed the critical need for users to verify AI-generated content. It was proposed that a document be developed to provide guidance to staff on the use of AI, and that the document could be modified as needed without requiring Council approval for each update, as updates would likely occur as often as monthly.

Council discussion included the role of Council in reviewing AI-related updates, transparency of the policy, the possibility and potential implications of the State of Idaho mandating a single AI platform, and avoiding restrictive and exhaustive policies. Additional topics included data privacy, ethical considerations, and safeguards to prevent external AI systems from accessing or using City data. The Council was in favor of further developing a policy. The Mayor and CIO will continue working on internal guidance language, with additional clarification to be presented to the Council.

**AGENDA ITEM NO. 3:
HOUSING TRUST FUND GRANT – AFFORDABLE HOUSING – 429 WASHINGTON AVENUE**

Christine Howe, Grants Manager, Brent McLane, Planning and Development Services Director, and Rhiannon Avery, Idaho Housing and Finance Association (IHFA) Program Manager, were present to provide information and answer questions from Council.

Ms. Howe gave an overview of the Housing Trust Fund (HTF) program administered by the Idaho Housing and Finance Association. She explained that Ms. Avery had contacted City staff regarding available funds, prompting an evaluation of potential projects that met the program parameters. Of the projects considered, it was determined that the project utilizing 429 Washington Avenue, the only remaining structure from the original Alameda Townsite, was the project with the best potential to fit the requisite timeline for use of the funds. Ms. Howe provided an overview of this City-owned property, highlighting its history and condition, as determined by environmental and building materials studies. An example project was illustrated that included demolishing the existing structure at 429 Washington Avenue and building four to six housing units. It was noted that HTF redevelopment funds available for this property total \$1.05 million and could be used to fund townsite clearance, building demolition, engineering/architectural

plans, and the construction of affordable housing units. Ms. Howe outlined recommendations and steps that would need to be taken should Council choose to proceed with such a project.

Council discussed the feasibility of pursuing Housing Trust Fund (HTF) support for redevelopment of 429 Washington Avenue, focusing on program requirements, long-term obligations, and property management. They confirmed that there was no match requirement, but if the property were to be sold in less than 30 years, the City would be obligated to return some of the funds to IHFA. It was discussed that the City would retain ownership of the property, which would not affect the property tax rolls. Housing Alliance and Community Partnerships was identified as a strong candidate for property management due to existing compliance standards and use of housing vouchers, though other qualified agencies could be considered through a request for proposal process. Council members emphasized designing with neighborhood context in mind and acknowledged the importance of preserving the site's historic value as the last remaining City of Alameda asset. While the \$1.05 million in HTF funds may not support six units, which would fit on the property, a smaller-scale construction project of four units including demolition and abatement is expected to meet program timelines and funding limits. Council supported moving the project forward to be addressed at a Regular Council meeting.

AGENDA ITEM NO. 4: FIRE REPORTING CHANGE UPDATE AND SOFTWARE SOLUTION PRESENTATION

Ryan O'Hearn, Fire Chief, stated that the Pocatello Fire Department (PFD) currently reports incident data using the National Fire Incident Reporting System, a legacy platform in place since 1975. The U.S. Fire Administration announced the system will be replaced by the National Emergency Response Information System (NERIS), an all-hazards emergency reporting system expected to significantly improve the quality and comprehensiveness of incident reporting. Starting January 1, 2026, all fire departments are required to report data using NERIS, which is not compatible with the Pocatello Fire Department's current system. Fire Department staff recommend moving to the First Due Platform, a system that would meet reporting requirements and consolidate multiple platforms currently used by PFD for a variety of tasks. The annual cost for the new system, not including the one-time installation fee, would be approximately \$1,400 less than the combined cost of the current platforms in use. In response to a question from Council, Chief O'Hearn stated that annual increases for the system are capped at 5%. He confirmed that the cost for the First Due Platform would be split between the Fire and Ambulance budgets and that the Ambulance budget is partially funded by Bannock County.

AGENDA ITEM NO. 5: FISCAL YEAR 2025 BUDGET DEVELOPMENT

As announced, this item was pulled from the agenda. Mayor Blad stated that budget worksheets would be available next week.

AGENDA ITEM NO. 6: COUNCIL ADVISORY BOARD UPDATES

This time was set aside for the Mayor and Council members to give an update regarding recent advisory board activities.



Mayor Blad announced that the Mayor's Youth Advisory Council held its final meeting of the school year, and meetings would resume in the fall.

Council member Bates had no reports, as he was appointed to the Council the previous week.

Council member Nichols stated that, as the Human Relations Advisory Committee did not meet this month and the Investment and Audit Committee meets quarterly, he had no updates.

Council member Paulsen provided a brief overview of the Southeast Idaho Community Action Agency (SEICAA) audits status, housing projects, and fundraisers. He announced the Parks and Recreation Department was selected to receive an award at the Association of Idaho Cities Conference for Brooklyn's Playground and the splash pad at O.K. Ward Park. The Skate Park project is on schedule with completion expected in July. He reported that needs in the near future include replacement of the Riverside Clubhouse, additional tennis courts, replacement of playground equipment, parking lot improvements, and more trail connections. He added that the improvements at the Community Recreation Center have increased use dramatically. Mr. Paulsen noted that the Community Development Block Grant Advisory Committee toured the Pocatello Free Clinic and learned that roughly 4,500 individuals were treated there last year.

Council President Leeuwrik highlighted Historic Downtown Pocatello's recent accomplishments and upcoming summer events. She added that business owners are happy that the Center Street underpass will remain open until winter. Ms. Leeuwrik reported that the Bannock Transportation and Planning Organization installed Devan Hillam as the Executive Director. Discussion at the last meeting centered on recent state legislation and a feasibility study for the recently annexed South 5th Avenue area to become a TIF district.

Council Member Mangum reported that the Golf Advisory Committee continues to emphasize the need for a clubhouse at Riverside Golf Course. The Housing Alliance and Community Partnerships (HACP) organization has many housing vouchers for use and proposed housing projects. He complimented the work Jared Mangum has done since starting as the director of HACP.

Council Member Cheatum reported that he was unable to attend the recent Airport meeting due to a scheduling conflict with the Budget Meeting. At the Senior Activity Center, 1,876 meals were served to 372 seniors. Congregate meal donations are up; however, the center continues to lose \$6.48 per meal. The monthly chicken fried steak meal remains the most popular, and there is a growing interest in meals with more protein and fewer carbohydrates. The Center is working with the Food Bank to reduce meal costs. Efforts are underway to have Meals on Wheels take over, which may help reduce congregate meal costs. A dedicated neighborhood volunteer repainted door frames and walls, replaced tile, and addressed an issue identified by the Health Department. Many volunteers have been contributing time and skills, significantly transforming the facility. Council Member Cheatum emphasized the ongoing need for volunteers, especially during the summer months, noting that there are opportunities for people of all ages to get involved. Upcoming events include a car show this Saturday, the Senior Games on July 9, and the Senior Games Golf Tournament on September 6.



**AGENDA ITEM NO. 7:
ADJOURN**

There being no further business, Mayor Blad adjourned the meeting at 10:24 a.m.

APPROVED:

BRIAN C. BLAD, MAYOR

PREPARED BY:

SHAWNIE SATTERFIELD FERRIN, DEPUTY CITY CLERK

ATTESTED BY:

KONNI R. KENDELL, CITY CLERK



**CITY COUNCIL DECISION
SHORT PLAT APPROVAL
JUNIPER HEIGHTS SUBDIVISION**

Backyard Properties, LLC as Applicant and Owner, and represented by Ensign Engineering, submitted a short plat application to subdivide approximately 6.24 acres of land, generally located between 2001 and 2211 South 2nd Avenue, into four (4) lots. The property is located within a Residential High Density (RH) zoning district and is more particularly described on the attached Exhibit “A”.

This matter came before City Council at its regularly scheduled meeting July 3, 2025, whereat the City Council approved the plat for Juniper Heights Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions on the Short Plat Subdivision Application Staff Report attached hereto as Exhibit “B”, and incorporated herein, shall be met.
2. All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated, June 23, 2025, attached hereto as Exhibit “B-1”, shall be met.
3. The plat shall be prepared in accordance with all State and local laws and ordinances and is subject to review by the City Surveyor.
4. All other standards and conditions of Municipal Code not herein stated but applicable to residential development shall apply.

Notice is hereby given that applicant has the right to challenge this Decision and request a regulatory taking analysis pursuant to Idaho Code Section 67-8003 within 28 days after this Decision.

DATED this ____ day of July, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

KONNI KENDELL, City Clerk

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Konni Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, SAID PARCEL ALSO LOCATED IN BANNOCK COUNTY, IDAHO. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°38'41" WEST 353.72 FEET ALONG THE SECTION LINE AND NORTH 0°21'19" EAST 30.00 FEET FROM THE SOUTH QUARTER SECTION OF SAID SECTION 36 AND RUNNING THENCE:

NORTH 89°38'41" WEST 403.49 FEET ALONG THE NORTHERLY LINE OF FREDREGILL ROAD;
THENCE NORTH 81°14'44" WEST 69.80 FEET;
THENCE NORTH 28°59'36" WEST 319.29 FEET;
THENCE NORTH 38°21'08" WEST 92.66 FEET TO A POINT ON THE SOUTHERLY LINE OF PLEASANT VALLEY COMMUNITY SUBDIVISION;
THENCE NORTH 49°53'22" EAST 445.09 FEET ALONG SAID SUBDIVISION AND ALONG THE SOUTHERLY LINE OF PARKSIDE TOWNHOMES DIVISION 1 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SECOND AVENUE;
THENCE SOUTH 40°07'10" EAST 553.10 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 50°58'04" WEST 117.21 FEET;
THENCE SOUTH 49°26'10" WEST 39.57 FEET;
THENCE SOUTH 40°08'07" EAST 169.14 FEET TO THE POINT OF BEGINNING.

CONTAINS: 271,727 SQUARE FEET OR 6.238 ACRES AND 4 LOTS

**SHORT PLAT SUBDIVISION APPLICATION
MEETING JULY 3, 2025
STAFF REPORT**

SUBDIVISION:	Juniper Heights Short Plat Subdivision	FILE: SP25-0005
APPLICANT:	Kristopher Higgs	
ENGINEER/SURVEYOR:	Jared Ford	
PROPERTY OWNER:	Backyard Properties, LLC.	
REQUEST:	Short Plat Subdivision Application	
GENERAL LOCATION:	2200 Block S. 2 nd Avenue	
ZONING:	Residential High Density (RH)	
LOTS/UNITS:	Six (6) Lots (6.24 acres +/-)	

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of Pocatello Municipal Code Sections 16.16 and 16.24, assuming compliance with the following conditions:

1. All comments contained in the **Public Works Memorandum**, dated June 23, 2005 shall be adhered to;
2. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
3. All other standards or conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

REQUEST: Kristopher Higgs, has submitted a short plat application requesting to subdivide 6.24-acres (more or less) of parcel (RPCPP107411) into four (4) lots. The applicant's engineer/surveyor is Jared Ford. The property is currently vacant located between 2001 and 2211 South 2nd Avenue.

DENSITY & LOT DESIGN: The subject property is zoned Residential High Density (RH). The proposal calls for subdividing the parcel to allow for construction of multi-family apartments with off-street parking on individual lots.

RIGHT-OF-WAY IMPROVEMENTS: No additional roadways are proposed as part of the plat. The curb, gutter, sidewalk and planter strip will be installed adjacent the subject

parcel similar to what exist on South 2nd Ave to the north. Primary ingress/egress will be via South 2nd Avenue.

PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC&R's) for the subdivision, if any, must be submitted after the recording of the short plat.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City Departments were provided notice on June 12, 2025. To date, no written comment has been received. City Public Works comments/conditions are summarized in Attachment A.

ATTACHMENTS:

- A. Public Works Memorandum dated June 23, 2025
- B. Proposed Short Plat
- C. Aerial View

Memorandum

To: Matthew Lewis, Senior Planner

From: Merrill Quayle PE, Public Works Development Engineer

Brandy Werre, Engineer Technician

Date: June 23, 2025

Re: City Council Short Plat (City Council Date) Application # SP25-0005

Juniper Heights, 2201 South 2nd Ave

The Public Works Departments have reviewed the final plat/construction drawings application for the above-mentioned project and submits that the following changes and items shall be addressed and approved prior to recording of the plat. Approval is contingent on the completeness, accuracy, serviceability, and compliance to City Standards.

1. Plat

- A. After approval by the City Council of the proposed short plat, Applicant will be required to entered into a Development Agreement with the City of Pocatello.
- B. Prior to recording the Plat, a more inclusive and comprehensive review shall be done, coordinate all plat correction through the City Surveyor.
- C. Subdivision plat shall conform to all state and local laws, ordinances, and guidelines.
- D. Notes on the plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
- E. The City of Pocatello certificate to read: The plat on which this certificate appears is hereby approved and the dedications are hereby accepted by the City of Pocatello...
- F. If there are any CCR's, indicate and place recording number on the plat. Submit any CCR's associated with this plat to the City Engineering Department after recording.
- G. Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s) which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
- H. The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
- I. The plat shall be black opaque ink, no gray scale or color
- J. Include in the owner's certificate and note, Easements not depicted: There is an easement for refuse pickup that is within the parking area. Also add this paragraph to the owner's certificate. "The undersigned owner(s) of real property located within the Juniper Heights Plat, hereby grant permission to the City of Pocatello Sanitation Department to drive City



vehicles onto the asphalt/concrete and any other private property in order to provide garbage service at the above location including vehicles needed to perform clean-up maintenance on such private property. Owner(s) release and hold harmless the City of Pocatello, a municipal corporation of Idaho, and its employees from any liability and will accept full responsibility for damages to the driving surface area, Owner(s) acknowledge and agree are beyond the control of the City of Pocatello and its employees.

2. Construction Plans/Infrastructure

A. Development Conditions

1. SEE ATTACHED ENGINEER REDLINES

B. General

1. Any existing infrastructure, including but not limited to, sidewalk, curb and gutter that is found to be damaged or deteriorated must be removed and replaced and meet all current City requirements as outlined in the City of Pocatello Design Principles and Standards.
2. If sidewalk, curb, and gutter is not present across the frontage of all lots, developer will be responsible to install said improvements.
3. Any utility service installation will be the responsibility of the developer and at their expense. Coordination with the Water and Engineering Department is required prior to installing services.
4. Street lights are required for this subdivision. Utility and street light design and placement shall be approved by the City of Pocatello.
5. All Right-of-Way improvements must be constructed prior to the recording of the plat unless the developer wishing to apply for a Surety Bond as defined in ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, for work that is not complete.
6. The construction contractor will need to be bonded with the City of Pocatello for a minimum of \$50,000.00 or the subdivision shall be bonded per ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, a warranty bond for a minimum of twenty-five thousand dollars (\$25,000.00) or a maximum of five percent (5%) of one hundred twenty-five percent (125%) of the original cost estimate for the required infrastructure and improvements, whichever is the greater amount.

**CITY COUNCIL DECISION
SHORT PLAT APPROVAL
FREDREGILL VILLAGE SUBDIVISION**

Backyard Properties, LLC as Applicant and Owner, and represented by Sunrise Engineering, Inc., submitted a short plat application to subdivide approximately .36 acres of land, generally located at the northwest corner of South 2nd Avenue and Fredregill Road, into three (3) lots. The property is located within a Residential High Density (RH) zoning district and is more particularly described on the attached Exhibit “A”.

This matter came before City Council at its regularly scheduled meeting July 3, 2025, whereat the City Council approved the plat for Fredregill Village Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions on the Short Plat Subdivision Application Staff Report attached hereto as Exhibit “B”, and incorporated herein, shall be met.
2. All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated, June 23, 2025, attached hereto as Exhibit “B-1”, shall be met.
3. The plat shall be prepared in accordance with all State and local laws and ordinances and is subject to review by the City Surveyor.
4. All other standards and conditions of Municipal Code not herein stated but applicable to residential development shall apply.

Notice is hereby given that applicant has the right to challenge this Decision and request a regulatory taking analysis pursuant to Idaho Code Section 67-8003 within 28 days after this Decision.

DATED this ____ day of July, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

KONNI KENDELL, City Clerk

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Konni Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 36, BEING MARKED BY A 5/8" REBAR WITH NO CAP (SEE CORNER PERPETUATION & FILING INST. NO. 796944);

THENCE NORTH 89°38'26" WEST, ALONG THE SOUTH LINE OF SECTION 36, A DISTANCE OF 151.74 FEET;

THENCE NORTH 00°00'00" WEST, LEAVING SAID SOUTH LINE OF SECTION 36, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FREDREGILL ROAD, BEING MARKED BY A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13023", ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°38'26" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF FREDREGILL ROAD, A DISTANCE OF 201.80 FEET TO A POINT BEING MARKED BY A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13023";

THENCE NORTH 40°06'46" WEST, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF FREDREGILL ROAD AND FOLLOWING ALONG THE EASTERLY BOUNDARY OF DEED INST. NO. 22500483, A DISTANCE OF 32.35 FEET TO A POINT BEING MARKED BY A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13023";

THENCE NORTH 49°52'00" EAST, LEAVING SAID EASTERLY BOUNDARY OF DEED INST. NO. 22500483 AND FOLLOWING ALONG THE SOUTHEASTERLY BOUNDARY OF DEED INST. NO. 22402591-2, A DISTANCE OF 153.51 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH SECOND AVENUE, BEING MARKED BY A 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "LS 13023";

THENCE SOUTH 40°06'46" EAST, LEAVING SAID SOUTHEASTERLY BOUNDARY OF DEED INST. NO. 22402591-2 AND FOLLOWING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SOUTH SECOND AVENUE, A DISTANCE OF 163.39 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.34 ACRES, MORE OR LESS.

**SHORT PLAT SUBDIVISION APPLICATION
MEETING JULY 3, 2025
STAFF REPORT**

SUBDIVISION:	Fredregill Village Short Plat Subdivision	FILE: SP25-0003
APPLICANT:	David Assan	
ENGINEER/SURVEYOR:	Robert Heuseveldt/Matt Baker	
PROPERTY OWNER:	Backyard Properties, LLC.	
REQUEST:	Short Plat Subdivision Application	
GENERAL LOCATION:	2200 Block S. 2 nd Avenue	
ZONING:	Residential High Density (RH)	
LOTS/UNITS:	Three (3) Lots (0.37 acres +/-)	

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of Pocatello Municipal Code Sections 16.16 and 16.24, assuming compliance with the following conditions:

1. All comments contained in the **Public Works Memorandum**, shall be adhered to;
2. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
3. All other standards or conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

REQUEST: David Assan, on behalf of Backyard Properties LLC (property owner), has submitted a short plat application requesting to subdivide 0.36 acres (more or less) of parcel (RPCPP107205) into three (3) lots. The applicant's engineer/surveyor is Robert Heuseveldt and Matt Baker. The property is located at the northwest corner of South 2nd Avenue and Fredregill Road.

DENSITY & LOT DESIGN: The subject property is zoned Residential High Density (RH). The proposal calls for subdividing the parcel to allow for three (3) apartment buildings with off-street parking. It should be noted that future development will take advantage of Infill and Revelopment Standards as provided under Municipal Code Section 17.05.300 and 17.05.340.

RIGHT-OF-WAY IMPROVEMENTS: No additional roadways are proposed as part of the plat. Curb, gutter and sidewalk will be installed adjacent the parcel on both street frontages. Primary ingress/egress will be via Fredregill Road.

PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC &R's) for the subdivision, if any, must be submitted after the recording of the short plat.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City Departments were provided notice on June 12, 2025. To date, no written comment has been received. City Public Works comments/conditions are summarized in Attachment A.

ATTACHMENTS:

- A. Public Works Memorandum
- B. Proposed Short Plat
- C. Aerial View

Memorandum

To: Matthew Lewis, Senior Planner

From: Merrill Quayle PE, Public Works Development Engineer

Shane Morin, Engineer Technician

Date: 6.23.2025

Re: Fredregill Village – City Council Short Plat (7.3.2025) Application #SP25-0003

The Public Works Departments have reviewed the final plat/construction drawings application for the above-mentioned project and submits that the following changes and items shall be addressed and approved prior to recording of the plat. Approval is contingent on the completeness, accuracy, serviceability, and compliance to City Standards.

1. Plat

- A. After approval by the City Council of the proposed final plat, Applicant will be required to enter into a Development Agreement with the City of Pocatello.
- B. Prior to recording the Plat, a more inclusive and comprehensive review shall be done, coordinate all plat correction through City Surveyor.
- C. Subdivision plat shall conform to all state and local laws and ordinances.
- D. Notes on the plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
- E. The City of Pocatello certificate to read: The plat on which this certificate appears is hereby approved and the dedications are hereby accepted by the City of Pocatello...
- F. If there are any CCR's, indicate and place recording number on the plat. Submit any CCR's associated with this plat to the City Engineering Department after recording.
- G. Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s) which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
- H. Signed copy of the Permanent Operations and Maintenance (O&M) agreement for stormwater, if stormwater system is to be private. This document will be recorded.
- I. The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions. The plat shall be black opaque ink, no gray scale or color
- J. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.
- K. Include in the owner's certificate and note, Easements not depicted: There is an easement for refuse pickup that is within the parking area. Also add this paragraph to the owner's



certificate. “The undersigned owner(s) of real property located within the Fredregill Village Plat, hereby grant permission to the City of Pocatello Sanitation Department to drive City vehicles onto the asphalt/concrete and any other private property in order to provide garbage service at the above location including vehicles needed to perform clean-up maintenance on such private property. Owner(s) release and hold harmless the City of Pocatello, a municipal corporation of Idaho, and its employees from any liability and will accept full responsibility for damages to the driving surface area, Owner(s) acknowledge and agree are beyond the control of the City of Pocatello and its employees.

2. Construction Plans/Infrastructure

A. Development Conditions

1. Structures outline shown on the plans is for reference only. Construction of the structures will be separate permit and will not be approved until plat is recorded and requirements for the subdivision met.
2. A subdivision pre-construction meeting and permit is required before any work is started.
3. Individual isolation valves are required for fire lines to each building.
4. Where S 2nd Ave is a collector (closing off due to hose placement), a new fire hydrant installation is required at the entrance to the development.

B. General

1. If sidewalk, curb, and gutter is not present across the frontage of all lots, developer will be responsible to install said improvements.
2. Any utility service installation will be the responsibility of the developer and at their expense. Coordination with the Water and Engineering Department is required prior to installing water services.
3. Street lights are required for this subdivision. Utility and street light design and placement shall be approved by the City of Pocatello.
4. All Right-of-Way improvements must be constructed prior to the recording of the plat unless the developer wishing to apply for a Surety Bond as defined in ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, for work that is not complete.
5. The construction contractor will need to be bonded with the City of Pocatello for a minimum of \$50,000.00 or the subdivision shall be bonded per ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, a warranty bond for a minimum of twenty-five thousand dollars (\$25,000.00) or a maximum of five percent (5%) of one hundred twenty-five percent (125%) of the original cost estimate for the required infrastructure and improvements, whichever is the greater amount.

**CITY COUNCIL DECISION
SHORT PLAT APPROVAL
ALAMEDA COMMERCIAL SUBDIVISION**

BV Alameda, LLC as Applicant and Owner, and represented by Horrocks Engineering, submitted a short plat application to subdivide approximately 6.78 acres of land, generally located at 900 Yellowstone Avenue, into four (4) lots. The property is located within a Commercial General (CG) zoning district and is more particularly described on the attached Exhibit “A”.

This matter came before City Council at its regularly scheduled meeting July 3, 2025, whereat the City Council approved the plat for Alameda Commercial Subdivision and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions on the Short Plat Subdivision Application Staff Report attached hereto as Exhibit “B”, and incorporated herein, shall be met.
2. All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated, June 24, 2025, attached hereto as Exhibit “B-1”, shall be met.
3. The plat shall be prepared in accordance with all State and local laws and ordinances and is subject to review by the City Surveyor.
4. All other standards and conditions of Municipal Code not herein stated but applicable to residential development shall apply.

Notice is hereby given that applicant has the right to challenge this Decision and request a regulatory taking analysis pursuant to Idaho Code Section 67-8003 within 28 days after this Decision.

DATED this ____ day of July, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

KONNI KENDELL, City Clerk

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Konni Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1 OF ALAMEDA PLAZA SUBDIVISION, RECORDED AS INSTRUMENT NO 21211305, BANNOCK COUNTY, IDAHO.

SAID PARCEL CONTAINS 6.88 ACRES, MORE OR LESS

**SHORT PLAT SUBDIVISION APPLICATION
MEETING JULY 3, 2025
STAFF REPORT**

SUBDIVISION: Alameda Commercial Short Plat Subdivision
FILE: SP25-0004
APPLICANT: Bryce Marsh
ENGINEER/SURVEYOR: Horrocks Engineering/Matt Baker
PROPERTY OWNER: BV Alameda, LLC
REQUEST: Short Plat Subdivision Application
GENERAL LOCATION: 900 Yellowstone
ZONING: Commercial General (CG)
LOTS/UNITS: Four (4) Lots (6.78 acres +/-)

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of Pocatello Municipal Code Sections 16.16 and 16.24, assuming compliance with the following conditions:

1. All comments contained in the **Public Works Memorandum**, shall be adhered to;
2. The plat shall be prepared in accordance with applicable State and City subdivision plat standards and subject to review by the City Surveyor; and
3. All other standards or conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

REQUEST: Bryce Marsh, on behalf of BV Alameda LLC (property owner), has submitted a short plat application requesting to subdivide 6.78 acres (more or less) of parcel (RPAPL000200) into four (4) lots. The applicant's engineer/surveyor is Bryce Marsh and Sean Boggs. The property is located at approximately 900 Yellowstone.

DENSITY & LOT DESIGN: The subject property is zoned Commercial General (CG). The proposal calls for subdividing the parcel to allow for four (4) lots. Municipal code does not require a minimum lot size for commercial development.

RIGHT-OF-WAY IMPROVEMENTS: No additional roadways are proposed as part of the plat. Curb, gutter and sidewalk will be installed adjacent the parcel on both street frontages. Primary ingress/egress will be via Alameda Road.

PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC &R's) for the subdivision, if any, must be submitted after the recording of the short plat.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City Departments were provided notice on May 29, 2025. To date, no written comment has been received. City Public Works comments/conditions are summarized in Attachment A.

ATTACHMENTS: A. Public Works Memorandum
B. Proposed Short Plat

Memorandum

To: Becky Babb, Planning Manager

From: Merrill Quayle PE, Public Works Development Engineer

Jacob Murphy, Senior Engineering Technician

Date: 6/24/2025

Re: Alameda Commercial Plaza – City Council Short Plat (07/03/2025) Application #SP25-0004

The Public Works Departments have reviewed the final plat/construction drawings application for the above-mentioned project and submits that the following changes and items shall be addressed and approved prior to beginning construction. Approval is contingent on the completeness, accuracy, serviceability, and compliance to City Standards.

1. Plat

- A. After approval by the City Council of the proposed final plat, Applicant will be required to enter into a Development Agreement with the City of Pocatello.
- B. Prior to recording the Plat, a more inclusive and comprehensive review shall be done, coordinate all plat correction through City Surveyor.
- C. Subdivision plat shall conform to all state and local laws and ordinances.
- D. Notes on the plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
- E. The City of Pocatello certificate to read: The plat on which this certificate appears is hereby approved and the dedications are hereby accepted by the City of Pocatello...
- F. If there are any CCR's, indicate and place recording number on the plat. Submit any CCR's associated with this plat to the City Engineering Department after recording.
- G. Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s) which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
- H. Signed copy of the Permanent Operations and Maintenance (O&M) agreement for stormwater, if stormwater system is to be private. This document will be recorded.
- I. The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions. The plat shall be black opaque ink, no gray scale or color
- J. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.



- K.** Include in the owner's certificate and note, Easements not depicted: There is an easement for refuse pickup that is within the parking area. Also add this paragraph to the owner's certificate. "The undersigned owner(s) of real property located within the Alameda Commercial Plaza, hereby grant permission to the City of Pocatello Sanitation Department to drive City vehicles onto the asphalt/concrete and any other private property in order to provide garbage service at the above location including vehicles needed to perform clean-up maintenance on such private property. Owner(s) release and hold harmless the City of Pocatello, a municipal corporation of Idaho, and its employees from any liability and will accept full responsibility for damages to the driving surface area, Owner(s) acknowledge and agree are beyond the control of the City of Pocatello and its employees.

2. Construction Plans/Infrastructure

A. Development Conditions

1. Existing service taps, fire line connections, & valves may be used to connect new water lines to private waterline subject to visual inspection of connections and verification they are operational.
2. Existing fire lines and service lines for development connecting to private water line(940 & 990 Yellowstone) shall be replaced.
3. Existing private hydrant approximately 150 feet north of check valve shall be replaced if utilized for fire protection.
4. Provide recent documentation of certification and testing of backflow assembly serving private system.
5. Provide documentation that private hydrant approximately 540 feet north of check valve has been serviced and is fully operational.
6. Provide documentation of private waterline testing prior to acceptance of subdivision.
7. Lot 2 shall be required to connect to water line in right of way on the public water line. Lot 4 shall be required to connect to public waterline on Yellowstone Ave.
8. Proposed hydrant shall be placed in a landscape island or protected by pipe bollards with sufficient clearance for operation.
9. Existing grease interceptor & service line shall be inspected prior to reconnection to service or removed.
10. Coordinate with city staff on internal bus stop and shelter location, provide easement on final plat.



B. General Conditions

1. Filing of a notice of intent (NOI) and a formal Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Construction General Permit (CGP) shall be submitted if the project requires, if required then a copy shall be submitted to the City.
2. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application. An individual who has successfully completed an approved training course and who has demonstrated competence, through education, training, and knowledge of the applicable laws and regulations in erosion and sediment, and is current on certifications shall be required to be the responsible person to oversee the plan (if certified person is unknown indicate that information will be submitted prior to any work to the site). Submittal shall meet the requirements of the federal construction general permit.
3. Developer is responsible for effecting a "Fire Wise/ Fire Fuels Management Assessment and Evaluation" on all areas within the proposed subdivision. This Assessment and Evaluation must be completed by a local fire authority having jurisdiction (Pocatello Fire Department) and meet all current requirements of the City code. Developer must reduce fire fuels within the subdivision area on all vegetation to specifications provided by the Pocatello Fire Department. All Assessments and Evaluations as well as fuels reductions are at the developer's expense.
4. Stormwater design and construction shall meet the core elements in the Portneuf Valley Stormwater Design Manual such as but not limited to; on site retention of the 95% storm, treatment Design (volume, flow, and bypass), site passage of upland flow and site runoff, Operation and Maintenance Manual, access to pond and structures for maintenance.
5. Record Drawings shall be submitted on Arch D (24" x 36").
6. Street lights are required for this subdivision. Utility and street light design and placement shall be approved by the City of Pocatello.
7. Provide a copy of the bid schedule of the infrastructure for the City's year end reporting.
8. The developer will also be responsible to remove any sediment buildup in ponds constructed with the development as well as clean all storm water infrastructure prior to the two (2) year warrantee period.
9. The construction contractor will need to be bonded with the City of Pocatello for a minimum of \$50,000.00 or the subdivision shall be bonded per ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, a warranty bond for a minimum of twenty-five thousand dollars (\$25,000.00) or a maximum of five percent (5%) of one hundred twenty-five percent (125%) of the original cost estimate for the required infrastructure and improvements, whichever is the greater amount.



**CITY COUNCIL DECISION
FINAL PLAT APPROVAL
STRATTEN ESTATES DIVISION 4**

Wayward Kinghorn Management, LLC, as Developer and Owner and represented by Sunrise Engineering, Inc., submitted a request to subdivide approximately 1.12 acres of land, more particularly described on the attached Exhibit “A”, into twelve (12) lots which are located within a Residential High Density (RH) zoning district.

This matter came before City Council at its regularly scheduled meeting on July 3, 2025, whereat the City Council approved the plat for the Stratten Estates Division 4 and authorized City staff to sign the plat, subject to the following conditions:

1. All conditions set out in the Public Works Department Memorandum from Merrill Quayle, P.E. dated March 4, 2025, attached hereto and incorporated herein, as Exhibit “B” shall be met.
2. All other standards and conditions of Municipal Code not herein stated but applicable to the subdivision shall apply.

Notice is hereby given that applicant has the right to challenge this Decision and request a regulatory taking analysis pursuant to Idaho Code Section 67-8003 within 28 days after this Decision.

DATED this ____ day of July, 2025.

Approved as to form and content

CITY OF POCA TELLO, a municipal
corporation of Idaho

MATT KERBS, Deputy City Attorney

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

STATE OF IDAHO)
)
) ss:
County of Bannock)

On this _____ day of July, 2025, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Konni R. Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the date and year in this certificate first above written.

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 16, BEING MONUMENTED BY A RAILROAD SPIKE AS DESCRIBED IN CP&F INST. NO. 20520373; THENCE SOUTH 00°00'04" EAST, ALONG THE EAST LINE OF SECTION 16, A DISTANCE OF 653.19 FEET;

THENCE SOUTH 89°59'56" WEST, LEAVING THE EAST LINE OF SECTION 16, A DISTANCE OF 308.28 FEET TO A POINT ON THE SOUTH BOUNDARY OF STRATTEN ESTATES - DIVISION 3 (RECORD INST. NO. 22311574), BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°06'50" EAST, LEAVING THE SOUTH BOUNDARY OF STRATTEN ESTATES - DIVISION 3, A DISTANCE OF 138.95 FEET TO THE NORTHEAST CORNER OF WAYWARD KINGHORN ESTATES - DIVISION 1 (RECORD INST. NO. 22307070);

THENCE SOUTH 89°53'14" WEST, ALONG THE NORTH BOUNDARY OF WAYWARD KINGHORN ESTATES - DIVISION 1 AND TWO (2) PARCELS OF LAND RECORDED UNDER DEED INST. NOS. 22208833 & 22302875, A DISTANCE OF 351.50 FEET TO A POINT ON THE EAST BOUNDARY OF A PARCEL OF LAND RECORDED UNDER DEED INST. NO. 22407781;

THENCE NORTH 00°06'50" WEST, ALONG THE EAST BOUNDARY OF SAID PARCEL OF LAND RECORDED UNDER DEED INST. NO. 22407781, A DISTANCE OF 138.92 FEET TO A POINT ON THE SOUTH BOUNDARY OF STRATTEN ESTATES - DIVISION 3;

THENCE NORTH 89°52'56" EAST, ALONG THE SOUTH BOUNDARY OF SAID STRATTEN ESTATES - DIVISION 3, A DISTANCE OF 351.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES, MORE OR LESS.

Memorandum

To: Becky Babb, Planning Manager

From: Merril Quayle PE, Public Works Development Engineer
Brandy Werre, Engineering Technician
Shane Morin, Engineer Technician

Date: March 4, 2025

Re: Stratten Estates Division 4 - P&Z Preliminary Plat (3/12/2025) Application #PP25-0001

The Public Works Department has reviewed the preliminary plat application for the above-mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

Plat Conditions

1. The final plat shall meet all the requirements defined in section **16.24.040: Final Plat Requirements** of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties. Add note for easement for sanitation access. Provide easement note for lot 12 and access to existing home.

Development Conditions

1. Provide updated plan to include storm water conveyed to pond and all relevant structures.
2. Manhole required and located at right-of-way line in the entrance to the private parking lot.
3. Master meter for lots 1-11 are required through HOA for billing purposes.

4. Valley gutter required for reduced traffic.
5. Install and connect waterline to existing line located on Kinghorn Road.
6. Provide a recorded copy of access and public utility easement.
7. Provide detail for irrigation ditch(es) at the time of final plat application.

General Conditions

1. One (1) full sized copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section **16.24.030(D): Final Plat Application Requirements** of the Subdivision Ordinance.
2. Proposed right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standings with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.
3. If the developer desires to record the final plat prior to completion of all the required public infrastructure and improvements, then the developer shall be required to adhere to section **16.24.110: Subdivision Surety Bond and Warranty Bond** of the Subdivision Ordinance.
4. All items above will need to be addressed in accordance with section **16.24.080(A): Recording of Final Plat** of the Subdivision Ordinance.
5. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.
6. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.
7. Per section **800 Geotechnical and Earthwork**, Structures shall not be permitted on slopes of 20 percent or greater without a civil site plan by a licensed engineer in the State of Idaho. Included in this section, **800.08 Grading**, slopes over 15% require engineered grading with recommendations included in a geotechnical engineering report and incorporated in the grading plans or specifications. Guidelines for Soils Engineering Report Risk Analysis Elements can be found in Appendix B of the City of Pocatello Design Principles and Standards.
8. Provide the model results for the culinary water system for projected pressures and flows for the subdivision and the entire pressure zone affected. Supply a digital layout of the subdivision with elevations for model verification.
9. Utility and street light approval is required by the City.
10. US Mail box units with ADA access required and location approved by the Post Master and the City of Pocatello.

Agenda Item #6

**EXECUTIVE SUMMARY
MAP AMENDMENTS
POCATELLO CITY COUNCIL
HEARING: July, 17, 2025**

FILE: MA25-0003

REQUEST:

Chris Adams of Creek Hollow & Associates, Inc. representing Smart Town LLC & Millennial Development Partners LLC, has submitted a map amendment application to amend the future land use map re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP); See attached maps.

RECOMMENDATION:

In consideration of the application and City staff review, the Planning and Zoning Commission recommended **approval** of the annexation after a public hearing was held on July 9, 2025, finding the application **does** meet the standards for approval under sections 17.02.110, 17.02.120, and 17.02.170 of Pocatello City Code.

ATTACHMENTS:

- A. Planning and Zoning Commission Findings of Fact
- B. Planning & Zoning Commission Staff Report Packet

ATTACHMENT A
Planning and Zoning Commission Findings of Fact

ATTACHMENT B
Planning & Zoning Commission Staff Report Packet

**PLANNING & ZONING COMMISSION
HEARING: JULY 9, 2025
STAFF REPORT**

FILE: MA25-0003

APPLICANT: Chris Adams, Creek Hollow & Associates, Inc.
OWNER: Smart Town LLC; Millennial Development Partners LLC
REQUEST: Map Amendments
GENERAL LOCATION: East of Olympus Drive & Northgate Parkway
STAFF: Becky Babb, Planning Manager

SUMMARY & CONDITIONS:

In consideration of the application, staff concludes that the proposed map amendments are **compliant** with Pocatello City Code § 17.02.120 & 17.02.170. A full analysis is detailed within this staff report.

OPTIONAL MOTIONS:

1. Approval of the Application: “Move to recommend **approval** of the map amendment application from Chris Adams to amend the future land use map and to rezone the subject property as presented finding the application meets the standards for approval under § 17.02.120 & 17.02.170 of Pocatello City Code, and authorize the Chair to sign the Findings of Fact & Recommendation.

2. Denial of the Application: “Move to recommend **denial** of the map amendment application from Chris Adams, finding the application **does not** meet the standards for approval under § 17.02.120 & 17.02.170 of Pocatello City Code (**state reason for denial**) and authorize the Chair to sign the Findings of Fact & Recommendation.

GENERAL BACKGROUND:

Request: Chris Adams of Creek Hollow & Associates, Inc. representing Smart Town LLC & Millennial Development Partners LLC, has submitted a map amendment application to amend the future land use map re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP); See attached maps.

Physical Characteristics of the Site: The subject property consists of 82.96 acres (more or less) and is currently undeveloped with direct access onto Olympus Drive & Northgate Parkway, directly east of “Portneuf Health Now at Northgate – Urgent Care”.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on June 24, 2025. All property owners within three hundred feet (300’) of the external

boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed map amendments. No written comments were received from the public prior to the publishing of this staff report.

Planning & Zoning Commission Action: After notice, the Planning and Zoning Commission shall hold a hearing to consider the request and render a recommendation. The commission shall submit findings of fact and recommendation to the City Council within forty-five (45) days following closure of the public hearing.

ATTACHMENTS:

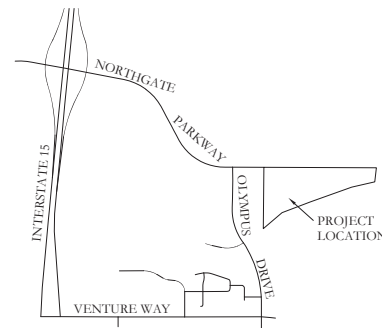
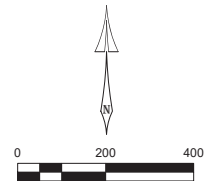
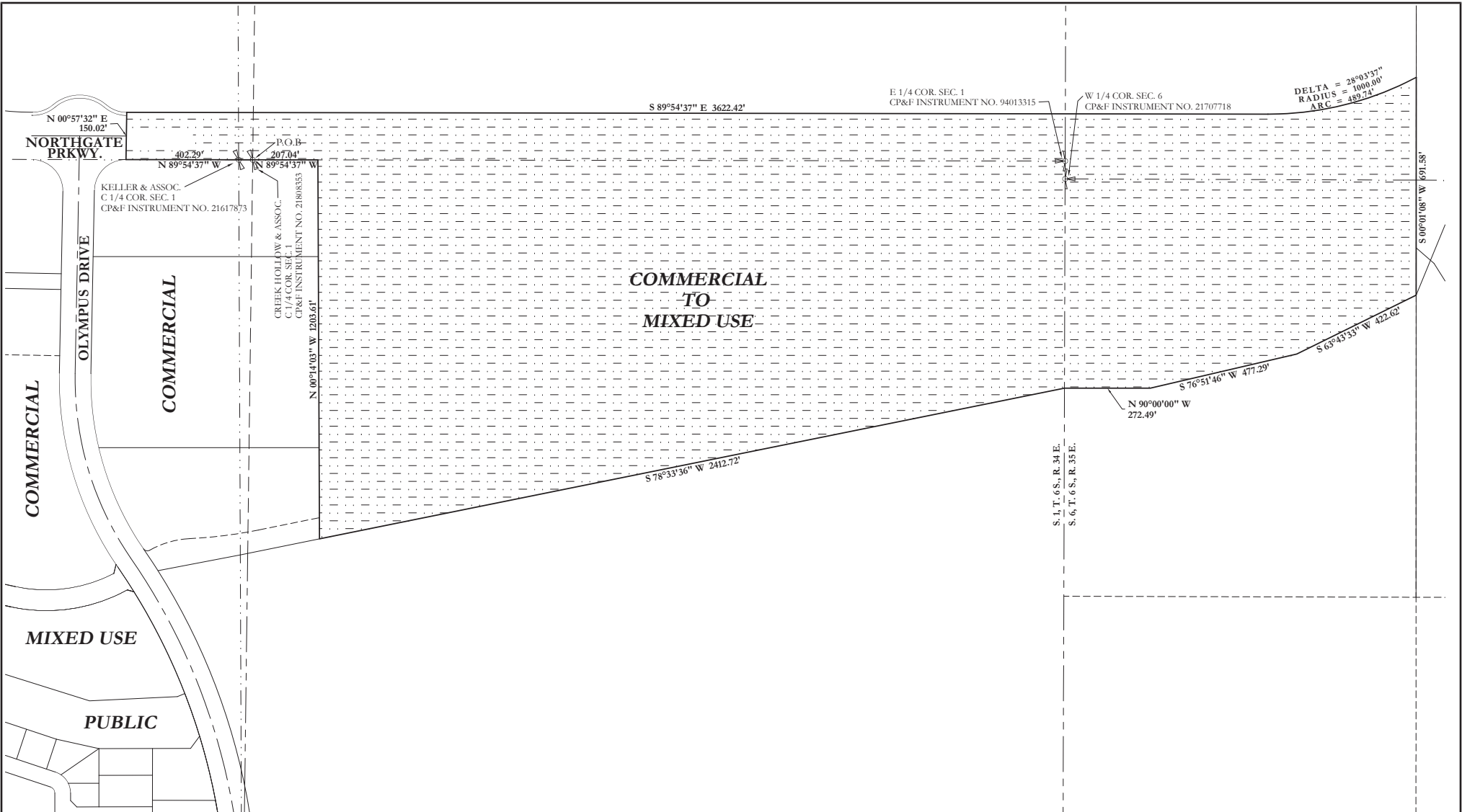
A. Application Information

CRITERIA FOR REVIEW: The Planning and Zoning Commission and City Council shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

Table 1. Zoning Map Amendment Review Criteria Analysis

REVIEW CRITERIA (17.02.170.E):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☐	☐	☒	17.02.120.C1	To correct errors in the plan.
				The proposed changes to the Future Land Use Map are not a result of errors in the plan, they are in response to forecasted land uses for proposed development.
☒	☐	☐	17.02.120.C2	To recognize substantial changes in the actual conditions of the area.
				The proposed changes to the Future Land Use Map are in response to forecasted land uses for proposed development which is considered a change in the conditions of the area since the adoption of the Map.
☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.
			<i>Staff Review</i>	The subject land is currently zoned Commercial General (CG). Which allows for general commercial uses and upper-story residential uses and conditionally permits high density multi-family residential. RCP is compatible with existing development patterns in the Northgate area which allows for a variety of commercial and residential uses.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			<i>Staff Review</i>	Code Section 17.03.300 states that <i>"The RCP zoning district is intended to accommodate a mix of residential, professional office, and neighborhood commercial uses including business/professional services, convenience retail, personal services, and restaurants, in close proximity to residential areas and major transportation facilities. Residential uses are</i>

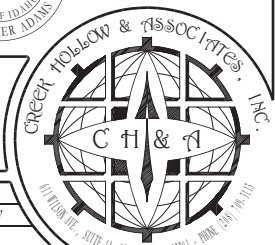
				<i>permitted consistent with the density and requirements of the RH zoning district. Developments in the RCP zoning district may be used to serve as a buffer between residential areas and commercial and/or industrial areas.”</i> The proposed changes will allow for a mix of uses which is consistent with existing development in the Northgate area.
☒	☐	☐	17.02.170.E3	If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.
			<i>Staff Review</i>	This property is currently undeveloped. All proposed zoning will match existing development. The subject property is sloped under 15% and is physically suitable for development. The property falls within the Wildland Urban Interface and must meet development requirements as determined by the Pocatello Fire Department.
☒	☐	☐	17.02.170.E4	If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare.
			<i>Staff Review</i>	All utilities are readily available along adjacent roadways and existing development. Public services already serving adjacent developments will serve developments on the subject property.
☒	☐	☐	17.02.170.E5	If the uses permitted in the zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.
			<i>Staff Review</i>	The RCP zoning district allows for the development of a mix of residential uses from single-family to high density multi-family as well as limited commercial development. The majority of the Northgate area is currently zoned RCP which would be consistent with the proposed map amendments.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Staff Review</i>	The current Future Land Use Map designation is a combination of Mixed-Use (MU) and Commercial (C). Proposed changes include an amendment to the Future Land Use Map, extending the amount of land designated as MU which allows the RCP zoning district thus minimizing land designated as strictly Commercial, which is consistent with the land uses in the area.

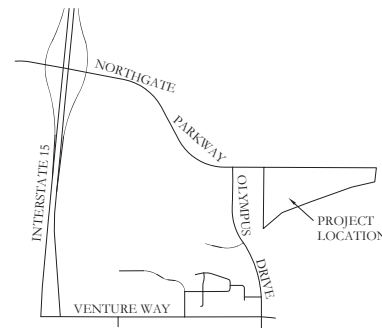
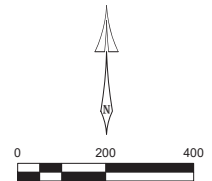
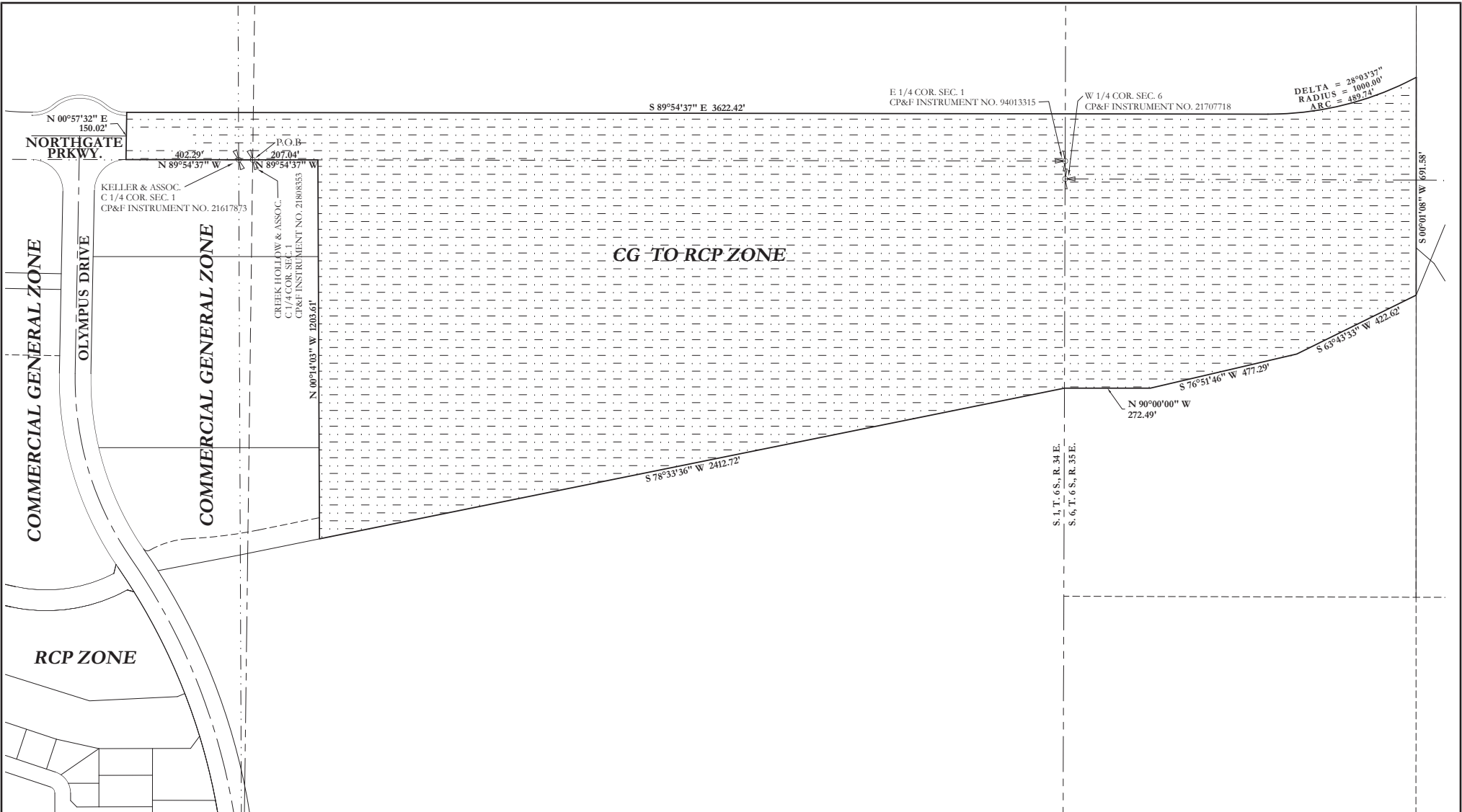


NORTHGATE RIDGE
COMPREHENSIVE PLAN AMENDMENT EXHIBIT
 NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
 BANNOCK COUNTY, IDAHO

JOB NO. 17033.ML7	REVISIONS	
DRAWN BY: CMA	1	
06/09/25	2	

SCALE 1"=200'
 SHEET 1 OF 1





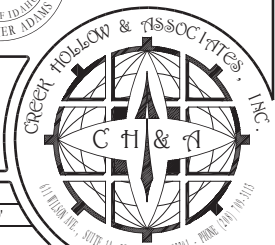
NORTHGATE RIDGE
RE-ZONE EXHIBIT

NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 17033.ML7	REVISIONS	
DRAWN BY: CMA	1	
06/09/25	2	

SCALE 1"=200'

SHEET 1 OF 1



MEMORANDUM

TO: Mayor Blad and City Council

FROM: Jared Johnson, City Attorney 

DATE: July 7, 2025

RE: PPD Firearm and Firearm Accessories Trade and Purchase

I have reviewed the documentation related to the trade in and purchase of firearms and firearm accessories for use by the Pocatello Police Department. I have no legal concerns with the request. Therefore, I would recommend that Council authorize the Mayor's signature on any documents related to this request.

Please contact me with any questions or concerns.

Executive Summary

Date: June 23, 2025

Request: Request to trade-in Police Department Patrol Rifles and older police equipment to Javelin Arms (A Law Enforcement Dealer) towards the purchase or new department firearms and accessories.

From: Captain Bill Collins, Pocatello Police Department

The Pocatello Police Department requests permission to trade-in used Patrol Rifles, Precision Rifles and used suppressors to Javelin Arms.

Staff are asking for the following:

Accept the quote from Javelin Arms (A Law Enforcement Dealer) for the following firearms to be used by members of the Pocatello Police Department:

(a) Trade-in 9 old PWS SBR Patrol Rifles, 1 old Bushmaster Patrol Rifle, 2 old Remington 700 Precision Rifles, 41 old Rebel suppressors and 1 old Aimpoint Heavy Machinegun optic.

(b) Purchase 10 Springfield Saint Victor SBR's, 10 Silencerco Saker Suppressors, 12 Aimpoint Pro Patrol Rifle Optics.

The purchase price of a new Springfield Saint is \$929.00 each. Javelin Arms will allow a \$300.00 trade in value for each AR-15 Patrol Rifle traded and \$350.00 for each Remington traded. The City will be able to obtain the new firearms at a significantly lower price because of the trade-in. The total cost for the 10 new Patrol Rifles is \$9290.00. The trade in value for the 10 used Patrol Rifles is \$3000.00 and the total cost to the department is \$6290.00. Due to the trade in value, our department only pays \$629.00 per gun, which is within the amount that is budgeted for each year by the police department.

Javelin Arms will give \$50.00 for our old Rebel Suppressors to use towards the purchase of 10 Silencerco Saker Suppressors. The new suppressors are \$460.00 each. With trade will cost the department \$2550.00 or \$255.00 each.

The old Aimpoint Heavy Machinegun optic and the trade in allowance from the Remington Rifles will go towards purchasing new optics for the Patrol Rifles and a new spotting scope for the department.

The police department has a rotational plan for all Patrol Rifles to be traded out approximately every 10 - 15 years. This helps to ensure that each officer has a reliable duty weapon for their use. This also saves the department money for repairs and new parts that each weapon will eventually need.

Funds are available in the Police Department's Fiscal Year 2025 budget.



INVOICE DRAFT

Javelin Arms LLC

611 N Broadway St.
Blackfoot, ID 83221
Phone: (208) 403-5150
info@javelinarms.com
https://www.javelinarms.com

Invoice #: PPD Misc. Quote
Invoice Date: 6/19/2025

**Pocatello Police
Department**
Attention: Bill Collins

911 N 7TH AVE
Pocatello, ID 83201
(208)234-6121
bcollins@pocatello.us

Item	Description	Qty	Price	Amount
Holosun SCS, MOS, L.E. (SCS-MOS-GR. LEM)	Green Multi-Reticle, Titanium, Solar Charging Glock MOS Pistol Cut, Law Enforcement Model	21.00	\$315.00	\$6,615.00
Springfield Armory Saint Victor SBR, 5.56, Black (STV9115556B)	Serial #: TBD	10.00	\$929.00	\$9,290.00
SilencerCo Saker 556K Law Enforcement (SU2256LE)	Saker 556K Body Only. No Mount	10.00	\$395.00	\$3,950.00
SilencerCo Charlie Direct Thread Mount, 1/2"x28 (AC4740)	Direct thread mount for SilencerCo suppressors with Charlie thread patterns.	10.00	\$65.00	\$650.00
Aimpoint PRO, Black, QRP2 Mount (12841)	2 MOA dot size. 30,000 hours (over 3 years) of constant operation. 4 night vision compatible settings and 6 daylight settings. Weight 7.8 oz / 220 g (sight only). Submersible to 150 feet (45 meters). Front lens opening is threaded for addition of killFlash® anti-reflective device. INCLUDES: QRP2 Mount & Spacer, Flip-Up lens covers, DL1/3N battery, Allen key.	12.00	\$437.36	\$5,248.32
Streamlight Protac Rail Mount HP-X PRO Long Gun Light (89015)	Get extreme beam reach with 105,000 candela! The multi-fuel ProTac® Rail Mount HP-X Pro shines far and bright, penetrating smoke, fog, and photonic barriers. Its Jack-Cap® tail cap switch offers operational switch redundancy with both push-button operation or remote pressure switch operation. ProTac Rail Mount HP-X Pro - System - Includes mounting hardware, M-LOK mount, momentary switch and (2) CR123A batteries - Black.	11.00	\$153.00	\$1,683.00

Duty Rifle	PWS MK1 SBR	9.00	(\$300.00)	(\$2,700.00)
Trade Credit				
Duty Rifle	Bushmaster XM15-E2S Rifle	1.00	(\$300.00)	(\$300.00)
Trade Credit				
Duty Rifle	Remington 700, 308 Winchester	2.00	(\$350.00)	(\$700.00)
Trade Credit				
Duty				
Suppressor	Rebel Alliance 5.56 Suppressor	41.00	(\$50.00)	(\$2,050.00)
Trade Credit				
Duty Optic	Aimpoint MPS3 Red Dot Optic	1.00	(\$500.00)	(\$500.00)
Trade Credit				

Subtotal: \$21,186.32

Total Due: \$21,186.32

Due Date: 6/19/2025

PAY INVOICE NOW

Comments

THIS IS A QUOTE. NOT AN INVOICE.

**SOUTH 5TH URBAN RENEWAL AREA ELIGIBILITY STUDY
CITY COUNCIL APPROVAL BY RESOLUTION
EXECUTIVE SUMMARY
JULY 17, 2025, COUNCIL MEETING**

The Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority (PDA) is requesting the City Council to consider Resolution No. 2025-3 approving the South 5th Urban Renewal Area Eligibility Study, dated June 6, 2025, and directing the PDA to proceed with the preparation of an urban renewal plan for the area.

In October 2023, the PDA authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City's area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the PDA Board of Commissioners (the "Board") on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the "Study Area"). The Study area is bisected by both Interstate 15 and South 5th Avenue

The completed Eligibility Report is attached to the City Council Resolution and provides information supporting findings of deterioration meeting the requirements in Chapters 20 and 29, Title 50, Idaho Code to determine whether an area is eligible for creating an urban renewal project.

The Eligibility Report identifies that 4 of the 9 criteria outlined in the Idaho Code are met in the Study Area. Based upon SBF review of the data and the conditions that exist within the Study Area, the S. 5th Corridor Urban Renewal Area is eligible for the establishment of an urban renewal plan and revenue allocation area. The PDA Board has accepted the Eligibility Report. The Bannock County Board of County Commissioners has also accepted the findings in the Eligibility Report, as some of the Study Area is outside the City and within unincorporated Bannock County. The PDA recommends that the City Council approve the Eligibility Report and authorize the PDA to move forward with development of an Urban Renewal Plan for the South 5th Corridor.

Establishment of a new area follows specific steps in Idaho Code including drafting of the plan itself, receipt of agriculture consents from property owners within the proposed area whose properties are agricultural operations, review by the Planning and Zoning commission for concurrence with the comprehensive plan, an intergovernmental agreement with Bannock County Board of County Commissioners and the City Council, formal adoption of the plan by the PDA board, communication with overlapping taxing districts, and ultimately formal adoption of an ordinance by the City Council following a noticed public hearing.

There are costs associated with the establishment of a new plan and urban renewal/revenue allocation area, which will be paid by the PDA.

MEMORANDUM

TO: Mayor Blad and City Council

FROM: Jared Johnson, City Attorney 

DATE: July 10, 2025

RE: Resolution Approving Eligibility Study for the South 5th Urban Renewal Area

I have reviewed the Resolution regarding the South 5th area eligibility study prepared by SB Friedman Development Advisors, LLC. I have no legal concerns with the City Council authorizing the Mayor's signature on the Resolution.

Please contact me with any questions or concerns.

RESOLUTION NO. 2025-

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF POCATELLO, IDAHO, DETERMINING A CERTAIN AREA WITHIN THE CITY, AND WITHIN THE CITY'S AREA OF OPERATION, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(8), (9) AND 50-2903(8); DIRECTING THE URBAN RENEWAL AGENCY OF POCATELLO TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the "North Portneuf Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the "North Portneuf Project Area");

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted

a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation and within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50- 2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Agency, on June 11, 2025, adopted Resolution No. 2025-3 (a copy of which is attached hereto as **Exhibit B** and incorporated herein by this reference, without attachments thereto) accepting the Report and authorizing the Chair, Vice-Chair and Administrator of the Agency to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by law;

WHEREAS, the Agency also authorized the transmittal of the Report to the Bannock County Board of County Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within the City's area of operation and within unincorporated Bannock County;

WHEREAS, the Agency submitted Agency Resolution No. 2025-3 and the Report to the Bannock County Board of County Commissioners, and the Commissioners were asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, on June 24, 2025, representatives of the City and the Agency presented the Report and the proposed approval timeline to the Bannock County Board of County Commissioners requesting the Commissioners to consider adopting the findings concerning the proposed Study Area;

WHEREAS, on June 24, 2025, the Bannock County Board of County Commissioners, pursuant to Resolution No. 2025-45 found the Study Area to be in need of an urban renewal project area, which Resolution is attached hereto as **Exhibit C**, without exhibits attached thereto;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, it is desirable and in the best public interest that the Agency prepare an urban renewal plan for the area identified as the Study Area in the Report located in the city of Pocatello, and within the City's area of operation in unincorporated Bannock County;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

1. That the City Council acknowledges acceptance and receipt of the Report.

2. That the City Council finds and declares there are one or more areas within the City, which are deteriorating or deteriorated areas as defined by Idaho Code, Sections 50-2018(8), (9) and 50-2903(8).
3. That the City Council finds and declares that the Study Area identified in the Report, attached hereto as **Exhibit A** and made a part hereof by reference, is a deteriorated area and/or a deteriorating area existing in the City and the City's area of operation, as defined in Title 50, Chapters 20 and 29, Idaho Code, as amended, and qualifies for an urban renewal project and justification exists for designating the area as appropriate for an urban renewal project.
4. That the City Council finds and declares there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of Title 50, Chapters 20 and 29, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan.
5. That the rehabilitation, conservation, development and redevelopment, or a combination thereof, of such area is necessary and in the interest of the public health, safety, and welfare of the residents of the City.
6. Based on the Report, the City Council makes the findings that:
 - a. The Study Area identified in the Report is determined to be a deteriorating area as defined by Idaho Code, Section 50-2018(9) and 50-2903(8) and/or a deteriorated area as defined by Idaho Code, Section 50-2018(8) and 50- 2903(8);
 - b. The Study Area identified in the Report is determined to be appropriate for an urban renewal project.
7. That the area identified as the Study Area in the Report includes certain properties within the City's area of operation and within unincorporated Bannock County. The Bannock County Board of County Commissioners has adopted a resolution finding the need for an urban renewal project for the proposed Study Area consistent with Idaho Code Section 50-2018(18).
8. That the City Council hereby directs the Agency to commence the preparation of an urban renewal plan for the Study Area described in the Report for consideration by the Agency Board and, if acceptable, final consideration by the City Council in compliance with Title 50, Chapters 20 and 29, Idaho Code, as amended.
9. That in the event the parcels located within unincorporated Bannock County are included in any proposed urban renewal plan or revenue allocation area, the City Council will seek to obtain an agreement with Bannock County, Idaho, as required by Idaho Code Section 50- 2906(c).

10. That City and Agency staff shall obtain the necessary agricultural operation consents from the property owner(s) prior to City Council consideration of an urban renewal plan.
11. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

RESOLVED this ____ day of July, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

Exhibit A

South 5th Urban Renewal
Area Eligibility Report, dated June 11, 2025



Source: Google

POCATELLO DEVELOPMENT AUTHORITY

South 5th Urban Renewal Area Eligibility Report

REPORT | JUNE 11, 2025



POCATELLO DEVELOPMENT AUTHORITY
SOUTH 5TH URBAN RENEWAL AREA
ELIGIBILITY REPORT

June 11, 2025

SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 West Madison Street, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com

Contact: Geoffrey Dickinson
T: 312.384.2404 E: gdickinson@sbfriedman.com

POCATELLO DEVELOPMENT AUTHORITY
South 5th Urban Renewal Area Eligibility Report

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1. Executive Summary

SB Friedman Development Advisors, LLC ("SB Friedman") has prepared this Eligibility Report (the "Report") for the proposed South 5th Urban Renewal Area (the "Proposed URA") for the Pocatello Development Authority ("PDA") pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, and the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, collectively the "Urban Renewal Law." A map of the Proposed URA in relation to the City of Pocatello (the "City") is outlined in **Figure 1**.

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved Parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

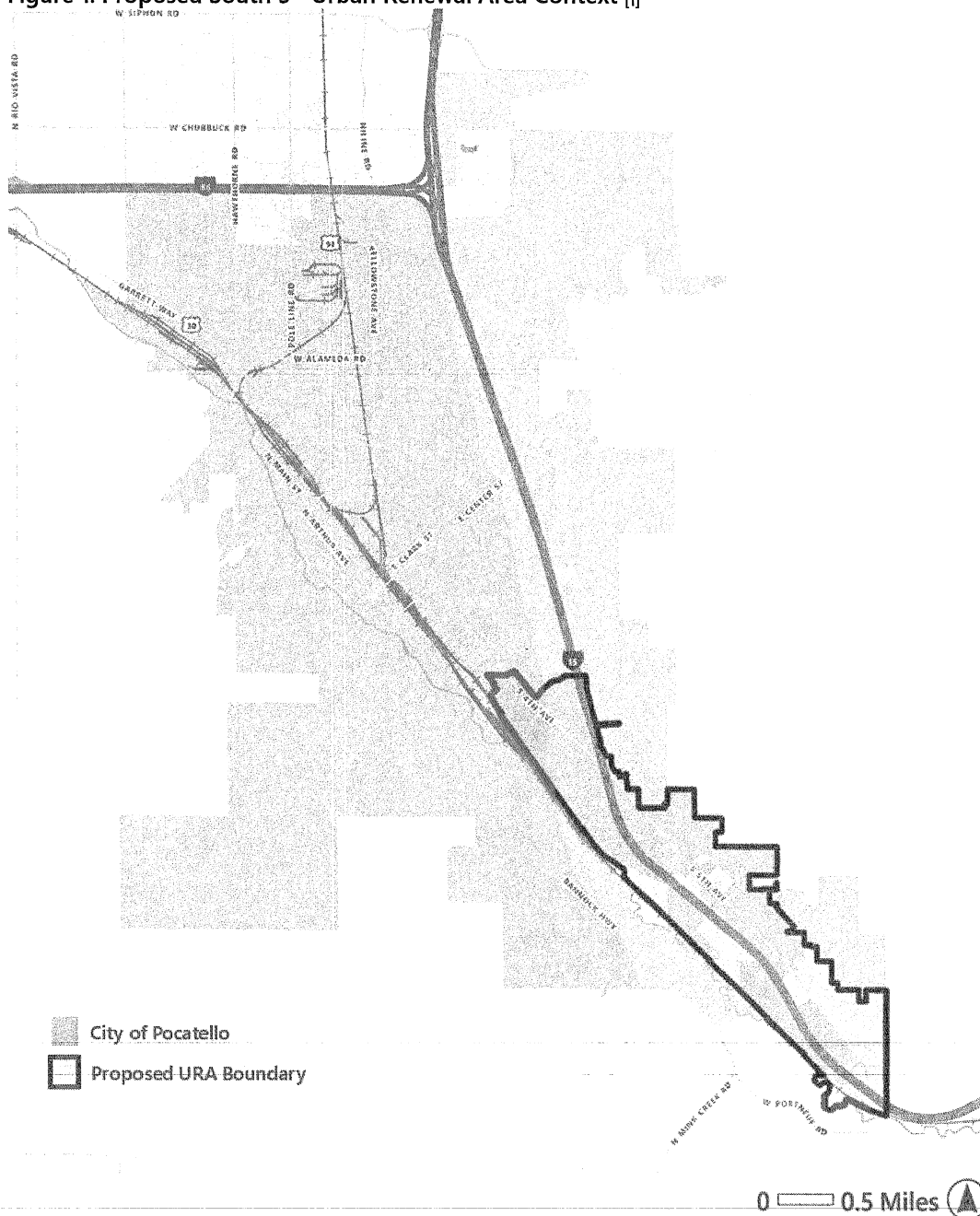
For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

- 1) **Improved Land** includes all Improved Parcels and POLPs.
- 2) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for

infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA.

Per Urban Renewal Law, SB Friedman also reviewed the 2023 estimated base taxable value of the Proposed URA in comparison to the total taxable value of the City and other URAs as of 2023. SB Friedman confirmed the establishment of the Proposed URA would not result in the taxable values of all URAs in the City exceeding 10% of the City's total taxable value.

Figure 1: Proposed South 5th Urban Renewal Area Context [1]

¹ Since SB Friedman's eligibility analyses were completed, 2024 taxable values and parcel shapes have been released by Bannock County. Eligibility analyses in the Report reflect the 2023 parcel shapes and values, which were the most recent available at the time that these analyses and fieldwork were completed. Two minor changes resulted from the updated 2024 shapes: a change in the total number of parcels in the Proposed URA from 594 to 599 due to parcel combinations and subdivisions, as well as a minor modification to the Proposed URA boundary. Parcel number RPR4013010300, created from portions of existing public right-of-way of Katsilometes Road and privately-owned land along the eastern edge of the Proposed URA resulted in the necessary modification of the Proposed URA boundary to include the full extent of this parcel. This change results in the addition of approximately 0.45 acres to the Proposed URA boundary. The newly created parcel, which encompasses privately owned right-of-way, has no taxable value and is not included in parcel-based eligibility factor analyses. Maps throughout this report reflect 2023 parcels with the amended boundary.

Source: Bannock County, City of Pocatello, Esri, SB Friedman

Summary Conclusion

This Report documents the conditions in the Proposed URA which support the finding that the Proposed URA is "deteriorating."

IMPROVED LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout Improved Parcels and POLPs within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

OPEN LAND - SB Friedman found the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout OLPs and POLPs within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, SB Friedman determined the OLPs and POLPs are eligible for acquisition by an urban renewal agency based on the following factors:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

As part of the approval process for an urban renewal area and because the Proposed URA boundary includes parcels outside the City limits and within unincorporated Bannock County, the Bannock County Board of County Commissioners (the "BOCC") must make a finding that the Proposed URA is eligible for designation as an urban renewal area. Following BOCC consideration, the finding that the Proposed URA is eligible for designation as an urban renewal area must be made by the City Council of the City of Pocatello (the "City Council").

Upon adoption of a City Council resolution finding that the Proposed URA is a deteriorating area, the PDA will create an Urban Renewal Plan (the "Plan") for the Proposed URA. Following plan approval by the PDA, the Pocatello Planning and Zoning Commission (the "Commission") would review the Plan and decide on its conformance with the City's Comprehensive Plan. The BOCC would review the Plan and consider a transfer of powers ordinance and an intergovernmental agreement with the City Council concerning the administration of the unincorporated parcels within the Revenue Allocation Area by the PDA. Following adoption of the BOCC ordinance and finding by the Commission, the City Council would then hold a public hearing prior to which all the affected taxing entities can provide comment on the proposed Plan. City Council then must elect to either approve the Plan and create a corresponding Revenue Allocation Area, by ordinance, or elect not to approve the proposed South 5th URA.

2. Background

Introduction

The Proposed URA encompasses approximately 2,292 acres bounded roughly by the Union Pacific Railroad tracks to the south and west, Barton Road to the north, and foothills of the Pocatello Range of mountains to the east. The Proposed URA is bisected by both Interstate 15 ("I-15") and South 5th Avenue and contains both Improved Parcels (685 acres), OLPs (613 acres) and POLPs (3 acres). Additionally, a significant portion of land, approximately 991 acres, in the Proposed URA is publicly owned by the city, county, state or federal government and their agencies or by private ownership as right-of-way, such as by the Union Pacific Railroad. **Figure 2** illustrates the distribution of the Proposed URA's Improved Parcels, OLPs, POLPs, and other land to which the parcel-based eligibility factor analyses are not applicable. As of 2023 when initial eligibility analyses were conducted, the Proposed URA encompassed 594 parcels. As of June 2025, parcel combinations and subdivisions within the Proposed URA made the total parcel count 599. The Proposed URA is comprised of land within the City of Pocatello as well as land in unincorporated Bannock County within the Pocatello Area of City Impact (PACI).

In 2023, the City adopted the Pocatello Comprehensive Plan 2040 (the "2040 Comp Plan") – a comprehensive plan to guide future development in the City. The 2040 Comp Plan identified the following goals, which would be supported by the establishment of the Proposed URA as an urban renewal area:

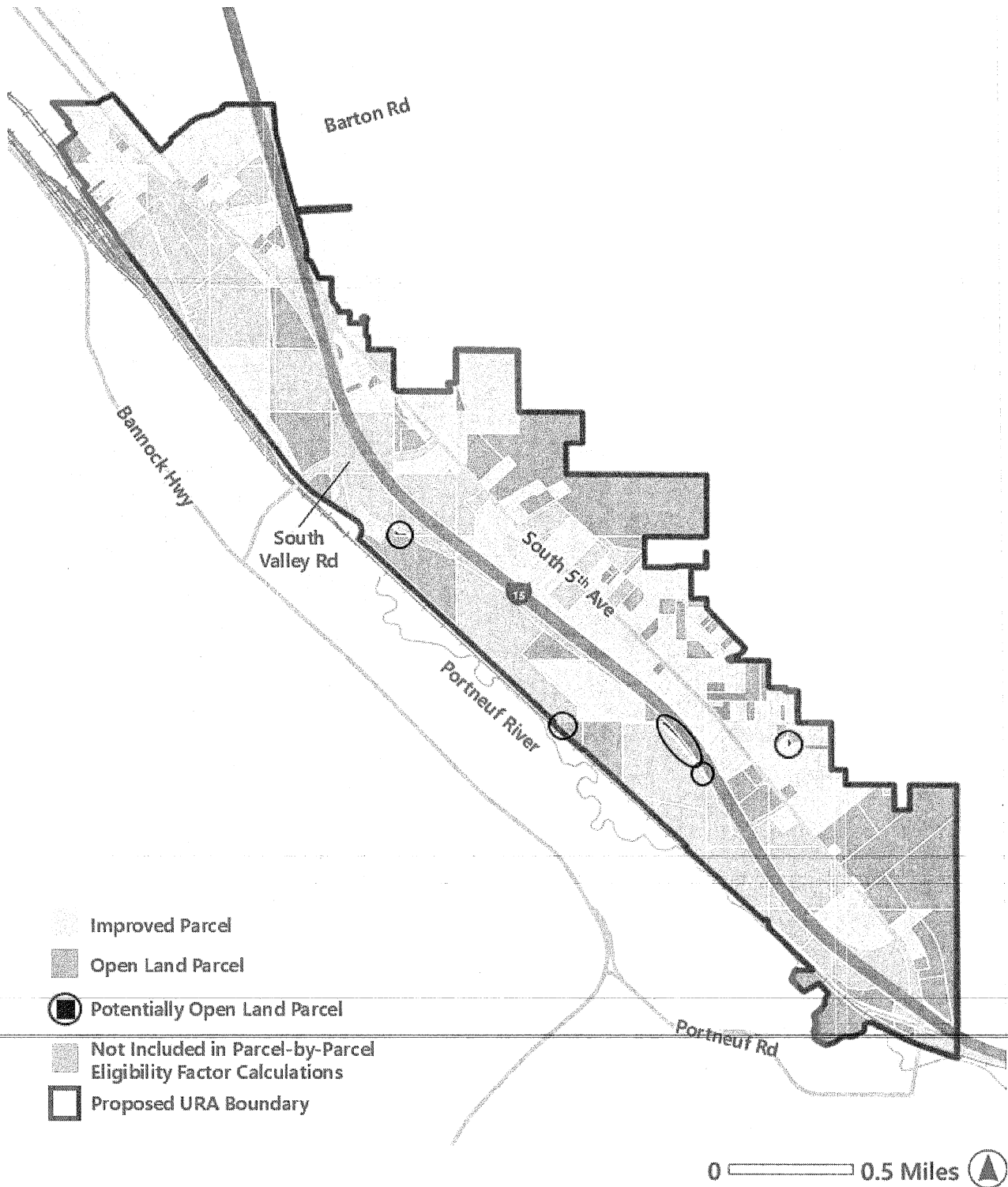
- Create a business environment with a diverse economic base;
- Guide and plan for the protection, development, and acquisition of public access to the natural resource amenities within and surrounding the Portneuf River Valley;
- Develop a transportation system that accommodates multi-modal choices to reduce dependence on fossil fuels;
- Cultivate compact development patterns and enhanced aesthetics that promote walkability, community health, reduced infrastructure, and energy costs;
- Maintain and update existing infrastructure such as roads, sewer, water, and high-speed internet; and
- Develop a mobility network that interconnects and distributes pedestrian, bicycle, and vehicle traffic to multiple streets and nodes of activity.

Reasons for Selection of the Proposed URA

The Proposed URA is of interest for establishment as an urban renewal area because of its position as the gateway to Pocatello from the south. The City has expressed an interest in creating a more attractive gateway. City gateways should provide visual cues that convey to passengers an entrance or departure from a municipality. Gateways have the added benefit of increasing city identity which can build awareness of development opportunities through the city periphery.

Additionally, an urban renewal area could provide the funding required to initiate key capital improvements such as extending infrastructure, adding trails, adding/repairing bike lanes and completing the sidewalk network which could help attract development on sites within the Proposed URA.

Figure 2: Proposed South 5th Urban Renewal Area



Source: Bannock County, City of Pocatello, Esri, SB Friedman

Current Land Use

The Proposed URA currently includes the following land uses:

- Residential
- Retail
- Office
- Industrial
- Right-of-way
- Park/recreational
- Open land

10% Test

Per Urban Renewal Law, SB Friedman also reviewed the 2023 taxable value of the Proposed URA in comparison to the 2023 total taxable value of the City and other URAs base values. Taxable value information was provided by the Power County and Bannock County Assessor's Offices for each county's share of the City of Pocatello and base taxable values of all existing URAs located within the City of Pocatello and the PACI. To be conservative, SB Friedman calculated the 10% test as if the non-City parcels were not annexed. Should these parcels be annexed, the increased value in the City as a whole would result in the Proposed URA capturing a slightly lower percentage of total City taxable value. As of 2023, the combination of base taxable values for all existing URAs plus the taxable value of the Proposed URA parcels would total approximately 2.5% of the City's 2023 total taxable value.

SB Friedman confirmed the establishment of the Proposed URA as an urban renewal area would not result in the base values of all urban renewal areas in the City exceeding 10% of the City's total taxable value.

3. Statutory Requirements

Improved Land: Required Findings and Definition of Deteriorated / Deteriorating

Idaho Code Section 50-2008(a) states that "[an] urban renewal project for an urban renewal area shall not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area or a combination thereof and designated such area as appropriate for an urban renewal project."

The Urban Renewal Law includes definitions for a deteriorated area or a deteriorating area. These definitions include lists of criteria, one or more of which must be met in an area for it to qualify for an urban renewal project. These criteria are in Idaho Code Sections 50-2018(8) and (9) and Section 50-2903(8) and are listed below.

1. Deteriorated Area

Idaho Code Section 50-2018(8) and Idaho Code Section 50-2903(8)(a) define a deteriorated area as an area in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reasons of:

- a) Dilapidation;
- b) Deterioration;
- c) Age or obsolescence;
- d) Inadequate provision for ventilation, light, air, sanitation or open spaces;
- e) High density of population and overcrowding;
- f) Existence of conditions which endanger life or property by fire and other causes; or
- g) Any combination of such factors;

is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime and is detrimental to the public health, safety, morals or welfare.

2. Deteriorating Area

Idaho Code Section 50-2018(9) and Idaho Code Section 50-2903(8)(b) define a deteriorating area as one, which by reason of:

- a) The presence of a substantial number of deteriorated or deteriorating structures;
- b) Predominance of defective or inadequate street layout;
- c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;
- d) Insanitary or unsafe conditions;
- e) Deterioration of site or other improvements;
- f) Diversity of ownership;
- g) Tax or special assessment delinquency exceeding the fair value of the land;
- h) Defective or unusual conditions of title;
- i) Existence of conditions which endanger life or property by fire and other causes; or

j) Any combination of such factors;

results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition and use.

Open Land: Required Findings and Definition of Deteriorating

There are three sections within the Idaho Code that address Open Land:

1. Idaho Code Section 50-2903(8)(c) identifies eligibility criteria for Open Land and states any area which is predominately open and which because of:

1. Obsolete platting;
2. Diversity of ownership; or
3. Deterioration of structures or improvements; or

otherwise results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality, is considered a "deteriorating area" and eligible for urban renewal projects.

2. Idaho Code Section 50-2018(9) states if a "deteriorating area consists of open land the conditions contained in the provision in section 50-2008(d), Idaho Code, shall apply." See also, Idaho Code Section 50-2903(8)(c).

3. Idaho Code Section 50-2008(d) states if an urban renewal area consists of Open Land to be acquired by the urban renewal agency, such area shall not be so acquired unless:

1. If it is to be developed for residential uses, the local governing body shall determine:
 - a. A shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality;
 - b. The need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas;
 - c. The conditions of blight in the area and shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime constitute a menace to the public health, safety, morals or welfare; and
 - d. The acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.

2. If it is to be developed for nonresidential uses, the local governing body shall determine:

- a. Such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

For both residential and nonresidential land uses acquisition by the urban renewal agency may be allowed if the area exhibits one or more of the following:

1. Defective of unusual conditions of title;
2. Diversity of ownership;
3. Tax delinquency;
4. Improper subdivision;
5. Outmoded street patterns;
6. Deterioration of site;
7. Economic disuse;
8. Unsuitable topography or faulty lot layout;
9. The need for correlation of the area with other areas of a municipality by streets and modern traffic requirements; or

Other conditions that retard the development of the area.

4. Eligibility Findings

Parcel Classification within the Proposed URA

Urban Renewal Law provides for different eligibility factors and required findings and tests for Improved Land versus Open Land (defined below). It is our understanding that Open Land under the Urban Renewal Law means agricultural or forest lands and/or a predominately undeveloped, open area. In part due to the large number of undeveloped or partially developed areas within the Proposed URA, there are a handful of undeveloped parcels which could be construed as either Open Land or Improved Land. In order to definitively demonstrate the Proposed URA is eligible for designation as an urban renewal area, SB Friedman divided the parcels into the following three classifications:

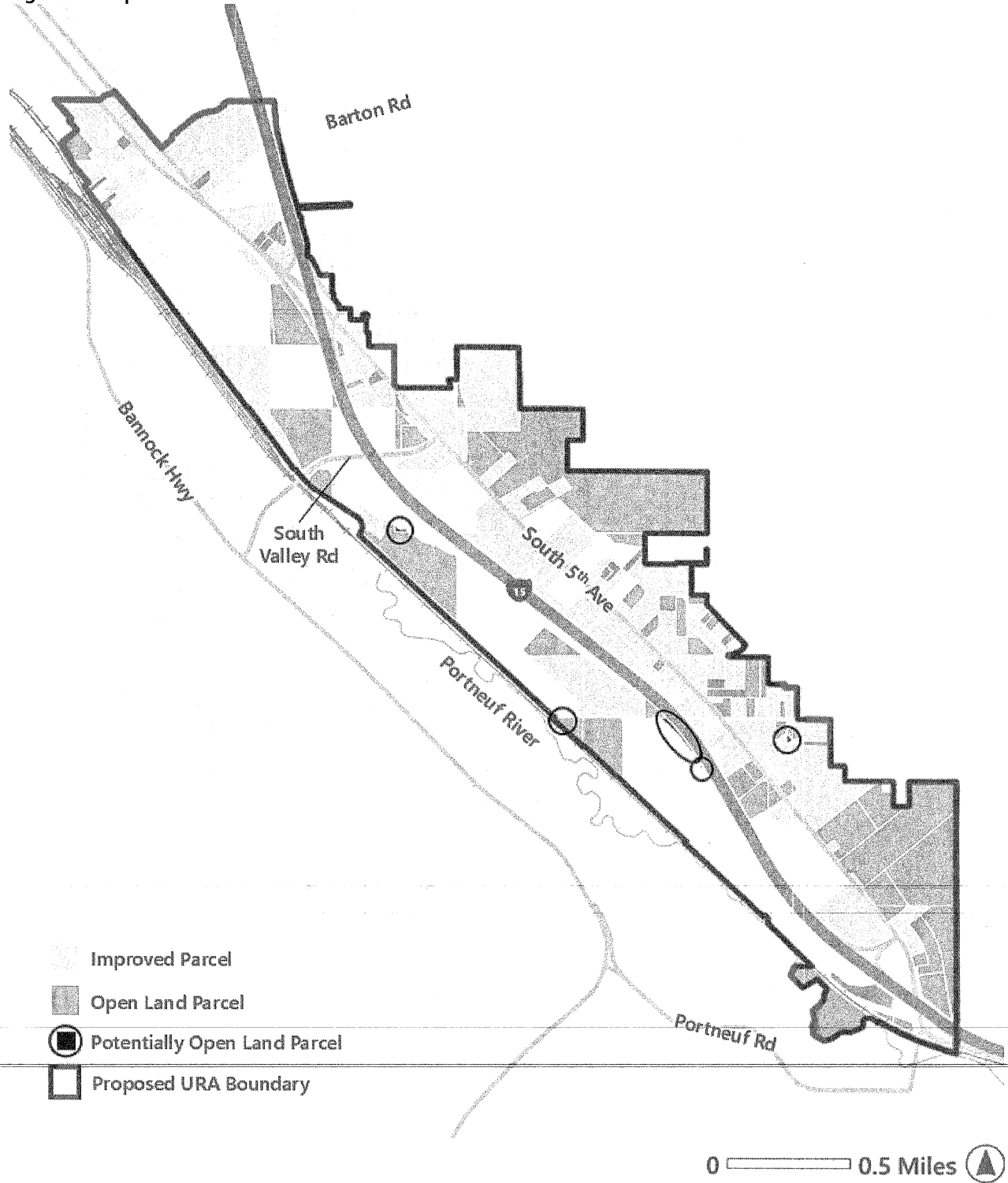
- **Improved Parcels** | includes both:
 - Developed, Improved Parcels | Parcels which have existing structures such as buildings or paved parking areas; and
 - Undeveloped, Improved Parcels | Parcels which are associated with or accessory to an adjacent Improved parcel such as side yards, parking areas, garages and access drives and are smaller than one acre. Undeveloped, Improved parcels lack structures, are less than one acre and have at least two of the following characteristics:
 - Adjoin right-of-way
 - Adjoin developed parcel
 - Adjoin a parcel of common ownership directly or across adjoining right-of-way
 - Similar parcel shape to neighboring parcels
 - Rectangular shaped with proportion less than 7:1
- **Open Land Parcels (OLPs)** | Larger (greater than one acre) undeveloped parcels or vacant parcels not directly adjoining right-of-way or not adjoining right-of-way through a common owner.
- **Potentially Open Land Parcels (POLPs)** | Undeveloped parcels smaller than one acre with lot characteristics comparable to those of an Undeveloped, Improved Parcel but which lack street access and meet less than two characteristics of Undeveloped, Improved Parcels. SB Friedman found four unique parcels (five parcel shapes since one parcel is discontinuous) that could be considered as POLPs, accounting for less than 1% of total land area.

For eligibility analysis purposes, POLPs have been included in both the Improved Parcels and OLP categories. Thus:

- 3) **Improved Land** includes all Improved Parcels and POLPs.
- 4) **Open Land** includes all OLPs and POLPs.

In addition to the parcels described above, there are parcels owned by public entities such as city, county, state and federal governments and their agencies or are privately owned rights-of-way, such as parcels owned by the Union Pacific Railroad. These parcels were included in the boundary of the Proposed URA, but are typically exempt or have de minimis taxable valuation and are likely to be owned by these entities in perpetuity as parks, preserves, rights-of-way and public offices. These parcels were included in the Proposed URA to allow for infrastructure investments or public improvements on/through these parcels that could benefit other areas. Because they effectively behave like public right of way and based on fieldwork and site analysis, we found that parcel-based eligibility factors would not be applicable to this portion of the Proposed URA. **Figure 3** exhibits parcels by classification as Improved, OLPs or POLPs.

Figure 3: Proposed URA Parcel Classification



Source: Bannock County, City of Pocatello, Esri, SB Friedman

EXCLUDED AGRICULTURAL USES

Idaho Code Sections 50-2018(8) and 50-2903(8)(f) state that, to be included within an urban renewal area, parcels involving “agricultural operations” as defined in Idaho Code Section 22-4502(2) or “forest lands” as defined in Idaho Code Section 63-1701(4) require the consent of the property owner. Parcels within the Open Land classification do not appear to be actively used as an agricultural operation. However, SB Friedman assumes the PDA will either [1] ensure the absence of an agricultural operation or [2] acquire the necessary landowner consent for any land classified as an agricultural operation.

Improved Land Eligibility Findings

The following is analysis of the 391 parcels in the Proposed URA considered to be Improved Parcels or POLPs.

EVIDENCE OF A DETERIORATING AREA

The condition of Improved Parcels and POLPs in the Proposed URA indicate a Deteriorating Area eligibility finding. Of the nine eligibility factors for a Deteriorating Area, we have identified two factors to be meaningfully present and reasonably distributed within the Proposed URA, outlined below.

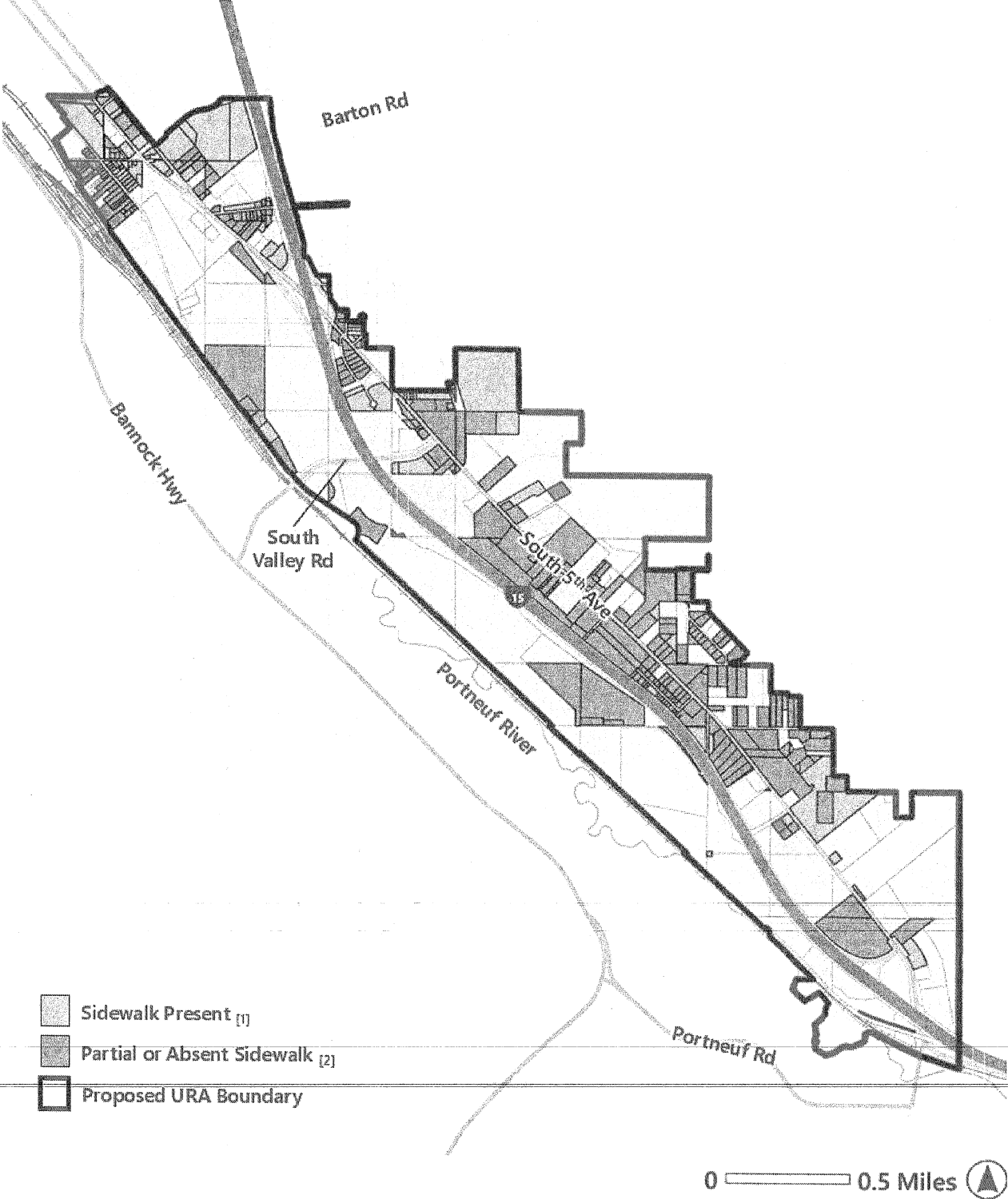
1. PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

Idaho Code Section 50-2903(8)(b) identifies the predominance of defective or inadequate street layout as a factor indicating a Deteriorating Area for Improved Land. SB Friedman interpreted “street layout” to encompass the entire dedicated right-of-way, including the presence or lack of infrastructure for pedestrian, automobile and other vehicular traffic connectivity and safety.

SB Friedman conducted fieldwork in December 2023 to assess the presence of a sidewalk network in the Proposed URA on a parcel shape basis. SB Friedman differentiated parcels (identified by a PIN) with parcel shapes, since some PINs refer to discontinuous shapes. This analysis was based on 2023 parcel shapes, the most recent available at the time. Parcel shapes with incomplete sidewalk infrastructure, sidewalks deteriorated beyond the point of usability, or parcel shapes that were inaccessible from public right-of-way were determined to exhibit this factor.

SB Friedman found more than 73% of Improved Parcel shapes and POLPs to have an inadequate sidewalk network, thereby exhibiting a predominance of defective or inadequate street layout. **Figure 4** exhibits the geographic distribution of these parcel shapes. This factor was found to be both reasonably present and meaningfully distributed throughout the Proposed URA.

Figure 4: Completeness of Sidewalk Network

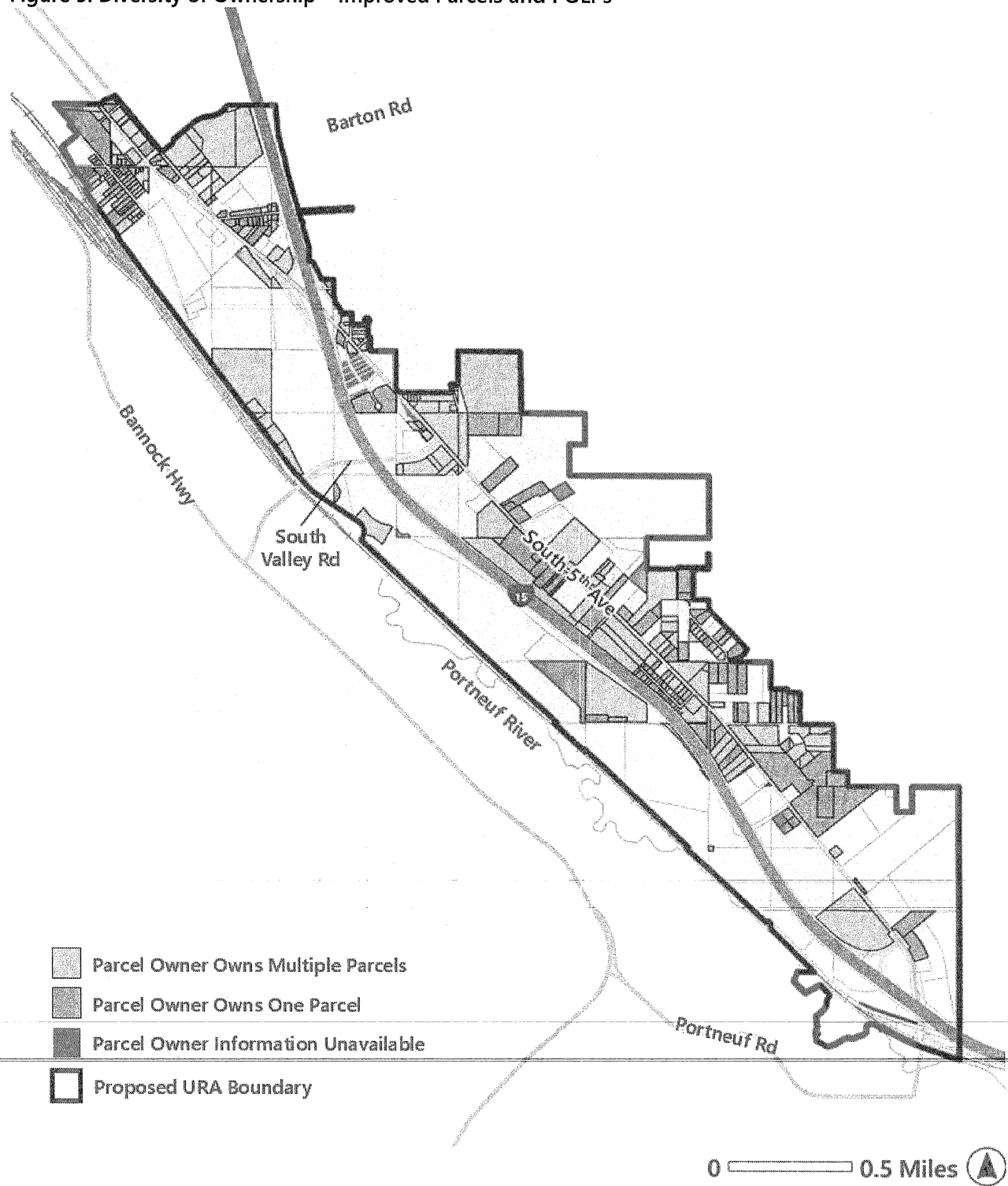


[1] Includes parcel shapes where sidewalks were observed during fieldwork or no data collected
[2] Includes parcel shapes where no sidewalks were observed or were inaccessible from public right-of-way
Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(b) identifies diversity of ownership as a factor indicating a Deteriorating Area for Improved Land. SB Friedman reviewed the ownership of Improved Parcels and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 244 unique owners of the 391 total Improved Parcels and POLPs. This represents 62% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 174 Improved Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 5** illustrates the geographic disbursement of parcels owned by an entity that only owns one Improved Parcel or POLP within the Proposed URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 5. Diversity of Ownership – Improved Parcels and POLPs



Source: Bannock County, Esri, SB Friedman

Open Land

As previously mentioned, parcels considered Open Land have different eligibility criteria. The following is analysis of the 75 parcels in the Proposed URA considered to be OLPs or POLPs.

EVIDENCE OF A DETERIORATING AREA

Idaho Code Section 50-2903(8)(c) is the only section which explicitly addresses eligibility criteria for Open Land during the eligibility process, though there are references to Open Land in Idaho Code Section 50-2018(9) and Section 50-2008(d). Of the three eligibility factors for Open Land cited in Idaho Code Section 50-2903(8)(c), SB Friedman has identified two to be meaningfully present and reasonably distributed within the 75 Proposed URA OLPs and POLPs.

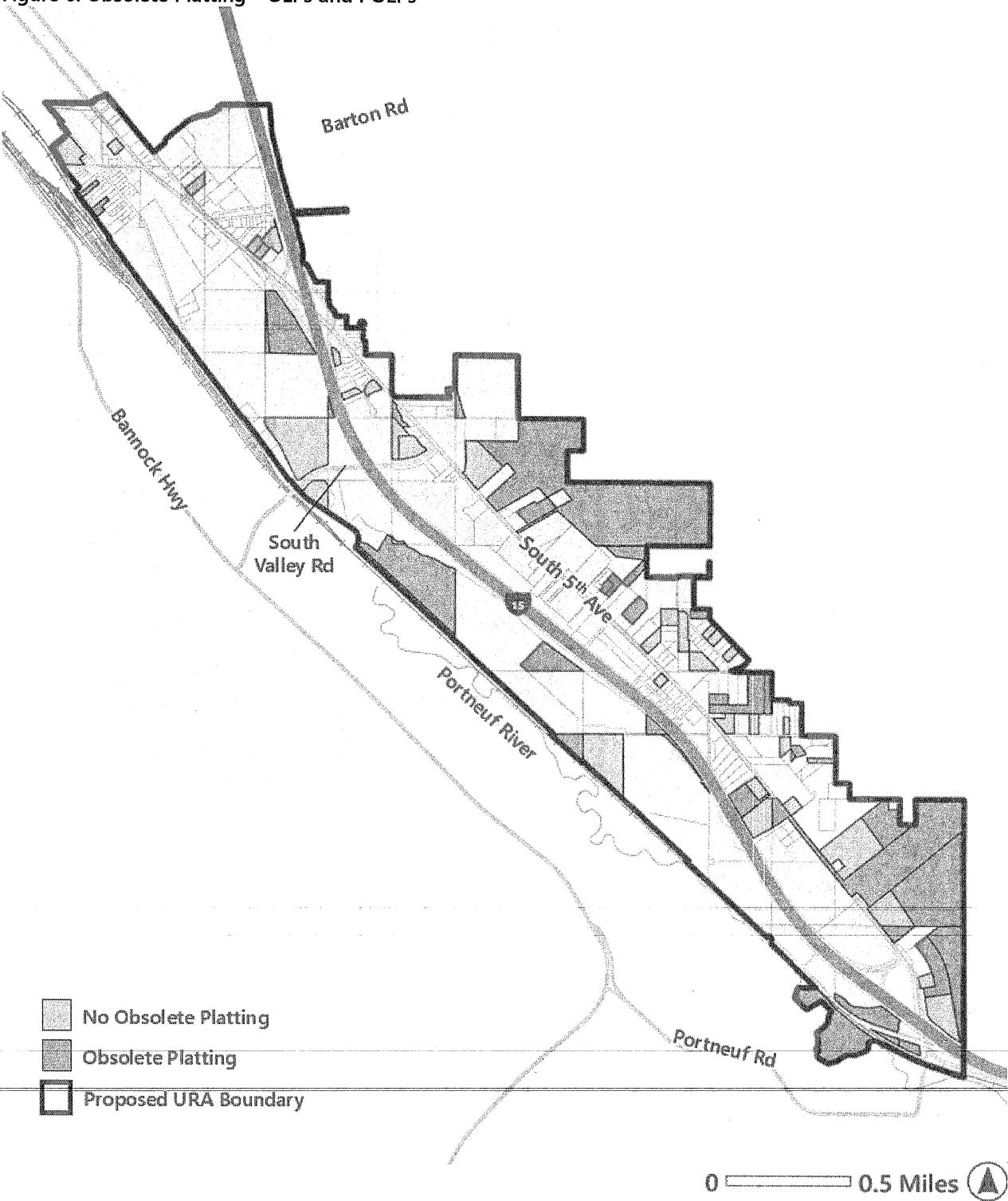
1. OBSOLETE PLATTING

In order to evaluate the platting of OLPs and POLPs, SB Friedman assessed parcel size, shape and accessibility. To be identified as having "obsolete platting," a parcel shape needed to have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of OLPs and POLPs, 448 acres (73%) exhibited obsolete platting. **Figure 6** shows the distribution of parcel shapes identified as exhibiting obsolete platting. Based on this analysis, SB Friedman found the obsolete platting eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 6: Obsolete Platting – OLPs and POLPs

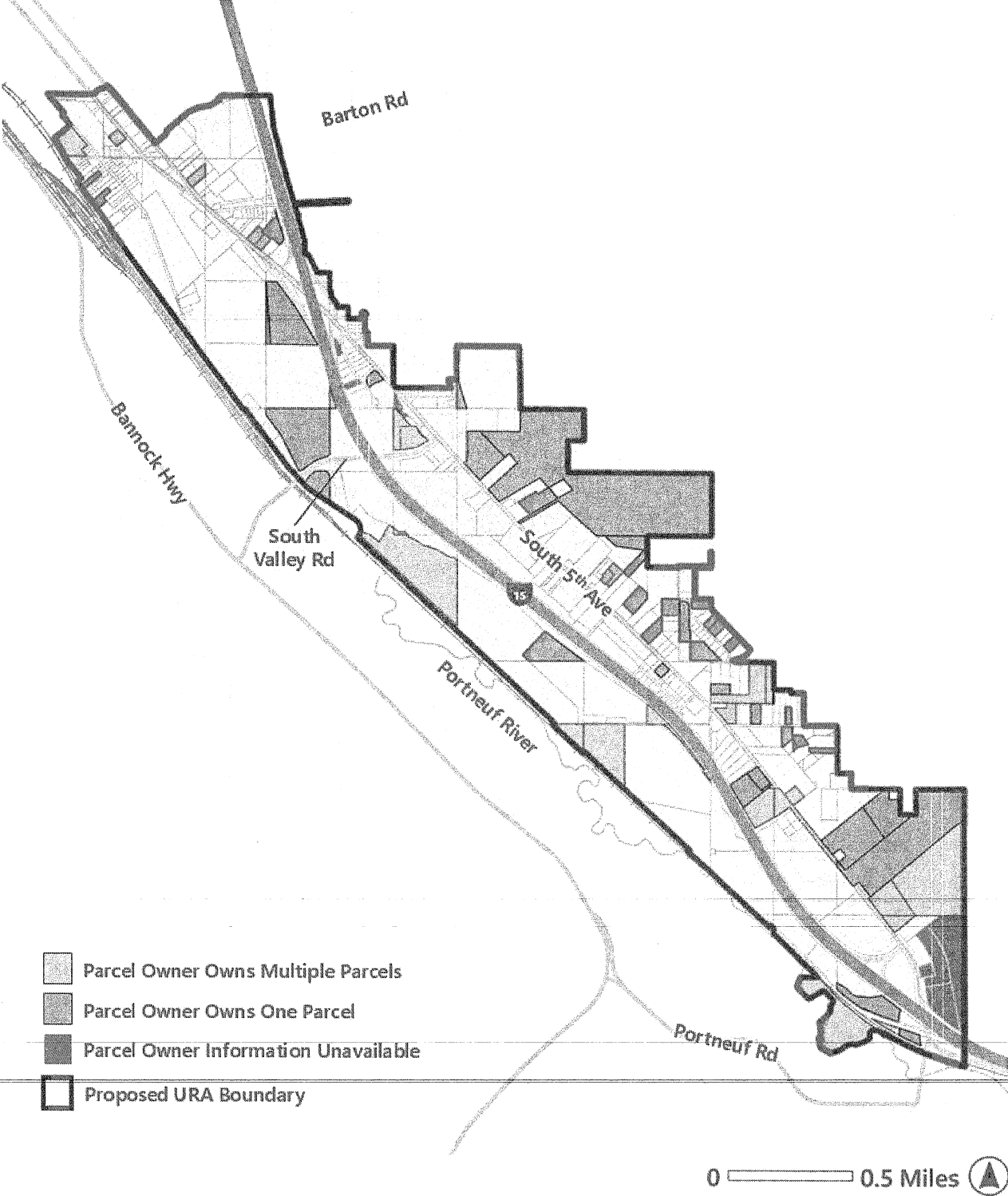


Source: Bannock County, Esri, SB Friedman

2. DIVERSITY OF OWNERSHIP

Idaho Code Section 50-2903(8)(c) identifies diversity of ownership as a factor indicating a Deteriorating Area for Open Land. SB Friedman reviewed the ownership of OLPs and POLPs, as recorded in the Bannock County's Assessor's Office. SB Friedman found 52 unique owners of the 75 total OLPs or POLPs. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Figure 7. Diversity of Ownership – OLP and POLPs



Source: Bannock County, Esri, SB Friedman

URBAN RENEWAL AREA OPEN LAND ACQUISITION ELIGIBILITY

Idaho Code Section 50-2008(d) addresses acquisition eligibility criteria for open land. The eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). "Diversity of ownership" is the same, while "obsolete platting" appears to be equivalent to "faulty lot layout in relation to size, adequacy, accessibility, or usefulness." Therefore, of the nine eligibility criteria, we found two to be meaningfully present and reasonably distributed across the OLPs and POLPs, as explained previously:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

1. UNSUITABLE TOPOGRAPHY OR FAULTY LOT LAYOUT

Similar to the eligibility criteria for 'Obsolete Platting,' 'Faulty Lot Layout' is evidenced by parcels which have one or more of the following characteristics:

- Lack of direct access to right-of-way
- Irregular parcel shape
- Parcel sizes which are too large or too small to be reasonably developed without subdivision or acquisition of additional land

Of the 616 acres of Open Land, 448 acres (73%) exhibited faulty lot layout. Those parcels are synonymous with those that exhibit obsolete platting and identified in **Figure 6**. Faulty Lot Layout is found to be meaningfully present and reasonably distributed amongst OLPs and POLPs in the Proposed URA.

2. DIVERSITY OF OWNERSHIP

As noted in the Open Land eligibility, OLPs and POLPs exhibit diversity of ownership with the 75 total OLPs or POLPs having 52 unique owners. This represents 69% of parcels having unique ownership. Of the unique parcel owners, 79% own only one parcel. Therefore, there are 41 Open Land parcels in the Proposed URA owned by owners who only own one parcel. **Figure 7** illustrates the geographic disbursement of parcels owned by an entity that only owns one OLP or POLP throughout the URA. Based on this analysis, SB Friedman found the diversity of ownership eligibility factor to be meaningfully present and reasonably distributed throughout the Proposed URA.

Idaho Code Section 50-2008 primarily addresses the urban renewal plan approval process and Idaho Code Section 50-2008(d)(4) sets forth certain conditions and findings for agency acquisition of open land. In sum, there is one set of findings if the area of open land is to be acquired and developed for residential uses and a separate set of findings if the land is to be acquired and developed for nonresidential uses.

Basically, open land areas may be acquired by an urban renewal agency and developed for nonresidential uses if such acquisition is necessary to solve various problems, associated with the land or the infrastructure, that have delayed the area's development. These problems include defective or usual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, and faulty lot layout. All the stated conditions are included in one form or another in the definition of a deteriorated area and/or a deteriorating area set forth in Idaho Code Sections 50-2903(8)(b) and 50-2018(9). The conditions listed only in Section 50-2008(d)(4)(2) (the open land section) include economic disuse, unsuitable topography,

and "the need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements, or any combination of such factors or other conditions which retard development of the area."

In conclusion, the area qualifies for agency acquisition if any of the eligibility conditions set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b) apply. Alternatively, the area under consideration qualifies if any of the conditions listed only in Idaho Code Section 50-2008(d)(4)(2) apply.

Conclusions of Eligibility Findings

For Improved Land, two of the nine potential criteria for finding a 'deteriorating area' were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Predominance of defective or inadequate street layout
2. Diversity of ownership

Among Open Land, two of the three potential criteria for finding a 'deteriorating area' were found to be reasonably present and meaningfully distributed within the Proposed URA:

1. Obsolete platting
2. Diversity of ownership

Additionally, two of the nine potential criteria for urban renewal acquisition eligibility were found to be present among OLPs and POLPs:

1. Unsuitable topography or faulty lot layout
2. Diversity of ownership

Based on the findings of one or more eligibility factors for both Improved Land and Open Land, the Proposed URA is eligible to become an urban renewal district. However, in addition to the findings of one or more eligibility factor, Idaho Code Section 50-2903(8)(c) requires that the finding of deterioration results in adverse consequences for the Proposed URA. The finding of adverse consequences will be addressed in the following section.

5. Other Required Findings and Tests

Improved Land

ECONOMIC UNDERUTILIZATION: OTHER EVIDENCE OF A DETERIORATING AREA

Urban Renewal Law requires that a two-part test be passed to establish eligibility. The first part requires the finding of at least one eligibility factor – of the nine possible – be present within the Proposed URA. As noted above, SB Friedman requires for a factor to be found present, it must be meaningfully present and reasonably distributed throughout the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration also “results in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public.”

SB Friedman evaluated the economic and social liability impacts of the Proposed URA by analyzing change in taxable value within the Proposed URA and evaluating conformance of the Proposed URA with the 2040 Comp Plan’s goals.

ECONOMIC LIABILITY

In order to assess whether the Proposed URA represents an economic liability, SB Friedman analyzed growth in taxable value over the last four year-to-year periods. Taxable value growth was evaluated within the Proposed URA and compared against growth in the balance of the City over the same period.

Table 1 outlines the change in taxable value of the Proposed URA parcels and City between 2019 and 2023. The Proposed URA has grown more slowly than the balance of the City in three of the past four year-to-year periods.

Table 1: Year-to-Year Growth in Taxable Value (TV) of Improved Parcels/POLPs and City from 2019 to 2023

	2019	2020	2021	2022	2023
City TV Less South 5 th URA Improved Parcels and POLPs	\$4.0 B	\$4.3 B	\$4.9 B	\$6.3 B	\$6.6 B
Change in City TV Less South 5 th URA Improved Parcels and POLPs	---	5.6%	15.2%	29.5%	3.6%
South 5 th URA Improved Parcels and POLPs TV	\$92.6 M	\$90.9 M	\$100.8 M	\$126.1 M	\$141.5 M
Change in South 5 th URA Improved Parcels and POLPs TV	---	-1.8%	10.9%	25.1%	12.2%
South 5th URA Improved Parcels and POLPs – Growth Less than City	---	YES	YES	YES	NO

Sources: Bannock County, Power County, SB Friedman

Based on the lagging growth of the Proposed URA compared to the balance of the City overall in three of the past four year-to-year periods, SB Friedman concludes that the Proposed URA constitutes an economic liability.

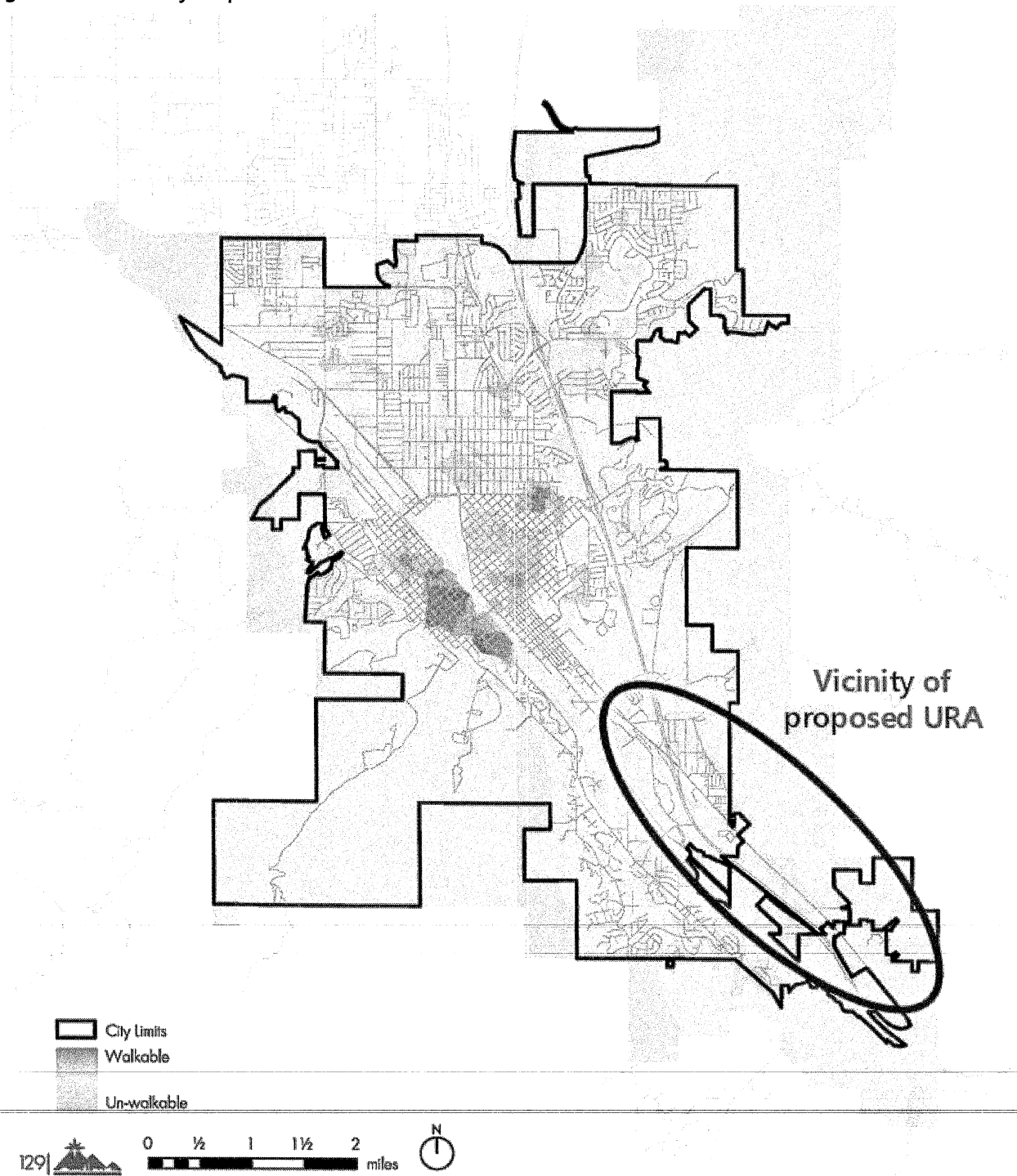
SOCIAL LIABILITY

A key goal of the 2040 Comp Plan was to make the City more “connected, safe and accessible.” Enhancing walkability and bikeability within the Proposed URA would serve these goals. The Proposed URA would benefit from developing a mobility network that interconnects and distributes pedestrian, bicycle and vehicle traffic to multiple streets and nodes of activity. Additionally, the following strategies in the 2040 Comp Plan relate to these goals:

- Improve existing paths, sidewalks, curbs, and roadways; and
- Improve sidewalks with funding from local improvement districts and the sidewalk grant program from Community Development Block Grants.

The 2040 Comp Plan included analysis which demonstrated that the majority of the Proposed URA is “unwalkable”, as shown in **Figure 8**. In order to better align with the 2040 Comp Plan, the Proposed URA must exhibit a pedestrian environment that is connected, safe and accessible for all users. SB Friedman’s finding of a predominance of defective or inadequate street layout as eligible for designation as an urban renewal area due to a lack of adequate sidewalk infrastructure, also constitutes a social liability. The lack of adequate sidewalk infrastructure serving 73% percent of Improved Parcels and POLPs indicates a significant amount of infrastructure investment is necessary to align with the goals outlined in the 2040 Comp Plan. Based on the stated goals for the City and that key parts of the Proposed URA are not currently meeting those goals, SB Friedman concludes that the Proposed URA constitutes a social liability.

Figure 8. Walkability Map



Source: City of Pocatello, SB Friedman

Open Land

ECONOMIC UNDERDEVELOPMENT OF THE AREA

The Urban Renewal Law requires that a two-part test be passed for both urban renewal eligibility and acquisition eligibility. The first part requires the finding of at least one eligibility factor – of the three or nine, respectively, – be present within the Open Land of the Proposed URA. The second requirement for determining eligibility is demonstrating the finding of deterioration criteria also results in the economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.

SB Friedman evaluated the economic underdevelopment of the Open Land through consideration of development potential of the land. SB Friedman's finding of eligibility via obsolete platting is indication of development constraints present in the OLPs and POLPs.

Parcels which exhibit obsolete platting are difficult or infeasible to develop in their present state, requiring acquisition of additional neighboring parcels or subdivision to create parcels of appropriate size, shape and accessibility to be developable. Consequently, these parcels will remain difficult to develop and result in their continued economic underdevelopment.

Conclusions: Other Required Findings and Tests

According to Urban Renewal Law, the Proposed URA must exhibit not only factors that indicate the area is deteriorating, as outlined in the statute, but that those factors contribute to both economic and social liability of the Proposed URA.

SB Friedman finds evidence of economic liability of the Improved Land of the Proposed URA due to the lagging taxable value growth of the Improved Parcels and POLPs in the Proposed URA. We also find evidence of social liability of the Improved Land of the Proposed URA due to the variance of the Proposed URA from the goals outlined in the 2040 Comp Plan in terms of walkability.

Additionally, SB Friedman evaluated Open Land for economic underdevelopment or impairing the sound growth of the municipality, as required by the Urban Renewal Law, as a consequence of the deterioration criteria. SB Friedman finds that the Proposed URA presents evidence of economic underdevelopment due to the conditions of obsolete platting that challenge land assembly and developability of OLPs and POLPS.

6. Conclusions

Improved Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Improved Land must exhibit one or more of several factors indicating that the area is either a deteriorated area or a deteriorating area. Further, presence of this factor(s) must have adverse consequences.

SB Friedman finds the following two criteria for a deteriorating area to be meaningfully present and reasonably distributed throughout the Proposed URA's Improved Parcels and POLPs:

1. Predominance of defective or inadequate street layout; and
2. Diversity of ownership

Furthermore, we find that the Improved Land in the Proposed URA represents an economic and social liability due to the lagging taxable value growth in comparison to the City and its variance from the 2040 Comp Plan.

As a result, this Report concludes that the Improved Land within the Proposed URA conform with Idaho Code Title 50, Chapters 20 and 29, and meet the eligibility standards for designation as a Proposed URA.

Open Land Conclusions

According to the Urban Renewal Law, in order to qualify for designation as an urban renewal area, Open Land must exhibit one or more of the three eligibility criteria and must be underdeveloped.

SB Friedman finds the following two criteria to be meaningfully present and reasonably distributed throughout the Proposed URA's OLPs and POLPs:

1. Obsolete platting; and
2. Diversity of ownership

Furthermore, we find that Open Land experiences economic underdevelopment due to the additional burden on development presented by obsolete platting. Thus, SB Friedman concludes that the Open Land within the Proposed URA conforms with the Urban Renewal Law and meets the eligibility standards for designation as a Proposed URA.

SB Friedman, as of the date of this report, also finds the Open Land to be eligible for acquisition by an urban renewal agency assuming the findings required in Section 50-2008(d)(4) are made. SB Friedman finds faulty lot layout and diversity of ownership to be present across the OLPs and POLPs. As a result, SB Friedman concludes the Open Land is currently eligible for acquisition according to Urban Renewal Law.

Therefore, both the Improved Land and Open Land of the Proposed URA meet all required tests, in addition to eligibility factors, laid out in the Urban Renewal Law, to qualify the creation of a Proposed URA.

Appendix A: Limitations of Engagement

Our Report is based on estimates, assumptions and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the period covered by our analysis will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we are available to discuss the necessity for revision in view of changes in the economic or market factors affecting the proposed project.

Our Report does not ascertain the legal and regulatory requirements applicable to this project, including zoning, other State and local government regulations, permits, and licenses. No effort has been made to determine the possible effect on this project of present or future federal, state or local legislation, including any environmental or ecological matters.

Furthermore, we have neither evaluated management's effectiveness, nor will we be responsible for future marketing efforts and other management actions upon which actual results will depend.

Our Report is intended solely for your information, for the purpose of establishing an urban renewal area.

Appendix B: PIN List

2023 PINS:

Count	2023 All PINS
1	RPR4013003000
2	RPRPCPP142306
3	RPRPCPP152500
4	RPR4013012906
5	RPR4013012905
6	BLM
7	RPR4013002313
8	RPR4013000200
9	RPRPCPP133100
10	RPRPCPP142239
11	RPRPCPP152600
12	RPRPCPP142243
13	RPRPCPP142109
14	RPR4013012908
15	RPR4013004303
16	RPRPCPP138201
17	RPRPCPP142246
18	RPRPCPP116303
19	RPRPCPP152200
20	RPR4013030401
21	RPR4013017802
22	RPRPCPP142249
23	RPR4013030205
24	RPRPCPP146300
25	RPRPCPP142260
26	RPR4013012907
27	RPRPCPP138002
28	RPR4013014703
29	RPR4013029911
30	RPRPCPP106401
31	RPR4013006201
32	RPR4013018002

33	RPR4013008001
34	RPRPCPP112302
35	RPR4013011601
36	RPR4013015801
37	RPR4013030700
38	RPRPCPP142244
39	RPR4013005704
40	RPRPBCS000100
41	RPRPCPP129901
42	RPRPCPP112200
43	RPR4013012910
44	RPRPCPP148000
45	RPRPCPP132901
46	RPRPCPP142299
47	RPRPCPP132800
48	RPR4013033100
49	RPRPCPP142271
50	RPR4013007500
51	RPR4013029912
52	RPR4013004502
53	RPRPCPP138300
54	RPR4013029913
55	RPR4013003202
56	RPR4013007305
57	RPR4013013100
58	RPRPCPP142241
59	RPRPCPP151700
60	RPRPCPP129102
61	RPRPCPP152400
62	RPR4013030301
63	RPR4013008002
64	RPR4013011607
65	RPRPCPP106900
66	RPR4013005906

67	RPRRGTD005400
68	RPRPCPP152000
69	RPRPCPP142259
70	RPRPCPP132200
71	RPR4013002601
72	RPRPCPP142305
73	RPR4013008101
74	RPRPCPP133500
75	RPRRGTD005300
76	RPRPCPP151800
77	RPRPCPP133400
78	RPR4013007012
79	RPRPCPP107411
80	RPR4013013501
81	RPR4013007011
82	RPR4013011614
83	RPR4013002312
84	RPR4013032900
85	RPRPCPP142350
86	RPR4013012003
87	RPRPCPP142107
88	RPR4013003701
89	RPR4013002602
90	RPR4013014500
91	RPR4013029907
92	RPR4013007200
93	RPR4013002701
94	RPR4013004200
95	RPRPSCS000200
96	RPRPCPP138507
97	RPR4013006600
98	RPR4013016000
99	RPRPCPP138604
100	RPRPCPP142295
101	RPR4013017500
102	RPRPCPP138602
103	RPRPCPP132700
104	RPR4013003400

105	RPR4013015901
106	RESLAWN CEME*
107	RPRPCPP142238
108	RPRRETY000101
109	RPRRGTD000100
110	RPR4013014502
111	RPR4013029906
112	RPRPSC1000200
113	RPRRETY001201
114	RPR4013005105
115	RPRPCPP117600
116	RPRPCPP150300
117	RPR4013010401
118	RPR4013012002
119	RPR4013006002
120	RPRPCPP138509
121	RPR4013030206
122	RPR4013006101
123	RPR4013031000
124	RPRPCPP139403
125	RPRPL2B000300
126	RPR4013013200
127	RPRPCPP133001
128	RPR4013005703
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322	RPRPGTD008500
323	RPRPGTD008600
324	RPRPGTD008900
325	RPRPIBS000200
326	RPRPPDA000100
327	RPRPGTD005401
328	RPRPGTD005406
329	RPRPCLA000300
330	RPRPCTS000200
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332	RPRPL2B000100
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334	RPRPCPP152200
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340	RPR4013029913

341	RPRPCPP159700
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354	RPRPETY001100
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358	RPRPGTD003600
359	RPRPGTD003700
360	RPRPGTD009300
361	RPRPIBS000400
362	RPRPGTD005405
363	RPRPGTD005407
364	RPRPETY001401
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366	RPRPRVR000400
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369	RPRPCPP104000
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396	RPRPCPP106500
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514	RPRPCPP130802
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598	RPRPCPP161400
599	BLM

Exhibit B

Agency Resolution No. 2025-3, dated June 18, 2025,
Accepting the South 5th Urban Renewal Area Eligibility Report, dated June 6, 2025 (without
attachments)

RESOLUTION NO. 2025-3

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
POCATELLO, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF POCATELLO, IDAHO, ALSO KNOWN AS THE POCATELLO DEVELOPMENT AUTHORITY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS SOUTH 5TH CORRIDOR AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; AUTHORIZING AND DIRECTING THE CHAIR, VICE-CHAIR OR AGENCY ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE BANNOCK COUNTY BOARD OF COUNTY COMMISSIONERS AND THE CITY COUNCIL OF THE CITY OF POCATELLO REQUESTING THEIR CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COMMISSION AND COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended and supplemented (the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code as amended and supplemented (the "Act"), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the City Council (the "City Council") of the city of Pocatello (the "City") found that deteriorating areas exist in the City, therefore, for the purposes of the Law, created an urban renewal agency pursuant to the Law, authorizing the Agency to transact business and exercise the powers granted by the Law and the Act upon making the findings of necessity required for creating the Agency;

WHEREAS, the Mayor has duly appointed the Board of Commissioners of the Agency, which appointment was confirmed by the City Council;

WHEREAS, the City Council, on June 22, 2006, after notice duly published, conducted a public hearing on the Naval Ordnance Plant Urban Renewal Plan (the "Naval Ordnance Plant Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 2797 on June 22, 2006, approving the Naval Ordnance Plant Plan, making certain findings, and establishing the Naval Ordnance Plant revenue allocation area (the "Naval Ordnance Plant Project Area");

WHEREAS, the City Council, on April 19, 2007, after notice duly published, conducted a public hearing on the North Portneuf Urban Renewal Plan (the “North Portneuf Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2814 on April 19, 2007, approving the North Portneuf Plan, making certain findings, and establishing the North Portneuf revenue allocation area (the “North Portneuf Project Area”);

WHEREAS, the City Council, on November 4, 2010, after notice duly published conducted a public hearing on the Pocatello Regional Airport Urban Renewal Area Plan (the “Pocatello Regional Airport Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2889 on November 4, 2010, approving the Pocatello Regional Airport Plan, making certain findings, and establishing the Pocatello Regional Airport revenue allocation area (the “Pocatello Regional Airport Project Area”);

WHEREAS, the City Council, on May 2, 2019, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Northgate Urban Renewal Project (the “Northgate Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3026 on May 2, 2019, approving the Northgate Plan, making certain findings, and establishing the Northgate revenue allocation area (the “Northgate Project Area”);

WHEREAS, the above referenced existing urban renewal plans are collectively referred to as the “Existing Urban Renewal Plans” and their respective existing revenue allocation project areas are collectively referred to as the “Existing Project Areas;”

WHEREAS, it has become apparent that additional property, a portion of which is located within the City, and a portion of which is located within the City’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the Agency has obtained the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. See Idaho Code § 50-2903(8)(c);

WHEREAS, Idaho Code §§ 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorating area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to City Council consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll value for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval of the other city or county declaring the need for an urban renewal plan for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located within unincorporated Bannock County;

WHEREAS, the Bannock County Board of County Commissioners will be asked to adopt a resolution finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the Agency Board finds it in the best public interest to accept the Report.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF POCA TELLO, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as **Exhibit A**, recognizing technical changes or corrections which may be required before transmittal to the Bannock County Board of County Commissioners and the City Council for their consideration.

Section 3. That there are one or more areas within the City and in unincorporated Bannock County, that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8), as more fully set forth in the Report.

Section 4. That one such area is more commonly referred to as the South 5th Corridor Area or the Study Area, and as more fully described in the Report.

Section 5. That the rehabilitation, conservation, and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

Section 6. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to the Pocatello City Council requesting that the City Council:

a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project; provided, however, Agency requests the City Council not take such action until the Bannock County Board of County Commissioners has adopted a resolution declaring the need for an urban renewal project for the Study Area;

b. If such designation is made, whether the Agency should proceed with the

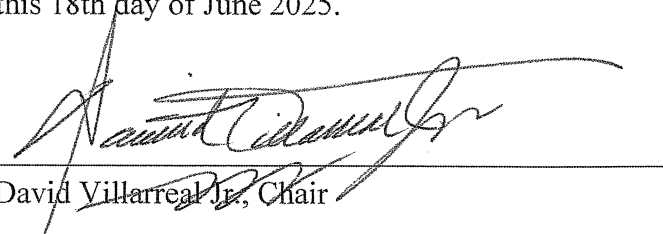
preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law;

c. Coordinate with the Agency to obtain the required agricultural consent from the property owners.

Section 7. That the Chair or Vice-Chair and Administrator of the Agency Board of Commissioners is hereby authorized to transmit the Report to Bannock County Board of County Commissioners for its consideration pursuant to Idaho Code Section 50-2018(18).

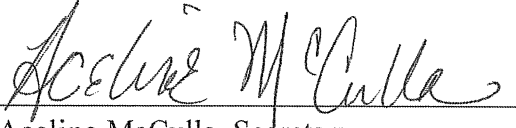
Section 8. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of Pocatello, Idaho, on June 18, 2025. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on this 18th day of June 2025.



David Villarreal Jr., Chair

ATTEST:

By 

Aceline McCulla, Secretary

Exhibit C

The Bannock County Board of County Commissioners, Resolution No. _____,
dated June ____, 2025, Accepting the South 5th Urban Renewal Area Eligibility Report, dated
June 11, 2025

4925-1315-3842, v. 1

In the Matter of ADOPTING FINDINGS)
AND THE NEED FOR AN URBAN)
RENEWAL PROJECT FOR THE SOUTH)
5TH CORRIDOR AREA)

R.S. No. 2025-45
June 24, 2025

RESOLUTION

WHEREAS, the Urban Renewal Agency of the City of Pocatello, Idaho, also known as the Pocatello Development Authority, is an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), a duly created and functioning urban renewal agency for Pocatello, Idaho, hereinafter referred to as the “Agency;” and

WHEREAS, the Pocatello City Council has previously established the following urban renewal districts: the 2006 Naval Ordnance Plant Project Area; the 2007 North Portneuf Project Area; the 2010 Pocatello Regional Airport Project Area; and the 2019 Northgate Project Area;

WHEREAS, it has become apparent that additional property, a portion of which is located within the City of Pocatello, and a portion of which is located within the City of Pocatello’s area of operation within unincorporated Bannock County, may be deteriorating or deteriorated and should be examined as to whether such an area is eligible for an urban renewal project;

WHEREAS, in October 2023, the Agency authorized SB Friedman Development Advisors, LLC (SBF) to commence a preliminary eligibility study on several geographic areas within the City and extending to the City’s area of City impact within unincorporated Bannock County. SBF presented its preliminary eligibility findings on each geographic area to the Agency Board of Commissioners (the “Board”) on April 17, 2024. At its meeting on June 12, 2024, the Board directed SBF to proceed with study and planning efforts related to the South 5th Corridor and preparation of an eligibility report of an area approximately 2,292 acres in size (including public rights-of-way). The area is roughly bounded by the Union Pacific Railroad to the south and west, Barton Road to the north, and the foothills of the Pocatello Range of mountains to the east, and is commonly referred to as the South 5th Corridor Area (the “Study Area”). The Study area is bisected by both Interstate 15 and South 5th Avenue;

WHEREAS, the South 5th Urban Renewal Area Eligibility Report, dated June 11, 2025 (the “Report”), a copy of which is attached hereto as **Exhibit A**, examined the Study Area, which area also included real property located within unincorporated Bannock County, for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

WHEREAS, pursuant to Idaho Code Sections 50-2018(8), (9) and 50-2903(8), which define the qualifying conditions of a deteriorating area and deteriorated area, several of the conditions necessary to be present in such an area are found in the Study Area, including:

- a. predominance of defective or inadequate street layout;

- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership; and
- d. unsuitable topography;

WHEREAS, the effects of the listed conditions cited in the Report result in economic underdevelopment of the area, substantially impairs or arrests the sound growth of a municipality, constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare in its present condition or use;

WHEREAS, the Study Area includes open space/open land;

WHEREAS, under the Act, a deteriorated area includes any area which is predominantly open and which, because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality. *See* Idaho Code Section 50-2903(8)(c);

WHEREAS, Idaho Code Sections 50-2018(8), (9), 50-2903(8) and 50-2008(d) list additional conditions applicable to open land areas, including open land areas to be acquired by the Agency, which are the same or similar to the conditions set forth in the definitions of “deteriorating area” and “deteriorated area;”

WHEREAS, the Report addresses the findings concerning the eligibility of open land within the Study Area as defined in Idaho Code Sections 50-2018(9), 50-2903(8)(c), and 50-2008(d);

WHEREAS, under the Law and Act, specifically Idaho Code Sections 50-2903(8)(f) and 50-2018(8) and (9), the definition of a deteriorating area shall not apply to any agricultural operation as defined in Section 22-4502(2), Idaho Code, absent the consent of the owner of the agricultural operation except for an agricultural operation that has not been used for three (3) consecutive years;

WHEREAS, the Study Area may include parcels subject to such consent. While the necessary consents have not been obtained, any and all consents shall be obtained prior to the Pocatello City Council’s consideration of any urban renewal plan;

WHEREAS, the Report includes a preliminary analysis concluding the base assessment roll value for the Study Area along with the combined base assessment roll values for the Existing Project Areas do not exceed 10% of the current assessed valuation of all taxable property within the City of Pocatello;

WHEREAS, Idaho Code Section 50-2018(18) provides that an urban renewal agency cannot exercise jurisdiction over any area outside the city limits without the approval by resolution of the governing body of the other city or county declaring the need for an urban renewal project for the proposed area;

WHEREAS, a portion of the Study Area includes certain real property located in unincorporated Bannock County;

WHEREAS, the Agency accepted the Report by way of Resolution No. 2025-3 at the June 18, 2025, meeting of the Agency Board, a copy of which Resolution (without exhibits) is attached hereto as **Exhibit B**;

WHEREAS, the Report was forwarded to the Bannock County Board of Commissioners for purposes of obtaining a resolution determining such area to be deteriorated and/or deteriorating and finding the need for an urban renewal project for the proposed Study Area;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by resolution, determined such area to be a deteriorated area or deteriorating area, or combination thereof, and designated such area as appropriate for an urban renewal project;

WHEREAS, Idaho Code Section 50-2906, also requires that in order to adopt an urban renewal plan containing a revenue allocation financing provision, the local governing body must make a finding or determination that the area included in such plan is a deteriorated area or deteriorating area;

WHEREAS, the proposed Study Area has no impact on the jurisdictional boundaries of Bannock County;

WHEREAS, on June 24, 2025, representatives of the City and the Agency met with the Board of County Commissioners to discuss the proposed Report and the Study Area;

WHEREAS, on June 24, 2025, representatives of the City and/or the Agency presented the Report to the Board of County Commissioners requesting the Commissioners consider adopting the findings concerning the proposed Study Area;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF BANNOCK COUNTY, IDAHO, AS FOLLOWS:

Section 1. That the above statements are true and correct.

Section 2. That the findings of the Agency made on June 18, 2025, in Resolution No. 2025-3 are hereby adopted by the Board of County Commissioners.

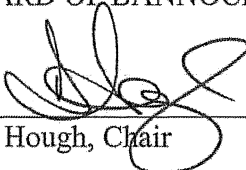
Section 3. That there is a need for an urban renewal plan for the Study Area.

Section 4. To the extent a portion of the Study Area owned by Bannock County may be determined to be an agricultural operation as defined by Idaho Code Section 22-4502(2), this Resolution provides the necessary consent.

Section 5. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED this 24th day of June, 2025.

BOARD OF BANNOCK COUNTY COMMISSIONERS



Jeff Hough, Chair



Ernie Moser, Commissioner



Ken Bullock, Commissioner

ATTEST:



Jason C. Dixon, Bannock County Clerk

TO: Mayor Blad
City Council

FROM: Christine Howe, Grants Manager – Planning & Development Services Department
Brent McLane, Director – Planning & Development Services

DATE: July 17, 2025 City Council Meeting

RE: Professional Services Agreement – Kirk Huffaker Preservation Strategies

Council may wish to accept the recommendations of staff and approve a professional services agreement between the City of Pocatello and Kirk Huffaker Preservation Strategies for Section 106 review and compliance regulations for the property at 429 Washington Ave., and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review.

As part of the investigation and research on the potential use of Housing Trust Funds on the property, the City is required to complete an Environmental Review following HUD guidelines. This includes a Section 106 review from the State Historic Preservation Office (SHPO). SHPO has requested a qualified architectural historian complete an evaluation of the historic resource to establish a finding of effect based on this evaluation.

The total agreement is \$6,467.50 and would be funded through the Grant Division Professional Services budget.

If you have questions or would like more information, please do not hesitate to contact Christine Howe at chowe@pocatello.gov.

MEMORANDUM

TO: Mayor Blad and City Council

FROM: Jared Johnson, City Attorney 

DATE: July 10, 2025

RE: Consultant Agreement for Professional Services

I have reviewed the proposed Consultant Agreement for Professional Services from Kirk Huffaker Preservation Strategies for work pertaining to city property located at 429 Washington Avenue. I have no legal concerns with Mayor Blad signing this document once so authorized by the City Council.

Please let me know if you have any questions or concerns.

STANDARD TERMS FOR AGREEMENTS.

Amendment and Termination

Either Kirk Huffaker Preservation Strategies (KHPS) or its Client (as listed within any Contract or Agreement) may terminate an Agreement (or Contract) without cause. If mutually agreed by both parties, any Amendment can amend the original Agreement provided the mutual amendment is documented in writing. In the event this Agreement is terminated and the services are priced on a fixed fee basis, KHPS shall be entitled to payment from Client based on the percentage of work completed, as reasonably estimated by KHPS, plus any direct costs incurred prior to termination. In the event this Agreement is terminated and the services are priced on a time and materials (Hourly) basis (with or without a not-to-exceed limit), KHPS shall be entitled to reimbursement for the number of hours worked at the applicable rate and any direct costs incurred prior to termination. All provisions of this Agreement that expressly or by their nature continue in effect (such as warranties and remedy limitations) shall survive termination.

Business Licenses

KHPS maintains an active business license to operate from its location in Salt Lake City, Utah. State registrations are also maintained where KHPS is active. A copy of any or all registrations is available upon request.

Delays

Where KHPS has agreed to or provided an estimated completion date for execution of the Scope of Services, it shall make a reasonable and good faith effort to complete the services prior to or on that date subject to Client's compliance with this Agreement and other factors beyond its control. KHPS is not responsible for delays or other circumstances caused by the unavailability of third-party services, delays in government approvals, or other factors beyond its reasonable control.

Expertise

Any maps or similar materials provided by KHPS are for illustration purposes only and shall not be relied on as legal land surveys. No opinions are intended to be expressed by KHPS for matters that require design, engineering, financial, or legal expertise or other specialized knowledge beyond that customarily possessed by similarly qualified historic preservation consulting companies or individuals.

Expiration

All Agreements expire thirty (30) days after final payment is received for services rendered. Following expiration, engagement with KHPS can be maintained as an hourly fee until such time that a new Agreement is agreed upon.

Insurance

KHPS maintains active business insurance for liability and errors and omissions. A Client must request to be listed as an additional insured or require it as a contractual term. Workers Compensation insurance is also maintained by KHPS. More information about insurance or certificates are available upon request.

Non-Discrimination

KHPS does not discriminate or allow subconsultants or individuals under its control to discriminate in violation of the Rehabilitation Act, 29 U.S.C. § 793, the Vietnam Era Readjustment Assistance Act, 38 U.S. C. § 4212 or Executive Order 11246 or similar requirements, or against individuals based on accessibility, race, gender, religion, or sexual orientation to the extent required, and takes affirmative action to employ and advance in employment any qualified individual.

Non-Distribution

Any proposal is provided to the Client and the Client's direct associates for the purpose of negotiation and arranging for a formal contractual relationship. The proposal, in whole or in part, shall not be shared with anyone outside the Client's immediate company and/or team or it will be considered a violation of the terms of the agreement.

Non-payment Penalty

Payment for invoices is due within thirty (30) days of being issued. The Client may negotiate a different billing structure if that facilitates a better payment schedule for the Client. Invoices past due more than thirty (30) days may be subject to a late fee of \$50.00 per month. If non-payment continues past an unreasonable period, KHPS may pursue any legal remedy available to collect.

Payment

For work performed under an hourly agreement, time is tracked at a minimum of fifteen (15) minute increments. Billing is conducted monthly and all payments are due within thirty (30) days. Invoices will be billed monthly based on percentage of task completion, and will be due within thirty (30) days of billing. If changes to the proposed or accepted

Scope of Services or Compensation and Payment are required, the Consultant will inform the Client to seek approval to extend the Agreement or conclude the work.

Provision and Confidentiality of Information

Client agrees to cooperate with and provide information to KHPS as necessary for the execution of the Scope of Services. Client agrees to comply with all applicable laws regarding the confidentiality of environmental data and all other applicable laws and requirements in connection with this Agreement. KHPS agrees to treat as confidential, information identified by the Client as such in writing, subject to applicable laws. The Client's primary identified contact(s) shall have complete authority on behalf of the Client with respect to this Agreement and the Scope of Services, including the authority to provide or obtain any necessary information and approvals, and KHPS may rely on such authority.

Relationship; Authority

The relationship of the parties hereunder is that of independent contractors and not principal-agent, partners, or otherwise. Except as expressly provided under this Agreement, neither party shall have any authority to act on behalf of or bind the other party. Only KHPS's Principal shall be authorized to bind KHPS.

Subcontractors

KHPS reserves the right to hire employees and/or subcontractors to perform work under the direction of the Principal in order to provide products according to the agreed-upon fee and schedule. In no way, shall a subcontractor's work justify a sacrifice in product quality or communication responsiveness to the Client.

Warranty

KHPS warrants that the services performed by its principals, employees, and subcontractors will be performed substantially in conformance with the standard of care observed by similarly situated companies providing services under similar conditions.

KHPS hereby warrants that it is qualified to assume the responsibilities and render the services described herein, and has all requisite authority to perform such duties as required by law.

In the event of a breach of the foregoing warranty, KHPS's sole obligation shall be to use commercially reasonable efforts to re-perform the services in compliance with such warranty, if possible, or at KHPS's option, refund the fees paid by the Client for the

Kirk Huffaker

Preservation Strategies

applicable services. Except for the foregoing warranty, the services and information provided under this Agreement are provided 'as-is' and KHPS disclaims to the maximum extent permitted by law all warranties relating to such services and information including any implied warranties of merchantability or fitness for a particular purpose. Client understands that for various reasons investigations by KHPS may not uncover all relevant information and that reports generated by KHPS may rely on various third-party information that KHPS may assume to be accurate without independent verification.

KHPS will make best efforts to successfully achieve the desired end results of the Client by faithfully and diligently executing the above Scope of Services according to the Schedule. However, by providing the above listed professional services, KHPS in no way warrants or guarantees that the outcome guarantees future funding, financial benefit, establishment or implementation of a new program, historic designation(s), and/or tax credit certification.

CONSULTANT AGREEMENT FOR PROFESSIONAL SERVICES

Section 106 Compliance Evaluation for 429 Washington Ave., Pocatello

This Agreement is entered into by the undersigned parties on the effective date to provide professional services. It has been provided by Kirk Huffaker Preservation Strategies (KHPS) to the City of Pocatello (City) on June 23, 2025. The City's information is as follows:

City/Project Manager: Christine Howe, Grants Manager
Grants Manager, Planning & Development Services
chowe@pocatello.gov
(208) 234-6186

Project Understanding

The City is considering utilizing funding from the U.S. Department of Housing and Urban Development (HUD) to build affordable housing on the site. That funding requires compliance with Section 106 of the National Historic Preservation Act. KHPS is being considered to prepare a report on the site to submit to SHPO for review and comment.

Scope of Services

The City has requested that KHPS perform work that will meet compliance regulations under Section 106 of the National Historic Preservation Act for the property at 429 Washington Ave., Pocatello, Bannock County, Idaho.

KHPS will provide an evaluation of the historic resource(s) and a finding of effect based on that evaluation and the proposed project. The report will describe the site's significance, character-defining architectural features, and finding of effect (No Effect, No Adverse Effect, or Adverse Effect). This report will meet SHPO standards, clearly communicate the evaluation of the historic resource(s) and finding of effect. The report will include the following:

- 1) Brief historic context and significance
- 2) Project area photographs

- 3) Description and evaluation of current historic resources
- 4) Determination of effect
- 5) Appendix that includes a current site plan and additional photographs

Upon reading the report, SHPO will determine if your resources are historically significant and eligible to the NRHP. This determination is not arbitrary. It is based on specific National Register criteria for age, integrity, and historic association. Then, they will determine if they concur with the final determination of effect in the report and issue a finding of effect letter to the City.

Products

All final (Adobe) and native (MS Word) products, including digital files of research and photographs, become the property of the City at the conclusion of the project.

Schedule

The City has requested that the report be delivered by July 3, 2025.

Fee

KHPS can complete the Scope of Work according to the Schedule for a fee of \$6,467.50 inclusive of professional time, travel, and project expenses. The project breakdown is as follows and accounts for variation in the process as described above.

Category	Cost
Historic Report	\$5,415.00
Travel	\$1,052.50
TOTAL	\$6,467.50

Invoicing will occur monthly, and payment is due within 30 days.

Miscellaneous Provisions

State of Idaho Requirements. The following provision(s) is/are required by the State of Idaho. The inclusion of this/these provision(s) in this Agreement does not indicate City's support or opposition to this/these provision(s) nor agreement by City that this/these

Kirk Huffaker

Preservation Strategies

clause(s) is/are relevant to the subject matter of this Agreement. Rather, this/these provision(s) is/are included solely to comply with the laws of the State of Idaho.

Ownership or Operation by China. Consultant certifies that it is not a company currently owned or operated by the government of China and will not for the duration of this Agreement be owned or operated by the government of China. The terms “company” and “government of China” shall have the meanings ascribed to them in Idaho Code § 67-2359.

No Public Funds for Abortion Act (NPFAA). Consultant certifies that it is not and will not for the duration of this Agreement become, an abortion provider or an affiliate of an abortion provider, as those terms are defined in the “No Public Funds for Abortion Act,” Idaho Code §§ 18-8701.

Please refer to the Standard Terms for Agreements for further information on working with Kirk Huffaker Preservation Strategies.

Signature

By entering into this Agreement, the undersigned fully warrants that he/she is the owner of or legal representative for the said property in the Scope of Work. Consultant retains the right to revise this Schedule and the Compensation and Payment if this Agreement is not signed and fully executed by July 31, 2025.

City Authorized Representative

By: _____ (signature)

_____ (name printed)

Title: _____

Date: _____

Kirk Huffaker Preservation Strategies
Kirk Huffaker, Principal

_____ (signature)

_____ (name printed)

Date: _____

**REGULAR CITY COUNCIL MEETING
AIRPORT POWER SERVICE REQUESTS AND QUOTES
EXECUTIVE SUMMARY
JULY 17, 2025**

One of this year's FAA AIP (Airport Improvement Program) projects is constructing a new taxiway to facilitate hangar development. Part of that project is removing existing overhead power that will be an obstruction and installing new underground power. The Airport is currently seeing approval of the service requests and quotes allowing Idaho Power to perform the work. The total cost will be \$70,988.00 and will be funded as part of the total project 95% by FAA grant funds with the 5% match funded by state grant funds and Airport PFC (passenger facility charge) funds.

MEMORANDUM

TO: City Council and Mayor
FROM: Brian Trammell, Deputy City Attorney
DATE: July 11, 2025
RE: Idaho Power

I have reviewed the agreements with Idaho Power and have no legal concerns regarding the Council's approval of the agreements with Idaho Power or the authorization for the Mayor to sign them.

Please let me know if you have any questions or concerns.

CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: CITY OF POCA TELLO - 1950 AIRPORT WAY - AIRPLANE HANGERS

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$77,142
2. Customer Credits (Betterment, Metering, Salvage)		\$0
3. Customer Performed Construction Work Credit		\$(11,525)
4. Net Line Installation Cost		\$65,617
Unusual Conditions		
5. Unusual Conditions		\$0
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
7. Net Unusual Conditions		\$0
Terminal Facilities Costs		
8. Terminal Facilities		\$22,168
9. Terminal Facilities Allowances		\$(22,168)
10. Terminal Facilities Salvage		\$0
11. Net Terminal Facilities Cost		\$0
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$1,067
14. Permits		\$0
15. Relocation or Removal		\$391
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs (Line Items 4, 7, 11, 12, 13, 14, 15, 16)		\$67,075
18. Prepaid Charges (Engineering, Permits & Right-of-Way)	\$0	
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$67,075

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes: Due to labor shortages and pandemic-related supply chain issues, Idaho Power anticipates a possible shortage of certain materials and equipment necessary to complete the Work (as defined below) which may delay completion of the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00533284		27679661	0000176901	002

By Initialing below, Customer acknowledges and agrees to the following:

_____ The Customer has received the Underground Residential Conduit Installation brochure/packet or will access
Customer the information available online at
initials <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

_____ **Final Grade:** Customer understands that as of _____ the above-named project will
Customer be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and
initials sub grading completed by this date. The project must be properly referenced and have grade stakes installed
at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths
for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power
facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines,
elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground
equipment, below-ground equipment, cable, or conduit.

N/A
_____ **Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are
Customer construction conditions not normally encountered, but which Idaho Power may encounter during construction
initials which impose additional, project-specific costs. These conditions include, but are not limited to: frost,
landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching,
boring, nonstandard facilities or construction practices, and other than available voltage requirements. The
total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will
be based on the actual costs incurred by Idaho Power related to the conditions encountered during
performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual
Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Public Entity Indemnity Limitation. Idaho Power acknowledges that Customer is a public entity and, as such, Customer's liability is at all times limited as required by Idaho law, including Idaho Code Title 59, Chapter 10, the Idaho State Constitution, and the Idaho Tort Claims Act, Idaho Code Sections 6-901 through 6-929 and any indemnification or hold harmless provision shall be void to the extent such provision violates applicable laws. Nothing in the agreement shall be deemed to constitute a waiver by Customer of any privilege, protection, or immunity otherwise afforded it under the Idaho Constitution, Idaho Tort Claims Act, or any other applicable law or a waiver of its sovereign immunity, which is hereby expressly retained.

Internal use				Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00533284		27679661	0000176901	002

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$52,494

Customer Payment Due Prior to Scheduling Construction

\$67,075

Underground Service Attachment Charges to be billed separately

Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

Statutory Certifications. In accordance with Idaho Code Section 67-2359, Idaho Power Company hereby certifies that it is not currently, and for the duration of this Customer Cost Quote will not be, owned or operated by the Government of China as defined in said code section. In accordance with Idaho Code Section 67-2346, Idaho Power Company hereby certifies that it is not currently engaged in, and for the duration of this Customer Cost Quote will not engage in, a boycott of goods and services from Israel or territories under its control as defined in said code section.

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
535 S 3rd Ave
Pocatello, ID 83201

Customer Signature

Date

Idaho Power Representative

Matthew Pallante

Quote Date 07/08/2025

Internal use

Page 3 of 3

Service Request Number:

00533284

Customer Account Number:

Work Order Number:

27679661

Design Number:

0000176901

Version:

002

Customer Performed Construction Work Agreement

CITY OF POCA TELLO
1950 AIRPORT WAY / POCA TELLO, ID83204

This Customer Performed Construction Agreement ("Agreement") is between Idaho Power Company ("Idaho Power") and CITY OF POCA TELLO ("Customer"), and sets forth the terms and conditions that shall govern the Customer's Performing a portion of the construction work ("Work") required as a part of Idaho Power's Work Order Number below.

Customer understands and agrees to the following with regards to the Work performed by the Customer under this agreement:

- 1 Work will be performed is marked on the Work Order Map attached hereto and is referred to as the Customer's Work Area.
- 2 The Work shall be performed under the direction and control of the Customer who shall be acting as an independent contractor and not as an agent or employee of Idaho Power.
- 3 The Customer agrees to indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives, and agents from, for, and against any claims, allegations, demands, damages, liens, losses, expenses, suits, actions, proceedings, judgments, liabilities, and costs of any kind whatsoever (including attorneys' fees and expert witness fees and expenses) from third parties arising out of, or relating to, the Work, a violation by Customer of any federal or state law, regulation, statute, or ordinance, or any breach by Customer of this Agreement.
- 4 The Customer shall be responsible for the safety of all individuals near the Work site, including without limitation, the safety of the Customer and its contractors, employees, and agents. The Customer shall take precautions for safety of, and shall provide protection to prevent damage, injury or loss to (i) those performing labor or Work or furnishing materials or equipment at the Work site and other persons who may be affected thereby; (ii) other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities; and (iii) the work, materials, equipment, tools, machinery and facilities of or being utilized by Idaho Power or separate consultants or contractors. Customer shall erect and maintain, as required by existing conditions and performance of this Agreement, reasonable safeguards for safety and protection, including but not limited to, posting danger signs and other warnings against hazards, promulgating safety regulations and shall make arrangements with utilities and Dig Line to identify the location of all underground utilities 2 days prior to commencing the Work.
- 5 Idaho Power shall have the right to review, test, inspect, approve, and accept the Work provided or performed by the Customer. The Customer shall comply (and shall cause its contractors, and any person or entity performing any portion of the Work to comply) with all federal, state, and local laws, rules, regulations, codes and permits applicable to the Work, and the following Idaho Power specifications:
 - a. The minimum width of a Customer-provided trench is 18 inches for most installations. This allows adequate spacing between conduits for most applications. Prior approval is necessary for any other width from the Idaho Power representative assigned to this job.
 - b. The spoils pile will be stored a minimum of 2 feet from the edge of the trench for working space and safety.
 - c. The Customer will have equipment and operator onsite to correct any problems with the trench.
 - d. The Customer will be responsible for any damage to property or landscape done during trenching
 - e. The Customer will install and be responsible for erosion controls at trench location when trench is the possibility of washing out before vegetation grows back.
 - f. A minimum burial depth (measured from the top of the conduit) of 42 inches for primary trench and 30 inches for secondary and service trench. The customer will backfill with native soil and wheel-roll the trench for standard compaction. Wheel rolling achieves about 80 percent compaction rate. This depends on soil conditions. Shading the conduit with enough selected backfill material to provide 6 inches of cover. Rocks no larger than 2 inches for the first 6 inches of fill material are allowed and rocks no larger than 6 inches for the remainder of the fill are allowed.
 - g. The trench must be inspected by an Idaho Power representative prior to backfill.

Standard compaction is required in all areas that do not require high compaction. For standard compaction, backfill with the native soil and wheel-roll the trench. If the soil is loamy or does not compact well, the spoils must be hauled off and replaced with 3/4-inch road mix up to 12 inches of the surface. Native backfill will be used for the top 12 inches of the trench.

0 Standard Compaction footage.

Note: The grantor of the right-of-way may require high compaction in areas not under a paved surface or road but still within the right-of-way.

High compaction is required in areas where the trench will be under a roadway, alley, driveway, parking lot (whether paved or unpaved), a paved surface or where the grantor of the right-of-way requires high compaction. For high compaction, backfill the trench in 12-inch lifts with ¾-inch road mix or pit run and compact each lift with a Wacker or other similar compaction device. Native soil is not acceptable as a backfill material for high compaction and must be hauled off.

0 High Compaction footage.

- 6 The Customer acknowledges his/her full and continuing responsibility to use reasonable judgment in all aspects of the performance of the Work. In addition, the Customer agrees that at any time during the progress of the Work and at Idaho Power's option, Idaho Power may order, after inspection, that any Work deemed to be unsatisfactory shall be reperformed at Customer's sole cost and expense.
- 7 Idaho Power will install all primary conduit, cables, transformers and pads.
- 8 Except for the Work described in this Agreement, all other work will be performed by Idaho Power or its contractor.
- 9 This Agreement and all Work required to be performed under the Work Order described above is subject to all applicable schedules and tariffs approved and filed with Idaho Power's regulators.
- 10 Other

Customer will receive credit on the Customer Cost Quote in the amount of **\$11,525.00**, as a contribution in aid of construction for the Work performed under this Agreement.

Customer Signature: _____ **Date:** _____

Idaho Power Representative: GARY PECK Date: 5/7/2025



Idaho Power Company
Service Request

Page: 1
Date: 5/7/2025

Service Request Number: 00533284

CITY OF POCATELLO - 1950 AIRPORT WAY - AIRPLANE HANGERS

Work Order Number:	27679661	Eng Hours:	00011
Request Type:	CS	Eng Fee Amount(Att98):	1,067.00
Rate Sch.:	07	Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	

Feeder: SIPN42P
Service Location: 1950 AIRPORT WAY POCATELLO, ID 83204
Required in Service Date: 1/13/2025
Planning Center/Team: POCNORTH

Contact Detail:

CUST CITY OF POCATELLO

IPCO GARY PECK (208) 236-7734 GPeck@idahopower.com
301 E Benton St, POCATELLO ID 83201
RFND CITY OF POCATELLO

Attribute Information

RES/COM

Service Voltage	120/240	No. Of Meters	??
Number of Phases	1	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	U/G
1 Phase KW Demand		Service OH/UG	U/G- RCO
3 Phase KW Demand		Srv Owner	IPCO
Vested Int. Connected Load	105KW	Panel Amp Size	0
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description



Idaho Power Company
Service Request

Page: 1
Date: 5/7/2025

Service Request Number: 00538074

CITY OF POCATELLO - REMOVAL OF O/H FACILITIES

Work Order Number:	27679747	Eng Hours:	00006
Request Type:	CS	Eng Fee Amount(Att98):	582.00
Rate Sch.:		Eng Fee Amount(Att16):	
Reply By:		Eng Fee Service Agreement No:	
		Eng Fee Service Agreement Date:	
		Customer No:	
Feeder:	SIPN42P		
Service Location:	1950 AIRPORT WAY POCATELLO, ID 83204		
Required in Service Date:	4/29/2025		
Planning Center/Team:	POCNORTH		

Contact Detail:

CUST	CITY OF POCATELLO		
IPCO	GARY PECK	(208) 236-7734	GPeck@idahopower.com
	301 E Benton St, POCATELLO ID 83201		
RFND	CITY OF POCATELLO		

Attribute Information

RES/COM

Service Voltage	0	No. Of Meters	
Number of Phases	0	Meter Location	
KW Motor Load:		Ct Loc	
Largest Motor		Primary OH/UG	
1 Phase KW Demand		Service OH/UG	
3 Phase KW Demand		Srv Owner	
Vested Int. Connected Load		Panel Amp Size	0
Commercial Deposit Amount		Service Pole Riser	
SIC Number			

Description

CUSTOMER HAS REQUESTED IPCO TO PROVIDE POWER TO NEW HANGER COMPLEX. THIS WORKORDER REMOVES ALL OVERHEAD EXISTING FACILITIES. THIS WORKORDER IS TO BE WORKED IN CONJUNCTION WITH WO# 27679661.

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

Date

Gary J. Peck

MAY 7, 2025

Idaho Power Representative Signature

Date



Idaho Power Company
Service Request

Page: 2
Date: 5/7/2025

Service Request Number: 00533284

CITY OF POCA TELLO - 1950 AIRPORT WAY - AIRPLANE HANGERS

CUSTOMER IS REQUESTING IPCO TO PROVIDE UNDERGROUND INFRASTRUCTURE TO PROPOSED AIRPLANE HANGER COMPLEX. IPCO TO PROVIDE A COMBINATION OF OVERHEAD AND UNDERGROUND INFRASTRUCTURE TO INCLUDE BUT NOT BE LIMITED TO POLES AND RELATED EQUIPMENT / UNDERGROUND CONDUIT / CONDUCTOR / PADMOUNT TRANSFORMERS AND RELATED PADSITES / JUNCTION BOXES / RELATED SERVICE STUBS FROM DEVICES. IPCO IS ALSO RESPONSIBLE FOR REMOVAL OF EXISTING OVERHEAD FACILITIES AT PROJECT LOCATION BUT THOSE COSTS WILL BE REFLECTED IN A SEPERATE WORKORDER (27679747) CUSTOMER IS RESPONSIBLE FOR ANY MODIFICATIONS REQUIRED TO PROVIDE POWER TO EXISTING CUSTOMERS. CUSTOMER IS RESPONSIBLE FOR EXCAVATION OF PRIMARY TRENCH AT DEPTH OF 42-48" / PROPER BACKFILL COMPACTION AND HAUL OFF OF ALL OVERBURDEN AND/OR DEBRIS PER IDAHO POWER SPECIFICATIONS. CUSTOMER UNDERSTANDS THIS WORKORDER PROVIDES SERVICE STUBS TO A CERTAIN POINT - PER WORKORDER MAP. CONTINUATION OF SERVICE STUB INSTALLATIONS TO CUSTOMER METER SERVICE POINTS ARE THE RESPONSIBILITY OF THE CUSTOMER AND SERVICE CONDUCTORS TO ENERGIZE WILL BE CHARGED OUT ON A PER/FT BASIS AND BILLED ON A FIRST MONTH BILLING. CUSTOMER UNDERSTANDS AN EASEMENT IS TO BE SIGNED BY THE CITY OF POCA TELLO ENCOMPASSING THE PROPOSED UNDERGROUND INFRASTRUCTURE ROUTES. CUSTOMER UNDERSTANDS ANY MODIFICATIONS TO THE ACCEPTED DESIGN WILL BE AT THE CUSTOMERS EXPENSE.

Any changes to the project including but not limited to increases in load, timing of load schedule, location of service, and requested voltage may result in additional charges and/or delay of service. It is necessary to communicate changes as soon as possible.

Client Signature

Date

Gary J. Peck

MAY 7, 2025

Idaho Power Representative Signature

Date

CUSTOMER COST QUOTE FOR IDAHO POWER FACILITIES

Customer or Project Name: CITY OF POCATELLO - REMOVALS OF OVERHEAD FACILITIES

Construction Costs

Line Installation Costs		
1. Line Installation/Upgrade Charge		\$498
2. Customer Credits (Betterment, Metering, Salvage)		\$0
3. Customer Performed Construction Work Credit		\$0
4. Net Line Installation Cost		\$498
Unusual Conditions		
5. Unusual Conditions		\$0
6. Unusual Conditions Bank Letter of Credit (Only for over \$10,000)		\$0
7. Net Unusual Conditions		\$0
Terminal Facilities Costs		
8. Terminal Facilities		\$0
9. Terminal Facilities Allowances		\$0
10. Terminal Facilities Salvage		\$0
11. Net Terminal Facilities Cost		\$0
12. Underground Service and Attachment Charges		\$0
13. Engineering Charge		\$582
14. Permits		\$0
15. Relocation or Removal		\$2,833
16. Miscellaneous Charges/Adjustments		\$0
17. Net Construction Costs	(Line Items 4, 7, 11, 12, 13, 14, 15, 16)	\$3,913
18. Prepaid Charges	(Engineering, Permits & Right-of-Way)	\$0
19. Vested Interest Charge		\$0
20. Customer Payment Due Prior to Construction Scheduling		\$3,913

This cost may not include all construction costs, see page 3 if additional service charges apply.

Notes: Due to labor shortages and pandemic-related supply chain issues, Idaho Power anticipates a possible shortage of certain materials and equipment necessary to complete the Work (as defined below) which may delay completion of the Work.

Customer understands that charges for relocation, transfer or removal of non-Idaho Power equipment attached to Idaho Power facilities are not included in this Customer Cost Quote. It is the customer's responsibility to coordinate this work with the affected utility. All charges associated with this work are the responsibility of the Customer. For utility contact information, please call 208-388-2886.

Customer understands that Idaho Power determines the metering requirements at such time that Customer submits a service request and requested electrical load during final design of the Project as contemplated herein.

Notice: This Customer Cost Quote shall be binding on both Idaho Power Company ("Idaho Power") and Customer for a period of 60 days from the quoted date indicated below, subject to changes in information provided by the Customer or changes in Idaho Power's ability to obtain satisfactory rights-of-way or to comply with governmental regulations, including but not limited to the rules, regulations, and tariffs of the Idaho Public Utilities Commission ("IPUC") and the Public Utility Commission of Oregon ("OPUC"). Customer must make payment of the quoted amount not less than (30) days prior to the start of the construction work set forth in this agreement ("Work"). However, Idaho Power does not represent or warrant that the Work will commence within 30 days of receipt of payment. The start of the Work is subject to Idaho Power's ability to obtain the necessary labor, materials and equipment.

Internal use				Page 1 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00538074		27679747	0000176936	002

By Initialing below, Customer acknowledges and agrees to the following:

N/A
Customer initials The Customer has received the Underground Residential Conduit Installation brochure/packet or will access the information available online at <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/UGResConduitInstall.pdf>

N/A
Customer initials **Final Grade:** Customer understands that as of [REDACTED] the above-named project will be ready for facilities to be installed by Idaho Power. All roadways and cable routes must have all grading and sub grading completed by this date. The project must be properly referenced and have grade stakes installed at all Idaho Power device locations and as might be necessary to establish proper elevations and burial depths for Idaho Power facilities. The Customer will be responsible for the total cost of damage to Idaho Power facilities resulting from any subsequent changes in property, any needed relocation, repair, or lines, lot lines, elevations, grades, excavations, or profiles causing improper locations or burial depths of above-ground equipment, below-ground equipment, cable, or conduit.

N/A
Customer initials **Unusual Conditions:** As defined in Idaho Power's line installation tariff, Rule H, Unusual Conditions are construction conditions not normally encountered, but which Idaho Power may encounter during construction which impose additional, project-specific costs. These conditions include, but are not limited to: frost, landscape replacement, road compaction, pavement replacement, chip-sealing, rock digging/trenching, boring, nonstandard facilities or construction practices, and other than available voltage requirements. The total cost for all Unusual Conditions, in connection with the work as set forth on this Customer Cost Quote will be based on the actual costs incurred by Idaho Power related to the conditions encountered during performance of the Work. Upon completion of all Work, Idaho Power will refund to Customer any Unusual Conditions amount set forth on this Customer Cost Quote sheet but, not incurred by Idaho Power.

Prior to commencement of the work, Customer shall identify for Idaho Power the location of all underground pipes, lines, and other facilities (collectively, the "Underground Lines") that may be on Customer's property where Idaho Power is working. Customer agrees to be responsible for identification and location of all Underground Lines and shall indemnify, defend, reimburse and hold harmless Idaho Power and its successors and their respective directors, officers, members, employees, representatives and agents for, from, and against any and all claims, liabilities, losses, damages, expenses, suits, actions, proceedings, judgement and costs of any kind (collectively, "Damages"), whether actual or merely alleged and whether directly incurred or from a third party, arising out of or relating to Customer's failure to properly or adequately identify and locate the Underground Lines, except to the extent finally determined by a court of law that such Damages resulted from the gross negligence or willful misconduct of Idaho Power, its agents, subcontractors, employees, officers or directors.

Public Entity Indemnity Limitation. Idaho Power acknowledges that Customer is a public entity and, as such, Customer's liability is at all times limited as required by Idaho law, including Idaho Code Title 59, Chapter 10, the Idaho State Constitution, and the Idaho Tort Claims Act, Idaho Code Sections 6-901 through 6-929 and any indemnification or hold harmless provision shall be void to the extent such provision violates applicable laws. Nothing in the agreement shall be deemed to constitute a waiver by Customer of any privilege, protection, or immunity otherwise afforded it under the Idaho Constitution, Idaho Tort Claims Act, or any other applicable law or a waiver of its sovereign immunity, which is hereby expressly retained.

Internal use				Page 2 of 3
Service Request Number:	Customer Account Number:	Work Order Number:	Design Number:	Version:
00538074		27679747	0000176936	002

The Customer acknowledges Idaho Power's Rule C (Service and Limitations), Section 7 (Right of Way) on file with the IPUC OPUC: "The Customer shall, without cost to Idaho Power, grant Idaho Power a right-of-way for Idaho Power's lines and apparatus across and upon the property owned or controlled by the Customer, necessary or incidental to the supplying of Electric Service and shall permit access thereto by Idaho Power's employees at all reasonable hours." By signing this Customer Cost Quote, Customer grants to Idaho Power a perpetual right-of-way over the Customer's property for the installation, operation, replacement and maintenance of power facilities to provide electrical service to the Customer and any future owners of the Customer's property.

Construction Costs available for refund

(Vested Interest limited to 5 years or 4 additional applicants)

\$0

Customer Payment Due Prior to Scheduling Construction

\$3,913

N/A Underground Service Attachment Charges to be billed separately

Customer
initials

The Customer understands that Underground Service Attachment Charges will be billed separately on the first month's power bill after service installation has been completed. In addition, the Customer has reviewed and acknowledges their responsibility for these costs. Idaho and Oregon cost information are available online at:

ID: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/IdahoCostInfo.pdf>

OR: <https://docs.idahopower.com/pdfs/ServiceBilling/customerservice/newConstruction/OregonCostInfo.pdf>

Statutory Certifications. In accordance with Idaho Code Section 67-2359, Idaho Power Company hereby certifies that it is not currently, and for the duration of this Customer Cost Quote will not be, owned or operated by the Government of China as defined in said code section. In accordance with Idaho Code Section 67-2346, Idaho Power Company hereby certifies that it is not currently engaged in, and for the duration of this Customer Cost Quote will not engage in, a boycott of goods and services from Israel or territories under its control as defined in said code section.

Please sign and return all relevant forms along with the amount stated on the Customer Cost Quote to:

IDAHO POWER COMPANY
535 S 3rd Ave
Pocatello, ID 83201

Customer Signature

Date

Idaho Power Representative

Matthew Pallante

Quote Date 07/08/2025

Internal use

Page 3 of 3

Service Request Number:

00538074

Customer Account Number:

Work Order Number:

27679747

Design Number:

0000176936

Version:

002

Customer Consent to proceed with Engineering/Design

Thank you for your request. We are excited to serve as your electric service provider.

I, City of Pocatello ("Applicant") requested for Idaho Power Company ("Idaho Power")
to proceed with engineering for the work request located at: 1950 Airport Way/1950 Boeing
Pocatello, ID 83204

Idaho Power's line extension tariff provides:

Engineering Charge. Applicants or Additional Applicants will be required to prepay all engineering costs for Line Installations and/or Alterations greater than 16 estimated hours. Estimates equal to or less than 16 hours will be billed to the Applicant or Additional Applicant as part of the construction costs, or after the engineering is completed in instances where construction is not requested.

I understand I am responsible for an engineering charge of \$93.00 per hour in Idaho or \$94.00 per hour in Oregon. I agree to pay the engineering charge, whether the work requested is built or not. I understand the engineering charge is non-refundable and subject to Idaho Power collection activity if unpaid.

Additional fees may include, but are not limited to, the following: right of ways, permitting, research related to the design and design changes requested by the Applicant and billed as a part of the construction costs.

The engineering hourly rate will update annually and is assessed beginning on the Idaho or Oregon Public Utility Commission's approved date.

Important to fill out this section to avoid delays designing this project.

Financially Responsible Name: City of Pocatello
Email Address: kheinz@pocatello.gov
EIN or last 4 of SSN: 826000244 Date: _____
Financially Responsible Signature: _____ Phone: 208-234-6154
Customer Signature: XX Date: XX
Mailing Address: PO Box 4169, Pocatello, ID 83205
Email Address: kheinz@pocatello.gov Phone: 208-234-6154
Idaho Power Representative: Gary J. Peck Date: _____
Email Address: gpeck@idahopower.com Phone: 208-313-7734

Internal Use		
Service Request Number:	Work Order Number:	Design Number:
Customer Account:		

DESIGNER: GARY J. PECK
208-313-7734

DESIGNER: KATIE DECHAMBEAU
208-994-9814



40" AVIAN CONSTRUCTION

WORK IN CONJUNCTION WITH WO 27679661
- INSTALL OF AIRPLANE HANGER COMPLEX

MAPPING UPDATE- THIS
IS THE ONLY INFRASTRUCTURE
HERE

THIS POLE IS NOT HERE

THIS SECTION OF OVERHEAD
WILL BE MOVED BACK TO NEW
DIP POLE WO-27679661

Lot: 42.911654
Lon: -112.578692
GISO# 1305238

SWPP: ---

TIMES SCALE 0 1 2 3 4

Customer:

Date:

Job Title:
CITY OF POCATELLO - REMOVE OVERHEAD FACILITIES

Additional Description:
WORK IN CONJUNCTION WITH WO# 27679661

Additional Description:

Feeder Map File Name: SIPN4203

Qua	Twn	Rng	Sec	BM
4	06S	33E	10	BM
State	County			
ID	Power			

Surveyed or GPS: GPS
Joint Use Attachment: NO
Pre-Built Date: 5/7/2025
Built as Designed: ---
Construction Date: ---
Operating Voltage: 7.2kV



FDR By: ---
Date: ---
ArcFM By: ---
Date: ---

Designer: GJP7750
Design No: 0000176936
% Order No: 27679747

IDAHO POWER Co. WORK ORDER MAP

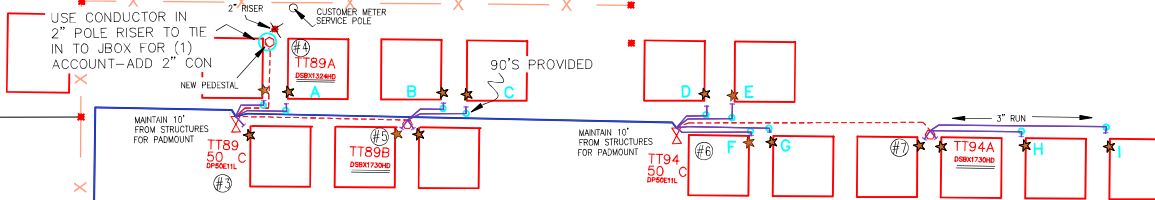
SCALE: 1" = 100

Sheet 1 of 1

CUSTOMER TO INSTALL
PEDESTAL FOR EXISTING
METER ON POLE - CUSTOMER
RESPONSIBLE FOR MAKING TIE
TO CUSTOMER ACCOUNT BEYOND
NEW METER PEDESTAL LOCATION

THIS WORK ORDER DOES NOT INCLUDE YOUR UNDERGROUND SERVICE CHARGES. YOUR ACCOUNT
WILL BE BILLED SEPARATELY ACCORDING TO THE "UNDERGROUND RESIDENTIAL CONDUIT INSTALLATION
REQUIREMENTS" ONCE THE SERVICE WORK HAS BEEN COMPLETED.

40" AVIAN CONSTRUCTION



★ DENOTES METER DISCONNECT
SERVICE POINTS

EASEMENT REQUIRED

DATE OBTAINED: _____
TO BE OBTAINED: _____
FROM _____ CITY OF POCA TELLO

CUSTOMER PROVIDED TRENCH

- PRIMARY TRENCH DEPTH REQUIRES 42" OF COVER
- SECONDARY & SERVICE TRENCH DEPTH REQUIRES 30" OF COVER
- **PLEASE REVIEW "CUSTOMER PERFORMED CONSTRUCTION WORK AGREEMENT" FOR FURTHER DETAILS.**

THIS WORKORDER TO BE
WORKED IN CONJUNCTION
WITH REMOVAL OF O/H
FACILITIES - WO 27679747

DESIGNER: GARY J. PECK
208-313-7734
DESIGNER: KATIE DECHAMBEAU
208-994-9814



Job Title:
CITY OF POCA TELLO - 1950 AIRPORT WAY - AIRPLANE HANGERS

Additional Description:
REMOVE EXISTING OVERHEAD / INSTALL POLES/U/G PER WORKORDER MAP

Additional Description:
CUSTOMER RESPONSIBLE FOR EXCAVATION / BACFILL / OF TRENCH

SWPP: Pending

Feeder Map File Name: SIPN4203

Qua	Twn	Rng	Sec	
4	06S	33E	10	BM
State		County		
ID		Power		

Surveyed or GPS: GPS
Joint Use Attachment: NO
Pre-Built Date: 5/7/2025
Built as Designed: ---
Construction Date: ---
Operating Voltage: 7.2kV



FDR By: ---
Date: ---
ArcFM By: ---
Date: ---

Customer: _____ Date: _____
Designer: GJP7750
Design No: 0000176901
Work Order No: 27679661

IDAHO POWER Co. WORK ORDER MAP

SCALE: 1" = 100

Sheet 1 or 2

UNDERGROUND CABLE NOTES											
POINT NUMBER	FROM	TO	CONDUCTOR CU	CABLE SIZE	CABLE LENGTH	TRENCH LENGTH	CONDUIT CU	CONDUIT SIZE	CONDUIT LENGTH	COMPACTION LENGTH	TRACER WIRE
1	F92	TT88	DCP10	1/0-C	74	CUST	DDB2	2	15	-	-
2	TT88	TT89	DCP10	1/0-C	596	CUST	DDB2	2	582	-	-
2	TT88	TT95	DCP10	1/0-C	362	CUST	DDB2	2	348	-	-
2	TT88	STUB				CUST	DDB2	2	131	-	131
3	TT89	TT94	DCP10	1/0-C	383	CUST	DDB2	2	369	-	-
3	TT89	TT89A	D3SC40	4/0TxS	100	CUST	DDB3S	3	86	-	-
3	TT89	TT89B	D3SC40	4/0TxS	155	N/A	DDB3S	3	143	-	-
3	TT89	A				CUST	DSRDB2	2	49	-	
5	TT89B	B				CUST	DSRDB2	2	38	-	
5	TT89B	C				CUST	DSRDB2	2	55	-	
6	TT94	TT94A	D3SC40	4/0TxS	227	CUST	DDB3S	3	215	-	-
6	TT94	D				CUST	DSRDB2	2	38	-	
6	TT94	E				CUST	DSRDB2	2	61	-	
6	TT94	G				CUST	DSRDB2	2	81	-	
6	TT94	F				CUST	DSRDB2	2	67	-	
7	TT94A	H				CUST	DSRDB2	2	80	-	
7	TT94A	I				CUST	DSRDB3	3	153	-	
8	TT95	TT96	DCP10	1/0-C	727	CUST	DDB2	2	713	-	-
8	TT95	J				CUST	DSRDB2	2	22	-	
8	TT95	TT95A	D3SC40	4/0TxS	159	N/A	DDB3S	3	145	-	-
9	TT95A	K				CUST	DSRDB2	2	22	-	
9	TT95A	L				CUST	DSRDB2	2	22	-	
8	TT95	TT95B	D3SC40	4/0TxS	302	N/A	DDB3S	3	288	-	-
10	TT95B	M				CUST	DSRDB2	2	22	-	
10	TT95B	N				CUST	DSRDB2	2	22	-	
11	TT96	S				CUST	DSRDB2	2	22	-	
11	TT96	TT96A	D3SC40	4/0TxS	157	145	DDB3S	3	145	-	-
12	TT96A	R				CUST	DSRDB2	2	22	-	
12	TT96A	Q				CUST	DSRDB2	2	22	-	
11	TT96	TT96B	D3SC40	4/0TxS	298	286	DDB3S	3	286	-	-
13	TT96B	O				CUST	DSRDB2	2	22	-	
13	TT96B	P				CUST	DSRDB2	2	22	-	



Job Title: CITY OF POCA TELLO - 1950 AIRPORT WAY - AIRPLANE HANGERS			SWPP: Pending			TIMES SCALE 0 1 2 3 4			Customer: _____ Date: _____		
Additional Description: REMOVE EXISTING OVERHEAD / INSTALL POLES/U/G PER WORKORDER MAP			Feeder Map File Name: SIPN4203			Surveyed or GPS: GPS Joint Use Attachment: NO Pre-Built Date: 5/7/2025 Built as Designed: _____ Construction Date: _____ Operating Voltage: 7.2kV			FDR By: _____ Date: _____ ArcFM By: _____ Date: _____		
Additional Description: CUSTOMER RESPONSIBLE FOR EXCAVATION / BACFILL / OF TRENCH			Qua 4 TwN 06S Rng 33E 10 BM State ID County Power			North WEST			Designer: GJP7750 Design No: 0000176901 Work Order No: 27679661		
IDAHO POWER Co. WORK ORDER MAP									SCALE: 1" = 100		
									Sheet <u>2</u> of <u>2</u>		

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF POCATELLO, A MUNICIPAL CORPORATION OF IDAHO, AMENDING CHAPTER 10.16 “*SPEED REGULATIONS*” OF THE REVISED AND COMPILED ORDINANCES OF THE CITY OF POCATELLO, 1983; MORE PARTICULARLY BY AMENDING CHAPTER 10.16.030, “*AREAS TWENTY MILES PER HOUR/SCHOOL ZONES*”, AND CHAPTER 10.16.040, “*AREAS THIRTY MILES PER HOUR*”, TO PROVIDE CLARITY, CREATE CONTINUITY, AND IMPROVE THE FUNCTION OF THE TITLE; AND PROVIDING THAT THIS ORDINANCE AND THE PROVISIONS CONTAINED HEREIN ESTABLISHED PURSUANT TO THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, on January 21, 2025, the Pocatello/Chubbuck School District 25 Board of Trustees voted to close Washington Elementary School; and

WHEREAS, as a result of this decision, the Street Department staff initiated a review of Pocatello Municipal Code Chapter 10.16 “Speed Regulations” and identified areas requiring updating; and

WHEREAS, the City Council deems that the proposed changes are in the best interest of the citizens of the City of Pocatello.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF POCATELLO AS FOLLOWS:

Section 1: That Chapter 10.16.030 "Areas Twenty Miles Per Hour/School Zones" of the Revised and Compiled Ordinances of the City of Pocatello, 1983, shall be amended to read as follows:

10.16.030: AREAS TWENTY MILES PER HOUR/SCHOOL ZONES:

Alameda Middle School and Lewis And Clark School	On Alameda Road from Cahoon Avenue to Everett Avenue
	On Cedar Street from 637 Cedar Street to 550 Cedar Street
	On McKinley Avenue from Alameda Road to 774 McKinley Avenue

Edahow School	On Pocatello Creek Road beginning at a distance 466 feet west of the west curb line of Iris Street and continuing to a point 1,058 feet east of the curb line
Gate City School	On Butte from a point 316 feet west of the west curb line of Hiskey to a point 350 feet east of the intersection of Douglas and Butte
	On Douglas from 324 feet south of the south curb line of the intersection with Butte to the intersection with Jerome
	On Gooding from Hiskey to Douglas
	On Hiskey from Jerome to a point 206 feet south of the south curb line of Butte and Hiskey
Green Acres School	On Elm Street from Franklin Avenue east to Hyde Avenue
	On Hyde Avenue from Oak Street north to Elm Street
	On Oak Street from the alley between Fourteenth Avenue and Fifteenth Avenue east to Hyde Avenue
Hawthorne Middle School	On Eldredge Road from 1120 Eldredge Road east to 914 Eldredge Road
Holy Spirit Catholic School	On Bridger Street from Seventh Avenue to Eighth Avenue
	On Eighth Avenue from Bridger Street to Wyeth Street
	On Seventh Avenue from Bridger Street to Wyeth Street
	On Wyeth Street from Seventh Avenue to Eighth Avenue
Indian Hills School	On Bannock Highway from a point 400 feet north of Cheyenne Avenue to a point 280 feet south of Cheyenne Avenue
	On Cheyenne at 563 Cheyenne to its intersection with Bannock Highway
Irving Middle School	On Custer Street from a point 100 feet from Hayes Avenue to the alley between Johnson Avenue and Lincoln Avenue
	On Grant Avenue from Young Street to Bridger Street
	On Sublette Street from Hayes Avenue to the alley between Johnson Avenue and Lincoln Avenue
Jefferson School	On Canyon from a point 250 feet west of its intersection with Skyline, a distance of 1,636 feet
	On Ranch from its intersection with Skyline to its intersection with Mesa Drive
	On Skyline Drive from its intersection with Ranch to a point 490 feet west of the south curb line of Canyon Drive and Skyline intersections
Lincoln School	On Oakwood Drive from Foothill Boulevard to 450 Riverside Drive
Syringa School	All of Veda Avenue
	On Griffith from Veda Avenue to Hiline Road
	On Hiline Road from McCormack Street north to the north boundary of Syringa School

Tendoy School	On Alameda Road from Jefferson Avenue east to Fern Street
	On Jefferson Avenue from Redwood Street north to the intersection of Alameda Road and Jefferson Avenue
Washington School	On East Bonneville Street at 1035 East Bonneville Street to 1229 East Bonneville Street
	On East Lewis Street at 1030 East Lewis Street to 1228 East Lewis Street
	On Eleventh Avenue at 129 Eleventh Avenue to 340 Eleventh Avenue
	On Tenth Avenue at 108 Tenth Avenue to 332 Tenth Avenue
Wilcox School	On Hawthorne Road at 3620 Hawthorne Road to 3782 Hawthorne Road

Section 2: That Chapter 10.16.040 "Areas Thirty Miles Per Hour" of the Revised and Compiled Ordinances of the City of Pocatello, 1983, shall be amended to read as follows:

15.10.040: AREAS THIRTY MILES PER HOUR:

Alameda Road	From Yellowstone Avenue to Hawthorne Road
Cedar Street	From Jefferson Avenue to Garrett Way
Center Street	From Fifth Avenue to the west curb line of the northbound exit ramp of Interstate 15 exit 69, and from a point which is 600 feet west of Woodhill Way east to the city limits
Clark Street	From Nineteenth Avenue to Fifth Avenue
Cottage Avenue	From Hawthorne Road to Philbin Road
East Quinn Road	From Flandro Road to Hilina Road
Fifteenth Avenue	From Oak Street to East Bonneville Street except the area indicated for Washington School zone
Hilina Road	From Pocatello Creek Road to East Quinn Road, except the area indicated for Syringa School zone
Hospital Way	From East Center Street to East Terry Street
Hurley Drive	From West Quinn Road to Bullock Street
Jefferson Avenue	From Pocatello Creek Road to Oak Street, except the area indicated in the Tendoy School zone
Maple Street	From Jefferson to Garrett Way, except the area indicated in the Roosevelt School zone
McKinley Avenue	From Gould Street to Z Street, except the area indicated in Alameda Middle School and Lewis And Clark School zones

Memorial Drive	From Bonneville Street to Terry Street, except the area indicated in the Washington School zone
Monte Vista	From Renee to Alameda
Moreland Avenue	From Cedar Street to Garrett Way
Nineteenth Avenue	From Clark Street to Terry Street
Oak Street	From McKinley Avenue to Hyde, except the area indicated in Green Acres School zone
Pocatello Avenue	From Bridger Street to Clark Street
Pocatello Creek Road	From the Pocatello Creek interchange to the east city limits, except the area indicated in the Edahow School zone
Satterfield Drive	From its intersection with Pocatello Creek Road to its intersection with Butte
Second Avenue	From Benton Street south to Fredregill Road; and from Fredregill Road to the pumphouse at the south end of Ross Park from the second Monday in September through April 30

///

Section 3: That all other provisions of Chapter 10.16 shall remain in full force and effect.

Section 4: That this Ordinance shall be in full force and effect after its passage, approval, and publication according to law.

PASSED AND APPROVED this 17th day of July, 2025.

CITY OF POCATELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk