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

The Regular City Council meeting was called to order at 6:01 p.m. by Council President Linda Leeuwrik. Council members present were Dakota Bates, Rick Cheatum, Brent Nichols, and Hayden Paulsen. Mayor Brian Blad and Council member Corey Mangum were excused.

Council President Leeuwrik led the audience in the pledge of allegiance.

AGENDA ITEM NO. 2: INVOCATION

The invocation was offered by Pastor Don Whitecar, representing Mountain Valley Baptist Church.

AGENDA ITEM NO. 3: CONSENT AGENDA

Council was asked to consider the following business items:

- (a) MINUTES**
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**
Approve the Material Claims for the period of July 1-15, 2025 in the amount of \$2, 096,563.11.
- (c) TREASURER'S REPORT**
Approve the Treasurer's Report for May 2025 showing cash and investments as of May 31, 2025 in the amount of \$105,448,859.
- (d) PLANNING AND ZONING COMMISSION APPOINTMENT**
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**
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**
Adopt the Council's decision to approve 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**
Adopt the Council's decision to approve 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**
Adopt the Council's decision to approve 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**
Adopt the Council's decision to approve the final plat for Stratten Estates Division 4 which subdivides approximately 1.12 acres of land into twelve (12) lots, subject to conditions.

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

AGENDA ITEM NO. 4: PROCLAMATIONS

Ms. Leeuwrik announced that there were no proclamations.

AGENDA ITEM NO. 5: CALENDAR REVIEW

Ms. Leeuwrik reminded the Council of the following meetings: August 7 Special City Council Meeting at 4:00 p.m., Clarification meeting at 5:30 p.m., and Regular City Council meeting at 6:00 p.m. and August 14 City Council Work Session at 9:00 a.m.

Council President Leeuwrik announced the Southeast Idaho Senior Games would continue through July 19, the Optimist Skate Park Ribbon Cutting would be held July 25, and Montana Shakespeare in the Park performances would begin at 6:00 p.m. July 28 and 29 at the ISU Quad. This event is free to the public and sponsored in part by the Pocatello Arts Council. Municipal Band Concerts will continue Sunday evenings through August 3 at 7:00 p.m. at the Ross Park Band Shell. Concerts are free to the community. The open burn ban in wildland-urban interface areas remains in effect.

AGENDA ITEM NO. 6: NORTHGATE RIDGE MAP AMENDMENT REQUEST

This time was 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.

Council President Leeuwrik opened the public hearing.

Council members announced there had been no ex parte communication.

Buck Swaney, representing Smart Town, LLC and Millennial Development Partners, LLC, clarified that he opted to represent himself, rather than be represented by Chris Adams, as noted in the agenda. He gave an overview of the application and pointed out that the majority of the future land use map for the Northgate area is zoned for mixed use, with the exception of the westernmost section which is zoned for commercial use. He stated that he is seeking to have the entire area zoned for mixed use, which is consistent with the original intent for this area, and would allow for a preliminary plat to be submitted for a development project on the parcel.

Becky Babb, Planning Manager, gave an overview of the map amendment request and the staff report, emphasizing that the Council's decision should be based on the criteria outlined in the staff report and the applicable City Codes. She noted that the proposed amendment would support a mix of professional offices, residential units, convenience retail and services, and restaurants, consistent with surrounding uses. Ms. Babb explained that commercial uses in the RCP zone, such as heliports, medical centers, and certain utilities, could be conditionally permitted. She added that utilities and services are available to serve the area and the uses are compatible with the scale, mass, coverage, and density of the area. Ms. Babb confirmed that although the future land use map would need to be slightly modified, the change is in line with the City's broader planning goals. She further noted that the Planning and Zoning Commission had recommended approval.

Council President Leeuwrik announced written comments had been distributed to all Council members.

In response to questions from Council, Ms. Babb confirmed the change would allow for a greater blend of residential and commercial uses in the area and that there are other nearby areas zoned as commercial general.

In response to questions from Council, Brent McLane, Planning and Development Services Director, clarified that there is a significant area west of Olympus Drive that is zoned CG. He explained that the subject area was originally zoned RCP, then rezoned to CG, and is now being considered for a return to its original designation. He emphasized that zoning flexibility is important as development patterns shift, and this change reflects evolving needs and conditions. He noted that only the RCP-zoned areas in the Northgate area have been developed, and none of the CG-zoned sections, due in part to a lack of residential density to support growth. He added that this proposed amendment would help stimulate balanced development in the area.

Arlo Luke, Pocatello resident, spoke in support of the amendment. He stated that he has lived in the city for 60 years and emphasized the long-term benefits of the proposal. He



explained that the original development plan was designed to bring high-paying technology jobs to Pocatello, followed by housing for those jobs and eventually commercial retail space. Mr. Luke noted that the COVID-19 pandemic derailed several partnerships, but Mr. Swaney remains committed to the project. Mr. Luke stressed that adequate housing is essential to attracting new jobs to the area.

Gene Hoge, Pocatello resident, spoke in support of the amendment. He thanked the Council for its efforts to make the city a better place to live and shared that he has lived in Pocatello for 80 years. Mr. Hoge described the Northgate concept as a new, well-planned community concept for Idaho intended to create high-paying jobs and commercial areas that can accommodate high-tech industries that would aid in the retention of young college graduates.

Mr. Swaney addressed the importance of housing stock in attracting businesses, citing information from Bannock Development. He commented that traffic concerns are often approached from an emotional perspective and noted that one convenience store typically generates traffic equivalent to that of 3,000 townhouses, making residences a relatively low-impact use. Mr. Swaney added that townhomes and apartments generate property tax revenue and should not be viewed as a financial burden to the community.

There being no further public comments, Council President Leeuwrik closed the public hearing.

A motion was made by Mr. Paulsen, seconded by Mr. Cheatum, to approve the request 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) and that the decision be set out in the appropriate Council decision format. Upon roll call, those voting in favor were Paulsen, Cheatum, Bates, Nichols, and Leeuwrik.

AGENDA ITEM NO. 7: TRADE AND PURCHASE OF FIREARMS AND ACCESSORIES – POLICE DEPARTMENT

Council was asked to approve the Police Department's recommendation to accept a 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 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 (10) Springfield Saint Victor SBRs, 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 the trade in of old firearms and equipment. Funds are available in the Police Department's Fiscal Year 2025 budget.



A motion was made by Mr. Cheatum, seconded by Mr. Bates, to approve the requests from the Police Department, as outlined in Agenda Item Nos. 7(a) through 7(b), regarding the trade in and purchase of firearms and equipment.

In response to questions from Council, Captain Bill Collins, Pocatello Police Department, confirmed the rifles being traded in and purchased are .223 caliber rifles, except for the Remington bolt action rifles, which are .308 caliber.

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

AGENDA ITEM NO. 8: RESOLUTION ADOPTING THE SOUTH 5TH URBAN RENEWAL AREA (URA) ELIGIBILITY STUDY

Council was asked 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.

A motion was made by Mr. Nichols, seconded by Mr. Paulsen, to adopt Resolution (2025-25) 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.

In response to questions from Council, Brent McLane, Planning and Development Services Director, clarified that the nearby Sagebrush Steppe Land Trust land will not be included in this study. He noted that the land in the study would include a mix of city and county land, but he does not have the acreage separated as such at this time. Mr. McLane explained that agricultural land referenced in the proposed study area may or may not be actively used for agricultural purposes but is designated by the assessor as agricultural.

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

AGENDA ITEM NO. 9: PROFESSIONAL SERVICES AGREEMENT – KIRK HUFFAKER PRESERVATION STRATEGIES

Council was asked 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.

In response to questions from Council, Christine Howe, Grants Manager, clarified that this agenda item is part of the due diligence process required for a Housing Trust Fund program application for funds administered through the U.S. Department of Housing and Urban Development, with the Idaho Housing and Finance Authority serving as the administrator for the State of Idaho. She gave an overview of the program, highlighting



that this agenda item is one step in a multi-step process to determine if mitigation measures for the structure are required and to assist the Council in determining whether to proceed with the project. Ms. Howe explained that this is a one-time grant with the requirement that housing be maintained for 30 years and be available to income-eligible renters in order to avoid repayment of the grant. She noted that another entity could manage the property, but compliance oversight by the City through a compliance officer would be necessary to ensure proper administration, including verification of renter eligibility. She suggested that the Housing Authority would be an ideal partner, as it already qualifies renters through the voucher program, although it does not have sufficient properties to accommodate all voucher users.

Other topics discussed by Council included infill housing, new housing within older neighborhoods, and low-income housing.

A motion was made by Mr. Paulsen, seconded by Mr. Nichols, to 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. Upon roll call, those voting in favor were Paulsen, Nichols, and Leeuwrik. Bates and Cheatum voted in opposition to the motion. The motion passed.

AGENDA ITEM NO. 10: AIRPORT POWER SERVICE REQUESTS AND QUOTE ACCEPTANCES – IDAHO POWER

Council was asked 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 taxilane 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.

A motion was made by Mr. Cheatum, seconded by Mr. Paulsen, 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 taxilane at the airport and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. Upon roll call, those voting in favor were Cheatum, Paulsen, Bates, Nichols, and Leeuwrik.

AGENDA ITEM NO. 11: ORDINANCE AMENDING SPEED REGULATIONS IN SCHOOL ZONES

Council was asked to consider 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.



A motion was made by Mr. Bates, seconded by Mr. Paulsen, that the ordinance, Agenda Item No. 11, be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication. Upon roll call, those voting in favor were Bates, Paulsen, Cheatum, Nichols, and Leeuwrik.

In response to questions from Council, Tom Kirkman, Public Services Director, explained that the ordinance removes the school zone designation near Washington Elementary School, closed by School District 25, restoring the speed limit in these sections to 25 miles per hour, consistent with the rest of the street and surrounding neighborhood.

Rich Diehl, Deputy City Attorney, read the ordinance by title.

Council President Leeuwrik declared the final reading of the 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. Council President Leeuwrik asked, "Shall the ordinance pass?" Upon roll call, those voting in favor were Bates, Cheatum, Nichols, Paulsen, and Leeuwrik. Council President Leeuwrik declared the ordinance and summary sheet passed, that it be numbered 3160 and submitted to the Idaho State Journal for publication.

AGENDA ITEM NO. 12: ITEMS FROM THE AUDIENCE

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

AGENDA ITEM NO. 13: ADJOURN

There being no further business, Council President Leeuwrik adjourned the meeting at 7:06 p.m.

APPROVED BY:



BRIAN C. BLAD, MAYOR

ATTESTED BY:


KONNI R. KENDELL, CITY CLERK

REGULAR CITY COUNCIL MEETING
JULY 17, 2025

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PREPARED BY:


SHAWNIE SATTERFIELD FERRIN, DEPUTY CITY CLERK

