

A G E N D A
REGULAR CITY COUNCIL MEETING
OCTOBER 1, 2026 – 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 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.

AGENDA ITEM NO.	1:	ROLL CALL AND PLEDGE OF ALLEGIANCE.
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AGENDA ITEM NO.	2:	INVOCATION: The invocation will be offered by Father Emil Parafiniuk, representing Holy Spirit Catholic Community.
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AGENDA ITEM NO: 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) MATERIAL CLAIMS:** Council may wish to approve the Material Claims for the period of September 16, 2026 through September 30, 2026.
- (b) POCATELLO REGIONAL AIRPORT COMMISSION REAPPOINTMENT:** Council may wish to confirm the Mayor's reappointment of Norris Ganstrom to continue serving as a member of the Pocatello Regional Airport Commission. Norris' term will begin October 7, 2026 and expire October 7, 2028.
- (c) POCATELLO ARTS COUNCIL APPOINTMENT:** Council may wish to confirm the Mayor's appointment of Rebekah Cote to serve as a member of the Pocatello Arts Council, replacing Tim Hackleman who resigned. Rebekah's term will begin October 2, 2026 and expire May 2, 2028.
- (d) CITY COUNCIL DECISION – SHORT PLAT APPROVAL FOR Highbank and Marlatt Manor Subdivisions:** Council may wish to adopt its decision approving the short plat for Highbank and Marlatt Manor Subdivisions which subdivide approximately 3.57 acres of land generally located on Johnny Creek Road north of Advantage Plus Credit Union into eight (8) lots, subject to conditions.
- (e) CITY COUNCIL DECISION – FINAL PLAT APPROVAL FOR NORTHGATE RIDGE DIVISION 1:** Council may wish to adopt its decision approving the final plat for Northgate Ridge Division 1, which subdivides approximately 19.77 acres of land into one hundred nine (109) residential lots and one (1) common lot, subject to conditions.
- (f) CITY COUNCIL DECISION – RECONSIDER REQUEST FOR CONDITIONAL USE PERMIT-CUP 26-003:** Council may wish to adopt its decision upholding the denial of applicant, Lex Development, LLC's request for CUP 26-003.

(Pertinent information attached)

AGENDA ITEM NO. 4: PROCLAMATIONS:

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- AGENDA ITEM NO. 5: BENGAL COMMUNITY PARTNERSHIP AGREEMENT:** Council may wish to approve a Bengal Community Partnership Agreement between the City and Idaho State University expressing shared commitment, cooperation and goodwill as they work together in a spirit of collaboration, service and shared purpose and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

(Pertinent information attached)

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- AGENDA ITEM NO. 6: 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.

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- AGENDA ITEM NO. 7: ITEMS FROM THE AUDIENCE:** This time has been set aside to hear items from the audience not listed on the agenda. Items which appear somewhere else on the agenda or that will appear on a future agenda as part of a quasi-judicial hearing 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.)

PUBLIC HEARING:

(The procedure that will be used for conducting public hearings is at the end of the agenda.)

- AGENDA ITEM NO. 8: PUBLIC HEARING – ZONING AND FUTURE LAND USE MAP AMENDMENTS – 3934 JASON AVENUE:** This time has been set aside for the Council to hear comments from the public regarding a request from Dakota Worrell to rezone the subject property from Commercial General (CG) to Residential/Commercial/Professional (RCP) and to amend

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the Future Land Use Map designation of Commercial (C) to Mixed-Use (MU). **(ACTION ITEM)** (Quasi-judicial public hearing)

(Pertinent information attached)

AGENDA ITEM NO. 9: PUBLIC HEARING – STATE PREEMPTION 2026-COMPREHENSIVE PLAN AND ZONING ORDINANCE TEXT AMENDMENTS: This time has been side aside for the Council to hear comments from the public regarding proposed amendments to Pocatello Comprehensive Plan 2040 and Title 17: Zoning Regulations in response to a series of bills passed by the Idaho State Legislature. **(ACTION ITEM)** (Legislative public hearing)

(Pertinent information attached)

AGENDA ITEM NO. 10: FINAL PLAT APPLICATION – JASON AVENUE TOWNHOUSES: Council may wish to approve a Final Plat application by Roy Flores, represented by Brady Smith, (mailing address: 161 Jefferson Avenue, Pocatello, ID 83201) to subdivide 0.86 acres into 13 residential lots. The proposed subdivision is located at 3534 Jason Avenue. Staff finds the Final Plat is in substantial conformance with the Preliminary plat and recommends approval of the request. **(ACTION ITEM)**

(Pertinent information attached)

AGENDA ITEM NO. 11: RESOLUTION/HONORARY STREET RENAMING: Council may wish to adopt a Resolution and approve the recommendation of the Street Renaming Ad Hoc Committee to rename the honorary stretch of South 8th Avenue between Martin Luther King, Jr. Memorial Drive and Humbolt Street to Gutierrez Avenue in honor of Idaho Judge Sergio Gutierrez and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

(Pertinent information attached)

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- AGENDA ITEM NO. 12: FORE GOLF CONTRACT ADDENDUM:** Council may wish to approve a contract addendum for the Fore Golf Concessionaire Agreement to address additional operating expenditures when golf courses are open outside of the March 1 through October 31 window, effective for the 2025-2028 time period and that all other terms of the existing contract remain, and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

(Pertinent information attached)

- AGENDA ITEM NO. 13: BID ACCEPTANCE/CONTRACT FOR BRENNAN TRAIL EXTENSION AND PEDESTRIAN BRIDGE PROJECT:** Council may wish to approve the following requests regarding the Brennan Trail Extension and Pedestrian Bridge Project and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review:

- a) Accept the low responsive bid received on September 16, 2026, from JM Concrete, Inc. in the amount of \$521,268.00, and if accepted
- b) Approve an agreement between the City of Pocatello and JM Concrete, Inc. in the amount of \$521,268.00 for the Brennan Trail Extension and Pedestrian Bridge project.

The match requirement for this TAP Grant is 7.34% of the programmed cost. Funding for the local match is covered by local nonprofit organizations (Portneuf Health Trust and Portneuf Greenway Foundation). **(ACTION ITEM)**

(Pertinent information attached)

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AGENDA ITEM NO. 14: ORDINANCES: 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 that 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 that 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.

Ordinances ready for reading:

14(a): An ordinance rezoning property located at 215 West Halliday and 621 South Harrison from zoning designation Light Industrial (LI) to Residential/Commercial/Professional (RCP). **(ACTION ITEM)**

(Pertinent information attached)

14(b): An ordinance rezoning approximately 2.0 acres of land located near Foothill Boulevard and Gathe Drive from zoning designation Residential Medium Density Multi-Family (RMM) to Residential/Commercial/Professional (RCP) with a concurrent amendment to the Future Land Use Map from Open Space (OS) to Mixed-Use (MU), said property being more particularly described as Lots 1 and 2, Block 1, Trailside Subdivision, Bannock County, Idaho. **(ACTION ITEM)**

(Pertinent information attached)

AGENDA ITEM NO. 15: ADJOURN

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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 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 the hearing.
3. Presentation by applicant.

Note: Remember, applicant bears the responsibility for making their 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 to the application.
8. Testimony by those opposed 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.

Scan the QR code below with your smartphone camera to access the full agenda and attachments.

