City Council Meeting

Agenda

680 Park Avenue
Idaho Falls, ID 83402

Thursday, January 28, 2021 | **7:30 PM** | **City Council Chambers**

Thank you for your interest in City Government. In response to the COVID-19 crisis, and in compliance with the Idaho Rebounds Stage 2 Order, which requires the avoidance of public gatherings, the City of Idaho Falls hereby provides reasonable means for citizens to participate in the above-noticed meeting. The City believes strongly in public participation and has therefore identified the following ways to participate in this meeting:

General Meeting Participation.

1. Livestream on the Internet. The public may view the meeting at www.idahofallsidaho.gov. Meetings are also archived for later viewing on the City's website.

2. Email. Public comments may be shared with the Mayor and members of the City Council via email at any time. Electronic addresses for elected officials are located at https://www.idahofallsidaho.gov/398/City-Council.

3. In-person attendance. The public may view the meeting from the Council Chambers, or, if the Chambers are full, via livestream in a nearby room. To comply with the Centers for Disease Control and Prevention (CDC) social distancing guidelines, appropriate seating will be provided in the Council Chambers and in a nearby overflow room. Such seating is available on a first-come, first-served basis. Citizens are required to wear face masks for the protection of others.

Official Public Hearing Participation.

Members of the public wishing to participate in a public hearing noticed on this agenda may do so. Public testimony on an agenda item will be taken only for public hearings indicated on this agenda. Please note that not all meeting agenda items include a public hearing or the opportunity for public comment.

1. Written Public Hearing Testimony. The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofallsidaho.gov. Comments will be distributed to the members of the Council and become a part of the official public hearing record. Written testimony must be received no later than 4:00 p.m. the date of the hearing.

2. Remote Public Hearing Testimony. The public may provide live testimony remotely via the WebEx meeting platform with a phone or a computer. This platform will allow citizens to provide hearing testimony at the appropriate time. Those desiring public hearing access MUST send a valid and accurate email address to VirtualAttend@idahofallsidaho.gov no later than 4:00 p.m. the day of the hearing so log-in information can be sent to you prior to the meeting. Please indicate for which public hearing you wish to offer testimony.

3. In-person Testimony. Live testimony will be received in the Council Chambers at the appropriate time throughout the meeting. To comply with the Centers for Disease Control and Prevention (CDC) social distancing guidelines, appropriate seating will be provided in the Council Chambers and in a nearby overflow room. Such seating is available on a first-come, first-served basis. Citizens are required to wear face masks for the protection of others.

Please be aware that an amendment to this agenda may be made in the meeting upon passage of a motion that states the reason for the amendment and the good faith reason why the desired change was not included in the original agenda posting. All regularly scheduled City Council Meetings are live-streamed and then archived on the city website (barring electronic failure). If communication aids, services or other physical accommodations are needed to facilitate participation or access for this meeting, please contact City Clerk Kathy Hampton at 208-612-8414 or the ADA Coordinator Lisa Farris at 208-612-8323 as soon as possible so they can seek to accommodate your needs.

1. Call to Order.

2. Pledge of Allegiance.

3. Public Comment.

Temporarily suspended - see above.

4. Coronavirus (COVID-19) Update.

5. Consent Agenda.

Any item may be removed from the Consent Agenda at the request of any member of the Council for separate consideration.

A. Municipal Services

1) Bid IF-21-F, Purchase Replacement Mower for Public Works **20-181**

This purchase will replace unit 602, a 2002 Jacobsen rotary mower for maintaining the Wastewater Treatment Plant facility grounds.

Attachments: MS_ Bid IF-21-F Replacement Mower for Public Works.PDF

2) Minutes from the January 11, 2021 Council Work Session and Executive Session; and January 14, 2021 Council Meeting

3) License Applications, all carrying the required approvals

B. Public Works

1) Bid Award - Pop Kroll Street Improvements Utility Plans **21-002**

On Tuesday, January 12, 2021, bids were received and opened for the Pop Kroll Street Improvements Utility Plans project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to improve the utility services along Pop Kroll Way in preparation of future road improvements and to accommodate a new Street/Sanitation building.

Attachments: STR-2018-34 Pop Kroll Bid Tab.pdf
STR-2018-34_Pop Kroll Title Sheet.pdf

2) Bid Award - Pinecrest Golf Course Irrigation Canal Supply Line **21-003**

On Tuesday, January 19, 2021 bids were received and opened for the Pinecrest Golf Course Irrigation Canal Supply Line project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to install piping to utilize canal irrigation water at the golf course for more efficient use of water resources.

Attachments: PRK-2020-27 Pinecrest Bid Tab.pdf
PRK 2020-27 Pinecrest Title sheet signed.pdf

3) Acceptance of Property Transfer from the Idaho Transportation Department **21-004**

The Public Works Department has been working with the Idaho Transportation Department to transfer 35.569 acres of property from State to City ownership. The property in question is located along the west bank of the Snake River, east of 35th West and north of 65th South. The property is being transferred at no cost to the City and is intended to play a vital role in City groundwater use mitigation.

Attachments: ITD Property Transfer.pdf

Recommended Action:
Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented (or take other action deemed appropriate).

6. Regular Agenda.

A. Municipal Services

1) Bid IF-21-16, Electrical Switches and Breakers for Idaho Falls Power 21-001

Bid IF-21-16 was published on December 18 and December 27. Idaho Falls Power has standardized on Royal Switchgear for all substations to minimize spare parts inventory and ensure proper installation as bolt patterns vary amongst manufacturers. Therefore, staff recommends award of bid items 1-5 to Royal Switchgear for a total of $112,990.00. Staff recommends award of bid items 6 and 7 to General Pacific as the lowest responsive responsible bidder for a total of $419,925.00. Idaho Falls Power has standardized on Square D 12.5 kV breakers for the substations to minimize space parts inventory and to ensure proper installation as configurations vary by manufacturer. Since exceptions to the specifications for the Square D breakers (items 8 and 9) were received, staff has rejected the bids and requests City Council give authorization to purchase the four Square D breakers for under $88,000 ($80,000 plus 10% contingency) on the open market.

Recommended Action:
Accept and approve the recommended bid awards and give authorization to purchase on the open market electrical switches and breakers for a total of $620,915 (or take other action deemed appropriate).

Attachments: MS_Bid 21-16 Electrical Switches & Breakers for Idaho Falls Power.pdf

B. Public Works

1) Professional Services Addendum with Murraysmith for Well 3 Elevated Tank Improvement Design 21-005

The purpose of this Addendum is to formalize a contract with Murraysmith to continue design services to include final design and construction assistance for the Well 3 Elevated Tower Project. The proposed contract amount for such services to be provided is $467,139.00.

Recommended Action:
Approve the Professional Services Addendum and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Well 3 Elevated Tank Improvements Addendum 2 Final Signed.pdf

C. City Attorney

1) 2021 Records Destruction Resolution 20-007

The Resolution desires to authorize the destruction of certain temporary records which have no intrinsic, historical, or other value. Prior to the destruction of these records, Idaho Code § 50-907 requires that the destruction of temporary records be ordered by the Council. This resolution meets the requirement to order the destruction of the records specifically listed in the resolution.

Recommended Action:

Approve the 2021 Records Destruction Resolution to destroy certain temporary records, pursuant to Idaho Code § 50-907 and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Resolution - Records Destruction 2021.pdf

D. Fire Department

1) Public Hearing for the Addition of a Fee to the 2020/2021 Fee Schedule 20-170

These actions are in support of the good governance community-oriented result by fostering innovative and sound fiscal management and enabling public trust and transparency.

Recommended Action:

Fire Department respectfully requests that the Mayor and Council conduct a public hearing for the addition of a fee to the 2020/2021 fee schedule, approve the corresponding resolution, and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: January 2021 Vaccine fee update notice.docx
Resolution Fee Workbook (Vaccine Update) (clean).docx

E. Development Services

1) Public Hearing-Rezone from HC to CC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2N, Range 37E 20-177

Attached is the application for Rezoning from HC to CC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, for M&B: 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2N, Range 37E. The Planning and Zoning Commission considered this item at its December 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Ordinance Rezoning M&B: 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2N, Range 37E from HC to CC under a suspension of the rules requiring three complete and

separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to CC and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.pdf
Aerial.pdf
Comp Plan Map.pdf
Staff Report.docx
PC Minutes.docx
Ordinance
Ordinance Exhibit A.pdf
Reasoned Statement.docx

2) Public Hearing-Rezone from R1 to TN, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 37-47, and lot 48 less 85.84 square feet, Block 11, Highland Park Addition **20-178**

Attached is the application for Rezoning from R1 to TN, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 37-47, and lot 48 less 85.84 square feet, Block 11, Highland Park Addition. The Planning and Zoning Commission considered this item at its December 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Ordinance Rezoning Lots 37-47, and lot 48 less 85.84 square feet, Block 11, Highland Park Addition from R1 to TN under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from R1 to TN and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.pdf
Aerials 2.pdf
Comp Plan Map.pdf
Staff Report.docx
PC Minutes.docx
Ordinance
Reasoned Statement.docx

3) Public Hearing-Rezone from PB to R2, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 18-24, Block 22, Highland Park Addition and the adjacent alley along the west side of property **20-179**

Attached is the application for Rezoning from PB to R2, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 18-24, Block 22, Highland Park Addition and the adjacent alley along the west side of property. The Planning and Zoning Commission considered this item at its December 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Ordinance Rezoning Lots 18-24, Block 22, Highland Park Addition and the adjacent alley along the west side of property from PB to R2 under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from PB to R2 and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.pdf
Aerials 2.pdf
Comp Plan Map.pdf
Staff Report.docx
PC Minutes.docx
Ordinance
Reasoned Statement.docx

4) Public Hearing-Ordinance-Rescinding the Uniform Code for Building Conservation 20-180

When the International Code Council, the organization which develops and publishes the International Codes, first developed the International Codes, the sections in the building code dealing with existing structures was not as thorough or expansive as the 1997 Uniform Code for Building Conservation (UCBC). For that reason, Idaho Falls has always maintained utilization of the UCBC as a supplement to the International Building Code (IBC). Within the last two additions, however, the IBC has adopted much of the same language as the UCBC, especially within the 2012 edition of the International Existing Building Code (IEBC). Whereas the State of Idaho and City of Idaho Falls have now adopted the IEBC, it is no longer necessary to maintain the UCBC as an adopted code in Idaho Falls. This ordinance rescinds the adoption of the UCBC and replaces it with the IBC.

Recommended Action:

Approve the Ordinance rescinding the Uniform Code for Building Conservation, under the suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Attachments: Ordinance

5) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Intermountain Industrial Park Division No. 1 21-006

Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Intermountain Industrial Park Division No. 1. The Planning and Zoning Commission considered this item at its September 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Development Agreement for Intermountain Industrial Park Division No. 1, and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).
2. Accept the Final Plat for Intermountain Industrial Park Division No. 1, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Intermountain Industrial Park Division No. 1, and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.pdf
Aerial.pdf
Final Plat Map.pdf
Staff Report.doc
PC Minutes.docx
Development Agreement.pdf
Reasoned Statement.docx

7. Announcements.

8. Executive Session.

An Executive Session will be held immediately following the conclusion of the agenda items listed above. The Executive Session has been called pursuant to the provisions of Idaho Code Section 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. The Executive Session will be held in the City Annex Conference Room. At the conclusion of the Executive Session the Council will not reconvene into Regular Council Meeting.

9. Adjournment.

Memorandum

File #: 20-181 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Wednesday, January 20, 2021
DEPARTMENT: Municipal Services

Subject

Bid IF-21-F, Purchase Replacement Mower for Public Works

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

Approval to purchase one 2020 Jacobsen mower for Public Works from Rocky Mountain Turf and Equipment for a total of $66,930.00 or take other action deemed appropriate.

Description, Background Information & Purpose

This purchase will replace unit 602, a 2002 Jacobsen rotary mower for maintaining the Wastewater Treatment Plant facility grounds.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

The purchase of the mower supports the reliable public infrastructure and transportation community-oriented result by replacing equipment that has reached its useful life.

Interdepartmental Coordination

Public Works concurs with the recommendation for award.

Fiscal Impact

A total of $75,000 has been budgeted in the 2020/21 Municipal Equipment Replacement Fund (MERF) for Public Works, Wastewater Treatment division for this purchase.

Legal Review

Legal has reviewed the bid process and concurs the Council action desired is within State Statute.

RMT EQUIPMENT

4225 South 500 West
Murray, UT 84123
(801) 261-2100 • Toll Free (800) 733-7114
Fax: (801) 262-9740
www.rmtequipment.com

Please Remit To:

RMT Equipment
PO Box 57246
Salt Lake City, UT 84157

Ship To: IN STORE PICKUP

Invoice To: IDAHO FALLS CITY CORPORATION
P.O. BOX 50220
IDAHO FALLS ID 83401

Branch		
01 - SALT LAKE CITY		
Date: 01/11/2021	Time: 11:58:54 (O)	Page: 1
Account No: IDAHO008	Phone No: 2086128244	Est No: 01 Q04424
Ship Via:	Purchase Order:	
Tax ID No: DUE ON RECEIPT		
AUSTIN PETERBORG	Salesperson: 106	

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description	** Q U O T E **	EXPIRY DATE: 02/10/2021	Amount
Stock #: 025173	Serial #: MR500335		66930.00

New JC 661301
New 2020 JACOBSEN 661301 HR600 W/ROPS
Semi Pneumatic Castor Tires QTY 8
1 Front Wheel and Tire Assembly
1 Rear Wheel and Tire Assembly
****
Current RMT Pricing Matches Bid 20-13

Subtotal:	66930.00
Quote Total:	66930.00

Authorization: _____

All claims for shortage, damage, etc., must be made in 30 days from date of delivery. Seller retains ownership of merchandise until payment is received. Parts or assemblies will not be received for credit, if returned without our permission, but will be held for disposition of the sender for 30 days. All returns are subject to a 15% restocking fee - All electrical parts and special order items are non-returnable. Buyer agrees to pay all reasonable collection costs, including attorney fees. A service charge of 1.5% per month will be assessed on all past due invoices. Any equipment left over 60 days from repair completion will be sold.

January 11, 2021 Work Session - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Monday, January 11, 2021, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

Call to Order and Roll Call:
There were present:
Mayor Rebecca L. Noah Casper
Council President Michelle Ziel-Dingman (via WebEx)
Councilor John Radford (via WebEx)
Councilor Thomas Hally
Councilor Jim Freeman (via WebEx)
Councilor Jim Francis
Councilor Shelly Smede

Also present:
Duane Nelson, Fire Chief
Pamela Alexander, Municipal Services Director
Joel Tisdale, Police Captain (via WebEx)
Joseph Nilsson, Chief Information Technology Officer
Shannon Fox, Idaho Department of Health and Welfare (IDHW) (via WebEx)
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Acceptance and/or Receipt of Minutes:
It was moved by Councilor Francis, seconded by Councilor Smede, that Council accept the recommendations from the Planning and Zoning Commission Meeting of January 5, 2021, pursuant to the Local Land Use Planning Act (LLUPA). Roll call as follows: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Calendars, Announcements and Reports:
January 12, Idaho Consumer Owned Utilities Association (ICUA) Virtual Conference
January 14, City Council Meeting, including State of the City address
January 18, City offices closed
January 20, Association of Idaho Cities (AIC) Virtual Water Summit; and Bonneville Metropolitan Planning Organization (BMPO)

Mayor Casper stated the Idaho Falls Power (IFP) Board survey is still open; the American Public Power Association (APPA) Legislative Rally will be held virtually this year; she is not intending to change Council liaison assignments for the upcoming year; Bonneville County Commissioner Jon Walker was recently sworn in; AIC City Officials Day will not be occurring this year; and the Eastern Idaho Legislative Forum was not held. Mayor Casper also stated she and IFP Director Bear Prairie have recently reached out to several State legislators regarding communication with the City of Idaho Falls. She noted the Chamber of Commerce Advocacy Committee may be holding virtual platforms for the upcoming legislative session.

Liaison Reports and Council Concerns:
Council President Dingman had no concerns. She stated, per communication with the Idaho Falls Regional Airport (IDA) Director Rick Cloutier, airport construction is going well and the downstairs gates are anticipated to open February 1. She commended the contractors, Director Cloutier, and IDA staff leadership. She noted year-end

passenger enplanements were at 60% as compared to 2019, which is 20% higher than the national average. She also noted IDA is continuing to follow all safety precautions with the pandemic.

Councilor Hally stated the Idaho Falls Fire Department (IFFD) has been designated as a provider of Coronavirus (COVID-19) vaccines. He also stated December 20 was the deadline for property taxes, any delinquency rate may allow available revenue.

Councilor Radford stated the U.S. Department of Transportation Planning and Environmental Linkages (PEL) Study of the I15/US20 interchange has been completed.

Councilor Freeman stated sanitation services will not be affected on the January18 holiday, and discussion has been occurring regarding snow removal and the ongoing parking restrictions. He also stated the Mel Erickson family has been contacted regarding a memorial bench/item and donations are currently being taken for this memorial. He noted the Parks and Recreation (P&R) Commission was very supportive of a memorial. Discussion regarding a memorial will occur at a future P&R Commission meeting.

Councilor Smede stated Idaho Falls School District 91 has received new guidelines from the IDHW for COVID-19. Contact tracing will continue and students will be allowed to attend school if masks have been worn correctly.

Councilor Francis stated the Idaho Rodeo Hall of Fame has honored the War Bonnet Round Up; and bids for the first step of the Pinecrest Golf Course irrigation project will close on January 19. He also stated panels will be installed between the levels at the Library for safety and sound reduction, and exhibit cases near the entry way at the Library have been completed for the Sister Cities display with the goal of the display for July 2021.

COVID-19 Update:

Mayor Casper stated the prediction of super-spiking of rates and hospitalization following the holidays did not occur as anticipated for unknown reasons. She also stated there were 117 deaths in Bonneville County for 2020, two (2) deaths have occurred in Bonneville County for 2021. Mayor Casper noted a lot of energy has been placed on vaccinations although these were not available to Eastern Idaho as originally intended. She also noted approximately 31,000-32,000 individuals in the State have been vaccinated, 10% of these individuals have received the second dose. She believes individuals should remain masked, even if they have received the vaccination or have had and recovered from COVID. She also believes individuals should get the vaccine even if they've already had COVID. Councilor Hally believes if an individual forfeits their opportunity to get a vaccine in their category, they would go to the 'end of the line'. Mayor Casper stated discussion has occurred with the department directors regarding vaccines for City employees. She emphasized a vaccine will not make an individual ill, although there may be side-effects. She also stated the vaccine must have a certain 'take-rate' for herd immunity to be effective, which is a minimum of 75-80%. She believes there may not be this amount of individuals who are interested in the vaccine. Mayor Casper stated it is unknown when the ten-person gathering order will be lifted by the governor. She believes some summer activities may still need to be curtailed. She also stated, per a Great Britain news report, a single dose of the vaccine is 70% effective for protection, both doses of the vaccine are approximately 95% effective.

Update: City-sponsored COVID-19 Vaccinations:

Chief Nelson reiterated IFFD is a point of distribution for COVID-19 vaccines with Eastern Idaho Public Health (EIPH) as a partner. He stated the vaccines will begin with public safety and critical infrastructure City employees, other City employees will be tiered-out. He is hopeful these vaccinations will be administered the first week of February. He noted the IFFD is also covering the first responders in Bonneville, Jefferson, and Madison Counties for non-Emergency Medical Services (EMS)/non-health care providers. Chief Nelson stated a public hearing for a fee resolution is forthcoming at the January 28 City Council Meeting that will add an administrative fee for COVID-19 vaccinations. The fee is not for individuals, it is only for third-party payers such as Medicare, Medicaid, or insurance. Per Councilor Hally's previous comment regarding moving to the 'end of the line', Chief Nelson has not heard this occurring in Idaho. He stated the governor's Advisory Council has recommended individuals 65 years and older be

moved to the first-tier of vaccines. This would add a challenge to the demand of vaccines for first responders and critical infrastructure. Chief Nelson stated doses will be administered as rapidly as possible. He emphasized the IFFD will not be vaccinating the general public at this time.

Update: Law Enforcement Complex:

Director Alexander reminded the Council that the Certificate of Participation (COP) Ordinance and the Resolution to reimburse project expenses were adopted November 24, 2020; the COP sale occurred December 2, 2020; and closing occurred December 23, 2020. She briefly reviewed the terms and assumed interest rate of 3.25% that was previously presented. Director Alexander stated, due to the credit rating and the ability to have cash on hand for certificate payments, the City received a 1.89% interest rate. This interest rate lowered the payment period from 22 years to 19 years including a $6M savings over the 19-year period. Director Alexander believes this was best case scenario. She stated total orders for over $90M were received within the sale period of two (2) hours. She noted the funds were transferred to the Trustee as of December 23. Director Alexander stated principal and interest payments will be due in September and March; principal of $730,397.78 will be due September 15, 2021; interest of $228,597.78 will be due March 15, 2021; total for 2021/22 Fiscal Year of $958,995.56; future years will be $1,998,600 annually. She also stated the City is locked-in for the first ten (10) years. She noted the advisors indicated the City was a model to follow. Mayor Casper believes the quick sale occurred due to the City's rating, she commended the finance team. She also believes all needs will be met. Councilor Hally stated the ten-year note was sold at .073 and the ten-year note recently closed at 1.17. He believe if this line continues, a bond would have been above 2.0. Councilor Smede questioned the architect. Director Alexander stated the architect was chosen through the State Request for Qualification (RFQ) process during the previous summer months. She also stated this architect qualified by criteria, which was reviewed by the evaluation panel, and the proposal required a partnership with a local firm. Councilor Francis noted a Police facility is very different from other buildings, which requires a particular type of architect.

Update: Use of Force Review Committee:

Captain Tisdale stated the Idaho Falls Police Department (IFPD) wants to get an outside perspective on dramatic events, and how to improve. He also stated a Use of Force Committee has been used for years, although the IFPD wants to expand and use non-City employees for their input. The Use of Force Committee would be used anytime there is a lethal use of force to another individual. The committee would review the information and would take any recommendations to the Chief for any changes or to validate the policy. This report would then become a public record. Mayor Casper stated this committee would consist of three (3) members. Two (2) appointments for this committee will be included on the January 14 Council Meeting agenda. Per Mayor Casper, Captain Tisdale stated the IFPD Policy Manual has been updated with the nationally-recognized and supported Lexipol. He also stated the review board policy has been identified per Lexipol as best practice. Captain Tisdale clarified the Use of Force Board has been used for a number of years, this board will now appoint non-City employee civilian members to the board for a three-year term. The members will receive more experience and training to have insight for any potential changes. Councilor Francis believes, after recently attending the Citizens Police Academy, it is important to have some police training. He reiterated the report will be public record. Mayor Casper noted any report may take several weeks and/or months to complete. Captain Tisdale concurred. He noted any use of force will not be reviewed from a reactionary standpoint, decisions will be based on facts. Mayor Casper believes the policing community nationwide has been on high alert over the previous year. She also believes the lessons learned may have been implemented into best practice policies. She is pleased the IFPD cares about best practice. Captain Tisdale believes best practices have and continue to change.

Review: Proposed "Clean-up" Ordinance:

Mr. Fife stated this is part of an ongoing effort to make the City Code more user friendly and streamlined, more internally consistence, and more easily used for research. These changes will change City Clerk to Clerk, although there are no substantive changes. Mr. Fife stated there may be slight changes in subsequent ordinances including gender neutral language or designee. He noted these proposed changes have been reviewed by the Clerk. This item will be included on the January 14 Council Meeting agenda. Brief comments followed regarding items on the Consent Agenda.

Briefing: Idaho Strong Program:

Ms. Fox stated her background is in social work including child abuse and trauma prevention. Through these educations she became involved in the Idaho Strong program. This IDHW program has been structured to provide assistance to individuals during this pandemic as stress has increased which has a more negative outcome and impact for the community. Ms. Fox stated Idaho Strong is a support system and is funded to Idaho through a disaster relief grant. She also stated the program had to change for an entire nation impact. Idaho has a three-prong approach: 1) a COVID hotline is available for all individuals (all calls remain anonymous, this hotline is also available for non-COVID issues, and a texting and chat feature is also available); 2) social media messaging; and 3) seven (7) regional individual boots-on-the ground workers. Ms. Fox stated she is the community resource specialist/representative for Bingham, Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, and Teton Counties to promote the Idaho Strong program and to provide educational information. She also stated the hotline can refer individuals to the community resource specialist/representative. The community resource specialists/representatives are not case managers but they can walk individuals through the steps. Per Mayor Casper (regarding the counties Ms. Fox covers), Ms. Fox stated she is with the Division of Behavioral Health through IDHW, this is not a public health district program. Also per Mayor Casper, Ms. Fox stated the goal is to make sure the public is aware of this information and available resources, and that this program is available to help with assistance. Brief comments followed.

It was then moved by Councilor Francis, seconded by Councilor Smede, to move into Executive Sessions (at 4:42 p.m.). The Executive Sessions are being called pursuant to the provisions of Idaho Code Section 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency. The Executive Sessions will be held in the City Annex Conference Room. At the conclusion of the Executive Sessions the Council will not reconvene into regular Work Session. Roll call as follows: Aye – Councilors Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

The City Council of the City of Idaho Falls met in Executive Sessions, Monday, January 11, 2021 in the City Annex Conference Room in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 4:45 p.m.

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

Also present:
Chris Fredericksen, Public Works Director
Pamela Alexander, Municipal Services Director

Randy Fife, City Attorney

The Executive Sessions were called pursuant to the provisions of Idaho Code Section 74-206(1)(c) to acquire an interest in real property which is not owned by a public agency.

There being no further business, the meeting adjourned at 5:17 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor

January 14, 2021 City Council Meeting - Unapproved

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, January 14, 2021, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 p.m.

Call to Order:

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

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

Pledge of Allegiance:

Mayor Casper requested Councilor Hally to lead those present in the Pledge of Allegiance.

Public Comment:

Public comment was temporarily suspended.

Coronavirus (COVID-19) update:

Mayor Casper stated there were just under 1,000 cases in the State, 44 of these cases were in Bonneville County, and 122 individuals have passed away in Bonneville County, five (5) of these individuals passed away in 2021. She also stated 43,700 vaccines have been administered State-wide, which includes the first and second doses. Mayor Casper indicated Eastern Idaho Public Health (EIPH) Board met earlier in the day. It was noted all hospitals are reporting less activity, there are lower levels of the flu, and staffing concerns include mitigation measures that are designed to help those individuals who are ill. It appears hospital staff are returning to work, and hospitals have been hiring traveling nurses. Mayor Casper stated the expected surge on a regional level has not occurred, it is unknown why. She noted theories may be due to the school break for the holidays, cases not being reported, and improved treatments. Mayor Casper stated the EIPH Board lowered the risk level for Custer, Fremont, and Lemhi Counties; two (2) new members will replace two (2) retirees on the EIPH Board; and more vaccines have the potential to being approved, although this may not be for months. She also stated EIPH continues to offer free testing and EIPH is seeking volunteers to assist with the vaccination clinics. She noted first responders will receive vaccinations in the near future, followed by front-line essential workers.

Consent Agenda:

The Office of the Mayor requested appointments to City Boards, Commissions, and Committees; David Snell and Liliana Olivas to the Idaho Falls Use of Force Review Board.

Municipal Services requested approval of the Treasurer's Report for November 2020; Bid IF-21-E, Purchase of Replacement Barrel Truck for Public Works; Bid IF-21-11, Purchase of 30-Yard Steel Refuse Containers; Bid IF-21-12 Purchase of 3-Yard Steel Refuse Containers; minutes from the December 7, 2020 City Council Work Session; December 10, 2020 City Council Meeting; December 11, 2020 Strategic Planning Exercise; and December 17, 2020 Special City Council Meeting; and license applications, all carrying the required approvals.

Publics Works requested approval of Bid Award: Rose Hill Cemetery Road Improvements - 2021**.**

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

Regular Agenda

State of the City Address

Mayor Casper presented "Idaho Falls 2021: A City Connected" as follows:

Members of the City Council, Directors, City Employees, and Citizens of Idaho Falls. Welcome. As is tradition, I stand this evening to deliver a report on the state of our great City.

And what a year we have to report on. A speech like this that reflects on a year like the one we have just had probably should begin with the familiar line from Dickens: "It was the best of times; it was the worst of times." (How else can one begin to tell the story of 2020?)

Well, with a little help from the City's Directors, I am going to try.

Remembering, Honoring

But first, I feel we must respectfully observe that in this great and terrible pandemic year, 116 residents of Bonneville County passed away due to complications brought on by COVID-19. Doubtless, most of them lived in Idaho Falls. They are not the only beloved city residents to pass in 2020, but the high death rate of this disease across the globe has absolutely deepened our appreciation for the fragility and the preciousness of life.

We all have learned that there is something agonizingly difficult about not being able to be near the ones you love as they draw their last breaths. For those who have endured this agony, we are so very sorry.

Before proceeding further, I wish to express gratitude for the men and women who have been our navigators through the past several months. I am speaking of the doctors, nurses, lab techs, aides, PAs, epidemiologists, public health officials, EMS personnel, and other healthcare workers as well as the dispatchers, who have worked long and hard to be there on call 24/7 for every single one of us whenever we needed them in 2020. This was your year and you shined in the midst of your fatigue and exhaustion. We will always be grateful.

I also want to recognize City employees. Idaho Falls has roughly 680 full-time employees. Because many of the services we provide to this community are needed for everyday living, nearly all of them have been deemed essential. I am referring to things like electricity, clean water, wastewater services, law enforcement, fire protection, ambulance services, fiber optics and sanitation. Throughout 2020, essential city employees have worked nonstop and even extra hours to keep everything else rolling along. I am really proud to be associated with them.

Pandemic Effects

While some city departments were working straight through the shutdown without missing a beat, others were significantly impacted. One thing is for sure, every single Department Director has developed COVID management skills.

I'd like for you to hear from the directors themselves as they walk you through both the challenges and the highlights of the past year. I think you will notice a theme in their remarks—which is that through it all, these city administrators have been able to move this community forward despite the obvious challenges.

Director's 2020 Highlights Video was then presented. Mayor Casper expressed her appreciation to I.E. Productions for the video presentation.

Looking Ahead
So looking ahead, what does the future hold for Idaho Falls?

Parks and Recreation
For Parks and Recreation, 2021 means pandemic safety protocols like masking and social distancing will continue to impact department programming.

Last year Idaho Falls golf courses were among the first to re-open. We led the way across the entire state for developing pandemic-friendly golf course guidelines. I feel confident that 2021 will provide another excellent golf season.

The Idaho Falls Zoo at Tautphaus Park also developed safe visiting protocols to allow guests to enjoy being outdoors, so be sure to include that in your spring and summer planning.

2021 will bring the long-awaited splash pad to Rinehart Park this summer.

Plans for a full restoration of Funland are rolling forward in 2021 as well in preparation for the 75th anniversary of this beloved local theme park in 2022. Everyone is invited to donate.

Our Riverwalk and other biking and walking trails receive steady use year-round. In 2021, we expect to begin construction of additional trails along canal pathways in the heart of the city. When complete, we'll be even more connected by more multi-use trails.

Airport—IDA
Just as it was before the shutdown, IDA is still poised for phenomenal growth in 2021. In fact, we received good news this week with Allegiant Airlines announcing that they will serve Portland from Idaho Falls starting in May. And we continue to work with other airlines to provide more service to west coast destinations such as Seattle.

In recent years several airlines have expressed interest in offering routes at IDA because Idaho Falls is a good potential market for them. But potential is not enough. Airlines are businesses that must make money.

This is why most traditional airlines today require a guarantee of sufficient revenue directly from each new market *before* they establish a new route. This money is collected in a "Revenue Guarantee Fund."

With the many opportunities ahead for establishing more connections at IDA, it is very important for Idaho Falls to grow a Revenue Guarantee Fund because we know that this is key to attracting new airlines and new routes.

Any business leaders in Eastern Idaho who wish to support development of new air service, please reach out to me or any other city official and we can explain more.

Community Development Services
As Director Cramer mentioned in the video, 2020 housing starts in Idaho Falls showed no signs of slowing with the shutdown. We see the same for 2021. People want to move here.

The nationwide housing shortage prompted us to form a special team consisting of local public and private sector experts to prepare us for all of this growth. This group*, IDAHome*, is working with partners to meet the housing choice and affordability needs of all who want to relocate to Idaho Falls.

But we care about more than just building new homes, we also care about building a strong community with great neighborhoods.

In 2021 we will undertake a major update to the City's Comprehensive Plan. We will host individual neighborhood meetings where citizens will be invited to speak with the City's professional planners about the part of the city that matters most to them: where they live. Watch for more information in the coming weeks about how to participate.

Public Works
Early 2020 saw the culmination of public outreach on the location and style of the new, replacement water tower. Our city's need for a new tower is not new news anymore. The fact is that repairing the existing tower due to its age and the large number of issues requiring repair is not the safest or most cost-effective alternative. And for the money, it would not result in enough capacity to serve the city's needs in the future. Throughout 2021 we will be doing the background work necessary to begin construction of the new tower in the spring of 2022, which will meet essential safety guidelines, double the holding capacity, and serve as the backbone for our city's water system for years to come.

Power/Fiber
One of the lasting lessons of 2020 is that having high speed connectivity for all residents is a need, not a want.

Our fiber optic build-out is moving across the city at a faster rate than we had initially predicted. Some areas of town are easier to hook up than others. If you live in an area served by overhead power lines, chances are that fiber service has already passed by your home or soon will be. The parts of town with underground wires require a little more construction to install.

When it comes to both internet connectivity and electricity, reliability is key. Idaho Falls Power has an industry-leading reliability rating. And as our utility continues to grow, maintaining our reliability requires redundancy which in turn requires continued investment. In 2021 we will begin construction on a new substation north of town along with 18 miles of high voltage power lines to connect it to the local grid.

Public Safety—Police/Fire
For public safety, 2021 will be a year when both the Police and Fire departments can focus on internal improvement.

- The Police
  - Will be working on design and other preparations for the new Law Enforcement Complex; and
  - They will continue to review internal Police Department policies to ensure that each aligns with national best practice standards.
- For Fire
  - 2021 is the year we will purchase a new ladder truck for the Fire Department. This apparatus is crucial for firefighting and rescues in taller buildings.

- Finally, the IFFD is serving as a COVID-19 vaccination point for the community. The primary emphasis right now is vaccinating other first responders from throughout the region followed by essential city employees and possibly others.

Embracing Growth.
Even in a pandemic year Idaho Falls is a community ascending—but we all know our future isn't just all about what City Departments are doing. We have so much else going on.

Idaho Falls has dynamic businesses and industries in its midst. Businesses like Idahoan develop innovative Idaho potato products and then deliver the products all over the world. Kyani has developed remarkable nutritional products containing Idaho–based products and they also have global distribution.

You will recall that 2019 brought significant growth in our healthcare sector—and just in time to assist with the pandemic. The entire region would be in a much different—much worse—situation if Idaho Falls Community Hospital had not opened and if EIRMC had not remodeled. Something I am truly thankful for this past year.

Costco opened its doors in August 2020 and has been one of the most highly profitable stores in the chain ever since. Excellent retail opportunities like this one are a result of growth in other sectors—the kind of growth that provides quality jobs and incomes that allow for discretionary spending.

We are also very fortunate that the federal programs out on the Idaho site provide these kinds of jobs too.

The Naval Reactors Facility, Idaho National Laboratory, and the Idaho Clean-up Project are each in growth and development phases. When the new Congress gets underway this year, we expect it will give attention to environment and energy issues. Now is the time when decades of excellent science and topnotch engineering by first-rate contractors working for the nuclear Navy and DOE will bring great rewards home to Idaho.

The nuclear energy sector is a major stop on the path to a non-carbon emitting energy future and because of that, INL will be the source of lots of exciting news over the next decade. We can expect announcements for demonstration projects and other first-in-kind advanced nuclear projects such as the VTR (Versatile Test Reactor) that was recently announced.

Throughout 2021, the Idaho Clean-up Project will continue to deliver on its commitment to get waste out of Idaho and remediate the affected sites. That includes the planned startup of the Integrated Waste Treatment Unit, a first-of-a-kind facility to process legacy liquid waste produced during the Cold War in other states that has been stored in Idaho for too long. We are very thankful for the scientists and technicians who are working to move that project along safely, quickly and affordably.

All this activity in our region's largest industry will impact Idaho Falls and much of Eastern Idaho. I have been studying this and meeting regularly with contractors, legislators, higher education experts, transportation officials, representatives from the trades and others who also are preparing for the wave of construction these projects will engender. There is a lot to consider, but it is worthwhile because this kind of growth brings quality employment opportunities to our communities.

Most citizens are ready to embrace this wave of prosperity. But occasionally someone will tell me they are concerned about change or "too much growth." And that they "like Idaho Falls the way it is" and do not want to see it change much.

I absolutely understand the sentiment. And to a certain degree, I share that point of view. We live in a great community and it is natural to worry that growth might change that. But the historical reality is that Idaho Falls has always been changing.

The historical data on the 100 Years of Growth slide show the growth in our city's population over the past 100 years. The number for 2020 is an estimate—I expect it to be greater than what we see here when the census numbers come in. These data show us that growth and change are actually very normal for Idaho Falls. Take a look at the amount of change between 50 and 60 (policy or baby boom?)

In reality, a city that is not growing and changing is stagnant. It is a city that cannot provide jobs and opportunities for the next generation. It is a city that has to *export* its talent and its young people. It is a city that does not age well.

That is not the kind of Idaho Falls I envision for us. It is not the kind of Idaho Falls we are building; nor is it the kind of Idaho we want to live in.

The key to growing without losing our character is *planning for and managing* the growth. How do we do that?

- We do it with excellent planning and zoning.
- With consumer-friendly building codes.
- With planning for parks, open spaces, and amenities.
- With policy and personnel that attract excellent businesses and the kinds of people who want to work for them.
- We do it by being a community that pays attention to its transportation corridors—including creating spaces for bikes, pedestrians, cars and public transit.
- And we do it by tracking the impacts that the growth places on our first responders so we always meet and provide high standards for public safety.

The Pandemic's Final Innings

I expect the coming months to bring what we have been waiting for since those first weeks last March. We really can't celebrate enough the scientific minds and the enormous global effort that has resulted in vaccines that will confer needed protection from COVID-19.

But we are not there quite yet.

Whenever a vaccine is introduced, we know that not everyone will be able to receive it. There are some whose bodies will not be able to tolerate vaccination for one reason or another. This makes it very important that those who can receive the vaccine do so as soon as it becomes available to them. This is how we achieve the now-familiar "herd immunity."

The percentage of the population that needs to be vaccinated to achieve herd immunity varies by disease. COVID-19 is new enough that the rate has not been identified yet, but experts right now suggest it is *at least* 75-80%.

Herd immunity is all about protection for the most vulnerable members of our community, including infants, pregnant women, those who have allergies to vaccine components and others who may not be able to tolerate a vaccination.

We want to get to the point where, even if a person gets sick, there is minimal chance of an outbreak because so many of the people around him/her will be vaccinated and the disease won't be able to spread. This is how smallpox was eradicated—with vaccinations—at high enough levels.

However, it will take several months yet before we will have enough vaccine available in Eastern Idaho to achieve the 75-80% vaccination rate. This means that social distancing, masking, and limited interactions will still be needed for the next several months.

I want express my gratitude to those who are doing all they can to navigate this safely. I especially want to thank all who do so kindly. Now, perhaps more than ever, compassion and consideration may be the key to getting to the end of the pandemic safely.

Conclusion.
I have just one final story to tell.

We know social isolation is difficult. Friends and friendships play a key role in social development—particularly for younger people. We have talked a lot about mental health recently and this has been a worry for me and probably every other parent out there.

In an attempt to combat isolation, improve mental health, and bring a little bit of joy during these difficult final innings of the pandemic, we have teamed up with some of the best in our community to provide six inspiring and family-friendly online productions for the entire community.

This team includes I.E. Productions, The Downtown Event Center (DEC) and the Idaho Falls Arts Council. We are also fortunate to have IF Council President Ziel-Dingman as well as mental health expert Dr. Matt Larsen as an advisor and commentator for the series.

For about the next six weeks, starting this Saturday at 5:30 p.m., we will be presenting the *Idaho Falls Family Happy Hour*, an online variety show consisting of entertainers, a motivational speaker, and informative programs for all to enjoy.

To make these experiences possible without charge, we have generous area sponsors who share our desire to bring a little joy into our community during these difficult times.

This week's inaugural program is a two-part comedy act. You can watch it when it first airs at 5:30 pm this Saturday, or you can watch any time after that on YouTube.

You can learn more by searching for IFFHH on Facebook. Not all details have been finalized yet, so be sure to like the page to stay up-to-date. We also will have details on the City's Webpage.

The *Idaho Falls Family Happy Hour* embodies so much of what I love about our Community. Idaho Falls is a place where creativity, service and generosity come together often.

We in Idaho Falls are connected physically with improved roads and trails. We are connected virtually with fiber optic lines, power lines and cell towers and the communication they make possible. And we are connected socially through service and the way we step up to volunteer and do what needs to be done.

THAT is why Idaho Falls is a great place to live. It is not just infrastructure and commerce that makes a city desirable or undesirable. It is mostly about our residents and the way they connect with each other.

With this as our measure, I can confidently say that Idaho Falls has what it takes to embrace its next season of growth.

This isn't just limited to my observations. *Money Magazine* recently named Idaho Falls as one of America's best places to live. And just two weeks ago, *Heartland Forward* ranked the Idaho Falls Metropolitan Area 17th out of the 379 Metro areas of all sizes in the Unites States. The best I can tell from their data, we are in the top five for the metro areas our size. We definitely have earned a reputation for being a great place to live and to work.

So, my friends and fellow citizens, with a 2020 in our rearview mirror, I can share with you what I have said in years past:

"The state of our city is strong … and Idaho Falls' future is bright. I could not be more proud to serve you and to be a part of this great community."

Thank you.

Mayor's Choice Awards Presentation

The Mayor's Choice Awards were created as a way to recognize outstanding residents, businesses, organizations, efforts or community figures for contributions to the city, noteworthy accomplishment, or other achievement. Mayor Casper honored the following seven (7) recipients:

Outstanding Community Commitment – Eastern Idaho Public Health, Geri Rackow

Ms. Rackow and her team of talented and highly dedicated professionals were thrust into the spotlight during what has become one of the most challenging, protracted global crises of our lifetime. EIPH is one of seven independent public health districts in Idaho. And, although based in Idaho Falls, they also are responsible for public health in Clark, Custer, Fremont, Jefferson Lemhi, Madison and Teton Counties. Their board is made up of people from all of those jurisdictions, which differ dramatically in composition and public need. So to manage the public health needs across such a varying demographic in normal times is a challenge in and of itself. From the onset of this crisis, Ms. Rackow and her team have traveled across east Idaho meeting with constituents and elected officials, implementing plans and policies to help guide our region through the pandemic. Here in Idaho Falls and Bonneville County, the City worked integrally and closely with Ms. Rackow and her team from the pandemic's inception. We saw first-hand the incredible hours and long days that turned into weeks and then months and now almost a year of pandemic response. Ms. Rackow and her team have worked countless hours – often very thankless hours – to help bring together doctors and nurses, hospitals, first responders, government officials, health care providers, media, residents and many, many others. It has often seemed like an impossible task to respond to such a rapidly changing environment where, after all this time, science still doesn't know the long term effects and impact of this disease. But Ms. Rackow and her team have done a remarkable job helping us understand the best ways to deal with all this uncertainty. Their efforts have helped keep our hospitals open, our health care flowing and our people equipped with the tools, information and resources to stay safe and healthy. They have undoubtedly saved lives and helped preserve our community.

Ms. Rackow, on behalf of the more than 100 EIPH employees and the Board of Health, expressed her appreciation for the City collaboration. She stated EIPH is looking forward to the end of the pandemic and being a stronger community together.

Outstanding Community Service – I.E. Productions, Chad Hammond and Gary Stewart

For more than 23 years, this local company has been helping promote the people and places of Idaho Falls. But when COVID-19 hit, the world, and Idaho Falls, essentially shut down. Life as we knew it stopped. Businesses closed down, events were canceled, travel stopped and life was put on hold. And there was a toll. We lost our ability to

interact…to communicate. We lost the essential ability to be together. And that really hurt, for all of us. Where once we could gather regularly for a social function, for a lunch, or a concert or any other number of ways we used to get together, we instead had to turn to other solutions to try and make sure life was still able to go on. When all this happened, this company immediately contacted us and said "how can we help?" In those beginning days of the pandemic, when the world literally stopped, they were right there asking "what can we do?" In conjunction with EIPH and many of our local agencies, this company worked tirelessly and without compensation to come up with ways to get essential information to our community about COVID-19 and how to combat it. They volunteered to help local service organizations find ways to meet online to share information and to try and have a semblance of normalcy during a very abnormal time. Generously, they created weekly online virtual luncheons, presentations and even the candidate debates for the Primary elections last May. They created forums for online communication and interaction when in-person opportunities were, and still are, limited. They did it while struggling, like everyone else, trying to juggle their new normal figuring out how to work remotely, overcoming the personal effects of the COVID illness for them and many of their employees and family members, all while trying pay the their own bills. One organization I work with tried to pay them for some of the remarkable service and they would not take the money! Despite all their own COVID challenges, Chad Hammond and Gary Stewart, owners of I.E. Productions, have continued to volunteer their time, their talents and their incredible experience to help our community get through this pandemic. Their uncommon generosity and constant willingness to put community and the public good ahead of personal and professional gain is uncommon and that makes it remarkable. Anyone who knows them knows that they love Idaho Falls and they have dedicated their lives to making this a better place for us all.

Mr. Stewart stated he and Mr. Hammond believe they are lucky to have grown up in this area. He also stated he was taught by several individuals that when there is a need in the community you just do it.

Outstanding Community Spirit –Heidi Van Campen Galbreth and David Oliver of The Village Neighborhood Watch Facebook Page

The Village Neighborhood Watch is a Facebook page that unites The Village neighborhood—that's the one that is adjacent to the City-owned soccer fields on the west side of the city—just past the airport. The page allows them to communicate and connect with each other, share excess zucchini, give away hand-me-downs, locate lost pets and bikes, trade used furniture, re-route mis-delivered mail, borrow tools, buy and sell school/team fundraiser items, and so on. I saw that the page once helped to find the owners of a trampoline that had blown into another neighbor's yard down the street—this is Idaho after all. When the shutdown hit, Heidi Van Campen Galbreth made a post on April 17th 2020 that changed the course of history in this neighborhood: "Hey friends. So there is a cool thing that some peeps in Australia and New Zealand are doing. They are making short videos of themselves taking their garbage cans out to the curb each week. Anyone interested in doing something like that in The Village? Maybe we could even give a prize or something." The post received several comments. One week later on April 23rd, Ms. Van Campen Galbreth posted: "I hope I'm not the only one dressing up to take the garbage out tomorrow." And #GarbageDay was born. Within two weeks, five more neighbors had joined in. Mr. Oliver was one of them. These pandemic-bored neighbors, who seem to own an unusual number of elaborate costumes, challenged each other to come up with "creative" ways to take out the trash and film it. The Oliver Family picked up the thread and … truly elevated the art form. I have many favorites and several feature the Oliver household. The resultant videos have involved both talented and untalented individuals. The writing, acting and filming has been both amazing and entertaining and also cringy and goofy at the same time—or mostly just an excuse to dress up in costumes and be silly. After each video, I found myself looking forward to the next week's episode. Nothing says "Hey Pandemic, Go jump in the lake" better than kooky moms and dads, brothers and sisters, parents and children, families and friends all coming together to star in homemade, cell-phone productions. If those families are anything like mine, I imagine each production was filled with laughs, opinions, eye-rolls, creativity, excitement, arguments, fun and a fair dose of embarrassment. My High School English teacher taught me that the role of the Fool in Shakespeare's play King Lear was to provide comic relief in the midst of tragedy. So, to the "fools" of The Village Neighborhood Watch, we offer

this most sincere recognition—not so much for the quality of the videos—but more for your spunk and creativity and the sense of Community you have introduced into your little corner of Idaho Falls. Thank you to all of the frustrated thespians in The Village!

Ms. Van Campen Galbreth expressed her appreciation to the spouses for their support. Mr. Oliver expressed his appreciation to the elected officials.

Outstanding Humanitarian Service – Idaho Falls Senior Citizens Community Center, Represented by Valisa Say & Pam Stronks

The Idaho Falls Senior Center staff operates a physical space where seniors in our community can gather. They serve meals and offer entertainment, information, and other programs that allow Idaho Falls seniors to develop friendships and enjoy spending time together. Senior Center staff members also prepare meals that Senior Center volunteers deliver to the seniors in our community who are homebound. Many of you have heard of the program entitled "Meals on Wheels." As you can imagine, the Senior Center and the Meals on Wheels Program have been hard hit by the pandemic. Its clientele is among the most vulnerable to the coronavirus disease. Gathering at the Center has been out of the question and consequently the number of people who have needed home delivery of meals has skyrocketed. Over the course of the past year, they have had to develop new contactless home delivery protocols. Used to getting the previous meal's dinnerware back when the next was delivered, they have had to find even more funding to purchase disposable service-ware. They also have had to round up more volunteers to drive along with more vehicles to deliver the hot meals in. Through it all, the Center has not given up. The Center cannot charge for these meals, so the small staff has had to raise money like crazy. That is a stressful way to operate any program. When funds were low, they worked. When funds have been less low, they have still worked. When you take into account the fact that people of all ages happen to eat every single day, the Senior Center has not had a day off. If they don't work, someone doesn't eat. And Senior Center cooks cannot get sick. Too many lives depend on the safety of the product they put out every day. Senior Center Director, Valisa Say is here along with Head Cook Pam Stronks to accept recognition tonight. Ms. Stronks has not missed a day since before the pandemic began. Thank you, thank you very much.

Ms. Say commended the Senior Center staff, volunteers, board members, and Ms. Stronks. She expressed her appreciation for this award.

Outstanding Philanthropic Contribution – Idahoan Foods, Drew Facer accompanied by Mrs. Facer

If you think back to this past summer, it was a time of a lot of confusion and uncertainty. What looked like a few weeks of staying home and social distancing suddenly turned into canceling events like the 4th of July and the War Bonnet Round Up. Toilet paper and bottled water flew off the shelves as our nation struggled with supply chain issues. People suddenly found themselves out of work, standing in line for food, and struggling with having to find masks and basic necessities. Early on, you may remember, those masks were nowhere to be found then. All the PPE's had been taken for first responders and medical personnel and the whole community was searching for ways to comply with a new mask requirement and really, with how to just get by and make sense of what was happening. Enter Idahoan Foods. Deemed part of our critical infrastructure as a food manufacturer, Idahoan already had been hard at work making sure their employees had the supplies necessary to continue to put food on people's tables. So when Melaleuca CEO Frank VanderSloot challenged Idahoan Foods CEO Drew Facer to the CEO "Pay It Forward" challenge to perform acts of service in the community, Mr. Facer picked up the phone and called me. He knew what a challenge it would be for the entire community to find face coverings…and he knew that people were struggling. So he and Idahoan Foods stepped up and stepped in in a huge way. Mr. Facer and Idahoan mobilized their employees and on a hot summer day in July (and the wind was blowing too), standing outside their headquarters in Snake River Landing handing out 10,000 anti-microbial masks. Not only that, they also handed out their signature

"Buttery Home-style Mashed Potatoes" to everyone who came to pick up a mask. On top of all that, they also donated another 4,500 packages of potatoes to the Idaho Falls Community Food Basket. All in all, they donated and helped to distribute more than $37,000 in masks and potatoes to the Idaho Falls community. I personally delivered some of the masks to schools and to the Community Youth in Action LIV Teen Center. Their generosity and selfless donation helped feed and protect thousands of city residents. While others were struggling with questions and uncertainty, Mr. Facer and Idahoan Foods stepped up and stepped in to help find answers and to fill an essential need. And for that, we are proud tonight to recognize Drew Facer and Idahoan Foods.

Mr. Facer expressed his appreciation to the City leadership for this award, and he commended his team. He noted Mayor Casper participated in handing out masks. Mr. Facer stated Idahoan has been part of the community for over 60 years and is proud to provide a livelihood for many individuals. He is also proud to work with the growers in the community. He is honored to receive the award.

The "Good Vibes" Award – Nathan Apodaca

As society languished with the physical and mental effects of the COVID pandemic, one individual almost single handedly brought a ray of sunshine to the entire world. Years ago, this individual's daughters introduced him to Instagram, and later to TikTok, where he found a following for his many videos of him dancing, singing, lip syncing, skateboarding and doing various other activities in and around Idaho Falls. In September, while on his way to the potato warehouse where he works, his vehicle that had with 330,000 miles on it, broke down. So he pulled out his longboard, grabbed a bottle of Ocean Spray juice, and started skateboarding to work singing an old Fleetwood Mac song. As they say, the rest is history… Now, with more than 73 million views, that post of Nathan Apodaca, aka Doggface208, on his way to work in Idaho Falls, came in as the second most viewed video IN THE WORLD on TikTok's list of top 2020 viral videos. It inspired responses by Fleetwood Mac stars Mick Fleetwood, Lindsey Buckingham and lead singer Stevie Nicks. Thousands of celebrities, athletes, movie stars and other people around the world have imitated his video sharing the "good vibes" that he so openly talks about. Since that time he's been on talk shows and been featured about everywhere from…TMZ to the Los Angeles Times; he has now been recognized as the number one most "googled" person in the world for 2020; he has been named one of the "Heroes of 2020" by Mother Jones; he is credited with being one of the first to bring a glimmer of hope and happiness to a COVID-weary world. In addition to all that, with his new-found fame and fortune, he continues to celebrate his Idaho Falls roots showcasing our city to the entire world. Mr. Apodaca has donated tens-of-thousands of dollars to Idaho Falls charities and continues to post videos every week from sites all around the city celebrating the good vibes he's made so popular. Nathan is traveling right now, but we will present this award to him in person when he returns. And I suspect that if you haven't seen him or his videos, you soon will as I'm told he has some very big new appearances that are coming up in the next few weeks! This is why tonight we are pleased to recognize Idaho Falls' very own Nathan Apodaca, aka Doggface208.

Public Works

Subject: Professional Services Agreement with Murraysmith, LLC, for Design of the Wastewater Treatment Plant Dewatering Project

The purpose of this Agreement is to establish a contract with Murraysmith, LLC, to provide design services and preparation of bidding and construction documents for the Wastewater Treatment Plant Dewatering Project. The proposed contract amount for such services to be provided is $861,052.00.

Councilor Freeman briefly explained the dewatering process. He stated the entire project is anticipated to cost approximately $12M, the design work should take approximately 12-14 months to complete, and the construction bid will be advertised next year.

It was moved by Councilor Freeman, seconded by Councilor Radford, to approve the Agreement with Murraysmith, LLC and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilors Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

Attachments: Professional Services Agreement - Dewatering Design 12.23.20 (CBA Executed).pdf

Idaho Falls Power (IFP)

Subject: Property Purchase Sale Agreement for 3995 Crestwood Lane with TayJor, LLC

As subdivisions have developed around the Harrison substation, it's created a limited access route through a residential neighborhood. The situation is not ideal for community members, so IFP has contracted to purchase an adjacent property to the substation where access would then be through a professional business park. At a later date, if it's decided to sell the property, IFP will sell with the contingency of maintaining an easement to the substation with access through the business park.

Councilor Radford stated this item has been discussed in IFP Board Meetings.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve the Property Purchase Sale Agreement with TayJor, LLC of Idaho Falls, Idaho for $196,368.48 and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilors Dingman, Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

Attachments: IFP - Harrison Sub Agreement with TayJor

Subject: IF21-07 Construction Agreement with Summit Line Construction 161-kV Line Project

Following a Statement of Qualification (SOQ) on June 6, 2020, IFP solicited bids from eight approved contractors for the construction of the 161-kV Line Project. It is the recommendation of IFP to approve this bid from Summit Line Construction as the lowest responsive bidder. Rocky Mountain Power is a joint owner of this project and agrees that Summit Line Construction is the lowest responsive and responsible bidder. The engineer's cost estimate for this project is $5,116,531.00.

IFP Director Bear Prairie stated the Paine Substation project is a culmination of 12-13 years of work, and all items for this project just happened to line up for this agenda. He briefly reviewed each of the items. Councilor Radford recognized Director Prairie and former IFP Director Jackie Flowers. He is pleased the Council has the opportunity to help several individuals in the community and the region. He believes this is worthwhile.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve the Summit Line Construction Agreement with Idaho Falls Power (IFP) for the construction of the 161-kV transmission line from Lincoln Road to Paine Substation for a not-to-exceed amount of $5,169,234.49 and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Attachments: IFP - Summit Line Agreement for 161-kV Paine Line

Subject: IF21-09 Construction Agreement with Bodec, Inc. for Construction of 161-kV Paine Substation

IFP received seven bids for the construction of the new 161-kV Paine Substation project and it is at the recommendation of IFP to approve this bid from Bodec Inc. of Price, Utah as the lowest responsible and responsive bidder. The engineer's cost estimate from 2019 for this project is $2,000,000.00.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve the Bodec, Inc. Construction Agreement with Idaho Falls Power (IFP) for the construction of the new 161-kV Paine Substation for a not-to-exceed amount of $2,490,568.41 and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilors Smede, Hally, Dingman, Radford, Freeman, Francis. Nay – none. Motion carried.

Attachments: IFP - Bodec Agreement for 161-kV Paine Substation plus bid tab

Municipal Services

Subject: Bid IF-21-13, Purchase of Structural Steel and Materials for Idaho Falls Power Paine Substation

This purchase will provide structural steel and materials identified in the technical specifications and structural drawings for the Idaho Falls Power Paine Substation. The lowest bid received from Galvanizers, Inc. was deemed an incomplete bid.

It was moved by Councilor Smede, seconded by Council President Dingman, to accept and approve the lowest responsive and responsible bidder Klute, Inc. for lump sum total of $240,054.28. Roll call as follows: Aye – Councilors Hally, Francis, Radford, Dingman, Smede, Freeman. Nay – none. Motion carried.

Attachments: MS_ IF 21-13 Purchase of Structural Steel and Materials for Idaho Falls Power.pdf

Subject: Bid IF-21-14, Request to Purchase Wood Power Poles for Idaho Falls Power

Bid IF-21-14 was published and did not receive any bidders. With no bids received and to expedite this purchase for the Paine Substation project, Idaho Falls Power would like to enter into the open market.

Per Councilor Freeman, Municipal Services Director Pamela Alexander stated this bid will include 11 power poles. Director Prairie noted the specialized poles are approximately twice as tall as a typical power pole.

It was moved by Councilor Smede, seconded by Council President Dingman, to give authorization to enter into the open market to purchase wood power poles for Idaho Falls Power based on the engineer's estimate of $130,020.00. Roll call as follows: Aye – Councilors Freeman, Radford, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

Subject: Bid IF-21-15, Purchase of Conductor, Insulator and Switches for Idaho Falls Power

Bid IF-21-15 was published and did not receive any bidders. With no bids received and to expedite this purchase for the Paine Substation project, Idaho Falls Power would like to enter into the open market.

It was moved by Councilor Smede, seconded by Council President Dingman, to give authorization to enter into the open market to purchase conductor, insulator and switches for Idaho Falls Power based on the engineer's estimate of $1,382,100. Roll call as follows: Aye – Councilors Hally, Radford, Francis, Dingman, Smede, Freeman. Nay – none. Motion carried.

City Attorney

Subject: Ordinance Standardizing References to City Clerk

As part of the ongoing effort to standardize, streamline, and make the City Code more clear and useful, changes proposed refer to the City Clerk as "Clerk" throughout the Code.

Councilor Hally stated this is a housekeeping issue.

It was moved by Councilor Hally, seconded by Councilor Francis, to approve the ordinance amending City Code to standardize references to the Clerk under a suspension of the rules requiring three complete and separate readings, and request that it be read by title and published by summary. Roll call as follows: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

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

ORDINANCE NO. 3365

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF IDAHO FALLS CITY CODE, AMENDING NUMEROUS CITY CODE PROVISIONS TO STANDARDIZE REFERENCES TO THE CITY CLERK, AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

Attachments: Ordinance

Announcements:

Mayor Casper announced that City offices will be closed on January 18 for Martin Luther King Jr./Idaho Human Rights Day. She reminded all individuals of the Idaho Falls Family Happy Hour debut on January 16, and that EIPH is looking for volunteers. Councilor Hally announced the new president and vice president (of the United States) will be sworn in on January 20. Councilor Radford announced January 19 has been designated as National Day of Service.

Executive Session:

It was then moved by Councilor Francis, seconded by Councilor Smede, to move into Executive Session (at 9:10 p.m.). The Executive Session is being called pursuant to the provisions of Idaho Code Section 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent. The Executive Session will be held in the City Annex Conference Room. At the conclusion of the Executive Session the Council will not reconvene into regular Council Meeting. Roll call as follows: Aye – Councilors Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

The City Council of the City of Idaho Falls met in Executive Session Thursday, January 14, 2021 in the City Annex Conference Room in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 9:19 p.m.

There were present:
Mayor Rebecca L. Noah Casper
Councilor Shelly Smede (via telephone)
Councilor Jim Freeman (via telephone)
Councilor Jim Francis
Councilor John Radford (via telephone)
Councilor Thomas Hally

Council President Michelle Ziel-Dingman (via telephone)

Also present:
Ryan Tew, Human Resources Director
Randy Fife, City Attorney

The Executive Session was called pursuant to the provisions of Idaho Code Section 74-206(1)(b) to consider the evaluation, dismissal or disciplining of, or to hear complaints or charges brought against, a public officer, employee, staff member or individual agent.

There being no further business, the meeting adjourned at 10:47 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 21-002 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, January 20, 2021
DEPARTMENT: Public Works

Subject

Bid Award - Pop Kroll Street Improvements Utility Plans

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

Public Works recommends approval of the plans and specifications, award the bid to the lowest responsive, responsible bidder, 3H Construction, LLC in an amount of $128,558.30 and authorization for the Mayor and City Clerk to execute the necessary documents or take other action deemed appropriate.

Description, Background Information & Purpose

On Tuesday, January 12, 2021, bids were received and opened for the Pop Kroll Street Improvements Utility Plans project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to improve the utility services along Pop Kroll Way in preparation of future road improvements and to accommodate a new Street/Sanitation building.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

This project supports the community-oriented result of reliable public infrastructure by extending needed water, sewer and storm water facilities within Pop Kroll Way right-of-way in advance of street improvements.

Interdepartmental Coordination

Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact

Cost allocations for this project will be provided by Street and Sanitation Funds. Sufficient funding and budget authority exist to complete the proposed improvements.

Legal Review

The Legal Department has reviewed the bid process and concurs the Council action desired is within State Statute.

2-38-8-3-STR-2018-34
2021-7

City of Idaho Falls

Engineering Department
Bid Tabulation

Project: POP KROLL SREET IMPROVEMENTS UTILITY PLANS ***Number:*** 2-38-08-3-STR-2018-34

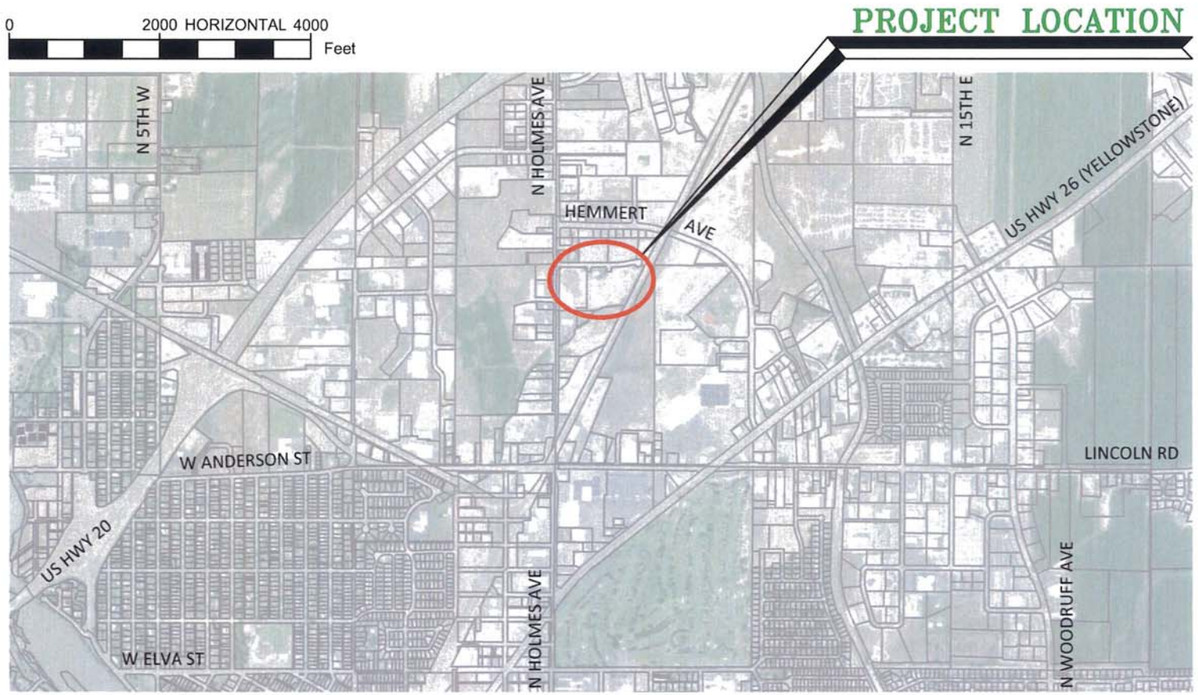
Submitted: Kent J. Fugal, P.E., PTOE ***Date:*** January 12, 2021

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		3H Construction, LLC		HK Contractors, Inc.		Knife River Corporation - Mountain West		Ready Service Jobber, Inc.		JM Concrete, Inc.		Sunroc Corporation DBA Depatco	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
		DIVISION 300 - TRENCHING																
3.01	302.4.1.B.1	Rock Excavation	150	LF	$200.00	$30,000.00	$80.00	$12,000.00	$110.00	$16,500.00	$155.00	$23,250.00	$212.00	$31,800.00	$200.00	$30,000.00	$235.00	$35,250.00
		DIVISION 400 - WATER																
4.01	401.4.1.A.1	4" Water Main Pipe	20	LF	$30.00	$600.00	$75.00	$1,500.00	$160.00	$3,200.00	$180.00	$3,600.00	$121.00	$2,420.00	$100.00	$2,000.00	$299.00	$5,980.00
4.02	403.4.1.A.1	Hydrant	2	EA	$3,500.00	$7,000.00	$3,535.00	$7,070.00	$3,000.00	$6,000.00	$3,000.00	$6,000.00	$1,380.00	$2,760.00	$10,000.00	$20,000.00	$3,400.00	$6,800.00
4.03	404.4.1.A.1.a	Water Service Connection, Size 2"	1	EA	$2,500.00	$2,500.00	$6,200.00	$6,200.00	$2,600.00	$2,600.00	$3,503.00	$3,503.00	$1,725.00	$1,725.00	$5,000.00	$5,000.00	$3,650.00	$3,650.00
		DIVISION 500 - SEWER																
5.01	501.4.1.B.1	Gravity Sewer Pipe – Size 8" (includes excavation, bedding, backfill, etc.)	238	LF	$60.00	$14,280.00	$32.20	$7,663.60	$46.00	$10,948.00	$72.00	$17,136.00	$52.00	$12,376.00	$70.00	$16,660.00	$68.50	$16,303.00
5.02	502.4.1.A.1	Sanitary Sewer Manhole, Type A	3	EA	$5,000.00	$15,000.00	$2,450.00	$7,350.00	$3,235.00	$9,705.00	$3,500.00	$10,500.00	$2,842.00	$8,526.00	$5,000.00	$15,000.00	$5,400.00	$16,200.00
		DIVISION 600 - CULVERTS & STORM DRAINS																
6.01	601.4.1.A.5.a	12" Storm Drain/Culvert/Gravity Irrigation Pipe, C 900 PVC	39	LF	$80.00	$3,120.00	$56.30	$2,195.70	$90.00	$3,510.00	$72.00	$2,808.00	$98.00	$3,822.00	$85.00	$3,315.00	$82.15	$3,203.85
6.02	601.4.1.A.5.b	12" Storm Drain/Culvert/Gravity Irrigation Pipe, PVC	454	LF	$60.00	$27,240.00	$30.50	$13,847.00	$51.00	$23,154.00	$63.00	$28,602.00	$80.00	$36,320.00	$80.00	$36,320.00	$75.25	$34,163.50
6.03	601.4.1.A.5.c	18" Storm Drain/Culvert/Gravity Irrigation Pipe, C 900 PVC	20	LF	$85.00	$1,700.00	$90.00	$1,800.00	$175.00	$3,500.00	$111.00	$2,220.00	$135.00	$2,700.00	$115.00	$2,300.00	$151.00	$3,020.00
6.04	601.4.1.A.5.d	18" Storm Drain/Culvert/Gravity Irrigation Pipe, PVC	617	LF	$65.00	$40,105.00	$46.00	$28,382.00	$53.00	$32,701.00	$74.00	$45,658.00	$102.00	$62,934.00	$85.00	$52,445.00	$98.25	$60,620.25
6.05	602.4.1.A.1	Storm Drain or Gravity Irrigation Manhole – Type A	5	EA	$5,000.00	$25,000.00	$3,540.00	$17,700.00	$3,825.00	$19,125.00	$3,500.00	$17,500.00	$3,506.00	$17,530.00	$5,000.00	$25,000.00	$5,975.00	$29,875.00
6.06	602.4.1.F.1.a	Catch Basin – Type IV, 2' x 3' Frame & Grate (D&L I-9163 or equivelant)	2	EA	$4,000.00	$8,000.00	$2,623.00	$5,246.00	$3,575.00	$7,150.00	$3,000.00	$6,000.00	$2,530.00	$5,060.00	$4,000.00	$8,000.00	$6,000.00	$12,000.00
6.07	602.4.1.F.1.b	Catch Basin – Type IV, 2' x 3' Frame & Grate (D&L I-3517 or equivelant)	9	EA	$4,000.00	$36,000.00	$1,956.00	$17,604.00	$2,625.00	$23,625.00	$3,000.00	$27,000.00	$2,530.00	$22,770.00	$4,000.00	$36,000.00	$3,765.00	$33,885.00
		TOTAL				**$210,545.00**		**$128,558.30**		$161,718.00		$193,777.00		$210,743.00		$252,040.00		$260,950.60

One additional bid received was deemed non-responsive.

POP KROLL STREET IMPROVEMENTS
UTILITY PLANS
PROJECT # 2-38-08-3-STR-2018-34





REVIEWED BY: SANITATION DIVISION

DATE: 12-18-20

REVIEWED BY: STREETS DIVISION

DATE: 12/18/20

Digitally signed by Kent J Fugal
Date: 2020.12.23 '12:48:16 -07'00

PROFESSIONAL ENGINEER REGISTERED 9247 STATE OF IDAHO KENT J. FUGAL

MAYOR
REBECCA L. NOAH CASPER

CITY COUNCIL
MICHELLE ZIEL-DINGMAN
SHELLY SMEDE
THOMAS HALLY
JIM FRANCIS
JOHN B. RADFORD
JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
CHRIS H FREDERICKSEN, P.E.

CITY ENGINEER
KENT J. FUGAL, P.E., PTOE

2020

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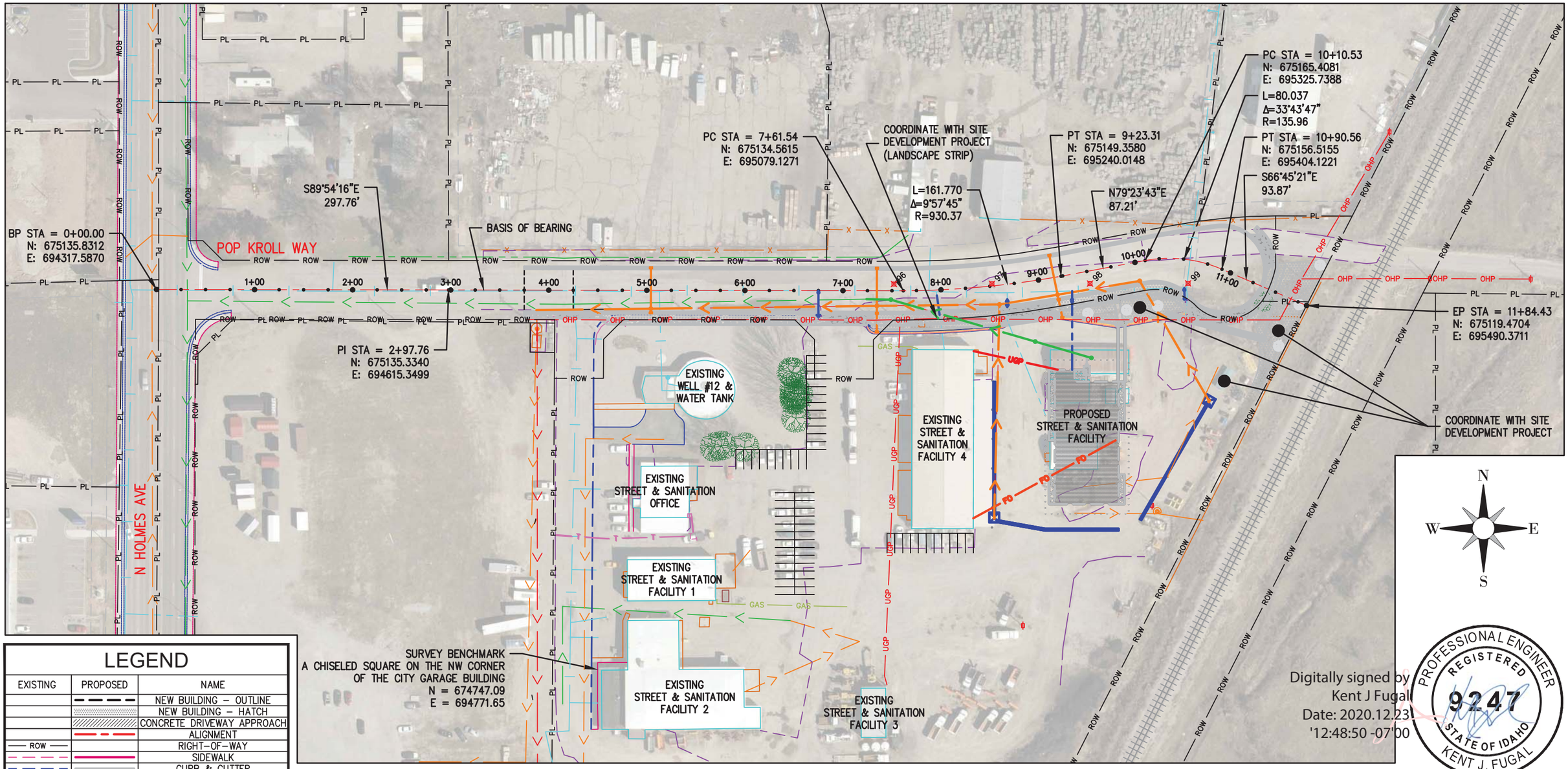
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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

POP KROLL STREET IMPROVEMENTS
UTILITY PLANS

CHK BY: Y.G.	DSG BY: WEM	DWN BY: WEM
FILE NO. 2-38-08-3-STR-2018-34	DATE PLOTTED: 12/17/2020	SHEET NO. 1 OF 6
DWG NO. MAIN-POP KROLL STREET IMPROVEMENTS.dwg		



LEGEND

EXISTING	PROPOSED	NAME
		NEW BUILDING – OUTLINE
		NEW BUILDING – HATCH
		CONCRETE DRIVEWAY APPROACH
		ALIGNMENT
ROW		RIGHT–OF–WAY
		SIDEWALK
		CURB & GUTTER
		EDGE OF PAVEMENT
		STORM DRAIN PIPE
		STORM CATCH BASIN
		DRAINAGE SLOPE LINES
X		FENCE
		SEWER MANHOLE
		SEWER LINE
		WATER LINE
		WATER SERVICE LINE
		WATER VALVE
		METER PIT
		CURB STOP
		TREE
		LANDSCAPING
FO	FO	FIBER OPTIC
		IFP – POLE
OHP		IFP – OVERHEAD POWER
UGP	UGP	IFP – UNDERGROUND POWER
		IFP – TRANSFORMER

SURVEY CONTROL – POP KROLL WAY

0 100 HORIZONTAL 200 Feet

INDEX

SHT. NO.	SHT. TITLE
1	TITLE PAGE
2	SURVEY
3	PLAN & PROFILE
4	SECTIONS

BASIS OF BEARINGS

THE BEARING ALONG THIS LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THE PROJECT SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004" WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

ENGINEERS NOTE:

IN COMPLIANCE WITH IDAHO CODE § 55–1613 A FIELD SEARCH AND LOCATION SURVEY HAS BEEN CONDUCTED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEY PRIOR TO THIS PROJECT'S CONSTRUCTION. ALL POINTS THAT WILL BE DISTURBED WILL BE REPLACED BY CITY FORCES.

CONTROL POINT NOTE:

ALL CONTROL IS PURSUANT TO THE CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004 AND THE VERTICAL CONTROL DATUM OF GEOID 18 AND THE CITY OF IDAHO FALLS NAVD 88.

PROFESSIONAL ENGINEER REGISTERED 9247 STATE OF IDAHO KENT J. FUGAL

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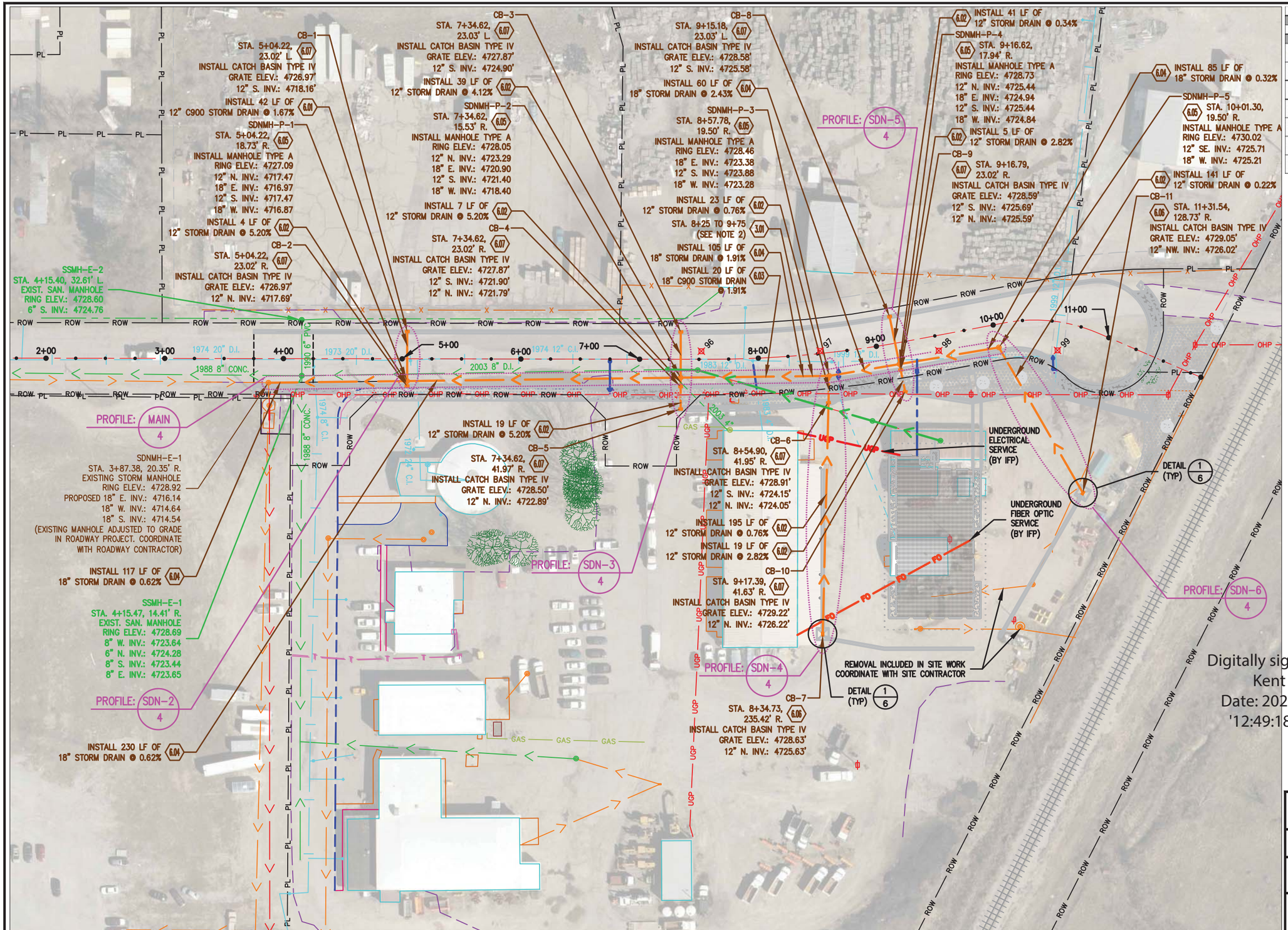
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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

POP KROLL STREET IMPROVEMENTS
UTILITY PLANS
SURVEY CONTROL

CHK BY:	Y.G.	DSG BY:	WEM	DWN BY:	WEM
FILE NO. 2–38–08–3–STR–2018–34		DATE PLOTTED: 12/22/2020		SHEET NO. 2 OF 6	
DWG NO. MAIN–POP KROLL STREET IMPROVEMENTS.dwg					



KEY #	ITEM	DESCRIPTION	QNTY	UNIT
		DIVISION 300 - TRENCHING		
3.01	302.4.1.B.1	Rock Excavation	150	LF
		DIVISION 600 - CULVERTS & STORM DRAINS		
6.01	601.4.1.A.5.a	12" Storm Drain/Culvert/Gravity Irrigation Pipe, C 900 PVC	39	LF
6.02	601.4.1.A.5.b	12" Storm Drain/Culvert/Gravity Irrigation Pipe, PVC	454	LF
6.03	601.4.1.A.5.c	18" Storm Drain/Culvert/Gravity Irrigation Pipe, C 900 PVC	20	LF
6.04	601.4.1.A.5.d	18" Storm Drain/Culvert/Gravity Irrigation Pipe, PVC	617	LF
6.05	602.4.1.A.1	Storm Drain or Gravity Irrigation Manhole – Type A	5	EA
6.06	602.4.1.F.1.a	Catch Basin – Type IV, 2' x 3' Frame & Grate (D&L I-9163 or equivelant)	2	EA
6.07	602.4.1.F.1.b	Catch Basin – Type IV, 2' x 3' Frame & Grate (D&L I-3517 or equivelant)	9	EA

NOTES:

1. COORDINATE INSTALLATION OF MANHOLES AND WATER VALVE COLLARS WITH ROADWAY PROJECT.
2. NO ROCK DEPTH INFORMATION BETWEEN 3+00 TO 7+52.01

TEST HOLES			
Point #	Northing	Easting	Description
96	675141.41	695069.61	NO ROCK
97	675141.64	695169.61	ROCK @ 2.5'
98	675141.87	695269.61	ROCK @ 2'
99	675142.10	695369.61	ROCK @ 11.5'

Digitally signed by Kent J Fugal
Date: 2020.12.23 '12:49:18 -07'00

PROFESSIONAL ENGINEER REGISTERED 9247 STATE OF IDAHO KENT J. FUGAL

STORM DRAIN – PLAN

NORTH

0 80 HORIZONTAL 160 Feet

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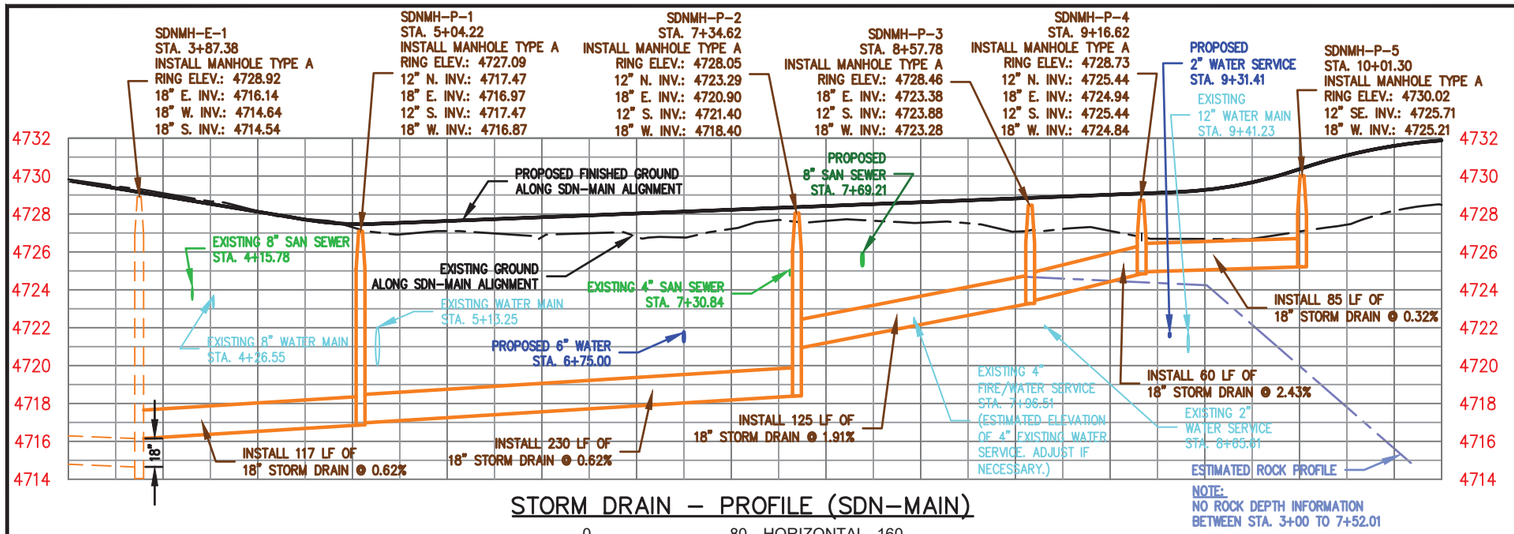
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ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

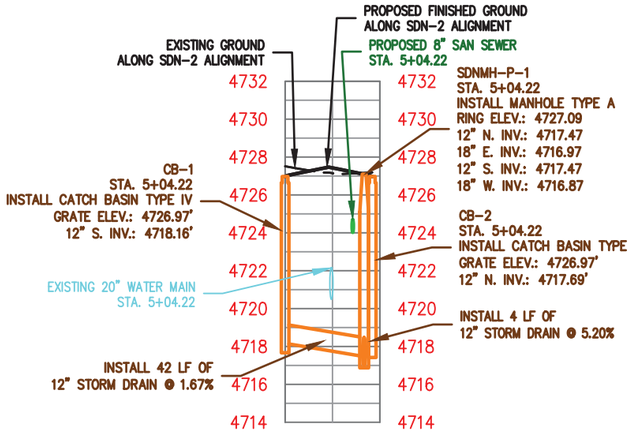
POP KROLL STREET IMPROVEMENTS
UTILITY PLANS
STORM DRAIN

CHK BY:	Y.G.	DSG BY:	WEM	DWN BY:	WEM
FILE NO. 2-38-08-3-STR-2018-34		DATE PLOTTED: 12/23/2020		SHEET NO. 3 OF 6	
DWG NO. MAIN-POP KROLL STREET IMPROVEMENTS.dwg					



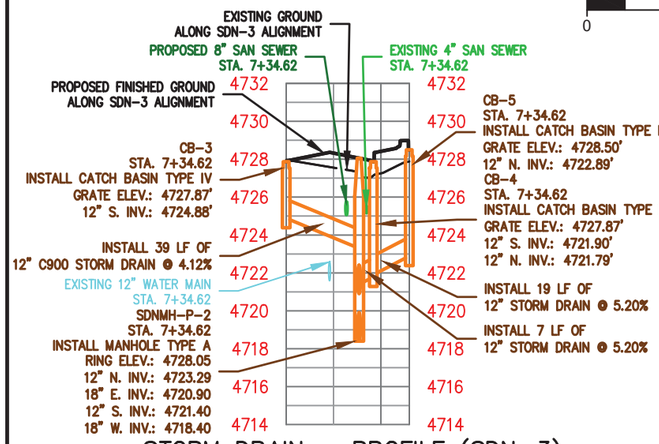
STORM DRAIN – PROFILE (SDN–MAIN)

0 80 HORIZONTAL 160 Feet
0 8 VERTICAL 16



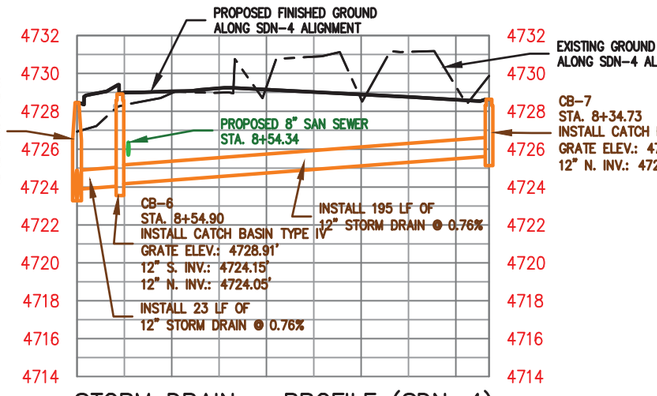
STORM DRAIN – PROFILE (SDN–2)

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0 8 VERTICAL 16



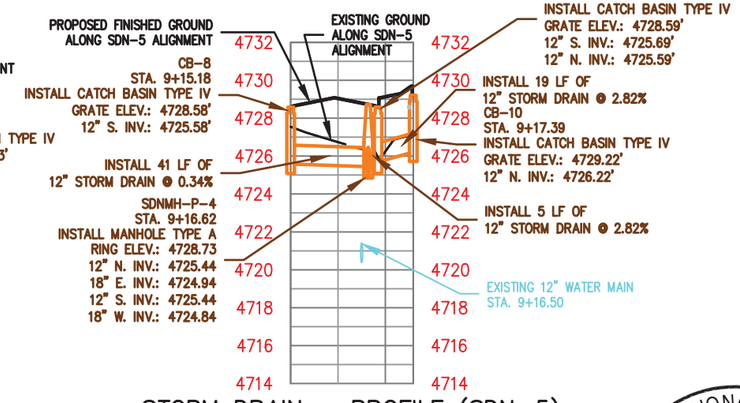
STORM DRAIN – PROFILE (SDN–3)

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0 8 VERTICAL 16



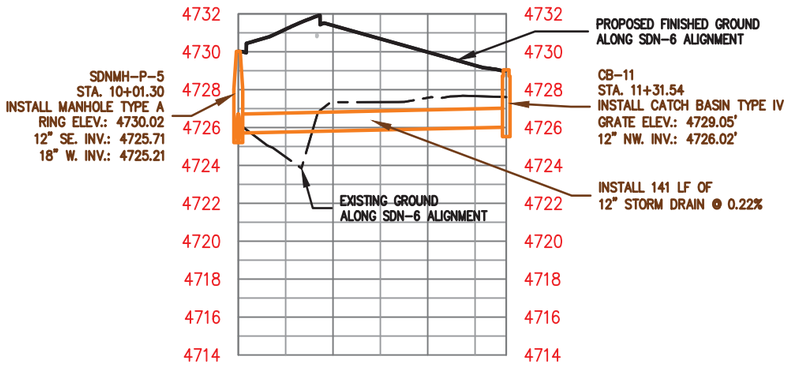
STORM DRAIN – PROFILE (SDN–4)

0 80 HORIZONTAL 160 Feet
0 8 VERTICAL 16



STORM DRAIN – PROFILE (SDN–5)

0 80 HORIZONTAL 160 Feet
0 8 VERTICAL 16



STORM DRAIN – PROFILE (SDN–6)

0 80 HORIZONTAL 160 Feet
0 8 VERTICAL 16

PROFESSIONAL ENGINEER
REGISTERED
9247
STATE OF IDAHO
KENT J. FUGAL

Digitally signed by Kent J Fugal
Date: 2020.12.23 12:50:18 '-07'00

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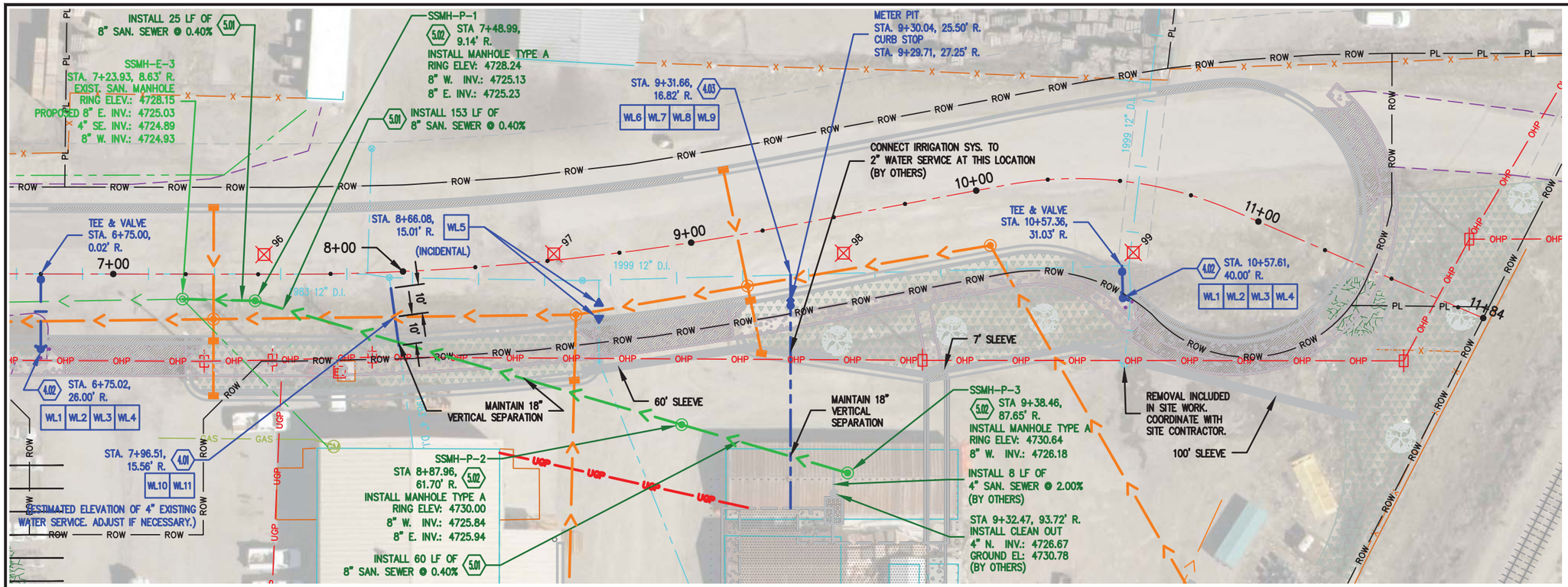
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

POP KROLL STREET IMPROVEMENTS
UTILITY PLANS
STORM DRAIN PROFILES

CHK BY: Y.G.	DSG BY: WEM	DWN BY: WEM
FILE NO. 2-38-08-3-STR-2018-34	DATE PLOTTED: 12/23/2020	SHEET NO. 4 OF 6
DWG NO. MAIN-POP KROLL STREET IMPROVEMENTS.dwg		



KEY #	ITEM	DESCRIPTION	QNTY	UNIT
		DIVISION 400 - WATER		
4.01	401.4.1.A.1	4" Water Main Pipe	20	LF
4.02	403.4.1.A.1	Hydrant	2	EA
4.03	404.4.1.A.1.a	Water Service Connection, Size 2"	1	EA
		DIVISION 500 - SEWER		
5.01	501.4.1.B.1	Gravity Sewer Pipe – Size 8" (includes excavation, bedding, backfill, etc.)	238	LF
5.02	502.4.1.A.1	Sanitary Sewer Manhole, Type A	3	EA

NOTES:

1. COORDINATE INSTALLATION OF MANHOLES AND WATER VALVE COLLARS WITH ROADWAY PROJECT.
2. NO ROCK DEPTH INFORMATION BETWEEN 3+00 TO 7+52.01

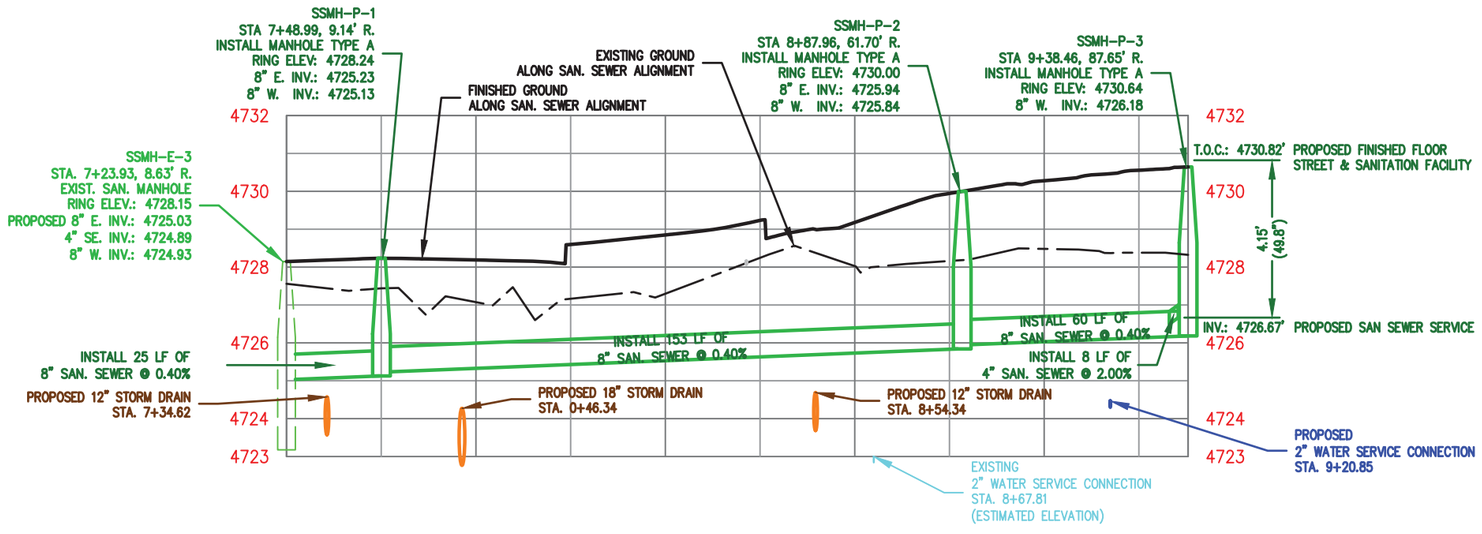
WATER LINES - INCIDENTAL ITEMS			
KEY #	DESCRIPTION	QNTY	UNIT
WL1	12" x 6" TEE	2	EA
WL2	6" GATE VALVE	2	EA
WL3	6" WATER LINE	37	LF
WL4	12" SLEEVE	2	EA
WL5	2" PLUG	2	EA
WL6	12" X 2" SADDLE W/ CORP STOP	1	EA
WL7	2" METER PIT	1	EA
WL8	CURB STOP	1	EA
WL9	2" WATER SERVICE LINE	81	LF
WL10	4" SLEEVE	1	EA
WL11	4"- 45° BEND	4	EA

TEST HOLES			
Point #	Northing	Easting	Description
96	675141.41	695069.61	NO ROCK
97	675141.64	695169.61	ROCK @ 2.5'
98	675141.87	695269.61	ROCK @ 2'
99	675142.10	695369.61	ROCK @ 11.5'

SAN SEWER & WATER – PLAN

NORTH

0 40 HORIZONTAL 80 Feet



SAN SEWER – PROFILE

NORTH

0 40 HORIZONTAL 80 Feet

0 4 VERTICAL 8

Digitally signed by Kent J Fugal
Date: 2020.12.23 '12:50:48 -07'00'

PROFESSIONAL ENGINEER REGISTERED 9247 STATE OF IDAHO KENT J. FUGAL

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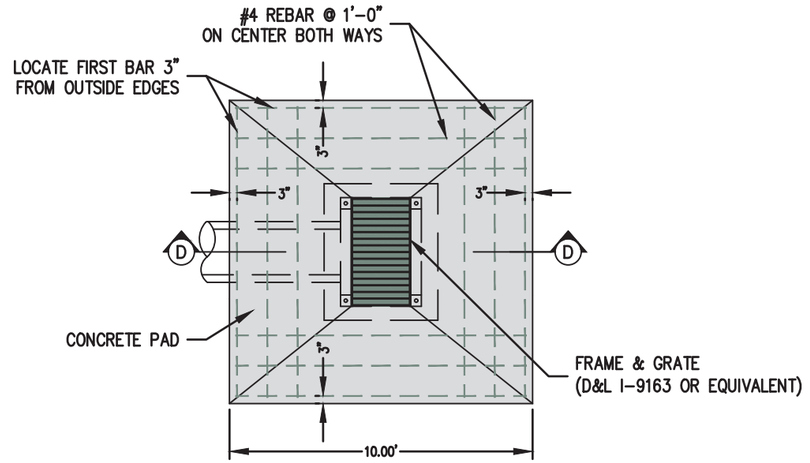
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

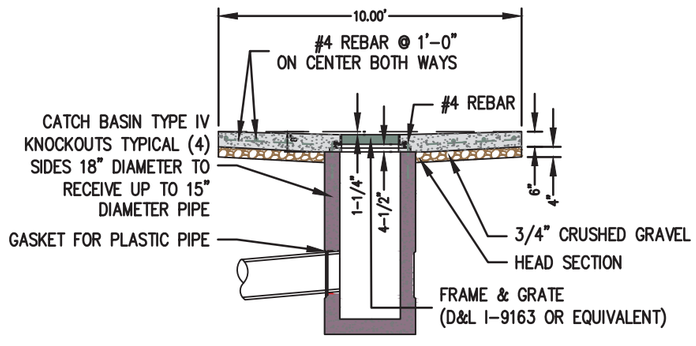
POP KROLL STREET IMPROVEMENTS
UTILITY PLANS
SAN SEWER & WATER

CHK BY:	Y.G.	DSG BY:	WEM	DWN BY:	WEM
FILE NO. 2-38-08-3-STR-2018-34		DATE PLOTTED: 12/22/2020		SHEET NO. 5 OF 6	
DWG NO. MAIN-POP KROLL STREET IMPROVEMENTS.dwg					



CATCH BASIN TYPE IV 2' x 3' FRAME & GRATE (D&L I-9163 OR EQUIVELANT) – DETAIL 1/–

0 5 HORIZONTAL 10 Feet



CATCH BASIN TYPE IV 2' x 3' FRAME & GRATE (D&L I-9163 OR EQUIVELANT) – SECTION D/–

0 5 HORIZONTAL 10 Feet

Digitally signed by Kent J Fugal
Date: 2020.12.23 12:51:15 -07'00'

PROFESSIONAL ENGINEER
REGISTERED
9247
STATE OF IDAHO
KENT J. FUGAL

AS BUILT:

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

POP KROLL STREET IMPROVEMENTS
UTILITY PLANS
SECTIONS & DETAILS

CHK BY: Y.G.	DSG BY: WEM	DWN BY: WEM
FILE NO. 2-38-08-3-STR-2018-34	DATE PLOTTED: 12/22/2020	SHEET NO. 6 OF 6
DWG NO. MAIN-POP KROLL STREET IMPROVEMENTS.dwg		

Memorandum

File #: 21-003 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, January 20, 2021
DEPARTMENT: Public Works

Subject

Bid Award - Pinecrest Golf Course Irrigation Canal Supply Line

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

Public Works recommends approval of the plans and specifications; awarding of the bid to the lowest responsive, responsible bidder, Hill and Son Excavating, LLC in an amount of $189,481.00; and authorization for the Mayor and City Clerk to execute the necessary documents or take other action deemed appropriate.

Description, Background Information & Purpose

On Tuesday, January 19, 2021 bids were received and opened for the Pinecrest Golf Course Irrigation Canal Supply Line project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to install piping to utilize canal irrigation water at the golf course for more efficient use of water resources.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by allowing for the use of surface irrigation water to irrigate Pinecrest Golf Course.

Interdepartmental Coordination

Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact

Cost allocations for this project will be provided by Park Funds. Sufficient funding and budget authority exist to complete the proposed improvements.

Legal Review

The Legal Department has reviewed the bid process and concurs the Council action desired is within State Statute.

2-38-17-1-PRK-2020-27
2021-8

City of Idaho Falls

Engineering Department

Bid Tabulation

Project: PINECREST GOLF COURSE IRRIGATION CANAL SUPPLY LINE ***Number:*** 2-38-17-1-PRK-2020-27

Submitted: Kent J. Fugal, P.E., PTOE ***Date:*** January 19, 2021

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Hill & Son Excavating, LLC		Knife River Corporation - Muntain West		Mountain Valley Construction, Inc.		Jerome Bowen Construction		HK Contractors, Inc.	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
		DIVISION 300 - TRENCHING														
3.01	302.4.1.B.1	Rock Excavation	707	LF	$200.00	$141,400.00	$52.50	$37,117.50	$75.00	$53,025.00	$75.50	$53,378.50	$68.11	$48,153.77	$105.00	$74,235.00
		DIVISION 600 - CULVERTS & STORM DRAINS														
6.01	601.4.1.A.5.	18" Gravity Irrigation Pipe, PVC	1516	LF	$60.00	$90,960.00	$40.50	$61,398.00	$40.00	$60,640.00	$70.00	$106,120.00	$58.02	$87,958.32	$74.00	$112,184.00
6.02	602.4.1.A.1.a	Gravity Irrigation Manhole – Type A	7	EA	$5,000.00	$35,000.00	$3,750.00	$26,250.00	$3,000.00	$21,000.00	$3,775.00	$26,425.00	$2,402.71	$16,818.97	$3,950.00	$27,650.00
		DIVISION 900 - PRESSURE IRRIGATION														
9.01	903.4.1.A.1	2" Diameter Pressure Irrigation Pipe Service	1511	LF	$20.00	$30,220.00	$2.50	$3,777.50	$13.00	$19,643.00	$3.50	$5,288.50	$7.84	$11,846.24	$3.00	$4,533.00
		DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING														
11.01	1102.4.1.E.1	Conduit, Size 3"	1508	LF	$15.00	$22,620.00	$8.00	$12,064.00	$11.00	$16,588.00	$8.00	$12,064.00	$26.21	$39,524.68	$18.50	$27,898.00
11.02	1102.4.1.F.1	Junction Box	7	EA	$750.00	$5,250.00	$932.00	$6,524.00	$400.00	$2,800.00	$1,100.00	$7,700.00	$1,837.29	$12,861.03	$1,205.00	$8,435.00
		DIVISION 2000 - MISCELLANEOUS														
20.01	2010.4.1.A.1	Mobilization	1	LS	$35,000.00	$35,000.00	$23,600.00	$23,600.00	$31,000.00	$31,000.00	$15,000.00	$15,000.00	$11,438.00	$11,438.00	$19,554.00	$19,554.00
		SPECIAL PROVISIONS														
SP-1	S0630	Self Cleaning Irrigation Structure with Headgate	1	LS	$20,000.00	$19,000.00	$18,750.00	$18,750.00	$7,500.00	$7,500.00	$12,500.00	$12,500.00	$20,038.99	$20,038.99	$15,500.00	$15,500.00
		TOTAL				**$380,450.00**		$189,481.00		$212,196.00		$238,476.00		$248,640.00		$289,989.00

City of Idaho Falls

Engineering Department

Bid Tabulation

Project: PINECREST GOLF COURSE IRRIGATION CANAL SUPPLY LINE ***Number:*** 2-38-17-1-PRK-2020-27

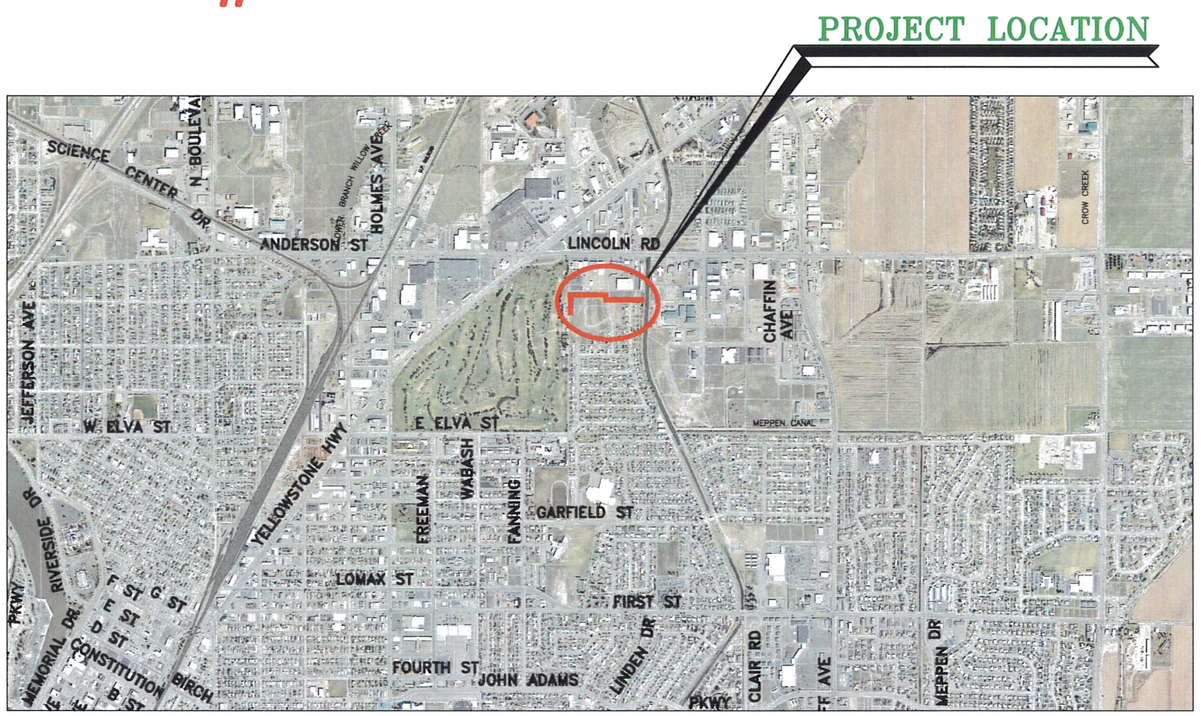
Submitted: Kent J. Fugal, P.E., PTOE ***Date:*** January 19, 2021

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Avail Valley Construction - ID, LLC		3H Construction, LLC		RS Jobber, Inc.		Sunroc Corporation DBA Depatco		Eagle Rock Timber, Inc.	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
		DIVISION 300 - TRENCHING														
3.01	302.4.1.B.1	Rock Excavation	707	LF	$200.00	$141,400.00	$98.00	$69,286.00	$140.00	$98,980.00	$95.20	$67,306.40	$97.00	$68,579.00	$192.80	$136,309.60
		DIVISION 600 - CULVERTS & STORM DRAINS														
6.01	601.4.1.A.5.	18" Gravity Irrigation Pipe, PVC	1516	LF	$60.00	$90,960.00	$64.95	$98,464.20	$72.50	$109,910.00	$97.15	$147,279.40	$79.00	$119,764.00	$72.91	$110,531.56
6.02	602.4.1.A.1.a	Gravity Irrigation Manhole – Type A	7	EA	$5,000.00	$35,000.00	$2,505.00	$17,535.00	$4,200.00	$29,400.00	$2,920.40	$20,442.80	$4,550.00	$31,850.00	$5,915.25	$41,406.75
		DIVISION 900 - PRESSURE IRRIGATION														
9.01	903.4.1.A.1	2" Diameter Pressure Irrigation Pipe Service	1511	LF	$20.00	$30,220.00	$17.00	$25,687.00	$7.00	$10,577.00	$12.15	$18,358.65	$12.00	$18,132.00	$59.19	$89,436.09
		DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING														
11.01	1102.4.1.E.1	Conduit, Size 3"	1508	LF	$15.00	$22,620.00	$9.00	$13,572.00	$16.00	$24,128.00	$9.72	$14,657.76	$15.50	$23,374.00	$27.09	$40,851.72
11.02	1102.4.1.F.1	Junction Box	7	EA	$750.00	$5,250.00	$2,150.00	$15,050.00	$1,000.00	$7,000.00	$1,274.56	$8,921.92	$940.00	$6,580.00	$1,037.60	$7,263.20
		DIVISION 2000 - MISCELLANEOUS														
20.01	2010.4.1.A.1	Mobilization	1	LS	$35,000.00	$35,000.00	$38,386.00	$38,386.00	$15,000.00	$15,000.00	$19,040.00	$19,040.00	$33,500.00	$33,500.00	$47,857.00	$47,857.00
		SPECIAL PROVISIONS														
SP-1	S0630	Self Cleaning Irrigation Structure with Headgate	1	LS	$20,000.00	$19,000.00	$19,100.00	$19,100.00	$12,000.20	$12,000.20	$15,030.40	$15,030.40	$17,570.00	$17,570.00	$18,859.85	$18,859.85
		TOTAL				**$380,450.00**		$297,080.20		$306,995.20		$311,037.33		$319,349.00		$492,515.77

PINECREST GOLF COURSE
IRRIGATION
CANAL SUPPLY LINE
PROJECT # 2-38-17-1-PRK-2020-27







REVIEWED BY: PARKS DEPARTMENT

DATE: 12/18/2020

PROFESSIONAL ENGINEER
REGISTERED
9247
STATE OF IDAHO
KENT J. FUGAL

MAYOR
REBECCA L. NOAH CASPER

CITY COUNCIL
MICHELLE ZIEL-DINGMAN
SHELLY SMEDE
THOMAS HALLY
JIM FRANCIS
JOHN B. RADFORD
JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
CHRIS H FREDERICKSEN, P.E.

CITY ENGINEER
KENT J. FUGAL, P.E., PTOE

2020

AS BUILT:	IDAHO FALLS PUBLIC WORKS
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY	
ENGINEERING DIVISION	

PINECREST GOLF COURSE
IRRIGATION
CANAL SUPPLY LINE

CHK BY:	Y.G.	DSG BY:	CW	DWN BY:	CW
FILE NO. 2-38-17-1-PRK-2020-27		DATE PLOTTED: 12/17/2020		SHEET NO. 1 OF 10	
DWG NO. MAIN PINCREST TITLE SHEET					

Memorandum

File #: 21-004 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, January 20, 2021
DEPARTMENT: Public Works

Subject

Acceptance of Property Transfer from the Idaho Transportation Department.

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

Public Works recommends formalizing the acceptance of a property transfer from the Idaho Transportation Department or taking other action deemed appropriate.

Description, Background Information & Purpose

The Public Works Department has been working with the Idaho Transportation Department to transfer 35.569 acres of property from State to City ownership. The property in question is located along the west bank of the Snake River, east of 35th West and north of 65th South. The property is being transferred at no cost to the City and is intended to play a vital role in City groundwater use mitigation.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☒ ☒

Acceptance of the property transfer supports the community-oriented results of environmental sustainability and well-planned growth and development by providing a potential new groundwater recharge mitigation site.

Interdepartmental Coordination

This property transfer has been reviewed with all necessary city departments.

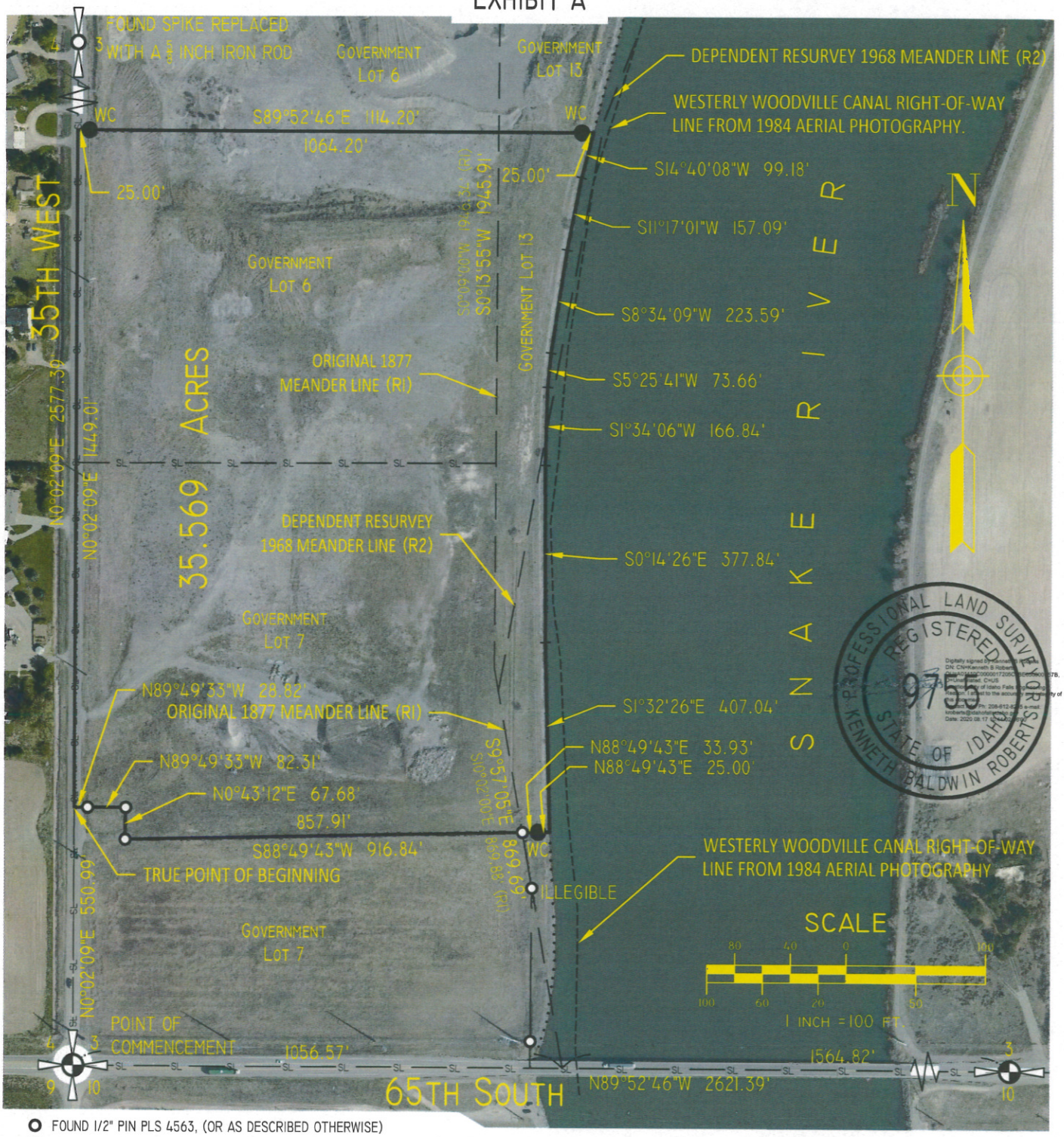
Fiscal Impact

This action has no direct cost to the City.

Legal Review

The Legal Department has been consulted regarding this property transfer.

"EXHIBIT A"



- FOUND 1/2" PIN PLS 4563, (OR AS DESCRIBED OTHERWISE)
- SET 5/8" PIN WITH ALUMINUM CAP MARKED PLS 9755
- FOUND A CONCRETE MONUMENT WITH A BRASS CAP
- PLSS SECTION CORNER STATE OF IDAHO BRASS CAP MONUMENT
- PLSS QUARTER CORNER
- GOVERNMENT MEANDER LINE
- SECTION AND SECTION-SUBDIVISION LINES
- PROPERTY LINE BEING RETRACED BY THIS SURVEY
- APPROXIMATE CURRENT HIGH WATER LINE
- WESTERLY CANAL R-O-W LINE FROM 1984 AERIAL PHOTOGRAPHY.

(RI) = RECORD DATA OF THE ORIGINAL 1877 GOVERNMENT SURVEY
(R2) = RECORD DATA OF THE DEPENDENT RESURVEY 1968

IDAHO FALLS PUBLIC WORKS

CITY OF IDAHO FALLS ACQUISITION AREA
65TH SOUTH & 35TH WEST GRAVEL BORROW PIT
IN THE SW ¼ OF SEC. 3 T. 1 N., R. 37 E., B.M.

DWG: 35TH W 65TH CITY ACQUISITION SKETCH.DWG

SCALE:	PROJ. NO.	PLOT DATE:	SHEET NO.
NO SCALE	WTR 2020-11	08-14-2020	2 OF 2

Memorandum

File #: 21-001 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Wednesday, January 20, 2021
DEPARTMENT: Municipal Services

Subject

Bid IF-21-16, Electrical Switches and Breakers for Idaho Falls Power

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

Accept and approve the recommended bid awards and give authorization to purchase on the open market electrical switches and breakers for a total of $620,915 or take other action deemed appropriate.

Description, Background Information & Purpose

Bid IF-21-16 was published on December 18 and December 27. Idaho Falls Power has standardized on Royal Switchgear for all substations to minimize spare parts inventory and ensure proper installation as bolt patterns vary amongst manufacturers. Therefore, staff recommends award of bid items 1-5 to Royal Switchgear for a total of $112,990.00. Staff recommends award of bid items 6 and 7 to General Pacific as the lowest responsive responsible bidder for a total of $419,925.00. Idaho Falls Power has standardized on Square D 12.5 kV breakers for the substations to minimize space parts inventory and to ensure proper installation as configurations vary by manufacturer. Since exceptions to the specifications for the Square D breakers (items 8 and 9) were received, staff has rejected the bids and requests City Council give authorization to purchase the four Square D breakers for under $88,000 ($80,000 plus 10% contingency) on the open market.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

This purchase supports the well-planned growth and development community-oriented result by purchasing an inventory of supplies required for Idaho Falls Power projects.

Interdepartmental Coordination

Idaho Falls Power has reviewed all bids against technical specifications and recommended the contract awards and request to purchase on the open market outlined in this memorandum.

Fiscal Impact

Funding for the electrical switches and breakers is budgeted in the 2020/21 Idaho Falls Power budget.

Legal Review

Legal has reviewed the recommended actions and concurs the Council action desired is within State Statute.

CITY OF IDAHO FALLS
PO BOX 50220
IDAHO FALLS, ID 83405-0220
Phone 208-612-8433

Office of Purchasing Agent

January 15, 2021

TABULATION
BID IF-21-16

Electrical Switches & Breakers

Vendor		1) Royal Switchgear	2) Southern States, LLC	3)Southern States, LLC	4. a.) Irby Utilities	4. b.) Irby Utilities	4. c.) Irby Utilities	4. d.) Irby Utilities	4. e.) Irby Utilities	5) General Pacific, Inc.	6) D&S Electrical Supply
		Bessemer, AL	Hampton, GA	Hampton, GA	SLC, UT	SLC, UT	SLC, UT	SLC, UT	SLC, UT	Fairview, OR	Idaho Falls, ID
Addendums 1, 2, & 3		YES	NO	NO	YES	YES	YES	YES	YES	YES	YES
	Quantity				MindCore	ABB	PASCOR	Siemens	USCO		
ITEM 1 - SWITCH: 170kV GROUP OPERATED 3 PHASE "V" CENTER BREAK, 750 BIL, 1200 AMP	1					NO BID		NO BID		NO BID	
Price Per Each		$ 13,065.00	$ 8,586.00	$ 8,586.00	$ 8,965.00		$ 9,369.00		$ 10,272.00		$ 11,917.00
Total		$ 13,065.00	$ 8,586.00	$ 8,586.00	$ 8,965.00		$ 9,369.00		$ 10,272.00		$ 11,917.00
Delivery Time		12-16 Weeks ARO	18-20 Weeks ARO	18-20 Weeks ARO	18 Weeks ARO		13-15 Weeks		15-16 Weeks ARO		26-28 Weeks ARO
ITEM 2 - SWITCH: 170kV GROUP OPERATED 3 PHASE VERTICAL BREAK, 750 BIL, 1200 AMP	6					NO BID		NO BID		NO BID	
Price Per Each		$ 16,240.00	$ 11,474.00	$ 11,474.00	$ 10,485.00		$ 10,745.00		$ 11,202.00		$ 14,780.00
Total		$ 97,440.00	$ 68,844.00	$ 68,844.00	$ 62,910.00		$ 64,470.00		$ 67,212.00		$ 88,680.00
Delivery Time		12-16 Weeks ARO	18-20 Weeks ARO	18-20 Weeks ARO	18 Weeks ARO		13-15 Weeks ARO		15-16 Weeks ARO		26-28 Weeks ARO
ITEM 2 - SWITCH: 170kV GROUP OPERATED 3 PHASE VERTICAL BREAK, 750 BIL, 1200 AMP	6					NO BID		NO BID		NO BID	
Price Per Each with Standard and without Gear Motor Operators as requested by Idaho Falls Power		$ 10,490.00	$ -	$ -	$ -		$ -		$ -		$ -
Total		$ 62,940.00	$ -	$ -	$ -		$ -		$ -		$ -
Delivery Time		12-16 Weeks ARO									
ITEM 3 - SWITCH: 46kV GROUP OPERATED 3 PHASE "V" CENTER BREAK, 1200 AMP	1					NO BID		NO BID		NO BID	
Price Per Each		$ 10,465.00	$ 6,971.00	$ 6,971.00	$ 5,812.00		$ 5,448.00		$ 5,008.00		$ 8,480.00
Total		$ 10,465.00	$ 6,971.00	$ 6,971.00	$ 5,812.00		$ 5,448.00		$ 5,008.00		$ 8,480.00
Delivery Time		12-16 Weeks ARO	18-20 Weeks ARO	18-20 Weeks ARO	18 Weeks ARO		13-15 Weeks ARO		15-16 Weeks ARO		26-28 Weeks ARO
ITEM 4 - SWITCH: 15kV GROUP OPERATED "V" CENTER BREAK, 1200 AMP	5					NO BID		NO BID		NO BID	
Price Per Each		$ 3,165.00	$ 6,202.00	$ 6,202.00	$ 5,165.00		$ 5,022.00		$ 4,240.00		$ 3,947.00
Total		$ 15,825.00	$ 31,010.00	$ 31,010.00	$ 25,825.00		$ 25,110.00		$ 21,200.00		$ 19,735.00
Delivery Time		12-16 Weeks ARO	18-20 Weeks ARO	18-20 Weeks ARO	18 Weeks ARO		13-15 Weeks ARO		15-16 Weeks ARO		26-28 Weeks ARO

Vendor		1) Royal Switchgear	2) Southern States, LLC	3)Southern States, LLC	4. a.) Irby Utilities	4. b.) Irby Utilities	4. c.) Irby Utilities	4. d.) Irby Utilities	4. e.) Irby Utilities	5) General Pacific, Inc.	6) D&S Electrical Supply
		Bessemer, AL	Hampton, GA	Hampton, GA	SLC, UT	SLC, UT	SLC, UT	SLC, UT	SLC, UT	Fairview, OR	Idaho Falls, ID
Addendums 1, 2, & 3		YES	NO	NO	YES	YES	YES	YES	YES	YES	YES
	Quantity				MindCore	ABB	PASCOR	Siemens	USCO		
ITEM 5 - SWITCH: 15kV GROUP OPERATED THREE PHASE "V" CENTER BREAK, 2000 AMP	3		NO BID	NO BID		NO BID		NO BID		NO BID	
Price Per Each		$ 3,565.00			$ 6,485.00		$ 7,587.00		$ 4,411.00		$ 4,221.00
Total		$ 10,695.00			$ 19,455.00		$ 22,761.00		$ 13,233.00		$ 12,663.00
Delivery Time		12-16 Weeks ARO			18 Weeks ARO		13-15 Weeks ARO		15-16 Weeks ARO		26-28 Weeks ARO
ITEM 6 - POWER CIRCUIT BREAKER: 161 Kv, 1200 AMP, 40K A/C	5	NO BID	NO BID	NO BID	NO BID		NO BID		NO BID		NO BID
Price Per Each						$ 66,825.00		$ 54,411.00		$ 47,145.00	
Total						$ 334,125.00		$ 272,055.00		$ 235,725.00	
Delivery Time						20-24 Weeks		20-24 Weeks ARO		20-23 Weeks ARO	
ITEM 7 - POWER CIRCUIT BREAKER: 46Kv, 1200 AMP, 25.5K A/C	4	NO BID	NO BID	NO BID	NO BID		NO BID		NO BID		NO BID
Price Per Each						$ 40,685.00		$ 38,470.00		$ 36,840.00	
Total						$ 162,740.00		$ 153,880.00		$ 147,360.00	
Delivery Time						18-20 Weeks		20-24 Weeks ARO		20-23 Weeks ARO	
ITEM 8 - POWER CIRCUIT BREAKER: 15.5Kv, 1200 AMP, 25.5K A/C	3	NO BID	NO BID	NO BID	NO BID	REJECTED (1)	NO BID	REJECTED (1)	NO BID	REJECTED (1)	NO BID
Price Per Each						$ 16,625.00		$ 15,429.00		$ 16,050.00	
Total						$ 49,875.00		$ 46,287.00		$ 48,150.00	
Delivery Time						18-20 Weeks		14-16 Weeks ARO		16-19 Weeks ARO	
ITEM 9 - POWER CIRCUIT BREAKER: 15.5Kv, 2000 AMP, 25.5K A/C	1	NO BID	NO BID	NO BID	NO BID	REJECTED (1)	NO BID	REJECTED (1)	NO BID	REJECTED (1)	NO BID
Price Per Each						$ 20,090.00		$ 18,181.00		$ 18,914.00	
Total						$ 20,090.00		$ 18,181.00		$ 18,914.00	
Delivery Time						18-20 Weeks		14-16 Weeks ARO		16-19 Weeks ARO	
Total Award By Vendor		$ 112,990.00								$ 383,085.00	
										$ 36,840.00	Additional unit added to line 7
1. Vendor submitted an exception to bid line items, City rejected bids as they were not per specifications and no exceptions were outlined in the bid specifications.										$ 419,925.00	

Memorandum

File #: 21-005 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Friday, January 22, 2021
DEPARTMENT: Public Works

Subject

Professional Services Addendum with Murraysmith for Well 3 Elevated Tank Improvement Design.

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

Approval of a Professional Services Addendum and authorization for Mayor and City Clerk to execute the document or take other action deemed appropriate.

Description, Background Information & Purpose

The purpose of this Addendum is to formalize a contract with Murraysmith to continue design services to include final design and construction assistance for the Well 3 Elevated Tower Project. The proposed contract amount for such services to be provided is $467,139.00.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by replacing the existing elevated water tower.

Interdepartmental Coordination

Project reviews will be conducted with all necessary city departments to ensure coordination of project

activities.

Fiscal Impact

Cost allocations for this project will be provided by the Water Fund. Sufficient funding and budget authority exist to complete the work associated with the Professional Services Addendum.

Legal Review

The Addendum was reviewed by the City's Legal Department.

2-37-27-1-WTR-2018-26
2021-9

TASK ORDER
TASK NO. 2-37-27-1-WTR-2018-26

ADDENDUM 2

MURRAYSMITH
PROPOSED SCOPE AND FEE FOR
WELL 3 ELEVATED TANK IMPROVEMENTS
CITY OF IDAHO FALLS, IDAHO

This Scope is for professional services between Murraysmith and the City of Idaho Falls, Idaho (City) for design of improvements to the Well 3 Elevated Tank. The terms of this work shall be in accordance with the *Agreement for Professional Engineering Services for the City of Idaho Falls, Idaho* - dated June 28, 2018.

Background

The City would like to abandon the existing elevated tank located at the Well 3 site and replace it with a new 1.0 MG elevated tank in the same area. The original Scope included the following tasks to implement these recommended improvements.

- Site analysis for the new elevated tank
- Elevated Tank style alternatives analysis and conceptual design
- Support for public involvement effort and site acquisition led by the City
- Preliminary geotechnical analysis to support site selection and final tank design

Murraysmith also provided concept design and a Preliminary Engineering Report for the project under the previous contract.

This addendum is for final design of the elevated tank and services during bidding and construction.

Task 1 – Project Management

This task includes project management time for the extended project design timeline. The original schedule assumed preliminary design

Task 1 Assumptions

- Assumes a notice to proceed date of January 14, 2021 and construction closeout in September 2023. This includes 9 months for final design, 2 months for bidding and contracting with the selected construction contractor, and 20 months for construction.
- No Murraysmith travel time will be charged.

Task 1 Deliverables

- No change

Task 2 – Tank Siting Study and Tank Type Alternatives Analysis

No change.

Task 3– Data Collection

This subtask is revised to include additional geotechnical investigation of the selected site. The original investigation was conducted to evaluate 3 separate locations for the anticipated elevated tower. The site located near Memorial Park (original boring 1) has now been chosen for the project site. The addendum will be prepared to address specific items not requested in the original investigation.

- Information regarding regional geology will be provided.
- A seismic site evaluation will be conducted, and recommended Site Class and Seismic Design Parameters will be provided.
- Potential geologic hazards will be identified.
- A summary of soil conditions encountered will be provided.
- Hydrology
    - A review of localized groundwater conditions will be included.
    - Estimated soil infiltration rates will be provided based on soil classification.
- Foundations and Floor Slabs-on-Grade
    - Bearing capacity for applicable foundation types will be provided.
    - Recommended frost embedment depths will be included.
    - Foundation and floor slab subgrade preparation and drainage recommendations will be presented.

- Applicable pavement section recommendations will be provided.
- Fill material type and placement recommendations will be presented.
- Recommendations for construction activities including limitations for cut/fill slopes will be provided.

Task 3 Assumptions

- Per our conversations with Kent Fugal, an empirical infiltration flow rate based on soil classification is adequate for design of stormwater facilities. In-situ field testing is not included in this SOW.
- The City Water Department will help coordinate permission to access the site for the infiltration test

Task 3 Deliverables

- PDF of the draft and final Geotechnical Report Addendum.

Task 4– Public Involvement Support

This task will be revised to include development of three additional site renderings to support the Conditional Use Permit public hearing (Task 5)]

Task 4 Assumptions

- No change.

Task 4 Deliverables

- PDF of site renderings.

Task 5–Conceptual Design and Permit Review

Subtask 5.1 Conditional Use Permit (CUP) and Site Plan Review and Approval

Murraysmith will complete the CUP application and submit it, along with the required site plan, to the City Planning Department. Murraysmith will provide exhibits as required for the public hearing. After the CUP is approved, Murraysmith will complete the City's engineering template and submit for Site Plan review and approval.

Subtask 5.2 Idaho Department of Environmental Quality (IDEQ)

Murraysmith will submit stamped plans to IDEQ for review and approval. Murraysmith will revise plans per DEQ comments.

Subtask 5.3 Building Permit

Murraysmith will submit plans for building permit following issuance of the CUP and final approval from IDEQ.

Task 5 Assumptions

- Murraysmith will perform the design in parallel with the CUP review
- Murraysmith does not need to attend the public hearing that is required as part of the CUP review and approval process.
- Murraysmith will submit the Preliminary Engineering Report (PER) to IDEQ for review under a separate SOW. This SOW includes time to revise the PER per IDEQ comments
- There will be one round of revisions to address comments for each agency review submittal. Additional reviews and associated revisions are outside the scope of work.
- Section 404 Permit from the US Army Corps of Engineers is not required.
- The construction contractor will be responsible for obtaining any permits not listed in this task (e.g. grading, erosion control, ROW).
- Permitting fees are not included in this SOW and any fees will be paid by others

Task 5 Deliverables

- PDF of CUP application and associated figures.
- PDF of Site Plan Review application and associated figures.
- PDF and hard copies as required for IDEQ review.
- PDF of Building Permit application and associated figures.

Task 6 – Final Design

Under this task, the design team will complete final designs and specifications for construction of the new reservoir and related appurtenances. The final design will include the following.

- 1.0 Million Gallon Composite Elevated Tank

- Site and maintenance access
- Site piping
- Incorporate the water main improvements from the tank site to the tie-in at Well 3 that will be designed by the City
- Foundations and structural support for the reservoir, including Structural calculations required for permitting
- Structural design of the composite elevated tank pedestal and steel reservoir will be a performance specification for final design by the contractor
- Reservoir coatings
- Mechanical systems
- Electrical and instrumentation and control systems for the reservoir
- SCADA controls and alarms. The control panel will be designed by Owner.
- Lightning protection design
- Stormwater collection, detention and conveyance systems for the new reservoir. Drainage from the reservoir site will be routed to the existing storm drainage system which discharges to the Snake River.
- Temporary erosion and sedimentation control for the site
- Traffic control plan (contractor will be responsible for finalizing and obtaining traffic control permit)
- Site grading
- Telecommunications equipment access
- Designs for existing well and reservoir settings and controls
- Construction detail plan sheets
- Construction cost estimates
- Construction schedule

Subtask 6.1 Prepare 60% Plans and Specifications

The project team will incorporate comments from the City's review of 30% designs (completed under a separate scope of work) and prepare 60% technical specifications, drawings and a cost estimate.

Murraysmith will submit the 60% drawings for review and meet with the City to discuss comments.

Subtask 6.2 Prepare 90% Plans and Specifications

The project team will incorporate comments from the City's review of 60% designs and prepare 90% technical specifications, drawings and a cost estimate.

Murraysmith will submit the 90% drawings for review and meet with the City to discuss comments.

Subtask 6.3 – Prepare 100% Plans and Specifications

The project team will incorporate comments from the City's review of 90% deigns and prepare stamped technical specifications, drawings and a cost estimate for IDEQ review (see Task 5). Murraysmith will incorporate comments from the IDEQ review and prepare stamped technical specifications and drawings for bidding.

Task 6 Assumptions

- Detailed design assumptions follow.
    - The reservoir will include a stairway to accommodate easy access for operational needs and maintenance.
    - The reservoir will be designed to accommodate cell equipment by providing raceways and conduits at the time of construction. No cellular communications companies have yet expressed interest in installing equipment on the water tank, but may do so in the future. As such, no specific antenna mounts or similar equipment is anticipated in this scope of work.
    - It is anticipated the new reservoir foundation will have a shallow, spread footing type foundation, thus not requiring a deep foundation.
    - Design includes yard piping, valves, vaults, and connections to off-site piping that will be designed by City staff. Off-site piping will be routed to Well #3.
    - No wetlands or other environmentally sensitive areas are present on the site.
    - The reservoir will be painted in a single color. If desired by the City, a mural or painted graphic for the tank will be provided by others.

- The reservoir piping will include a valve vault or area in the base of the tank to house an inlet control valve and potentially a seismically actuated valve. The reservoir will have separate inlet and outlet piping and water quality sampling ports.
- Reservoir and site drainage improvements will comply with City of Idaho Falls requirements and include on-site piping and detention/infiltration pond. It is anticipated the storm water from the site can be discharged to the existing stormwater drainage system in the park. This system discharges into the Snake River.
- The site will be landscaped with grass that meets the City of Idaho Falls parks standards.
- New telemetry/SCADA controls will be connected to the existing Well #3. Well #3 will discharge directly into the new Well 3 Elevated Tank and the Well #3 on/off will be controlled by the level in the new elevated tank.
- New SCADA controls will be connected to and communicate through the existing radio system and cellular system.
- SCADA programming and integration work will be accomplished by the City's programmer during the construction phase of the project.

- City staff will design all off-site pipeline improvements.
- Improvements to Well 3 will be provided under a separate SOW.
- Construction package for the removal of the existing elevated storage will be provided under a separate SOW.
- Project will be funded with City money. No additional bonds or loans are required.
- Equipment pre-purchase is not included in this Scope.
- Murraysmith will prepare the General Conditions with Supplementary Conditions and Technical Specifications based on Murraysmith standards. The specifications will reference the Idaho Standards for Public Works Construction (ISPWC) and City supplements. ISPWC specifications will be referenced and not reproduced in the specification package.
- The City will develop front end specifications, assemble bid documents, and administer the contract.
- Construction will be traditional Design-Bid-Build.
- City will provide CAD border for plans.
- Plans will be full size (22-inch x 34-inch).

- Murraysmith will not acquire any permits. Any required permitting fees will be paid by the City.

Task 6 Deliverables

- Design meeting agendas and notes
- 60% design in PDF format
- 90% design in PDF format
- PDF and hard copies as required for the permit review set
- 100% design package in PDF format

Task 7 – Services During Bidding and Construction

Murraysmith will provide services during construction. Tasks include:

- Attend pre-bid meeting.
- Answer questions during the bid period.
- Assist the City in creating up to three addenda during the bid period.
- Attend the pre-construction meeting.
- Respond to requests for information (RFIs) and change orders.
- Review technical submittals. It is anticipated up to 50 submittals will be reviewed.
- Coordinate special inspections and geotechnical observations. Special inspections and geotechnical observations will be performed by a separate sub-consultant hired by the city (see assumptions listed at the end of Task 7).
- Perform up to five structural observations and inspections for the elevated tank footing. Structural observations for additional elevated tank construction will be performed by the tank manufacturer.
- Perform NACE-certified inspections of the reservoir coating operations. The SOW includes 28 inspections that will be documented with a detailed inspection report which includes all downloads from advanced model inspection gauges such as dry film thickness measurements, profile measurements, environmental conditions. Reports will also include full photo documentation.

- Attend reoccurring construction meetings via teleconference or virtual platforms (e.g. Teams)
- Perform site visits at construction milestones, attend construction meetings during construction, attend facility startup, and provide final punch list as requested.
- Collect as-built information from the contractor and the City inspector.
- Prepare and produce O&M Manual. Murraysmith will review and compile O&M manuals for newly installed equipment provided by the City
- Prepare and produce complete sets of Record Drawings per City Record Drawing Requirements.

Task 7 Assumptions

- 591 Murraysmith total labor hours are assumed for this task.
- The City will produce the final Bid Package and maintain the planholders list for distribution of addenda.
- The City will produce and distribute any required addenda during the bid period.
- The City will review bids and determine the apparent low bidder.
- The City will review contractor pay requests.
- The City will provide a Project Representative that will be responsible for inspection of the project construction.
- The City will provide a sub-consultant to perform special inspections and geotechnical observations as required by the structural design. MTI is the geotechnical engineer of record for the design.
- Contractor will provide O&M manuals for newly installed equipment. Submittal of the O&M manual to the IDEQ is not required.
- Assumptions for construction meetings and site visits:
    - Six site visits by Murraysmith are included.
    - Twenty four teleconferences/virtual meetings are included

Task 7 Deliverables

1. Electronic copies (PDF) of submittal review comments, RFI responses, field notes, inspection/observation reports, and construction meeting notes.

2. Electronic copy and one hard copy of the O&M manual.

3. Electronic copy (PDF) of Record Drawings.

Task 8 – Management Reserve

No change.

Project Schedule

A detailed schedule is attached. Murraysmith will make every effort to complete the work in a timely manner; however, it is agreed that Murraysmith cannot be responsible for delays occasioned by factors beyond its control, nor by factors that could not reasonably have been foreseen at the time this scope was executed.

Project Budget

The work provided in this Task Order will be billed on a time and materials basis. The addendum and overall budget estimate breakdown for this work is outlined in the Table 1 below. Murraysmith will manage the work identified in this Task Order to the aggregate budget amount (Project Total) which shall not be exceeded without prior written authorization from the City. When any budget has been increased or follow-on work contracted, Murraysmith's excess costs expended prior to such an increase will be allowable to the same extent as if such costs had been incurred after the approved increase.

Payment will be made at the Billing rates for personnel working directly on the project, which will be made at Murraysmith's Hourly Rates, plus Direct Expenses incurred. Billing rates will be reviewed with the City and updated at the beginning of each calendar year. The overall project budget has been developed using estimated 2021 rates.

Subconsultants, when required by the Murraysmith, will be charged at actual costs plus a 10% fee to cover administration and overhead. Direct expenses will be paid at the rates shown in the table below.

Expenses incurred in-house that are directly attributable to the project will be invoiced at actual cost. These expenses include the following

Computer Aided Design and Drafting	$18.00/hour
GIS/Hydraulic Modeling Software	$10.00/hour
Mileage	Current IRS Rate
Postage and Delivery Services	At Cost
Printing and Reproduction	At Cost

Travel, Lodging and Subsistence	At Cost

Table 1
Total Project Fee

Task Number	Current Fee (Through Addendum 1)	Addendum 2	Total Fee
Task 1 – Project Management	$8,769	$38,918	**$47,687**
Task 2 – Tank Siting Study	$35,183	-	**$35,183**
Task 3 – Data Collection	$12,568	$2,801	**$15,369**
Task 4 – Public Involvement Support	$38,502	$3,366	**$41,868**
Task 5 – Concept Design and Permit Review	$24,162	$26,893	**$51,055**
Task 6 – Final Design	-	$229,675	**$229,675**
Task 7 – Services During Bidding and Construction	-	$165,486	$165,486
Task 8 – Management Reserve	$20,000	-	**$20,000**
Project Total	$139,184	$467,139	$606,323

CITY OF IDAHO FALLS	MURRAYSMITH INC.
	Digitally signed by Dennis M Galinato Date: 2021.01.21 16:19:41-07'00'
Signature	Signature
	Dennis Galinato
Name (printed)	Name (printed)
	Principal Engineer
Title	Title
	1/21/21
Date	Date

Memorandum

File #: 21-007 **City Council Meeting**

FROM: Michael Kirkham, Assistant City Attorney
DATE: Friday, January 22, 2021
DEPARTMENT: City Attorney

Subject

2021 Records Destruction Resolution

Council Action Desired

☐ Ordinance ☒ Resolution ☐ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc.)

Approve the 2021 Records Destruction Resolution to destroy certain temporary records, pursuant to Idaho Code § 50-907 (or take other action deemed appropriate).

Description, Background Information & Purpose

The Resolution desires to authorize the destruction of certain temporary records which have no intrinsic, historical, or other value. Prior to the destruction of these records, Idaho Code § 50-907 requires that the destruction of temporary records be ordered by the Council. This resolution meets the requirement to order the destruction of the records specifically listed in the resolution.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

Clarifying and consolidating commonly used definitions would promote the City's Governance objectives.

Interdepartmental Coordination

N/A

Fiscal Impact

The action will have no known fiscal impact to City finance.

Legal Review

Draft Resolution reviewed by Legal Department.

RESOLUTION NO. 2021 –

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE CLASSIFICATION AND DESTRUCTION OF CERTAIN TEMPORARY PUBLIC RECORDS PURSUANT TO IDAHO CODE § 50-907; PROVIDING THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Code allows for the classification and retention of certain records as "permanent", "semi-permanent" and "temporary" records; and

WHEREAS, "temporary" records are those which need to be retained for less than two (2) years and are so classified by the Council; and

WHEREAS, "semi-permanent" records are those which must be retained for a period of five (5) years after the date of issuance or completion of the matter contained within the record; and

WHEREAS, Idaho Code § 50-907 allows for the City Council to order the destruction of those records which are not considered historical; and

WHEREAS, the records listed herein are only those records which are considered to be "temporary" or "semi-permanent" records pursuant to the Idaho Code; and

WHEREAS, such temporary or semi-permanent records have been classified as such by the Council hereinbelow; and

WHEREAS, Council has determined that such records have no intrinsic, historical or other value which would preclude their destruction;

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

That the following records be classified as "temporary" and that their destruction is hereby ordered by the Council:

FROM THE HUMAN RESOURCES DEPARTMENT:

1. All Month-end Reports prior to 2017.
2. Terminated employee's files for employees separated over 10 years.
3. Travel expense reports prior to 2017.
4. Physical and Hearing Exam Reports for employees separated over 10 years.
5. Supervisor's Reports of Accidents prior to 2017.
6. Accident on Duty Compensation Payment Reports prior to 2017.

FROM THE IDAHO FALLS LIBRARY:

1. Borrower records that expired prior to January 1, 2019.

FROM THE CITY ATTORNEY'S OFFICE:

Files related to the following topics: Alchemy Bistro (2014), Annexation Agreement drafts (2013), Avertising sponsorship, A.A. .A. Applicants (2015), Alcoholic rewrite, Animal shelter (2014 and below), Anderson v. Melaleuca (Jan. 2, 2018), City of Idaho Fall Airport, ADA Transition Plan (2016) Ammon Fiber (2018) Administrative Assistant City (2015), APR North Loop Litigation (2014), Philbert, Arizola (2014), AIC (2013), Audit File (2015), Audit letters (2014 and below), Benefits Committee Meeting Documents (2014), Business Improvement letter (2016), Isom, Ralph (2015), Class Action (2014), Barber, Jesse (2013), Beck, Doyle (2013), Blumhorst, Ervin (2011), Budget (2015 and below), Buffalo Wild Wings (2011), Bradshaw Claim (2015), City v. Bird (2017), Claims/Loss Run/Work Comp (2015 and below), CNW v. City (2013), Dunn, Stephanie (2013), Dale Haakma Drug Test (Jan. 25, 2018) Edwards, Ververly (2013), Escobar, Antonio v. City of Idaho Falls (2013) Farm Bureau v. Savage (2014), Fire Billing Complaint (2015), General Correspondence (2016) Litigation (2015), Grievance - Bowman -Termination (2016) Grievance -David Hunter-Termination (2015) Green, Aaron v. City of Idaho Falls (2013) Hawkins, Devan (2013), ICRMP (Outside Litigation) (2013), Hunter Claim (2015), Kennel License (2013), Kinghorn, Kegan (2014), Madrigal, Victor vs. City of Idaho Falls (2014 and below), Memorandums (2016 and below), Miscellaneous Correspondence (2014 and below), Moore v. Idaho Falls (2013 and below), Mora, Max vs. City of Idaho Falls (2013 and below), Municipal Authority (2015), Bankruptcy Claims (May 2018 and below) Small Claims (2017), MOU with Idaho Falls Police Department (2014) Water (2017 and below), Parks and Recreation (Foster, Traci) (2014), Park Village Development (2014), Personnel Action Reports (March 2018 and below), Pumpkin Patch Water Agreement (2014) Personnel Matters (2013), Personnel File (2015), Police CRC Materials Inspection (2015), Proctor, Angela vs. Kohli (2013), Reclassification (2013), Resolutions Passed (2015), Risk Management (2014), Santos, Manuel vs. City of Idaho Falls (2013), Siemering, David v. City of Idaho Falls (2014), Storer, Dale (Wrap Up) 2013, Sunnyside Road (2013), Tort Claim - Henze - Wrongful Termination (2017) Transpo Group Agreement (2015), Waid, Terry Lee - Grand Theft (2015), Wetzel, Ryan vs. City of Idaho Falls (2015), Wills (2016), Willard Price (2013), Workers Comp (2016), Ordinances Passed and Posted 2917-3014 (2015) Ordinances Passed (2017), Time Sheets (2016)

FROM THE IDAHO FALLS POLICE DEPARTMENT:

1. From the Professional Standards and Logistics Bureau
    a. Preemployment and Application records prior to 2017
2. From the Records division:
    a. 2008-2017 City License Denials
    b. 2015-2016 Revenue Receipts
3. From Chief's Adminstration Office records:
    a. 2018 and Older: Department travel requests and travel documents
    b. 2018 and Older: PCARD receipts, purchase requests, and purchase receipts

c. 2018 and Older: Preemployment investigations for candidates that weren't hired
4. All videos other than those labeled "felony" recorded prior to 2017

FROM THE IDAHO FALLS FIRE DEPARTMENT:

1. 2008 and 2009 Ambulance EOBS, ambulance reports and invoices

FROM THE PUBLIC WORKS DEPARTMENT:

1. Timesheets/timecards, purchase orders, accruals and damage claims created before January 1, 2017.

FROM THE CITY CLERK'S OFFICE:

1. Monthly Departmental reports prior to January, 2017.
2. License applications for businesses, tradesmen, and child care prior to January, 2017, and related documentation.
3. City Council Call Sheets prior to January, 2019.
4. Damage Claims prior to January 2011.
5. City Clerk's Office Receipts prior to January, 2017.
6. Other related documents prior to January, 2017.

FROM THE CONTROLLER'S OFFICE:

1. Payroll records older than 2017. Items to include timesheets, subsidiary calculations, and abt, benefit, tax, add pay registers.
2. Accounts payable older than 2017. Items to include invoices and canceled checks
3. Unused check books of bank accounts we no longer use
4. Journal entries older than 2017. Records and support for journal entries to record financial and budgetary adjustments
5. General accounting records (which shall not include any fiscal year-end reports, bonds, or coupons,) payroll and timesheet records older than 2017.

FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

1. Public outreach materials from the 1993, 2005, and 2013 comprehensive plans.
2. Correspondence folders for Renee Magee 2011-2012
3. Correspondence folders for Brad Cramer 2012-2017

FROM IDAHO FALLS POWER:

1. Transitory correspondence prior to 2016
2. Employee time records prior to 2016
3. Employee travel records prior to 2016
4. Purchase orders & requisitions prior to 2016
5. Contracts/agreements expired prior to 2016
6. Liability Claim Reports 2011 and prior
7. Terminated employee files for employees separated prior to 2011

FROM IDAHO FALLS PARKS AND RECREATION:

1. Golf Course documents from 2012-2019:
   a. Personnel Action Forms

b. City Budget worksheets, etc.
c. Monthly Revenue reports with gift certificates and credit transfers that have been redeemed
d. Customer credit balances that have been copied to the Controller each year
e. Golf Advisory Board minutes, and notes
f. Refund requests and resolutions
g. Items for Resale orders and no charge and paid invoices (copies all at City Hall)
h. Long Range Planning documents

FROM IDAHO FALLS FIRE DEPARTMENT

1. Ambulance EOBS, Ambulance Reports and invoices prior to 2009.

ADOPTED and effective this ___ day_____, 2021.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE CLASSIFICATION AND DESTRUCTION OF CERTAIN TEMPORARY PUBLIC

RECORDS PURSUANT TO IDAHO CODE § 50-907; PROVIDING THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL AND PUBLICATION ACCORDING TO LAW."

_____

Kathy Hampton, City Clerk

Memorandum

File #: 20-170 **City Council Meeting**

FROM: Duane A Nelson, Fire Chief
DATE: Friday, January 8, 2021
DEPARTMENT: Fire Department

Subject

Public Hearing for the Addition of a Fee to the 2020/2021 Fee Schedule

Council Action Desired

☐ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc.)

Fire Department respectfully requests that the Mayor and Council conduct a public hearing for the addition of a fee to the 2020/2021 fee schedule and approve the corresponding resolution. The Public Hearing has been scheduled for Thursday, January 28, 2021 at 7:30 pm in the City Council Chambers of the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho.

The Hearing is required pursuant to Idaho Code §50-1002. The Notice of Public Hearing for the fee schedule was published on Sunday, January 17, 2021 and Sunday, January 24, 2021.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐

These actions are in support of the good governance community-oriented result by fostering innovative and sound fiscal management and enabling public trust and transparency.

Interdepartmental Coordination

Legal and Municipal Services have participated in this fee resolution.

Fiscal Impact

The additional fees are necessary to cover new services provided by City of Idaho Falls or for increased costs to services currently provided.

Legal Review

Legal concurs this action is within Idaho Code §50-1002.

CITY OF IDAHO FALLS

Fee Changes

NOTICE IS HEREBY GIVEN that the City of Idaho Falls proposes to impose the following new fees and fee increases greater than 5% of such fees collected. The additional fees are necessary to cover new services provided by City of Idaho Falls or for increased costs to services currently provided. Public comment on these proposed changes will be received at a public hearing at 7:30 pm on January 28, 2021, at 680 Park Avenue, Idaho Falls, Idaho, in the City Council Chambers.

Source of Fees	Current Fees	New Fees
Fire Department		
5. Vaccine Adminsitration Fee		$40.00

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING A SCHEDULE OF REVISED FEES FOR SERVICES PROVIDED AND REGULARLY CHARGED AS SPECIFIED BY CITY CODE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Council has determined that the revised and new fees included in this Resolution are appropriate and are reasonably related to the purpose for which such fees are charged; and,

WHEREAS, a public hearing was held pursuant to Idaho Code § 63-1311A after which the Council considered input given by the public; and,

WHEREAS, the Council, by this Resolution, desires to amend and update only those fees and charges contained in the Attachment to this Resolution, while continuing and approving of other fees lawfully charged by the City that are contained elsewhere and not within the Attachment to this Resolution.

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

1. That the fees set forth in Idaho Falls Fee Schedule – January 2021, "Exhibit A" attached hereto and made a part hereof, be in force and effect in matters relating to fees on January 29, 2021.

2. That this Resolution amends all previous Resolutions and Ordinances regarding fees charged by the City concerning the fees that are contained in this Resolution;

3. That any Resolution or provision thereof that is inconsistent with this Resolution is hereby repealed.

ADOPTED and effective this ____ day of _____, 2021.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING A SCHEDULE OF REVISED FEES FOR SERVICES PROVIDED AND REGULARLY CHARGED AS SPECIFIED BY CITY CODE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

_____
Kathy Hampton, City Clerk

(SEAL)

EXHIBIT ‘A’

CITY OF IDAHO FALLS

FEE SCHEDULE

Airport Department 2
Community Development Services Department 2
Fire Department 9
Idaho Falls Power 10
  Electrical Service Fees 10
  Public Fiber Optic Network Fees 12
Library 13
Municipal Services Department 15
Parks and Recreation Fees 20
Police Department 35
Public Works Department 36
  Engineering Division Fees 36
  Sanitation Division Service Fees 36
  Street Division Fees 37
  Wastewater Division Service Fees 38
  Water Division Service Fees 40

AIRPORT DEPARTMENT

1. Landing Fee	Up to $1.35 per 1,000 pound gross weight, depended upon total annual landing weight
2. Fuel Flowage Fee	$0.07 per each gallon of aviation fuel dispensed into any general aviation aircraft
3. Passenger Facility Charge	$4.50
4. Customer Facility Charge, On-Airport Car Rental Companies	$2.50 per transaction, per day
5. Commercial Passenger Enplanement Charge	Up to $4.50 per passenger, depended upon total annual enplanements

COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

1. Erosion Control	
a. Initial Erosion Control Contractors Certificate	$50
b. Erosion Control Contractors Certificate Renewal	$25
c. Erosion Control Plan Permit – Plans less than One Acre	$50
d. Erosion Control Plan Permit – Plans One Acre or More	$100
2. Print and Digital Data Costs	
a. Paper	
i. Zoning Map – 36” X 50”	$6
ii. Street Map – 36” X 36”	$5
iii. Street Map – 24” X 24”	$3
iv. Subdivision Map – 42” X 36”	$5
v. Aerial Map – 36” X 48”	$12
vi. Aerial Map – 36” X 36”	$9
vii. Aerial Map – 24” X 36”	$6
viii. Print (Per Print More than 5) – 8.5” X 11” or 8.5” X 14”	$0.50
ix. Print (Per Print More than 5) – 11” X 17”	$1
x. Custom Size Print	$0.50 per Square Foot
xi. Custom Size Aerial Print	$1 per Square Foot
b. Mylar	
i. Custom Size Print	$1 per Square Foot
ii. Custom Size Aerial Print	$2 per Square Foot
c. Digital Data	
i. CD	$1 per Disk
ii. DVD	$2 per Disk
d. Shipping and Handling (US Postal Service)	
i. Envelope	$2

ii. CD-Mailer	$2
iii. Map Tube	$10
3. Subdivision Fees	
a. Site plan review and processing (review of civil site plans other than single-family residence)	$300
b. Site plan resubmittal (review of civil site plans not completed after 3 reviews)	$100
c. Preliminary Plat Review and Processing Fee (review of preliminary plats)	$500
d. Preliminary plat resubmittal (review of preliminary plats not completed after 3 reviews)	$150
e. Final Plat Review and Processing (review of final plats)	$500 + $15 per lot
f. Final plat resubmittal (review of final plats not completed after 3 reviews)	$150 + $5 per lot
g. Zoning compliance report (researching historical land uses of properties)	$50
h. Advertising fee (fee to cover cost of legal advertisement for public hearings)	$50
i. Improvement drawings review and processing (review of improvement drawings)	$350
j. Improvement drawings resubmittal (review of improvement drawings not completed after 3 reviews)	$150
k. Utility reviews – non-franchise (review of non-franchise utility improvement plans)	$20
l. Iona Bonneville Sewer District reviews (review of sewer improvement drawings with Sewer District)	$50
m. Vacation (Review and processing of applications to vacate right-of-way, easements, and other public utilities)	$350
n. n. Appeals (Appeal decisions by Board or Adjustment or Planning Commission)	$150
4. Annexation Fees	
a. Bridge and Arterial Streets Fee	$100 per required parking space
b. Surface draining fee per square foot of assessable land	$ 0.0075
5. Application Fees	
a. Variance Application	$350
b. Rezoning Application	$550
c. Planned Transition Zone Application	$550
d. Comprehensive Plan Amendment	$250
e. Conditional Use Permit (Either Planning Commission or City Council)	$225
f. Conditional Use Permit (Both Planning Commission and City Council)	$325
g.	
h. Planned Unit Development	$300
6. Residential Building Permit Fee Valuation Table	
Valuation Range	
$1 to $499	$30.18
$500 to $999	$67.31
$1,000 to $9,999	$132.42

$10,000 to $19,999	$164.97
$20,000 to $29,999	$197.53
$30,000 to $39,999	$230.09
$40,000 to 49,999	$262.65
$50,000 to $ 59,999	$295.21
$60,000 to $69,999	$327.77
$70,000 to $79,999	$360.32
$80,000 to $89,999	$392.88
$90,000 to $99,999	$425.44
$100,000 to $104,999	$458.00
$105,000 to $109,999	$490.56
$110,000 to $114,999	$523.11
$115,000 to $119,999	$555.67
$120,000 to $124,999	$588.23
$125,000 to $129,999	$620.79
$130,000 to $134,999	$653.35
$135,000 to $139,999	$685.91
$140,000 to $144,999	$718.45
$145,000 to $149,999	$751.01
$150,000 to $154,999	$783.57
$155,000 to $159.999	$816.13
$160,000 to $164,999	$848.69
$165,000 to $169,999	$881.24
$170,000 to $174,999	$913.80
$175,000 to $179,999	$946.36
$180,000 to $184,999	$987.06
$185,000 to $189,999	$1012.06
$190,000 to $194,999	$1037.05
$195,000 to $199,999	$1062.04
$200,000 to $204,999	$1087.02
$205,000 to $209,999	$1112.01
$210,000 to $214,999	$1137.00
$215,000 to $219,999	$1162.00
$220,000 to $224,999	$1186.99
$225,000 to $229,999	$1211.98
$230,000 to $234,999	$1236.97
$235,000 to $239,999	$1261.95
$240,000 to $244,999	$1286.95
$245,000 to $249,999	$1311.94
$250,000 to $254,999	$1336.93
$255,000 to $259,999	$1361.92
$260,000 to $264,999	$1386.91
$265,000 to $269,999	$1411.91
$270,000 to $274,999	$1436.90
$275,000 to $279,999	$1461.88
$280,000 to $284,999	$1486.87
$285,000 to $289,999	$1511.86

$290,000 to $294,999	$1536.85
$295,000 to $299,999	$1561.85
$300,000 to $304,999	$1586.84
$305,000 to $309,999	$1611.83
$310,000 to $314,999	$1636.81
$315,000 to $319,999	$1661.80
$320,000 to $324,999	$1686.80
$325,000 to $329,999	$1711.79
$330,000 to $334,999	$1736.78
$335,000 to $339,999	$1761.77
$340,000 to $344,999	$1786.76
$345,000 to $349,999	$1811.74
$350,000 to $354,999	$1836.74
$355,000 to $359,999	$1861.73
$360,000 to $364,999	$1886.72
$365,000 to $369,999	$1911.71
$370,000 to $374,999	$1936.70
$375,000 to $379,999	$1961.70
$380,000 to $384,999	$1986.68
$385,000 to $389,999	$2011.67
$390,000 to $394,999	$2036.66
$395,000 to $399,999	$2061.65
$400,000 to $404,999	$2086.65
$405,000 to $409,999	$2111.64
$410,000 to $414,999	$2136.63
$415,000 to $419,999	$2161.61
$420,000 to $424,999	$2186.60
$425,000 to $429,999	$2211.59
$430,000 to $434,999	$2236.59
$435,000 to $439,999	$2261.58
$440,000 to $444,999	$2286.57
$445,000 to $449,999	$2311.56
$450,000 to $454,999	$2336.54
$455,000 to $459,999	$2361.54
$460,000 to $464,999	$2386.53
$465,000 to $469,999	$2411.52
$470,000 to $474,999	$2436.51
$475,000 to $479,999	$2462.60
$480,000 to $484,999	$2486.50
$485,000 to $489,999	$2511.48
$490,000 to $494,999	$2536.47
$495,000 to $499,999	$2561.46
$500,000 to $1,000,000	$2,865.25 for the first $500,000 valuation, plus $4.10 for each additional $1,000 or

	fraction thereof
$1,000,001 to Beyond	$4,972.74 for the first $1,000,000 valuation, plus $2.67 for each additional $1,000 or fraction thereof
7. Commercial Building Permit Fees Valuation Table:	
Valuation Table	
Total Valuation up to $800	$30.18
Total Valuation up to $900	$32.41
Total Valuation up to $1,000	$34.89
Total Valuation up to $1,100	$37.39
Total Valuation up to $1,200	$39.89
Total Valuation up to $1,300	$44.87
Total Valuation up to $1,400	$44.87
Total Valuation up to $1,500	$47.36
Total Valuation up to $3,000	$82.04
Total Valuation up to $4,000	$88.48
Total Valuation up to $5,000	$107.55
Total Valuation up to $6,000	$113.41
Total Valuation up to $7,000	$127.13
Total Valuation up to $8,000	$139.59
Total Valuation up to $9,000	$150.80
Total Valuation up to $10,000	$164.52
Total Valuation up to $11,000	$176.98
Total Valuation up to $12,000	$189.44
Total Valuation up to $13,000	$201.91
Total Valuation up to $14,000	$214.37
Total Valuation up to $15,000	$226.47
Total Valuation up to $16,000	$240.54
Total Valuation up to $17,000	$253.00
Total Valuation up to $18,000	$266.71
Total Valuation up to $19,000	$277.93
Total Valuation up to $20,000	$290.39
Total Valuation up to $21,000	$304.10
Total Valuation up to $22,000	$316.56
Total Valuation up to $23,000	$327.78
Total Valuation up to $24,000	$341.48
Total Valuation up to $30,000	$398.82
Total Valuation up to $31,000	$407.54
Total Valuation up to $32,000	$415.02
Total Valuation up to $33,000	$426.24
Total Valuation up to $34,000	$434.96
Total Valuation up to $35,000	$444.93

Total Valuation up to $36,000	$452.41
Total Valuation up to $37,000	$461.13
Total Valuation up to $38,000	$472.35
Total Valuation up to $39,000	$481.07
Total Valuation up to $40,000	$488.55
Total Valuation up to $41,000	$499.76
Total Valuation up to $42,000	$508.49
Total Valuation up to $43,000	$517.22
Total Valuation up to $44,000	$527.19
Total Valuation up to $45,000	$535.91
Total Valuation up to $46,000	$544.63
Total Valuation up to $47,000	$554.61
Total Valuation up to $48,000	$563.33
Total Valuation up to $49,000	$572.06
Total Valuation up to $50,000	$582.02
For total valuation between $50,001 and $100,000	$582.02 for the first $50,000 valuation, plus $6.40 for each additional $1,000 or fraction thereof
For total valuation between $100,001 and $400,000	$947.12 for the first $100,000 valuation, plus $4.91 for each additional $1,000 or fraction thereof
For total valuation between $500,001 and $1,000,000	$3,005.64 for the first $500,000 valuation, plus $4.19 for each additional $1,000 or fraction thereof
For total valuation of $1,000,000 and beyond	$4,972.73 for the first $1,000,000 valuation, plus $2.67 for each additional $1,000 or fraction thereof
8. Plan Check Fee	
a. Residential Plan Check	10% of the permit valuation
b. Commercial Plan Check	65% of the permit valuation
9. New Residential Buildings and Additions Valuation Multiples	
a. Dwelling Unit Valuation	$90 per Sq. ft
b. Finished Basement Total Valuation	$25 per Sq. ft.
c. Unfinished Basement/Wood Frame Garage	$15 per Sq. Ft
10. Commercial Permits Fees:	
a. Commercial Electrical Wiring Permit	1.5% of first $20,000 of wiring costs, plus 0.75% of wiring costs in excess of $20,000 (Wiring

	Costs include the total costs of any and all equipment, materials, and labor for installation governed by the National Electrical Code.
b. Commercial Mechanical Permits	1.5% of the first $20,000 plus $0.75% of amounts over $20,000 of bid amount. The bid amount includes total costs of all equipment, materials, and labor for installation governed by the Uniform Mechanical Code.
c. Commercial Plumbing Permit Fees	1.5% of first $20,000 plus 0.75% of amounts over $20,000 of bid amount. The bid amount includes total costs of all equipment, materials, and labor for installation governed by the Uniform Plumbing Code.
d. Commercial Re-Roofing Permit Fee	1% of first $20,000 of roofing costs, plus .79% of the costs in excess of $20,000 (Maximum Fee $3,000)
11. Residential Permit Fees:	
a. Residential Electrical Permits	$5.85 for each electrical service
b. Residential Mechanical Permit Issuance	$5.10 Unit Fee per installation
c. Residential Plumbing Permit Fees:	
i. Unit Fee for each Plumbing	$5.10 Unit Fee per installation
ii. Unit Fee for each Gas Piping System	$5.10 Unit Fee per installation
d. Residential Re-Roofing Permit	1% of valuation; Minimum fee of $30.18 Maximum fee of $110
e. Signs, Outline Lighting Systems or Marquees:	
i. Non Electric Sign	$65
ii. Electric Sign	$95
iii. Structural Review if over 30 feet	$35
iv. Billboard	$155
v. LED Message Center	$155
12. Other Inspections and Fees (covers residential and commercial buildings, plumbing, mechanical, and electrical):	
a. Permit Issuance Fee (For Issuing Each Permit)	$30.18
b. Inspections outside of normal business hours (Minimum 2 hour charge)	$70 per hour or hourly cost to City, whichever is greatest

c. Re-inspection Fees (Section 305.8)	$70 per hour hourly cost to City, whichever is greatest
d. Inspection for which no fee is specifically indicated (minimum one-half hour charge)	$70 per hour hourly cost to City, whichever is greatest
e. Additional plan review required by changes, additions, or revisions to plan (minimum one-half hour charge)	$35 per hour hourly cost to City, whichever is greatest
f. Residential Combination Mechanical Electrical Plumbing (MEP)	$0.08 per sq ft. total
g. Residential Combination Energy Code	$55
h. Code Enforcement Violations	
i. First Offense	$35
ii. Second Offense, within 1 year of a prior violation	$75
iii. Third Offense, and any subsequent offense, within 1 year of a prior violation	$150
iv. Appeal code violation to BOA	$150
i. Work Commencing before permit fee paid	$125
13. Parklet Lease - Fee for leasing on-street parking for a parklet	$1200 per year per stall
14. Temporary On-Street Construction Parking Permits	
a. Temporary On-Street Construction Parking Permit (Downtown-Daily)	$10 per day
b. Temporary On-Street Construction Parking Permit (Downtown-Monthly)	$62 per month

FIRE DEPARTMENT

1. International Fire Code Permits and Fees:	
a. Operational Permit Fee	$70
b. Construction Permit Fee	$70
c. Fine for Failure to Comply with Stop Work Order	$300
d. Life Safety License	$125
e. Violation of License Requirement Fine	$300
f. Site Plan Review	$70
g. Structural Plan Review Fees	16% of Building Permit Valuation
h. Fire Alarm Plan Review Fee	$70 or $4 per device, whichever is greater
i. Additional acceptance test field inspections	$70
j. Fire Sprinkler System Review Fees	$140 + $2.25 a head
k. Fire Pump Review Fee	$140
l. Alarm Response Fee	Maximum $150
m. Mitigation Reimbursement Fees	Posted fee schedule
2. Other Inspection and Fees	
a. Inspections outside of normal business hours (minimum 2 hour charge)	$70 per hour or hourly cost to City, whichever is greatest
b. Re-inspection Fees	$70 per hour or hourly cost to City, whichever is greatest

c. General inspection fee (including, additional plan review required by changes, additions, or revisions to plan) (minimum one-half hour charge)	$70 per hour or hourly cost to City, whichever is greatest
d. Target Hazard Operational Permits	$70 per hour, 1 hour minimum for inspection
e. Commercial Hood Inspection	$70
f. Business and Property (Inspection, Safety, and Protection) License	$40
3. Firework Licensing:	
a. Consumer Fireworks Permit Application Fee	$70
b. Consumer Fireworks Wholesale Permit Fee	$140
4. Ambulance Service:	
a. Advanced Life Support	
i. Non-Emergency	$670
ii. Resident	$ 830
iii. Non-Resident	$ 1,062
iv. BLS Non-Emergency	$ 437
v. BLS Emergency – In District	$ 707
vi. BLS Emergency – Out of District	$ 933
vii. ALS-2	$ 1,196
viii. Critical Care	$ 1415
b. Mileage:	
i. BLS Mileage and ALS Mileage – Resident	$ 14.28
ii. BLS Mileage and ALS Mileage – Non-Resident	$ 17.84
c. Treat and Release:	
i. Basic Evaluate/Treat No Transport	$195
ii.	
iii. BLS Emergency, no transport	$325
iv. ALS Emergency, no transport	$375
d. Ambulance Waiting Time	$165 per hour
e. Standby	$150 per hour
f. Empty return leg fee	$ 160/hr, 1 hour minimum, Standard mileage rate for non-patient transport.
g. Single Resource with Medical Kit	$80 per hour
5. Vaccine Administration Fee	$40.00

IDAHO FALLS POWER

ELECTRICAL SERVICE FEES

1. Meter Service Installation Fee	$50
2. Meter Accuracy Test	$50
3. AMI Opt Out – Monthly Charge	$6.56
4. Tampering Reconnection Fee	$200
5. Disconnect and Reconnection Fees -	
a. Residential – Disconnect Fee	$25

b. Non-Residential Electric Disconnect Fee	$50
c. Non-Residential Electric Reconnect Fee	$50
6. Short-term suspension of Electric Service (Vacant for a minimum of 3 weeks or 21 calendar days, but not more than 6 months or 180 calendar days.)	
a. Non remote suspension	$50
b. Remote suspension	No Charge
7. Line Extension for Single Family Home (per lot)	$1,500
8. Line Extension for Multi-Family Housing (per family unit)	$600
9. Line Extension for Commercial	Actual Cost
10. High Density Load Continuous Service Distribution Connection	Projected rationed cost of future distribution line & substation based upon customer peak KW
11. High Density Load Credit Risk Deposit	Higher of projected or actual three months bills
12. Secondary Service Connection (per Service)	$100
13. Commercial Rate – Base Energy Charge	
a. Base Energy Charge	$0.039 per KWH
b. Power Cost Adjustment	($0.002) per KWH
c. Demand Charge	$ 9 per KW for all KW, with a minimum demand charge of $26 per month
14. Net Metering Commercial Rate	
a. Base Energy Charge	$0.039 per KWH
b. Power Cost Adjustment	($0.002) per KWH
c. Demand Charge	$ 9 per KW for all KW, with a minimum demand charge of $26 a month
d. Energy Credit	Heavy Load Mid-Columbia index price per KWH
15. Industrial Rate	
a. Energy Charge	$0.039 per KWH
b. Power Cost Adjustment	($0.002) per KWH
c. Demand Charge	$7.25 per KW for all KW
16. High Density Load Rate	
a. Energy Charge	$0.039 per KWH
b. Demand Charge	$ 9 per KW for all KW
17. Economic Development Rate (> 1 MW)	Negotiated Rate
18. Residential Energy	
a. Base Energy Charges	$0.0625 per KWH
b. Monthly Service Charge	$18
c. Power Cost Adjustment	($0.002) per KWH
19. Transfer Customers Revenue Buyout Surcharges	Service specific proportion of half of the Non-Asset Buyout Cost. Paid over 36

	month to 60 months based upon RMP & IFP rate difference.
20. Surge Arrestor – Residential	$4 per month
21. Surge Arrestor – Commercial	$7 per month
22. Net Metering Residential Rate	
a. Monthly Charge	$18
b. Base Energy Charge	$0.0625 per KWH
c. Power Cost Adjustment	($0.002)
d. Energy Credit	Heavy Load Mid-Columbia index price per KWH
23. City Street Light Energy Charge	$0.0725 per KWH
24. Security Lighting– Monthly Rate	$20
25. EV Charging Station	$20 per month
26. Temporary or Construction Electric Rate	
a. Base Energy Charge	$0.0625 per KWH
b. Monthly Service Charge	$25
c. Temporary Service Installation Charge	One time charge of $150. An additional $750 if a transformer is required.
27. Large Power Temporary Construction Rate	
a. Base Energy Charge	$0.039 per KWH
b. Demand Charge	$9 per KW for all KW
c. Installation Charge	$1,000 per transformer plus labor and material
28. Un-metered Distributed Communication Equipment & Small Wireless Facilities (SWF) Charge	Monthly charge per site based upon IFP estimated consumption and demand
29. Small Wireless Facilities (SWF)	
a. Monthly Attachment Fee	$22.50
b. Small Wireless Facilities (SWF) Site Application Fee	$500 (up to 5 sites) $100 each additional on single application
c. Un-metered Distributed Communication Equipment & Small Wireless Facilities (SWF) Charge	Monthly charge per site based upon IFP estimated consumption and demand
d. Small Wireless Facilities (SWF) new poles	Per IFP Existing Line Extension Fee Policy
30. Joint use on poles application charge	$100.00 per application & $10.00 per pole

PUBLIC UNLIT FIBER OPTIC NETWORK FEES

1. Fiber Optic Disconnection Fee	Estimated Actual Costs
2. Subsequent Disconnection Fee within 12 Months of Prior Disconnection	Estimated Actual Costs
3. Backbone Service Fee, per single pair fiber, per month	$1,450
4. Construction Costs	Estimated Actual Costs
5. Monthly Distribution Access Fee	$25

6. Monthly Point to Point first 36 months	Estimated Actual Costs Amortized
7. Monthly Point to Point Maintenance post 36 months per pair	$25 Per Mile

PUBLIC OPEN ACCESS FIBER OPTIC NETWORK FEES

1. New Service Provider Setup	$5,000
2. Monthly Provider Network Access after 2,000 network customers	$1,000
3. Provider Network to Network Interface (NNI)	Included depending on customer counts
4. 100 Mbps Business	$27.00
5. 250 Mbps Business	$40.00
6. 500 Mbps Business	$60.00
7. 1 Gbps Business	$80.00
8. 2 Gbps Business	$160.00
9. 10 Gbps Business	$800.00
10. Dedicated Circuit with VLAN	$50.00
11. Non-parade route installation	Actual Costs
12. Early Network Termination prior to 6 months – Business	$500.00
13. Early Network Termination prior to 12 months – Business	$250.00
14. Modify Provisioning	$5.00
15. New Provisioning – Business	$35.00
16. 100 Mbps Business – Monthly Customer Network Connection	$30.00
17. 250 Mbps + Business – Monthly Customer Network Connection	$40.00
18. 250 Mbps Residential	$23.00
19. 1 Gbps Residential	$27.00
20. 10 Gbps Residential	$100.00
21. Residential Monthly Customer Network Connection	$25.00
22. MDU Monthly Customer Network Connection	$12.50
23. Network repair customer caused	Actual costs
24. Transfer Provider	$35.00

LIBRARY

1. Overdue Fine	$0.10 per day per item
2. Maximum Overdue Fine	$5 per item
3. Lost Item	Original retail cost or library's replacement cost, whichever is less
4. Lost or Damaged Barcode	$1
5. Lost or Damaged RFID Tag	$1
6. Lost or Damaged Jacket Cover	$2
7. Lost or Damaged DVD Out of Set	$19 per DVD if able to be ordered separately otherwise

	must pay the cost to replace entire set
8. Lost or Damaged CD Out of Set	$10 per CD if able to be ordered separately otherwise must pay the cost to replace entire set
9. Lost or Damaged Cassette Out of Set	$10 per cassette if able to be ordered separately otherwise must pay the cost to replace entire set
10. Lost or Damaged Artwork on CD or DVD	$2
11. Lost or Damaged Case for CD or DVD	
a. 1 to 14 sleeves	$7
b. 16-30 sleeves	$11
c. CD/DVD/VHS case single	$2
d. Cassette Case	$3
12. DVD or CD cleaning	$2 per cleaning
13. Torn Page in Book	$2
14. Lost or Damaged Spine Label	$1
15. Lost Individual Booklet from an Easy Reader Set	$5
16. Lost or Damaged Magazine	Cover Price of the Magazine, no Processing Fee Assessed
17.	
18. Non-Resident Card Fee	$120
19. Inter-Library Loan	$10
20. Meeting Rooms:	
a. Bonneville County Non-Business Groups	$15 first hour, $10 each hour or part thereof after
b. All Other Groups	$40 first hour, $20 each hour or part thereof after
c. Cleaning Fee	Actual cost to clean and repair the room (Maximum fee of $50)
d. Non-Refundable Food Fee	$50
21. Copies and Printing	
a. Black and White	
i. One sided 8.5 by 11 inch copy	$0.10 per page
ii. Two sided 8.5 by 11 inch copy	$0.25 per page
iii. One sided 8.5 by 14 inch copy	$0.15 per page
iv. Two sided 8.5 by 14 inch copy	$0.30 per page
v. One sided 11 by 14 inch copy	$0.20 per page
vi. Two sided 11 by 14 inch copy	$0.40 per page
b. Color	
i. One sided 8.5 by 11 inch copy	$0.25 per page
ii. Two sided 8.5 by 11 inch copy	$0.50 per page
iii. One sided 8.5 by 14 inch copy	$0.30 per page
iv. Two sided 8.5 by 14 inch copy	$0.60 per page
v. One sided 11 by 14 inch copy	$0.50 per page
vi. Two sided 11 by 14 inch copy	$1 per page

c. 3d Printing	$0.25 per gram
22. Obituary look up on microfilm	$5 per obituary

MUNICIPAL SERVICES DEPARTMENT

1. Treasury Payments / Utility Billing	
a. Utility Bill Credit Card Convenience Fee for processing payments using a credit or debit card	Actual Cost of third party processing amount per transaction.
b. Utility Service Credit for use of E-Bill	$1 credit per month
c. Non-sufficient funds fee	$7
d. Fee for non-residential delinquent accounts	4% interest, compounded monthly, on 31-day balance, minimum of $5
2. Liquor by the Drink:	
a. Liquor by the Drink Annual License Fee	$562.50
b. Transfer of Liquor by the Drink License	$100
c. Liquor Catering Permit	$20
3. Beer:	
a. Beer Annual On or Off Premises Consumption License	$200
b. Annual Bottled or Canned Beer Off Premises Consumption License	$50
c. Transfer of Annual On or Off Premises Consumption License	$100
d. Transfer of Annual Bottled or Canned Beer Off Premises Consumption License	$25
e. License for Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	$20
f. Multiple-Event License for Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	$20
g. License for Wine and Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	Not to Exceed $20
4. Building Contractors:	
a. Class A License	$200
b. Class B License	$200
c. Class C License	$200
d. Class D License	$125
e. Out of State Reciprocity License	$50
f. In-State Reciprocity License	$0
g. Late Renewal or Reinstatement of License Fee	$75
h. Inactive Contractor’s License Fee	$100
i. Employee of non-reciprocal contractor continuing education course costs	$50
j. Reciprocal contractor continuing education course cost	$100
5. Public Right-of-Way Contractors:	

a. Public Right-of-Way Contractor's License Fee	$50
b. Public Right-of-Way Work Bond	$5,000
6. Wine:	
a. Annual Retail Wine License	$200
b. Annual Wine-By-The-Drink License	$200
c. License for Wine Sold or Donated for Benevolent, Charitable, or Public Purposes	$20
d. Multiple-Event License for Wine Sold or Donated for Benevolent, Charitable , or Public Purposes	$20
e. License Transfer Fee	$100
f. License for Wine and Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	Not to Exceed $20
7. Private Patrol Services:	
a. Private Patrol Person Bond	$1,000
b. Private Patrol Service Bond	$2,000
c. Private Patrol Service License	$100
d. Private Patrol Service License renewal	$50
e. Private Patrol Person License	$50
f. Private Patrol Person License renewal	$25
8. Lawn Sprinkler and Water Conditioner Installers	
a. Lawn Sprinkler Contractor License	$100
b. Water Conditioner/Water Softener Installer License	$100
c. Water Condition/Water Softener/Law Sprinkler License renewal	$35
9. Itinerant Merchants, Mobile Food Vendors, Door-to-Door Salesmen:	
a. Idaho Falls Resident Itinerant Merchant's License	$25
b. Bonneville County Resident – Itinerant Merchant Investigation Fee	$25
c. Outside of Bonneville County, Idaho Resident – Itinerant Merchant Investigation Fee	$50
d. Outside of the State of Idaho – Itinerant Merchant Investigation Fee	$250
e. Itinerant Merchant's Bond	$1,000
f. Mobile Food Vender's License	$20
g. Door-To-Door Solicitors	$20
10. Pawnbroker's License	$50
11. Secondhand Precious Metals Dealer License	$30
12. Secondhand Storekeeper License	$30
13. Scrap Dealer License	$50
14. Adult Businesses:	
a. Fine – Operating without a valid permit	$300
b. Application Fee	$100
c. Annual Permit Fee	$100
d. Sexually Oriented Business Employee License	$100
e. License Renewal	$25
15. Burglary and Robbery Alarms:	
a. Third False Alarm Public Nuisance Alarm System Permit	$100
b. Fourth False Alarm Public Nuisance Alarm System Permit	$200
c. Fifth False Alarm Public Nuisance Alarm System Permit	$300

d. Sixth False Alarm Public Nuisance Alarm System Permit	$400
e. Seventh and Subsequent False Alarm Public Nuisance Alarm System Permit	$500
16. Day Care Licensing:	
a. Family Child Care License	$75
b. Group Child Care License	$150
c. Child Care Center	$225
d. Child Care Worker Certification	$20
e. On-Site Non-Provider Certification	$20
f. Day Care Workers License, Criminal History Registry Check	$20
17. Sign Licensing:	
a. Sign Contractor's License	$25
b. Sign Contractor's Bond	$1,000
c. Sign Erection Fee	$60
d. Electric Sign Fee	$30
e. Structural Plan Review Fee	$30
18. Dockless Bikeshare Program Licensing	
a. Bikeshare Business License	$20 per Bicycle, E-Bike, E-Scooter, and any other vehicle required to be registered with City.
19. Bus Stop Bench Permit Fee	$10
20. Bus Stop Bench Permit Extension Fee	$5
21. Bus Stop Bench Renewal Fee	$5
22. Trees and Shrubbery:	
a. Private Tree Service Company License Fee	$25
b. Fine for the Violation of the Provisions of Chapter 9 – Trees and Shrubbery	$100
23. License Denial Appeal Filing Fee	$50
24. Emergency Medical Services Licensing:	
a. EMS Class I Annual License	$500
b. EMS Class II Annual License	$500
c. EMS Class III Annual License	$250
d. EMS Class IV Annual License	$250
e. Attendant – Ambulance Driver License	$25
25. Identification Badges:	
a. Public Conveyance Operator	$8
b. Taxi Operator	$8
c. Courtesy Vehicle Operator	$8
d. Door-To-Door Solicitors	$8
26. Clerk's Office License Reprint	$5
27. Civic Center for the Performing Arts:	
a. Commercial:	
i. Performance Using Touring Performers (Admission)	
1. Main Performance	Greater of 10%, capped at $12,500 or $800.

2. Each Matinee	Greater of 10%, capped at $12,500 or $400.
ii. Performance Using Touring Performers (No Admission)	
1. Main Performance	$300
2. Each Matinee	$175
iii. Performance Using Area Performers (Admission)	
1. Main Performance	Greater of 10%, capped at $12,500 or $600.
2. Each Matinee	Greater of 10%, capped at $12,500 or $300.
iv. Performance Using Area Performers (No Admission)	
1. Main Performance	$300
2. Each Matinee	$175
v. Meetings	
1. Main Session	$800
2. Each Additional Session	$400
b. Non-Profit:	
i. Performance Using Touring Performers (Admission)	
1. Main Performance	$1,500
2. Each Matinee	$1,000
ii. Performance Using Member as Performers (Admission)	
1. Main Performance	$400
2. Each Matinee	$200
iii. Performance Using Members as Performers (No Admission)	
1. Main Performance	$300
2. Each Matinee	$200
iv. Meetings for Organizations	
1. Main Session	$300
2. Each Additional Session	$200
v. Art or Band Room	
1. Art or Band Room Rental at same time as renting main Auditorium	$100
2. Art or Band Room Cleaning Fee (each rental)	$25
3. Art or Band Room Rental, 1 to 4 hours, without renting main Auditorium, per hour	$125
4. Additional Hour, without use of Auditorium	$25
vi. Miscellaneous Auditorium Fees	
1. Building Facility Fee	$100
2. Building Rental	$200
3. Additional Hours	$20
4. Head Technicians Fee per hour	$25
5. Assistant Technician Fee per hour	$20
6. Stage Hand Fee per hour	$15

7. Marley Floor Use (per installation)	$60
vii. Concession Sales	
1. Beer and Wine Sales	10% of Total Sales
The Lessee is entitled to occupy eight (8) consecutive hours prior to performance at no additional charge on the day of performance. Any additional time will be based on charges in Paragraph IV.	
c. Bookings/Reservation Deposit Fees:	
i. 1 Day	$100
ii. 2 Days	$200
iii. 3 or More Days	$300
Deposit will apply towards the facility rental fee. Refunds will be made if performance dates are cancelled 90 days prior to date of first reservation.	
d. Additional Fees:	
i. Additional Rehearsal Time and Setting Stage (First Three Hours)	$90
ii. Each Additional Hour	$15
A minimum charge of three hours wages is required for all personnel listed above. All personnel must have a fifteen (15) hour notice of cancellation of their services or lessee will be required to pay at least the minimum charge. The cost of labor in arranging the stage must be paid by the lessee. The lessee may furnish its own labor for stage hands, box office manager, ticket takers, and ushers. Sound and lighting personnel will be furnished by the lessor but wages will be paid by lessee.	

PARKS AND RECREATION

1. Sandy Downs – 2702		
a. Admission:	$1	
i. Parking:	$1	
ii. Parking (Event Holder)	$1	
iii. Parking (Events)	$5	
iv. RV Parking Monthly	$150	
v. RV Parking Daily	$10	
b. Rentals Daily:		
i. Grandstand Cleaning Deposit (Each Event $100 non-refundable)	$500	
ii. Grandstand/Arena	$700	
iii. Fire Pit	$20	
iv. Arena	$100	
v. Water Truck (with operator)	$200	
vi. Tractor (with operator)	$200	
c. Rodeo Setup/Takedown	$300	
d. Stall Arena:		
i. Horseback Riding Permit – Annual Family	$50 per Family	
ii. Stall Daily (24 Hour)	$10	
iii. Stall Monthly	$45	
iv. Tack Room Monthly	$20	
v. Horse Walker Monthly	$25	
vi. Horseback Riding Permit Annual	$20	
2. Parks Rental – 2703		
a. Shelters/Decks Daily:		
i. Application Fee (Non-Refundable)	$50	
ii. Small Shelter	$95	
iii. 6 Hour Blocks for Shelter Rental Full Day (Two Blocks) (8am to 2pm and 2pm to 8am)	$125	
iv. Band Shell/The Broadway Plaza	$255	
v. Multi-Purpose Shelter (Per Event)	$255	
vi. Sportsman's Island Deck Area	$125	
vii. Sportsman's Park Reservations	$500	
viii. Jenson Overlook Deck Area	$50	
ix. Memorial Drive Vendor Half-Pad	$65	
x. Memorial Drive Vendor Full Pad	$130	
xi. Full Memorial Dr. Electric Use	$30 a day	
xii. Taylors' Rock Garden (Four Hour Block)	$125	
xiii. IF Resident camping for Special Events	$50 per Resident	
xiv. Non-Resident Camping Fees for Special Events	$100 per Non-Resident	
xv. Camping Fee for South Tourist Park	$15 per night	
xvi. Athletic Field Game Use/Rental (baseball, softball, lacrosse, rugby, etc.)	Non Resident $20	City Resident $20
xvii.		
b. Rentals:		

i. Picnic Table (6 Tables)	$50
ii. Additional Picnic Table	$5
iii. Trash Cans (Each)	$4
iv. Volleyball Set Deposit	$10
v. Water Spigot Deposit	$100
vi. Bleacher (per Unit)	$40
vii. Fencing for Ballfields	$200
viii. Fencing (Up to 200 Feet)	$200
ix. Additional Fencing (Beyond 200 Feet)	$$0.25 per foot
x. Canopy (15' X 15')	$75
xi. Canopy (20' X 40')	$250
c. Banners (Set of 10)	$150
i. Additional Banner(s) (Each)	$12
d. Special Event/Cleaning Deposit (Over 100 People $100 non refundable)	$500
e. Memorials	
i. Memorial Bench	$600
ii. Remembrance Tree	$400
3. Weed Control – 2705	
a. Tractor with Operator (Hour)	$100
b. Hand Work per Operator (Hour)	$35
c. Enforcement Administration Fee (Per Lien)	$100
d. Lien Placement Fee (Per Lien)	$25
4. Idaho Falls Raceway – 2706	
a. Admission	$1
b. Parking	$5
c. Parking (Event Holder)	$1
d. Parking (Events)	$1
e. Parking RV Daily	$10
f. Practice Rider/Driver	$20
g. Practice Rider 10 Punch Pass	$150
h. Practice Season Pass	$250
i. Event Rental	$500
j. Concession Booth Rental (Event)	$100
5. Horticulture/Forestry – 2707	
a. Tree Trimming/Removal Permit	$10
b. Arborist (Hour)	$50
c. Lift Truck with Operator (Hour)	$100
d. Hand Work per Operator (Hour)	$35
e. Enforcement Administration Fee (Per Lien)	$100
f. Lien Placement Fee (Per Lien)	$25
6. Activity Center – 2708	
a. Small Rental (East and West Rooms 2 Hour Minimum)	$20
b. Large Rental (South Room 2 Hour Minimum)	$27
c. Large Reception Rental (3 Hour Minimum or $175 a Day)	$47
d. Kitchen Rental	$120

e. Cleaning Deposit/Maintenance/Damage Fee For Large Rentals	$200	
7. Cemetery – 2901		
a. Burial		
i. Saturday/Holiday Burial	$ 300	
ii. After 4:30 p.m. Burial	$ 300	
iii. Opening/Closing Adult/Child	$ 500	
iv. Opening/Closing Infant	$200	
v. Opening/Closing Cremation	$ 250	
vi. Saturday/Late Notice (72 Hours)	$300	
b. Disinterment:		
i. Disinterment Adult/Child	$1,500	
ii. Disinterment Infant	$ 420	
iii. Disinterment Cremation	$ 200	
c. Burial Spaces:		
i. Adult/Child Up-Right Section	$ 750	
ii. Adult/Child Fielding Flat Section	$ 600	
iii. Infant (Under 1 Year)	$ 300	
d. Niche Wall		
i. Niche Wall Top	$400	
ii. Niche Wall Middle	$300	
iii. Niche Wall Bottom	$200	
e. Niche Wall Parkhurst		
i. Niche Wall Top	$350	
ii. Niche Wall Middle	$400	
iii. Niche Wall Bottom	$350	
iv. Memorial Wall Per Line (East and West Side)	$125	
v. Perpetual Grave Space Fee	$175	
vi. Cemetery Plot Ownership Certificate Fee	$10	
vii. Deed Transfer Fee ($10 for one $40 max)	$ 20 - $40	
8. Melaleuca Field		
a. Melaleuca Field Rental	$1,000 a day	
b. Melaleuca Capital Surcharge	$1 per Entry	
c. Melaleuca Field Partial Rental	$400	
9. Tautphaus Park Zoo – 2704		
a. Admission		
i. Regular Admission – Adult	Non Resident $8	City Resident $6
ii. Regular Admission – Child (3-12 Years)	Non Resident $5	City Resident $4
iii. Regular Admission – Senior (62+)	Non Resident $6.50	City Resident $5.50
iv. Regular Admission – 2 and under	Free	
v. Educational/Group – Adult	$7	
vi. Educational/Group – Child (3-12 Years)	$4.50	
vii. Educational/Group – Senior (62+)	$5.50	
viii. Educational/Group – 2 and under	Free	
ix. Non-Tax Group – Adult	$6.67	
x. Non-Tax Group – Child (3-12 Years)	$4.31	

xi. Non-Tax Group – Senior (62+)	$5.25		
xii. Non-Tax Group – 2 and under	Free		
xiii. Local and Global Conservation Fund	$0.50 per admission		
b. Teacher Summer Continuing Education Classes (2 day class, 16 hours program)	$75		
c. Zumba in the Zoo and Yoga on the Green (Classes twice per week during open season)	$5		
d. Program Fees:			
i. 45 Minute Class – Tots	$12 or $10 for member		
ii. 60 Minute Class – K through 2nd	$15 or $12 for member		
iii. 90 Minute Class – 3rd through 5th	$20 or $16 for members		
iv. 3 Hour Class – 6th through 8th	$25 or $20 for members		
v. 3 Hour Class – Week-long (7-9 Years)	$85		
vi. 3 Hour Class – Week-long (7-9 Years) Members	$70		
vii. 7 Hour Class – Week-long (10-12 Years)	$140		
viii. 7 Hour Class – Week-long (10-12 Years) Members	$115		
ix. Behind the Scenes Tours	$30		
x. Behind the Scenes Tours Members	$25		
xi. Overnight Safari	$55		
xii. Overnight Safari Members	$50		
xiii. Group Overnight Safari	$50		
xiv. Group Overnight Safari Members	$40		
xv. Junior Zoo Crew	$105		
xvi. Junior Zoo Crew Members	$85		
xvii. Late Pick-up Fee	$5 every 15 minutes		
xviii. Penguin Feeding Program (Fee for Fish to Feed Penguins)	$3		
xix. Keeper for a Day	$100		
xx. Guest Speaker Series			
1. Adult (18+)	Non Resident $10	City Resident $5	School Group $3 ($2.82 Tax exempt)
2. Child / Student (College or below)	Non Resident $5	City Resident $3.50	School Group $3 ($2.82 Tax exempt)
3. Two years old and under	Non Resident $10	City Resident $5	School Group $3 ($2.82 Tax exempt)
4. Family of 4+	Non Resident $20	City Resident $15	

5. TPZS Members	$1	
xxi. Family Nature Program (per person)	TPZS Member $45 per year	Nonmember $50 per year
xxii.		
e. Rental Fees		
i. Tent (2 Hour Minimum)	$ 85 an hour	
ii. Tent (Additional Hours)	$ 45 an hour	
iii. After Hours Fee (2 Hour Minimum)	$ 175 an hour	
iv. Animal Encounter Show	$35	
v. Animal Interaction (1 Person, 2 Animals, 30 Minutes)	$ 50	
vi. Costume Character Appearance (1/2 Hour)	$ 40	
vii. Tent (10’ X 10’)	$ 35	
viii. Tent (20’ X 40’)	$ 120	
ix. Large Tent (40’ x 90’) Rental	$1,500 a day	
x. Large Tent (40’ x 90’) 4-Wall Rental	$500 a day	
xi. Wagon/Stroller Rental	$5	
xii. Single Maeck Center Classroom Hourly	$200 per hour	
xiii. Single Maeck Center Classroom Daily (eight-hours)	Maximum $500 a day	
xiv. All Three Maeck Center Classrooms Daily (eight-hours)	Maximum $1,500 a day	
xv. Cleaning Deposit (refundable)	$100	
f. Parties and Gatherings:		
i. Birthday Package (only 10 a.m. or 2 p.m.)	$ 90 ($25 non-refundable deposit)	
ii. Daytime Event	$ 175 ($25 non-refundable deposit)	
iii. Private Evening Event	$ 550	
iv. Off Season Birthday Party	$ 120	
g. Penguin Interaction:		
i. Adult	$ 30	
ii. Child (4-12)	$ 20	
iii. Group Discount (6 or more people)	20% Discount	
h. Volunteer Led Programs:		
i. Onsite Tours (Max 25 People)	$15	
ii. Offsite Outreach (40 people or less)		
1. Within Districts No. 91 and No. 93 (Non-Profit)	$40.00	
2. Within Districts No. 91 and No. 93 (Profit)	$50.00	
3. Outside Districts No. 91 and No. 93 (30 Mile Radius)	$55.00	
4.		
5. Any Second Program on the Same Day as First	$ 35	
iii. Offsite Outreach (40 – 100 People)		
1. Within Districts No. 91 and No. 93 (Non-Profit)	$85.00	
2. Within Districts No. 91 and No. 93 (Profit)	$100.00	

3. Outside Districts No. 91 and No. 93 (50 Mile Radius)	$110.00	
4. Any Second Program on the Same Day as First	$35	
iv. Offsite Outreach (Over 100 People)		
1. Within Districts No. 91 and No. 93 (Non-Profit)	$130.00	
2. Within Districts No. 91 and No. 93 (Profit)	$130.00	
3. Outside Districts No. 91 and No. 93 (30 Mile Radius)	$150.00	
4. Any Second Program on the Same Day as First	$40.00	
i. Long Distance Outreach:		
i. 50-100 Miles	$120.00	
ii. 101-150 Miles	$170.00	
iii. 151-200 Miles	$220.00	
iv. Additional Programs Fees (Same Day up to 3)	$70.00	
v. Per Mile Fee (Round Trip Mileage)	$0.58 a mile	
j. Zoo Traveling Trunks	$10 per trunk, per week, plus shipping costs	
k. Zoorific Family Fun Days	TPZS Member $10	Nonmember $12
l. One Day Holiday Education Program	TPZS Member $4	Nonmember $7
10. War Bonnet		
a. Admission		
i. Child (any night)	$10	
ii. Adult Thursday night	$25	
iii. Adult Friday night	$25	
iv. Adult Saturday night	$30	
v. Hospitality Tent (any night)	$75	
vi.		
b. VIP Table (4 Seats)		
i. Thursday and Friday Night	$200	
ii. Saturday Night	$250	
c. Booths		
i. Food Booth	$600	
ii. Standard Non-Food Booth	$200	
11. Recreation – 4801, 4802, 4806		
a. Temporary Concession Permit (One Day Per Site/Per Stand)	$15	
b. Special Event Dispensing Permit’	$50 plus 3% of Gross Sales on Dispensing	
c. Ice Arena		
i. Ice Rental Fee (Travel tournament, private rental,)	$187.50 per hour	
ii. Ice Rental Fee (Weekend public skate time)	$225 an hour	
iii. Special Event Admission	$10	

iv. Public Skate Admission	
1. Ages 4-12	$6
2. Ages 13 +	$6.75
3. Senior	$5.50
v. Stick, Shoot, and Freestyle	
1. Youth	$6
2. Adult	$7.25
3. Senior	$6
vi. 10 Punch Pass	
1. Ages 4-12	$50
2. Ages 13 +	$57
3. Senior	$45
vii. 30 Punch Pass	
1. Ages 4-12	$142.50
2. Ages 13 +	$165
3. Senior	$127.50
viii. Annual Pass	
1. Ages 4-12	$340
2. Ages 13 +	$427
3. Senior	$340
ix.	
d. Ice Skate Rentals/Lessons	
i. Skate Aide	$2.50
ii. Ice Skates	$4.50
iii. Ice Skating Lessons	$63.84
iv. Ice Skating Lesson with Rentals	$78.47
v. Adult Skating Lesson (Drop in)	$13
vi. Adult Skating Lesson (Drop in with Rentals)	$16
vii. Power Skating and edge control clinic	$15
viii. Private Ice Skating Instruction	$30 per half hour
e. Special Event Admission	
i. Laser Light Skate Night	$7
ii. Halloween Party	$7
f. Recreation Center	
i. Special Event Admission	$10
ii. Youth/Senior Admission (Basketball/Pickleball/Weight Room/ Racquetball)	$4.50
iii. Adult Admission (Basketball/Pickleball/Weight Room/ Racquetball)	$5.50
iv. Youth/Senior - Rec Center 10-punch pass	$35
v. Adult - Rec Center 10-punch pass	$45
vi. Youth/Senior – Year Pass	$133
vii. Adult – Year Pass	$166.25
viii. Yearly Businessmen’s Basketball Pass (Noon Ball)	$75
g. Yoga at the Recreation Center	
i. Adult	$5.50

ii. Senior	$4.75	
iii. Adult – 10-punch Pass	$50.54	
iv. Senior – 10-punch Pass	$35	
h. Fitness Class / 4801		
i. Youth/Seniors	$5.75	
ii. Adult	$6.50	
iii. 10-punch – Youth/Seniors	$47.50	
iv. 10-punch – Adults	$55	
i. Basketball		
i. League Fees		
1. High School Basketball League	Non Resident $70	City Resident $62
2. Jr. High School Basketball League	Non Resident $70	City Resident $62
3. Jr. Basketball League	Non Resident $56	City Resident $50
4. Youth Player Fee	Non Resident $63.81 Without Jersey $57.88	City Resident $50.35 Without Jersey $45.05
5. Jr. High Player Fee	Non Resident $78.65 Without Jersey $72.72	City Resident $62.28 Without Jersey $56.98
6. High School Player Fee	Non Resident $78.65 Without Jersey $72.72	City Resident $62.28 Without Jersey $56.98
ii. Basketball Skills	$33	
iii. Cleave Lewis Basketball Skills Camp	Non Resident $57.88	City Resident $45.05
iv. Cleave Lewis Basketball Camp	Non Resident $100.91	City Resident $82.15
v. Youth Basketball Camp	Non Resident $46	City Resident $34.45
vi. Summer Camp	$63	
vii. Jr. League	$45	
viii. Women's and Men's League Summer, Spring, and Fall	$578.02	
ix. Men's League Winter	$634.41	
x. Hispanic League	$578.02	
xi. Women's League	$578.02	
j. Softball/Baseball		

i. League Fees		
1. Youth Day League Player Fee	Non Resident $65.30 Without Jersey $59.36	City Resident $51.68 Without Jersey $46.38
2. Idaho Falls Youth Baseball Player Fee	$131.18	
3. Girls Fastpitch Team Fee	$844.47	
4. Fast Pitch Tournaments	$599.17	
5. Men's Fall Softball Team Fee	$768.34	
6. Men's Summer Softball Team fee	$1,184.23	
7. Adult Softball Competitive Men's League	Non Resident $940 Team	City Resident $840 Team
8. Adult Softball Competitive Co-Ed Fall	Non Resident $940 Team	City Resident $840 Team
9. Co-ed Competitive Summer Team Fee	$1,184.23	
10. Co-ed Summer Softball Team Fee	$775.39	
11. Co-ed Fall Softball Team Fee	$768.34	
ii. Bobbie Sox Softball	Non Resident $49	City Resident $44
iii. Knothole Baseball	Non Resident $49	City Resident $44
iv. Pitching Mound Re-Build	$200	
v. Baseball/Softball Game Chalked Field Use Fee	Non Resident $26	City Resident $26
k. Football		
i. Youth Player Fee	Non Resident $59.36 Without Jersey $53.42	City Resident $46.38 Without Jersey $41.08
l. Flag Football		
i. Youth	$50	
ii. Adult	$450	
m. Recreation Program Fee	$50	
n. Specialized Recreation Program Fee (Excessive Resources Used)	$150	
o. T-Ball & Pitching Machine	Non-Resident $50	Resident $44
p. Soccer		
i. Men's Soccer League	$55	
ii. Clinics 12 U	$50	
iii. Clinics 10 U	$50	

iv. Clinics 8 U	$35	
q. Tennis Lessons	Non Resident $35	City Resident $31.25
r. Tennis Camp	$10	
s. Volleyball		
i. Youth Player Fee	Non Resident $59.36 Without Jersey $53.42	City Resident $46.38 Without Jersey $41.08
ii. Volleyball Registration	Non Resident $45	City Resident $40
iii. Co-ed Sand Volleyball	$300	
t. Taiko Drumming	$187.50	
u. Dance Lessons	$35	
v. Running Program	$60.20	
w. Jr. Posse Program	$46.55	
x. Preschool Gym		
i. Single Child	$2	
y. Lil' Sports Programs		
i. Lil' Sports Programs	$46.55	
ii. Science Workshops	$125	
iii. Dirt Bike Clinic		
1. Youth	$75	
2. Adult	100	
z. Cyclocross Bike Races		
i. Great Pumpkin Cross	$20	
ii. Blue Goose	$20	
aa. Breakfast with Santa	$8	
bb. Daddy Daughter Date	$80	
cc. Dinner and a Movie	$30	
dd. Skateboard Programs		
ee. Skateboard Competition	$15	
ff. Fishing Buddies Clinic	$30	
gg. Fishing Clinic	$38	
hh. Rentals		
i. Candle Stick Rental	$2 a day	
ii. Candle Stick Replacement	$40	
iii. –A Frame Rentals	$5 a day	
iv. A-Frame Replacement	$60	
v. Posse Program Fees	$30 per rider	
ii. City Market		
i. City Market Membership	$50 a season	
ii. City Market Member Rate	$10 a week	
iii. City Market Non-Member Rate	$20 a week	
12. Wes Deist Aquatic Center Fees – 4803		
a. Special Event Admission	$10	
b. Membership Fees		

i. Senior		
1. 1-Month Senior	Non-Resident $61.32	City Resident $54.25
2. 3-Month Senior	Non-Resident $161.56	City Resident $143.63
3. 6-Month Senior	Non-Resident $289.62	City Resident $260.61
4. 1-Year Senior	Non-Resident $514.86	City Resident $462.74
ii. Adult		
1. 1-Month Adult	Non-Resident $68.87	City Resident $64.62
2. 3-Month Adult	Non-Resident $180.90	City Resident $160.85
3. 6-Month Adult	Non-Resident $323.35	City Resident $290.33
4. 1-Year Adult	Non-Resident $478.07	City Resident $429.95
iii. Couple (Couple is 2 People from the Same Household)		
1. 1-Month	Non-Resident $120.28	City Resident $106.37
2. 3-Month Couple	Non-Resident $326.42	City Resident $293.40
3. 6-Month Couple	Non-Resident $478.07	City Resident $429.95
4. 1-Year Couple	Non-Resident $612.74	City Resident $550.71
iv. Family (Family is up to 5 people in the Same Household)		
1. 1-Month Family	Non-Resident $173.12	City Resident $155.19
2. 3-Month Family	Non-Resident $375.24	City Resident $337.26
3. 6-Month Family	Non-Resident $612.74	City Resident $550.71
4. 1-Year Family	Non-Resident $1,023.35	City Resident $920.28
5. 1-Month Family Add-On (Add 1 Extra Person to Family Pass, must live in Same Household)	Non-Resident $26.89	City Resident $23.82
6. 3-Month Family Add-On	Non-Resident $35.14	City Resident $31.13
7. 6-Month Family Add-On	Non-Resident $52.12	City Resident $46.23
8. 1-Year Family Add-On	Non-Resident $85.85	City Resident $76.89
c. Punch Cards (10-Time Punch Cards for Lap and Public Swims and Fitness Classes)		
i. Adult Everything Punch Card	Non-Resident	City Resident

	$55.19	$50.94
ii. Senior/Child (62 + and 12 and Under) Everything Punch Card	Non-Resident $48.82	City Resident $44.58
d. Daily Fees		
i. Adult (13 +) Admission	Non-Resident $6.13	City Resident $5.66
ii. Senior/Child (62 + and 12 and Under) Military/Handicap	Non-Resident $5.42	City Resident $4.95
iii. Pre-School (3 & Under) – Swim Diaper Included	Non-Resident $4.01	City Resident $3.77
iv. Wading Pool Admission Only (17 years and younger, parents/guardians get in free with paying child)	$4	
e. Fitness Classes Daily		
i. Adult (13 +)	Non-Resident $6.60	City Resident $5.90
ii. Senior/Child (62 + and 12 and Under)	Non-Resident $4.01	City Resident $3.77
f. Birthday Parties	$85.85	
g. Group Rates (Pre-Arranged Groups Only)		
i. 10-19 in Group	$4.95	
ii. 20-29	$4.72	
iii. 30 +	$4.48	
iv. Group Instructor Fee (one hour, for up to 8 students)	$16.98	
h. Facility Rentals		
i. Up to 50 Swimmers (Per Hour)	$165	
ii. Up to 100 Swimmers (Per Hour)	$185	
iii. Up to 150 Swimmers (Per Hour)	$245	
iv. Up to 200 Swimmers (Per Hour)	$305	
v. Up to 250 Swimmers (Per Hour)	$365	
vi. Up to 300 Swimmers (Per Hour)	$425	
vii. Up to 350 Swimmers (Per Hour)	$485	
viii. Up to 400 Swimmers (Per Hour)	$545	
ix. Wading Pool Only (During Hours the Main Pool is Already Open)	$65	
x. Wading Pool Only (During Hours the Main Pool is Not Open)	$78	
xi. Room Rental	$9.91	
i. Lessons		
i. Full Size Lessons (8 Days)	Non-Resident $56	City Resident $50
ii. Half Size Lessons (8 Days)	Non-Resident $103.60	City Resident $92.50
iii. Private (One ½ Hour Class)	$25.94	
iv. Semi-Private (One ½ Hour Class)	$33.75	
j. School Fees (tax exempt)		
i. School Group Lessons	$4.75	

ii. High School PE Classes	$3.50	
iii. High School PE Aerobics	$5	
iv. Discount Nights (Monday and Junior High Night and Wading Pool and YMCA and Schools (Field Trips)	$4	
k. Kayaking		
i. Open Boat	$8.49	
ii. Group Instructor Fee	$7.50	
l. Late Fees for Programs (for those who register after the deadline)	$5	
m. Daily Themed Programs	$15	
n. Lane Rentals (USA/High School/Non-Profit)	$11	
o. Swim Team Fees		
i. Lane Hours (High Schools)	$15	
ii. Lane Hours (USA)	$15	
iii. Rental (for a 4 Hour Session with set up and take down)	$700 per team	
iv. Scoreboard Time System Maintenance Fee	$6.50 per use	
p. Surfer Swim Team		
i. Surfer Team Membership Fee	$50	
ii. Surfer Team Lesson Fee	Non-Resident $9.91	City Resident $8.96
q. High School Swim Team Fees		
i. High School Swim Team Dual Meets	$500 per meet	
ii. High School Spring League Swim Team (in house)	Non-Resident $209.91	City Resident $187.50
iii. High School Regional Meets	$3	
iv. Junior High Swim Team	Non-Resident $209.91	City Resident $177.50
r. Swim Team Sessions (8 Weeks) 4 times a year New Format Sessions (8 Week Sessions) 4 times a year		
i. 3 Days per Week (Practices)	$125	
ii. 2 Days per Week	$90	
iii. 1 Day per Week	$55	
iv. Add on an Additional Day Session	$35	
s. Multi-Family Program Discounts		
i. (Discounts are for multi-family members living in the same household signing up for the same program – first person is regular price)		
ii. 2nd Person	5% Discount	
iii. 3rd or More	10% Discount	
t. Scouting		
i. Scout Instructor Fee	$13	
ii. Scout Class – CPR Component to Any Merit Badge	$5	
iii. 1st and 2nd Class & Cub Scout Aqua Badges	$7.50	
iv. Snorkeling and Scuba	14.50	

v. Lifesaving Merit Badge, First Aid Merit Badge	$30
vi. Swimming Merit Badge	$30
u. Program Fees	
i. Mermaid Experiences	$45.52
ii. Mermaid Birthday Parties	$325
iii. Lifeguard Class	$259.43
iv. Water Safety Instructor Class	$235.85
v. Fitness Challenge	$12.26
vi. Triathlons	$32.55
v. Swim Meet Use Fee (Per Swimmer)	$6.50
13. Golf Course(s) Fees – 6001, 6002, 6003, 6004, 6005, 6006	
a. Non-Resident Green Fees	
i. Weekday 9 Holes	$21.60
ii. Weekday 18 Holes	$34.56
iii. Weekend 9 Holes	$22.68
iv. Weekend 18 Holes	$35.64
b. Resident Green Fees	
i. Weekday 9 Holes	$19.44
ii. Weekday 18 Holes	$31.32
iii. Weekend 9 Holes	$18.36
iv. Weekend 18 Holes	$32.40
c. Make-Up Green Fees	
i. Make-Up One	$7.25
ii. Make-Up Two	$3
iii. Make-Up Three	$1
d. Resident Season Pass*	
i. First Adult*	$850.12
ii. Second Adult*	$716.06
iii. First Senior 5-Day*	$653.45
iv. Second Senior 5-Day*	$605.33
v. First Senior 7-Day*	$752.16
vi. Second Senior 7-Day*	$773.76
vii. Young Adult Pass*	$596.76
e. Non-Resident Season Passes*	
i. First Adult*	$895.96
ii. Second Adult*	$758.46
iii. First Senior 5-Day*	$679.98
iv. Second Senior 5-Day*	$626.12
v. First Senior 7-Day*	$798.56
vi. Second Senior 7 Day*	$746.43
f. Junior Season Pass*	
i. Full-Time Junior*	$280.80
ii. Part-Time Junior*	$205.20
g. Resident Punch Passes	
i. Punch 10-9 Hole	$170.10
ii. Punch 10-18 Hole	$321.30
iii. Punch 20-9 Hole	$286.74

iv. Punch 20-18 Hole	$541.62
h. Non-Resident Punch Passes	
i. Punch 10-9 Hole	$199.26
ii. Punch 10-18 Hole	$315.90
iii. Punch 20-9 Hole	$376.38
iv. Punch 20-18 Hole	$596.70
i. Locker	
i. Locker Fee Yearly	$190.44
ii. Locker Fee	$14.43
j. Medical Cart Usage Fee Yearly	$248.34
k. Driving Range	
i. Small Bucket	$5
ii. Large Bucket	$6.50
iii. Small Bucket 10 Punch Pass	$42.50
iv. Large Bucket 10 Punch Pass	$55.25
l. Short Course	
i. Green Fees	$4
ii. Punch Pass	$34
iii. Yearly Pass (75)	$84
iv. Yearly Pass (115)	$126
m. Golf Cart Rentals	
i. Golf Cart Per Rider 9 Holes	$8.10
ii. Golf Cart Per Rider 18 Holes	$16.20
iii. Private Cart Trail Fee per Rider 9 Holes	$ 7.50
iv. Private Cart Trail Fee per Rider 18 Holes	$ 15
v. 11 Cart Punch Pass	$80.33
vi. 22 Cart Punch Pass	$155.09
n. Single Rider Cart Pass Annual	$1,024.25
o. Two Rider (Family) Cart Pass Annual	$1,318.20
p. Cart Pass 1 Rider 1 Course Annual	$123.60
q. Club Rental 9 Holes	
i. High End Clubs	$20
ii. Standard Clubs	$7.95
iii. Push Cart	$3
r. Club Rental 18 Holes	
i. High End Clubs	$30
ii. Standard Clubs	$10
iii. Push Cart	$5
s. Golf Sponsorship Packages	
i. Eagle Pass/Punch Partner Sponsorship package	$1650
ii. Birdie Pass/Punch Partner Sponsorship package	$1095
iii. Par Partner Sponsorship package	$795
iv. Junior Partner Sponsorship package	$500
v. Tee Marker Sign Ad - all 3 courses	$500

vi. Tee Marker Sign Ad #1 Request	$200
vii. Tee Marker Sign Ad - Short Course	$150
viii. Golf Cart Ad (June or July or August)	$500
ix. Golf Cart Ad (May or September)	$400
x. Golf Cart Ad (April or October)	$250
xi. Golf Shop Monitor Ad (3 rotating months)	$200
* All Season Pass Categories, are be subject to an additional $1 per round USER FEE. Pass Holders will have the option to avoid this per round USER FEE by paying an annual USER FEE of $60 per Pass Holder.	

POLICE DEPARTMENT

1. Public Parking Fees:	
a. Downtown Resident Parking Permit	$15
b. Downtown Unlawful Parking Citation	$20
c. Second Unlawful Parking Citation within 30 days of Prior Citation	$35
d. Third or subsequent Unlawful Parking Citation within 30 days of Prior Citation	$50
e. Unlawful Parking in a Spot Designated for Persons with Disabilities	$50
f. Any other Violation of the Public Parking Ordinance	$20
g. Violation of Snow Removal Ordinance	$45
2. Abandoned Vehicle Reclamation – Processing Fee	$15
3. Fingerprint Background Check Fee:	
a. Public Conveyance Operator	$45
b. Taxi Operator	$45
c. Courtesy Vehicle Operator	$45
d. Child Care Worker Certification	$45
e. On-Site Non Provider Certification	$45
f. Door-To-Door Solicitors	$45
4. On-Duty, Uniformed Extra-Duty Service	Actual Cost
5. City Code Violations	
a. Infraction fine, unless otherwise specified	$300
b. Misdemeanor fine, unless otherwise specified	$1,000
c. Distracted Driving – 1st offense within 2 year period (infraction)	$100
d. Distracted Driving – 2nd offense within 2 year period	$200
6. Animal Control Fees	
a. Licensing Fees	
i. Unaltered Dog and Cat License	$30 per year
ii. Altered Dog and Cat License	$10 per year
iii. Duplicate Tag Fee	$1
iv. Additional Dog Permit Fee	$90
v. Dog License Permit Fee	$111
b. Euthanasia and Surrender Fees	
i. Euthanasia – Dogs and Cats	$25

ii. Euthanasia - Trapped Squirrels	$3
iii. Animal Surrender	$ $25
iv. Additional Animal Surrender	$10
v. Out of County Stray	$25
c. Miscellaneous Fees	
i. Microchip	$20
ii. Microchip Transfer	$ 10
iii. General cremation (no ashes back)	$15
iv. Cremation (ashes returned 0-25 lbs)	$45
v. Cremation (ashes returned 26-60 lbs)	$65
vi. Cremation (ashes returned 61-100 lbs)	$115
vii. Cremation (ashes returned over 100 lbs)	$145
viii. Impound Fee	$25
ix. Boarding Fee	$19 per day
d. Digital Forensic Service for Outside Agencies	$100

Public Works Department

ENGINEERING DIVISION FEES

1. Subdivision Inspection Fees (Schedule based on the estimated total public improvement costs)	If improvement costs are equal to or less than $100,000, then 4% of improvement costs. If improvement costs are greater than $100,000 but less than or equal to $500,000 then $4,000 plus 1% of improvement costs over $100,000. If improvement costs are greater than $500,000, then $8,000 plus .5% of improvement costs over $500,000.
2. Right-of-Way Permit Fee	$50 per permit

SANITATION DIVISION SERVICE FEES

1. Monthly Residential Sanitation Charge:	
a. Cart or Hand-load Container:	
i. Weekly Pickup	$9.45
ii. Additional Cart, Weekly Pickup (3-Month Minimum Billing)	$9.45
b. Shared Commercial Container	$9.45
2. Additional Cart City Delivery Fee (Patron Pickup No Fee)	$30
3. Monthly Commercial and Industrial Charges:	
a. Cart or Hand-load Container:	

i. Weekly Pickup	$9.45
ii. Additional Cart, Weekly Pickup (3-Month Minimum Billing)	$9.45
b. 1 ½ C. Y. Container:	
i. Base Charge	$30.70
ii. Per Weekly Pickup	$10.10
c. 3 C. Y. Container:	
i. Base Charge	$35.80
ii. Per Weekly Pickup	$13.90
d. 4 C. Y. Container:	
i. Base Charge	$38.45
ii. Per Weekly Pickup	$17.65
e. Large Uncompacted Container:	
i. Base Charge	$35.70
ii. Per Solid Waste Pickup	$141.75
iii. Per Construction Waste Pickup	$164.85
iv. County Disposal Fee, Per Load	$25
v. County Unsorted Fee, Per Load	$150
f. Large Compacted Container:	
i. Per Solid Waste Pickup	$129.15
4. Curbside Recycling	
a. Cart Pickup once every two weeks (Monthly fee)	$ 15
5. Short Term Suspension Vacant for a minimum of 3 weeks or 21 calendar days, but not more than 6 months or 180 calendar days. Container must remain on property and not be serviced	
a. Requested within 5 business days, during regular business hours, 8:00 am to 5:00 pm	No Charge
b. Requested without 5 business days' notice, or after business hours	No Charge
6. Tire Disposal Fees	
a. Motorcycle, ATV or UTV	$2.00/Each
b. Automobile, Light Truck	$3.00/Each
c. Truck	$6.00/Each
d. Farm Implement	$25.00/Each
e. Earth Moving Equipment	$50.00/Each
f. Shredded Tires	$250.00/Ton
g. Bulk Tires	$250.00/Ton
7. Freon Fee, per unit	$ 10.00
8. Peterson Hill/Landfill Haul Fee (30 C.Y.), per container	$ 142.00
9. Swap Out of 1.5, 3 and 4 C.Y. Containers, per request	$ 25.00
10. Extra Dump for 1.5, 3 and 4 C.Y. Containers, per extra dump	$ 15.00
11. Dry Run Fee for Inaccessible 30 C.Y. Containers, per each	$ 50.00
12. Damage to Commercial Containers	Actual Cost

STREET DIVISION FEES

1. Candlesticks and Base replacement	$50 Each
2. A-Frame replacement	$65 Each

3. Cones replacement	$50 Each
4. Sign and Stand replacement	$300 Each
5. Emergency service/accident support (traffic control & sweeping)	Actual Costs
6. Patching/surface repair	Actual Costs
7. Street Variable Message Board Rental (per hour, 8 hour minimum charge)	$25

WASTEWATER DIVISION SERVICE FEES

1. Wastewater Service Connection Fees: Based on Water Service Connection Size		
a. 1" Service Connection	$	1,107
b. 1.5" Service Connection	$	2,214
c. 2" Service Connection	$	3,542
d. 3" Service Connection	$	7,083
e. 4" Service Connection	$	11,069
f. 6" Service Connection	$	22,136
g. 8" Service Connection	$	35,418
2. Monthly Idaho DEQ Wastewater Fee (Per Connection)		$0.15
3. Sewer Main Connection Charge, per front foot of property owned upon street or public right-of-way within which a sewer main is located		$24.50
4. Monthly Non-metered Residential Wastewater Rates:		
a. Single Family Dwellings, including condominium units and mobile homes (excluding separate apartment units within such dwelling), per dwelling or unit	$	23.70
b. Duplex, per dwelling or unit	$	23.70
c. Apartment Unit (tenant pays bill), per unit	$	17.75
5. Monthly Non-metered Commercial Wastewater Rates:		
a. Category 1 (Commercial Apartment Buildings where landlord pays bill) per apartment unit	$	20.95
b. Category 2 (Bar, Church, Gym, Office Space, Retail, Salon, Shop, Warehouse), per business	$	27.95
c. Category 3 (Big Box Retail, Car Sales, Convenience Store, Day Care, Fast Food, Medical Office), per business	$	50.70
d. Category 4 (Hall, Restaurant), per business	$	74.10
e. Category 5 (Grocery Store, Hotel or Rest Home with 20 rooms or less), per business	$	138.30
f. Category 6 (Hotel or Rest Home with more than 20 rooms), per business	$	802.35
6. Monthly Non-metered School Wastewater Rates:		
a. Elementary Schools, per 50 students or fraction thereof	$	10.35
b. Junior High Schools, High Schools, Colleges, and Universities, per 50 students or fraction thereof	$	13.15
7. Monthly Metered Wastewater Rates:		
1. Base Charge	$	3.80
2. Plus per each 1,000 gallons of metered water	$	2.35
8. Outside of City Billing Rates	110% of Metered Rates or Non-metered Rates as Set	

	Forth Above for City Residents
9. Construction Wastewater Rates	
a. Monthly Non-metered Residential Construction Water Rate, Single Family Dwellings and Duplex (excluding separate apartments units in such dwelling), per dwelling or unit	$ 11.85
b. Monthly Non-metered Apartment Construction Water Rate, per unit	$ 8.90
c. Monthly Non-metered Commercial Construction Water Rate, per building	$ 25.35
10. Industrial Rates for Certain Users:	
a. Ingredion Incorporated:	
i) Flow	$ 0.6392 per 1,000 Gallons
ii) BOD	$0.6608 per Pound
iii) TSS	$ 0.4130 per Pound
b. Busch Agricultural Resources:	
i) Flow	$ 0.6392 per 1,000 Gallons
ii) BOD	$ 0.6608 per Pound
iii) TSS	$ 0.4130 Per Pound
c. Golden Valley Natural	
i) Flow	$ 0.9168 Per 1,000 Gallons
ii) BOD	$ 0.7164 per Pound
iii) TSS	$ 0.4470 per Pound
iv) Monthy Base Service	$1,300 per month
11. County and City Rates:	
a. City of Ammon	$ 2.90 per 1,000 Gallons
b. City of Ammon – Monthly Idaho DEQ Wastewater Fee (Per Connection)	$ 0.15
c. Iona Bonneville Sewer District	$ 2.90 per 1,000 Gallons
d. Iona Bonneville Sewer District – Monthly Idaho DEQ Wastewater Fee (Per Connection)	$ 0.15
e. City of Ucon	$ 2.13 per 1,000 Gallons
f. City of Ucon – Monthly Idaho DEQ Wastewater Fee (Per Connection)	$ 0.15
12. Violation Fees:	
a. Violation of Wastewater Code Fee	$1,000
b. Civil Fine for Wastewater Code Violation	$1,000
c. Misdemeanor Penalty – Criminal Fine for Willful or Negligent Violation of Wastewater Code	$1,000

d. Misdemeanor Penalty – Criminal Fine for Willful or Negligent Introduction of any Substance into POTW, which causes Injury or Damage	$1,000
e. Misdemeanor Penalty – Criminal Fine for Knowingly Making False Statement in Any Wastewater Permit Application	$1,000
13. Maximum Informant Reward	$1,000
14. Septic Haulers Annual License:	$105
Septic Hauler Dumping fees (based on truck tank capacity, not quantity hauled) a. 0 ≥ 500 Gallons	$ 48.20
b. 501 ≥ 1000 Gallons	$ 96.40
c. 1001 ≥ 1500 Gallons	$ 144.60
d. 1501 ≥ 2000 Gallons	$ 192.80
e. 2001 ≥ 2500 Gallons	$ 241.00
f. 2501 ≥ 3000 Gallons	$ 289.20
g. 3001 ≥ 3500 Gallons	$ 337.40
h. 3501 ≥ 4000 Gallons	$ 385.60
i. 4001 ≥ 4500 Gallons	$ 433.80
j. 4501 ≥ 5000 Gallons	$ 482.00
k. 5001 ≥ 5500 Gallons	$ 530.20
l. 5501 ≥ 6000 Gallons	$ 578.40
15. Maximum Fine for Violation of Wastewater Code	$1,000
16. Maximum Penalty for Violation of Wastewater Code	$1,000
17. Service/Inspection Call Charges	
a. Culvert/Pipe Clean Outs	Actual Costs
b. Jet-Vac Truck Usage	Actual Costs
c. After-hour Service/Inspection Call Charge	$26.25 per half hour

WATER DIVISION SERVICE FEES

1. Water Service Connection Fees:	
a. 1” Service Connection	$2,722.00
b. 1.5” Service Connection	$6,126.00
c. 2” Service Connection	$10,886.00
d. 3’’ Service Connection	$24,494.00
e. 4” Service Connection	$43,546.00
f. 6” Service Connection	$97,978.00
g. 8” Service Connection	$174,182.00
2. Short Term Suspension (Vacant for a minimum of 3 weeks or 21 calendar days, but not more than 6 months or 180 calendar days.)	
a. Requested within 5 business days, during regular business hours, 8:00 am to 5:00 pm	$10 per request

b. Requested without 5 business days' notice, or after business hours		$20 per request
3. Water Main Connection Charge, per front foot of property owned upon street or public right-of-way within which a water main is located		$ 41.80
4. Service Call Charge		Actual Cost
5. Water Disconnection/Reconnection Fee (charged per service call)		$25
6. Service/Inspection Call Charge: After-hour Service/Inspection Call Charge, per ½ hour		$26.25
7. Monthly Non-metered Residential Water Rates:		
a. Single Family Dwellings and Mobile Homes (excluding separate apartment units within such dwelling), per dwelling or unit	$	22.50
b. Duplex, per dwelling or unit	$	22.50
c. Apartment Unit (tenant pays bill), per unit	$	18.10
8. Monthly Non-metered Commercial Water Rates:		
a. Category 1 (Commercial Apartment Buildings where landlord pays bill) per apartment unit	$	18.10
b. Category 2 (Bar, Church, Gym, Office Space, Retail, Salon, Shop, Warehouse), per business	$	31.90
c. Category 3 (Big Box Retail, Car Sales, Convenience Store, Day Care, Fast Food, Medical Office), per business	$	39.90
d. Category 4 (Hall, Restaurant), per business	$	105.25
e. Category 5 (Grocery Store, Hotel or Rest Home with 20 rooms or less), per business	$	151.55
f. Category 6 (Hotel or Rest Home with more than 20 rooms), per business	$	315.75
9. Monthly Non-metered School Water Rates:		
a. Elementary Schools, per 50 students or fraction thereof	$13.40	
b. Junior High Schools, High Schools, Colleges, and Universities, per 50 students or fraction thereof	$ 16.85	
10. Monthly Non-metered Residential Irrigation Water Rate:		
a. Single Family Dwellings and Mobile Homes, per dwelling or separately owned landscape parcel	$	12.00
b. Duplex, per dwelling or unit	$	6.00
c. Apartment Unit (tenant pays bill), per unit	$	3.00
11. Monthly Non-metered Commercial Irrigation Water Rate (All Commercial Categories plus Private Parks, Privately Maintained Common Area or Parcel), per 100 square feet of calculated landscape area	$	0.20
12. Monthly Non-metered School Irrigation Water Rate, per acre or fraction thereof	$	12.35
13. Construction water rates		
a. Monthly Non-metered Residential Construction Water Rate, Single Family Dwellings and Duplex (excluding separate apartments units in such dwelling), per dwelling or unit		$11.25
b. Monthly Non-metered Apartment Construction Water Rate, per unit		$9.05

c. Monthly Non-metered Commercial Construction Water Rate, per building	$19.95
14. Fire Hydrant Meter Assembly Deposit, per meter assembly	$1,800
15. Fire Hydrant Metered Use Volumetric Rate, per 1,000 gallons (or fraction thereof)	$5
16. Monthly Base Metered Water Rates, per size of water meter:	
a. 5/8” Meter	$26.50
b. ¾” Meter	$26.50
c. 1” Meter	$26.50
d. 1-1/4” Meter	$35.25
e. 1-1/2” Meter	$44.25
f. 2” Meter	$53
g. 3” Meter	$61.75
h. 4” Meter	$88.25
i. 6” Meter	$168.10
j. 8” Meter	$265
17. Monthly Metered Water Volumetric Rate, per each 1,000 gallons used:	$0.66
18. Monthly Idaho DEQ Water Primacy Fee (All Non-metered and Metered Categories), per dwelling, unit, business, or metered connection	$0.25
19. Outside of City Billing Rates	200% of Metered Rates or Non-metered Rates as Set Forth Above for City Residents

Memorandum

File #: 20-177 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Wednesday, January 13, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing-Rezone from HC to CC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2N, Range 37E.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

1. Approve the Ordinance Rezoning M&B: 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2N, Range 37E from HC to CC under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to CC and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Rezoning from HC to CC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, for M&B: 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2N, Range 37E. The Planning and Zoning Commission considered this item at its December 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☒ ☐

Consideration of the rezone must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The Rezone was reviewed by staff from the Planning Division.

Fiscal Impact

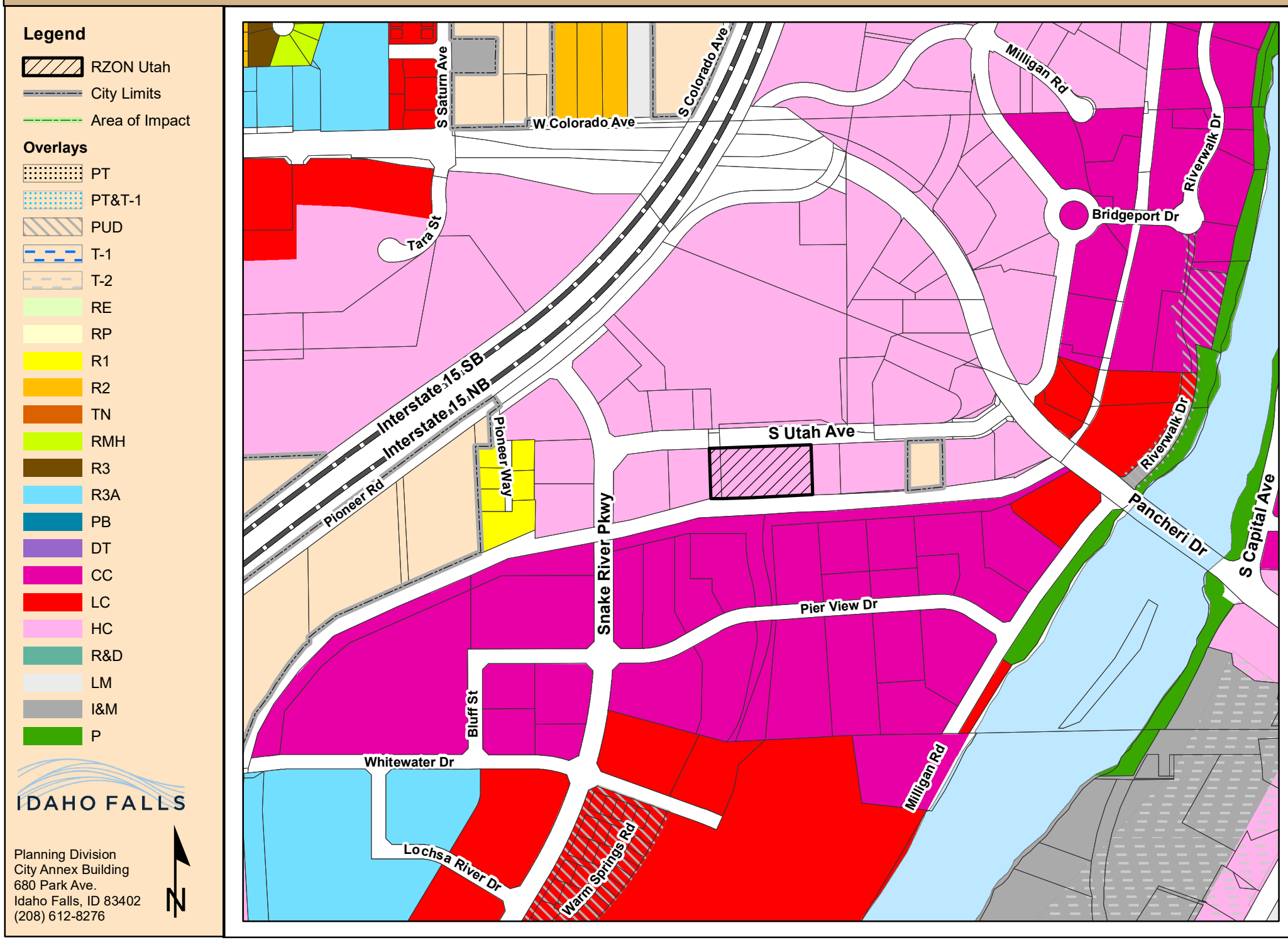
NA

Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.

Rezone

RZON20-020 HC to CC 1325 S UTAH AVE 3 AC



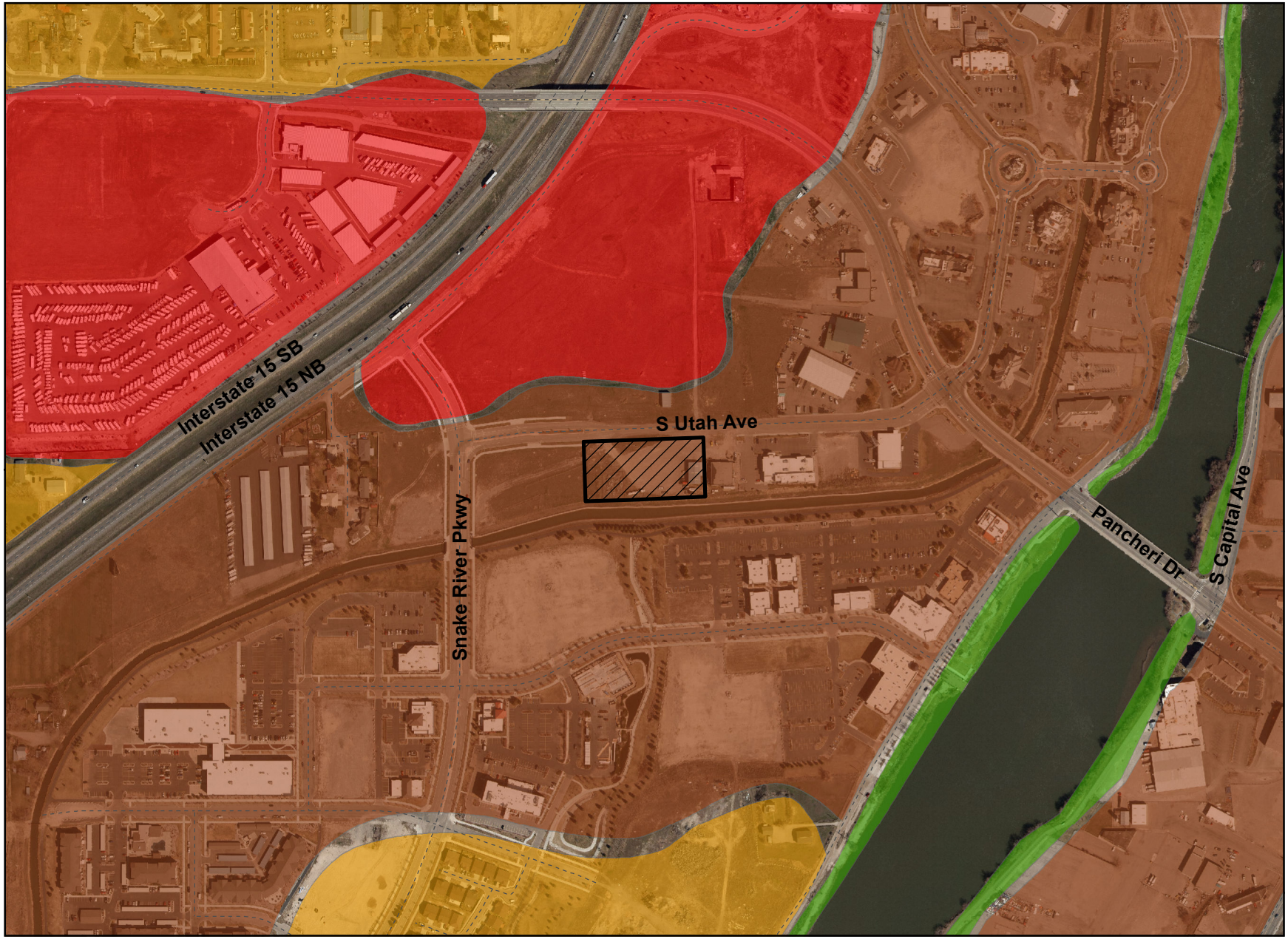

Bluff St
Pioneer Way
Interstate 15 NB
Interstate 15 SB
Pioneer Rd
Snake River Pkwy
S Utah Ave
Pier View Dr
Milligan Rd
Panchari Dr

Rezone

RZON20-020 HC to CC 1325 S UTAH AVE 3 AC

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Highway Related Industrial
- Railroad Related Industrial

Comprehensive Plan



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

REZONE FROM HC to CC
Approximately 3.3 acres, SE1/4 Section 24, T 2 N, R 37 E
December 1, 2020

IDAHO FALLS
Community Development Services

Applicant: McNeil Holdings, LLC

Project Manager: Kerry Beutler

Location: Above the Porter Canal, South of S Utah Ave., east of Pancheri Dr., north of Pier View Dr., west of Snake River Parkway

Size: 3.3 acres

Zoning:
North: HC
South: CC
East: HC
West: HC

Existing Zoning: HC
Proposed Zoning: CC

Existing Land Uses:
Site: Commercial
North: Undeveloped
South: Commercial
East: Commercial
West: Undeveloped

Future Land Use Map: Greenbelt Mixed Use

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To recommend approval of the rezone from HC, Highway Commercial to CC, Central Commercial to the Mayor and City Council.

History: This property along with adjacent parcels was annexed in 2010, as CC, Central Commercial. The area has been transitioning from more industrial type uses. The CC Zone was intended to allow for development to occur similar to that of Snake River Landing, immediately to the south. In 2018 as part of the updating the zoning ordinance of the city the area along Utah Ave. was changed from LC, CC and M-1 to HC to match the HC zoning in the area along Pancheri Drive. The HC designation was chosen because Utah Ave is a minor arterial and it better represented the existing uses.

Staff Comments: The property is located south of and adjacent to Utah Avenue, a minor arterial. The Comprehensive Plan designates this area as Greenbelt Mixed Uses. Both the existing HC and proposed CC Zones are consistent with the commercial designation of the Comprehensive Plan although the CC designation allows for a true mix of residential and commercial uses.

The CC Zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses. For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The HC Zone provides a commercial zone for retail and service uses serving the traveling public. This Zone should be located at specific locations along highways leading into the City.

Uses within the CC and HC Zones are very similar. The CC Zone does allow for residential development whereas the HC Zone does not. The CC Zone also does not allow for outdoor storage which would be allowed within the HC Zone. The CC Zone is complimentary to the development within Snake River Landing. This area also has good access to the Riverwalk and other pathway systems.

Staff Recommendation: Staff recommends approval of the rezone to CC as it is consistent with the policies of the Comprehensive Plan.

Rezoning Considerations: Because the comprehensive plan provides only general guidance for zoning decisions, the Planning Commission shall also take the following considerations into account:

Criteria for Rezoning Section 11-6-5(I) of Ordinance	**Staff Comment**
The Zoning is consistent with the principles of City's adopted Comprehensive Plan, as required by Idaho Code.	The CC Zone is consistent with the Greenbelt Mixed Uses designation of the Comprehensive Plan.
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements.	Traffic generation from uses allowed in the HC Zone should be very similar to those in the CC Zone and not require street widening, turning lanes, etc.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services.	Rezoning to CC will not have an impact on infrastructure in the area.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties.	Commercial development has the potential to have additional lighting, signage and increased noise and traffic. All of these issues are already a potential with the existing HC Zone. The City also has ordinances in place to deal with these types of nuisances and prevent them from impacting neighboring properties. The Central Commercial Zone does allow for residential development. This area has existing development that includes some light industrial uses and an indoor gun range. If residential uses were to be developed on the property future residents might find these existing uses as nuisances.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment.	This area has been redeveloping from industrial uses to commercial and service uses. This parcel was previously zoned CC prior to the change in the zoning ordinance. An HC designation was chosen as it allowed for the existing uses without making them nonconforming, but moved away from the industrial designations and uses.
Zoning Application Questions:	**Applicant's response:**
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	Proposal to change to commercial that allows for constructing multi-family housing. Property is contiguous to zone allowing multi-housing. Apartments would be a good support to existing development area, including Snake River Landing. Only new construction on this section of Utah Ave. in 20 years have been indoor gun range.
What changes have occurred in the area to justify the request for rezone?	Relatively undeveloped on this ¼ mile of Utah Ave., aside from Guns & Gear and dentist office. Multi-family housing is

	needed in this area of the city to support the nearby businesses, similar to what Kartchner has done with the apartments around the corner.
Are there existing land uses in the area similar to the proposed use?	
Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	

Comprehensive Plan Policies:

Plan for different commercial functions within the City of Idaho Falls. (p.46)

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. (p. 48)

Greenbelt Mixed Uses
An area adjacent to the Snake River Greenbelt where people can live, work, and shop in a carefully planned environment. (p.63)

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

Zoning:

11-3-5: PURPOSE OF COMMERCIAL ZONES

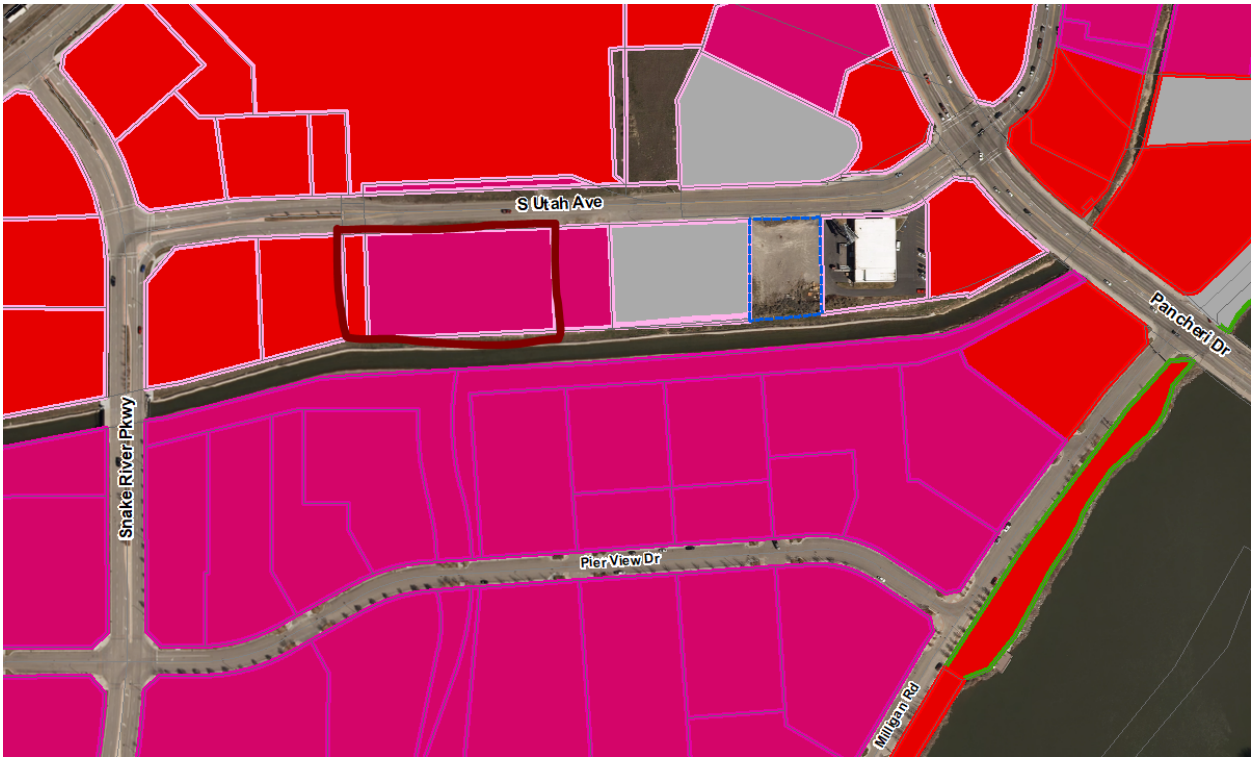
(B) CC Central Commercial Zone. This zone provides a mixed use zone which includes a variety of housing types and a variety of commercial uses. For this reason, the Zone is primarily located in the central part of the City where development has already occurred and the street and land use patterns are more densely developed. The CC Central Commercial Zone is characterized by lighted streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Shops, stores, offi ces and other buildings are also characteristic of this Zone. Uses which tend to create business "dead spots," cause undue scattering of business, and generally tend to thwart the use of the land for its primary purpose, are excluded from this Zone.

(D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-ofway for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				

Zoning prior to April 2018 was CC, Central Commercial



December 1, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, George Morrison, Joanne Denney, Arnold Cantu, Margaret Wimborne, Lindsey Romankiw.

MEMBERS ABSENT: Brent Dixon

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Naysha Foster; and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the November 10, 2020 Minutes with the requested correction, Cantu seconded the motion. The motion passed unanimously.

Public Hearing(s):

3. RZON 20-020: REZONE. Rezone from HC, Highway Commercial to CC, Central Commercial for approximately 3.3 acres.

Black opened the public hearing.

Applicant: Lorin Walker, 1070 Riverwalk Drive, Idaho Falls, Idaho. Walker is requesting that the HC be changed to CC for the area proposed. Walker stated that the southern border is already CC and they would like to have the same zone contiguous to it for purposes of expanding opportunities on the CC zone on that property. Walker has visited with the large landowners to the north, west and east and has received their support for this change as a compatible zone with their current zoning.

Beutler presented the staff report, a part of the record.

No one appeared in support or opposition to this application.

Black closed the public hearing.

Black stated that they want developers to look at infill and is in support of this application.

Wimborne agreed that it makes sense and is complimentary to the adjacent zoning. Wimborne stated that they have made a few adjustments with zoning that came about when the big rezone was done City wide, and this falls into this category. Wimborne indicated that the uses are similar and agrees that it fits and is a reasonable request.

Morrison stated that anything they can do to improve the street to keep up what is happening all around will be beneficial and it is close to the entrances to the City and there will be a lot of traffic due to Snake River Landing. Morrison is in favor of the CC.

Morrison moved to recommend to the Mayor and City Council approval of the rezone from HC to CC for 3.3 acres Se1/4 Section 24, T 2N, R 37 E, as presented, Hicks seconded the motion. Black called for roll call vote: Wimborne, yes; Morrison, yes; Romankiw, yes; Denney, yes; Cantu, yes; Hicks, yes. The Motion passed unanimously.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 3.3 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC ZONE TO CC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is CC Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Greenbelt Mixed Use" and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with the City of Idaho Falls Comprehensive Plan; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on December 1, 2020, and recommended approval of zoning the subject property to CC Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on January 28, 2021.

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

SECTION 1: LEGAL DESCRIPTION:

This ordinance shall apply to the following described lands in Idaho Falls, Idaho, Bonneville County, to-wit:

Approximately 3.3 acres, SE ¼ of the SW ¼ of Section 24, Township 2 North, Range 37 East as shown on Exhibit A

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "CC" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2021.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

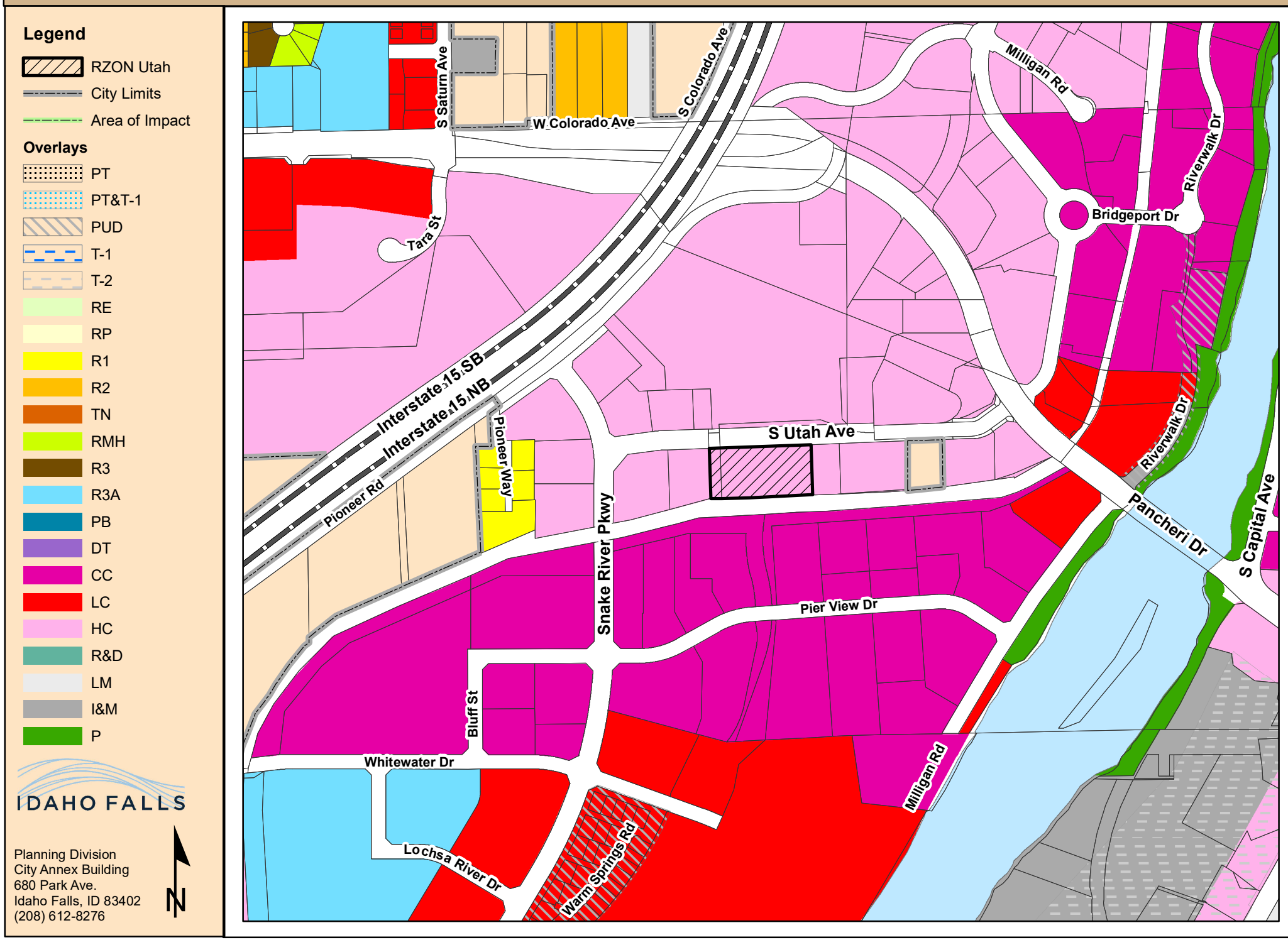
I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF 3.3 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC ZONE TO CC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

Rezone

RZON20-020 HC to CC 1325 S UTAH AVE 3 AC



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REZONE FROM HC TO CC FOR APPROXIMATELY 3.3 ACRES, SE¼ OF THE SW1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 37 EAST, GENERALLY LOCATED ABOVE THE PORTER CANAL, SOUTH OF S UTAH AVE., EAST OF PANCHERI DR., NORTH OF PIER VIEW DR., WEST OF SNAKE RIVER PARKWAY

WHEREAS, the applicant filed an application for rezoning on August 24, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on December 1, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on January 28, 2021 and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is generally located north of the Porter Canal, South of S Utah Ave., east of Pancheri Dr., north of Pier View Dr., west of Snake River Parkway
3. The Comprehensive Plan designation for this area as Greenbelt Mixed Use.
4. The requested CC Zone is consistent with the Greenbelt Mixed Use designation.
5. The area has been transitioning from more industrial type uses. The CC Zone was intended to allow for development to occur similar to that of Snake River Landing, immediately to the south.
6. The property was previously zoned CC prior to 2018.
7. The Planning and Zoning Commission recommend approval of the rezone from HC to CC Zone.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Rezone.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2021

_____

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 20-178 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Thursday, January 14, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing-Rezone from R1 to TN, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 37-47, and lot 48 less 85.84 square feet, Block 11, Highland Park Addition.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

1. Approve the Ordinance Rezoning Lots 37-47, and lot 48 less 85.84 square feet, Block 11, Highland Park Addition from R1 to TN under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from R1 to TN and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Rezoning from R1 to TN, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 37-47, and lot 48 less 85.84 square feet, Block 11, Highland Park Addition. The Planning and Zoning Commission considered this item at its December 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☒ ☐

Consideration of the rezone must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The Rezone was reviewed by staff from Planning and GIS.

Fiscal Impact

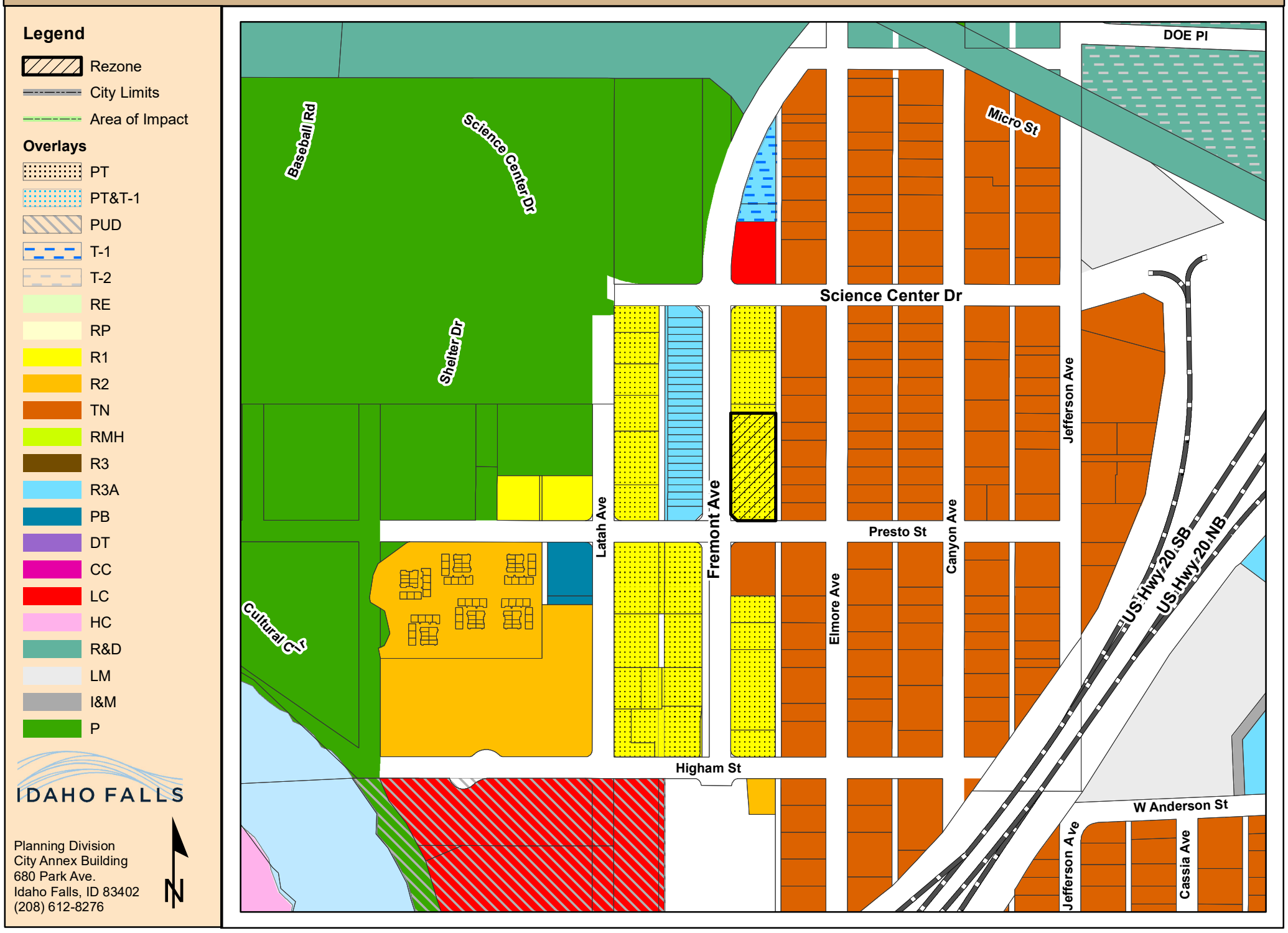
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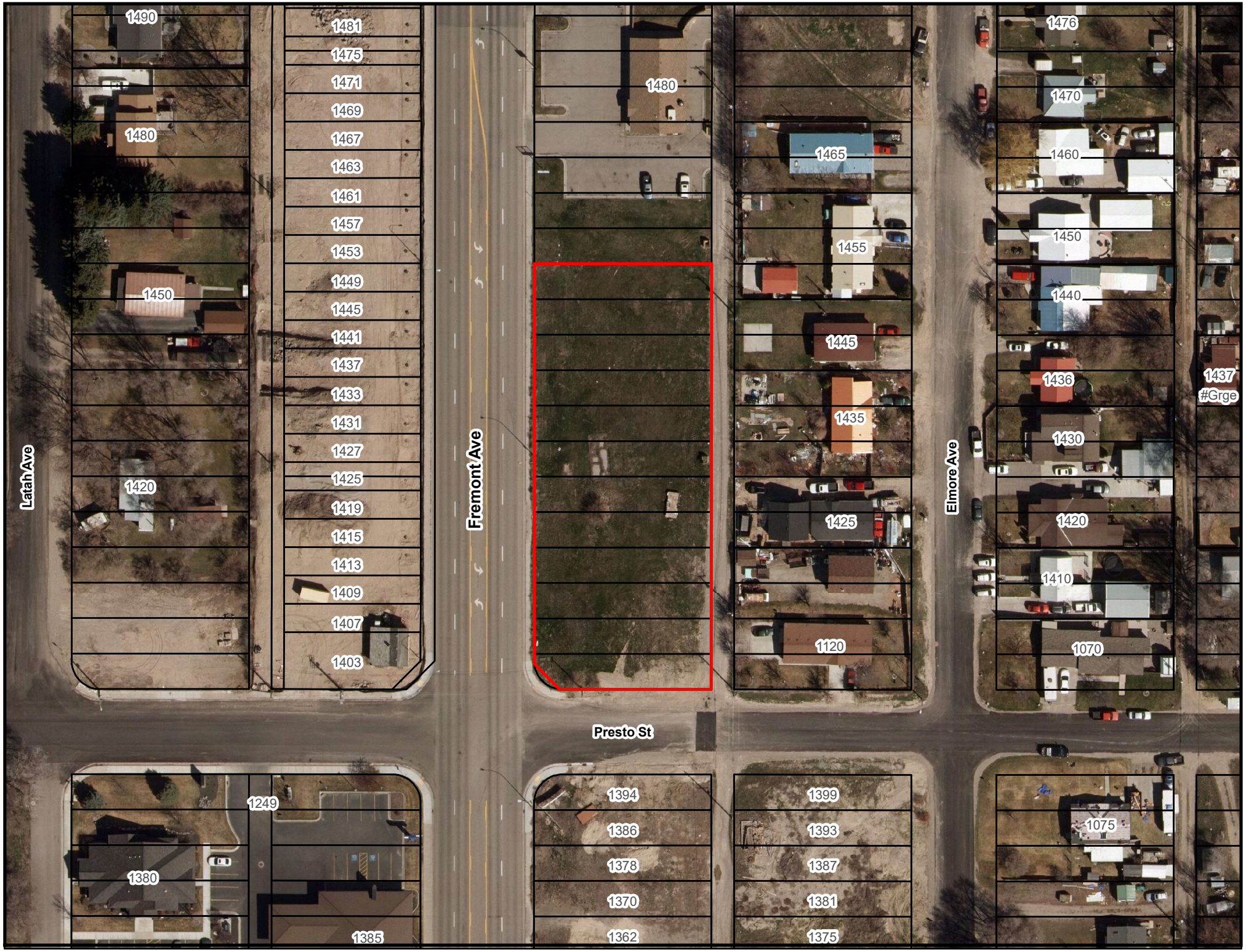
Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.

Rezone

RZON20-019 0.86 AC Freemont R1 to TN



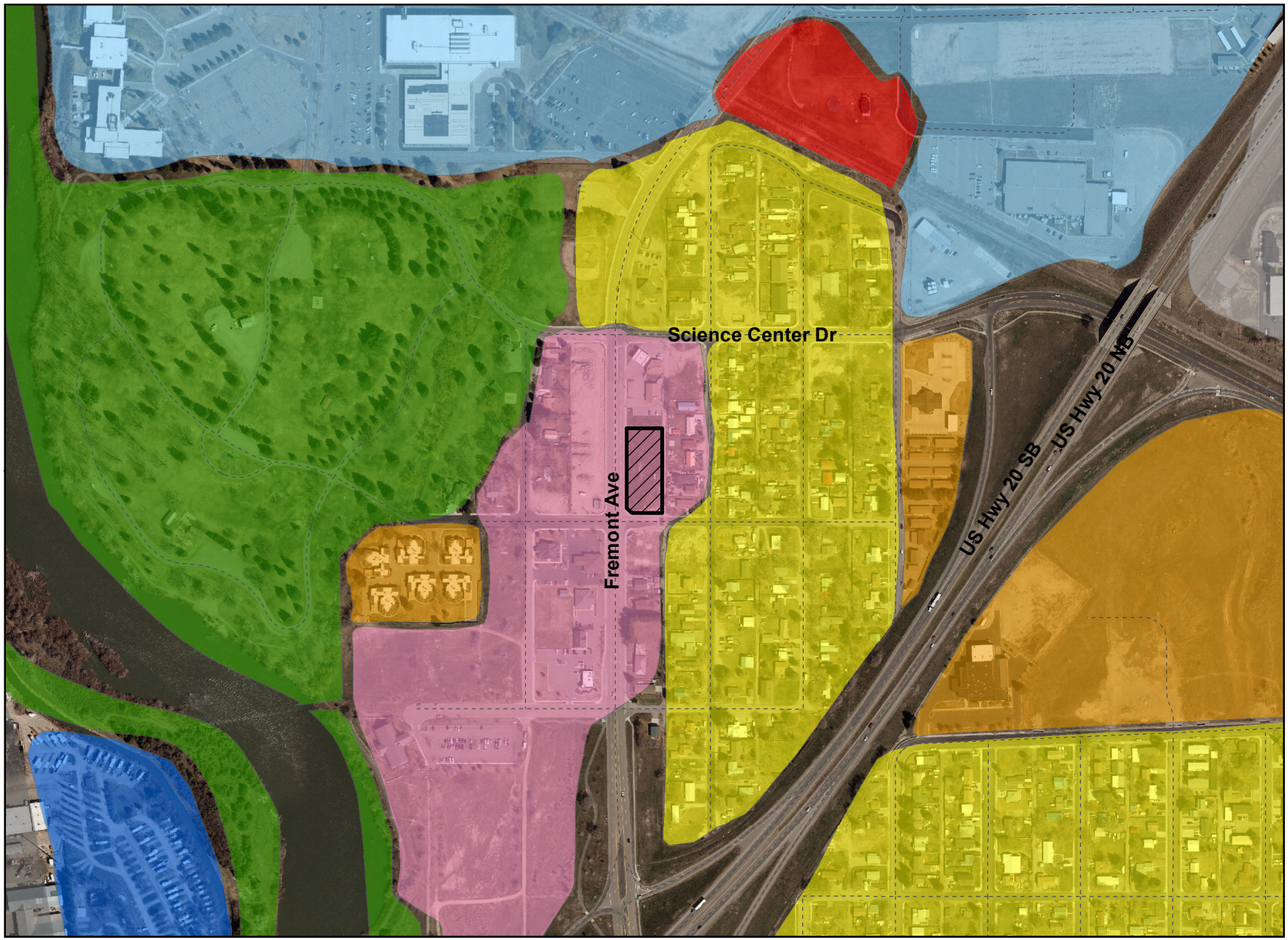

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Rezone

RZON20-019 0.86 AC Freemont R1 to TN

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Highway Related Industrial
- Railroad Related Industrial

Comprehensive Plan



IDAHO FALLS

Planning Division
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Idaho Falls, ID 83402
(208) 612-8276

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IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

REZONE FROM R1 to TN
Approximately 0.86 acres, lots 37-47 and 48 less 85.84 square fee, Block 11, Highland Park Addition
December 1, 2020

IDAHO FALLS
Community Development Services

Applicant: Austin Fitzgerald

Project Manager: Naysha Foster

Location: Generally, south of Science Center Dr., west of Elmore Ave., north of Presto St., and east of Freemont Ave.

Size: 0.86 acres

Zoning:
North: R1 with a PT Overlay Zone
South: TN
East: TN
West: R3A

Existing Zoning: R1
Proposed Zoning: TN

Existing Land Uses:
Site: Undeveloped
North: Commercial
South: Undeveloped & Residential
East: Residential
West: Residential

Future Land Use Map: Planned Transition

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To recommend approval of the rezone from R1, Single Dwelling Residential to TN, Traditional Neighborhood and remove the PT, Planned Transition Overlay Zone to the Mayor and City Council.

History: These lots are original city lots, annexed in the Village of Idaho Falls in 1906. The zoning prior to the 2018 city wide zone change was R1.

Staff Comments: The property is located at the north-west corner of Freemont and Presto. Freemont Avenue is a minor arterials. Presto is a local street. The Comprehensive Plan designates this area as Planned Transition. The Comprehensive Plan describes Planned Transition as *Arterial street areas where land uses are changing.*

The TN Zone is characterized by a walkable, traditional residential neighborhood pattern with small lots and residences, a mix of housing types, and a grid street pattern with rear alleys. This zone belongs in historic neighborhoods. TN zone is a medium density zone. This type of zoning should be located adjacent to collectors and arterial streets. The lots in this area are original City lots, measuring, 50 feet wide and 125 feet deep or 3,000 square feet, with street frontage and rear alleys. This is a walkable area, close to services and Freeman Park, INL Offices and Idaho State University. The property is also close to other professional services and a restaurant.

While this property has characteristics of both the existing and proposed zoning, it is better suited for the TN zone. This is a historic area, with a gridded street pattern and alleys, the smaller lots accommodate development without manipulating the lot sizes. The minimum lot size in the R1 zone is 7,000 square feet. The proposed zone change will encourage and accommodate missing middle housing.

Staff Recommendation: Staff recommends approval of the rezone to TN as it is consistent with the policies of the Comprehensive Plan and existing land uses in the area.

Rezoning Considerations: Because the comprehensive plan provides only general guidance for zoning decisions, the Planning Commission shall also take the following considerations into account:

Criteria for Rezoning Section 11-6-5(I) of Ordinance	**Staff Comment**
The Zoning is consistent with the principles of City's adopted Comprehensive Plan, as required by Idaho Code.	The zone change is consistent with the principles and policies of the Comprehensive plan for the reasons stated in staff comments.
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements.	Staff does not feel the zone change would create traffic issues or require a need to improve streets. The property is adjacent to Freemont Avenue which is a minor arterial and is designed to handle the additional traffic.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services.	Staff is unaware of capacity issues in this area that would be exceeded by development.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties.	Staff does not foresee development of this property as TN creating a nuisance or health and safety hazards. The development of this property will enhance the area.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment.	There have not been any changes in land use in this neighborhood. New development or redevelopment has been slow in this area. There are some new Townhomes being constructed on the west side of Freemont.
Zoning Application Questions:	**Applicant's response:**
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	Adjacent to TN to the south and the east. High density R3A directly to the west.
What changes have occurred in the area to justify the request for rezone?	Neighborhood recently changed to TN zone. Newer home construction in neighborhood. Lots are traditional Idaho Falls lots in gridded subdivision.
Are there existing land uses in the area similar to the proposed use?	TN zone on the same block directly west. TN zone to the south.
Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	Yes, parking will be rear access through the alley in accordance with TN standards and encouragement of the use.

Comprehensive Plan Policies:
Residential development should reflect the economic and social diversity of Idaho Falls.

New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths, parks, open spaces, and streets. (p. 40)

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterial streets and collectors, with access only to the collector street.
Apartments and townhouses are located adjacent to arterial and collector streets for two reasons. Larger lots necessary for higher density housing offer opportunities for building layout, setbacks, and buffering with berms and fences to minimize the impact of street noise. If apartments and townhouses are located close to arterial streets, traffic from apartments will not move through neighborhoods. However, higher density housing should still be clustered: it should not be used to line arterial streets. (p. 43)

Higher density housing such as apartments are adjacent to collector and arterial streets.
Neighborhoods should contain a variety of housing types and, with good site planning, apartments and townhouses can be near arterial streets, be directly served by collector streets, and provide an opportunity for all residents of the City to have housing which meets their needs. (p. 66)

Encourage development in areas served by public utilities or where extensions of facilities are least costly.
Not only is a compact city convenient but the provision of public facilities is less expensive. Growth does not always occur at the fringe of a community. Vacant lands or underutilized parcels may redevelop to more intensive uses which use existing utilities. (p.67)

Zoning:

11-3-3 Purposes of Residential Zones:
Current Zone:
(C) R1 Single Dwelling Residential Zone. This zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lot widths; and a somewhat denser residential environment than is characteristic of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

Proposed Zone:
(E) TN Traditional Neighborhood Zone. This zone provides a residential zone which is characterized by a walkable, traditional residential neighborhood pattern with small lots and residences, a mix of housing types, and a grid street pattern with rear alleys. This Zone is situated in the historic neighborhoods within the central part of the City and in other locations where a traditional neighborhood character with a gridded street pattern is desired. The standards in this zone contain elements of a form-based code allowing a variety of uses that will be required to integrate with the established characteristics of the existing neighborhood.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft^2	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft^2			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

December 1, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, George Morrison, Joanne Denney, Arnold Cantu, Margaret Wimborne, Lindsey Romankiw.

MEMBERS ABSENT: Brent Dixon

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Naysha Foster; and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the November 10, 2020 Minutes with the requested correction, Cantu seconded the motion. The motion passed unanimously.

Public Hearing(s):

1. RZON 20-019: REZONE. Rezone from R1 single Dwelling Residential with a PT, Planned Transition overlay to TN, Traditional neighborhood.

Black opened the public hearing.

Applicant: Blake Jolley, Connect Engineering 1150 Hollipark, Idaho Falls, Idaho. Jolley feels this is a straightforward request from R1 to TN. Jolley showed the property that has been vacant and would develop well with TN.

Foster presented the staff report, a part of the record.

No one appeared in support or opposition to this application.

Black closed the public hearing.

Wimborne is a fan of the TN Zone and feels this is a good area and a good fit for this historic area and will get a good mix of housing that the community needs.

Romankiw agrees with Wimborne and drives past this area every day and this area has not developed as R1, and it won't develop as R1 as it is not feasible. Romankiw feels it is perfect for TN.

Black agrees.

Wimborne moved to Recommend to the Mayor and City Council approval of the Rezone from R1 to TN, removing the PT overlay, for approximately 0.86 acres, lots 37-47 and 48, less 85.84 square feet, Block 11, Highland Park Addition, as presented, Denney seconded the motion. Black called for roll call vote: Wimborne, yes; Morrison, yes; Romankiw, yes; Denney, yes; Cantu, yes; Hicks, yes. The Motion passed unanimously.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOTS 37-47 AND LOT 48 LESS 85.84 SQUARE FEET, BLOCK 11 HIGHLAND PARK ADDITION DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R1 AND PT ZONE TO TN ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is TN Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Planned Transition" and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with the City of Idaho Falls Comprehensive Plan; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on December 1, 2020, and recommended approval of zoning the subject property to TN Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on January 28, 2021.

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

SECTION 1: LEGAL DESCRIPTION:

This ordinance shall apply to the following described lands in Idaho Falls, Idaho, Bonneville County, to-wit:

Lots 37-47 and Lot 48 Less 85.84 Square Feet, Block 11 Highland Park Addition.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "TN" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2021.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOTS 37-47 AND LOT 48 LESS 85.84 SQUARE FEET, BLOCK 11 HIGHLAND PARK ADDITION DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R1 AND PT ZONE TO TN ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REZONE FROM R1 TO TN FOR LOTS 37-47 AND LOT 48 LESS 85.84 SQUARE FEET, BLOCK 11, HIGHLAND PARK ADDITION, NEAR FREEMONT PARK, GENERALLY LOCATED SOUTH OF SCIENCE CENTER DR., WEST OF ELMOREAVE., NORTH OF PRESTO ST., EAST OF FREEMONT AVE.

WHEREAS, the applicant filed an application for rezoning on October 19, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on December 1, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on January 28, 2021 and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is generally located near Freeman Park, south of Science Center Dr., west of Elmore Ave., north of Presto St., and East of Freemont Ave.
3. The Comprehensive Plan designation for this area as Planned Transition.
4. The requested TN Zone is consistent with the Planned Transition designation.
5. The Planning and Zoning Commission recommended approval of the rezone from R1 to TN Zone.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Rezone.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS 28th DAY OF JANUARY, 2021

_____

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 20-179 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Thursday, January 14, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing-Rezone from PB to R2, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 18-24, Block 22, Highland Park Addition and the adjacent alley along the west side of property.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc.)

1. Approve the Ordinance Rezoning Lots 18-24, Block 22, Highland Park Addition and the adjacent alley along the west side of property from PB to R2 under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from PB to R2 and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Rezoning from PB to R2, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 18-24, Block 22, Highland Park Addition and the adjacent alley along the west side of property. The Planning and Zoning Commission considered this item at its December 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☒ ☐

Consideration of the rezone must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The Rezone was reviewed by staff from the Planning Division.

Fiscal Impact

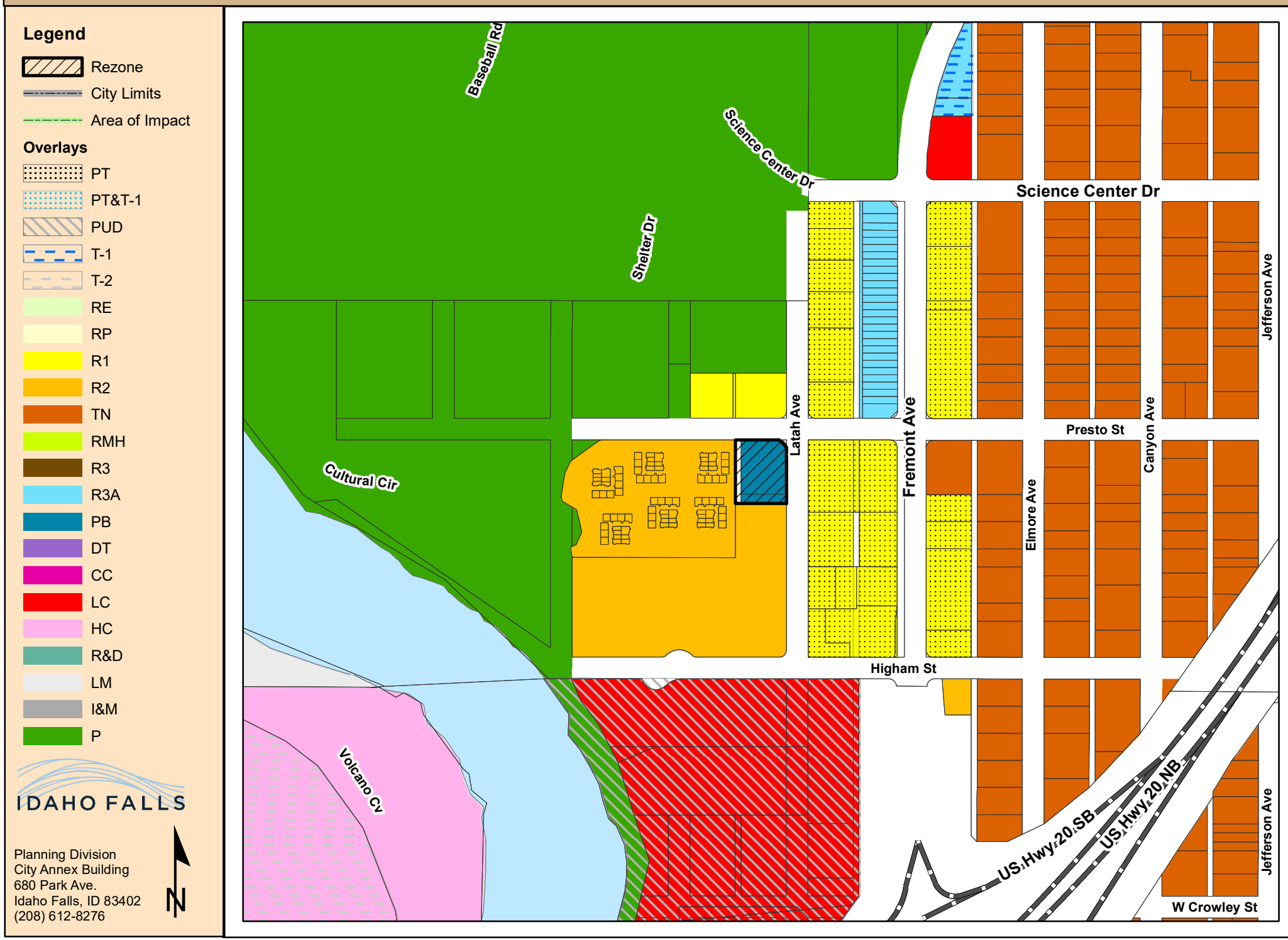
NA

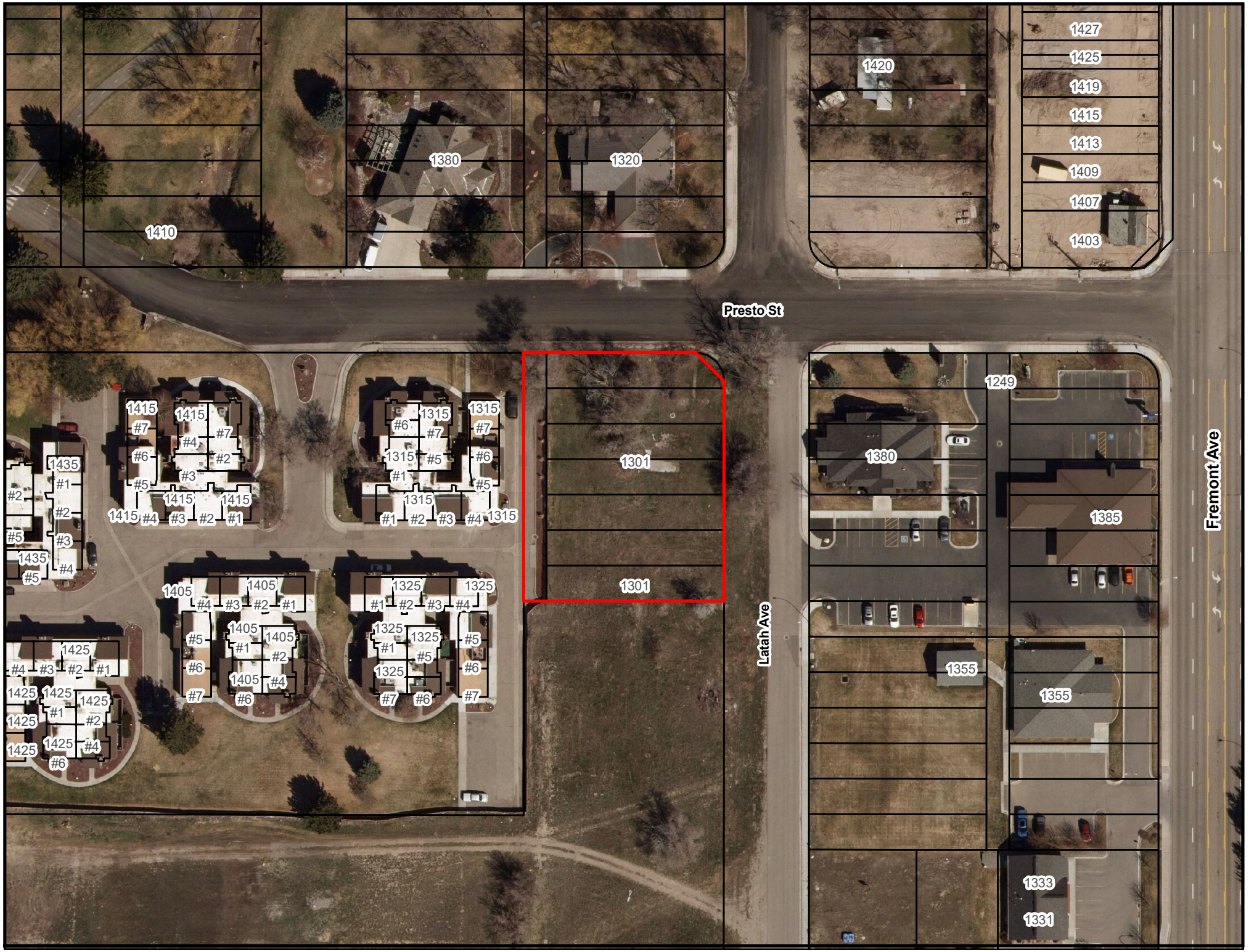
Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.

Rezone

RZON20-021 PB to R2 Lots 18-24 Block 22 Highland Park



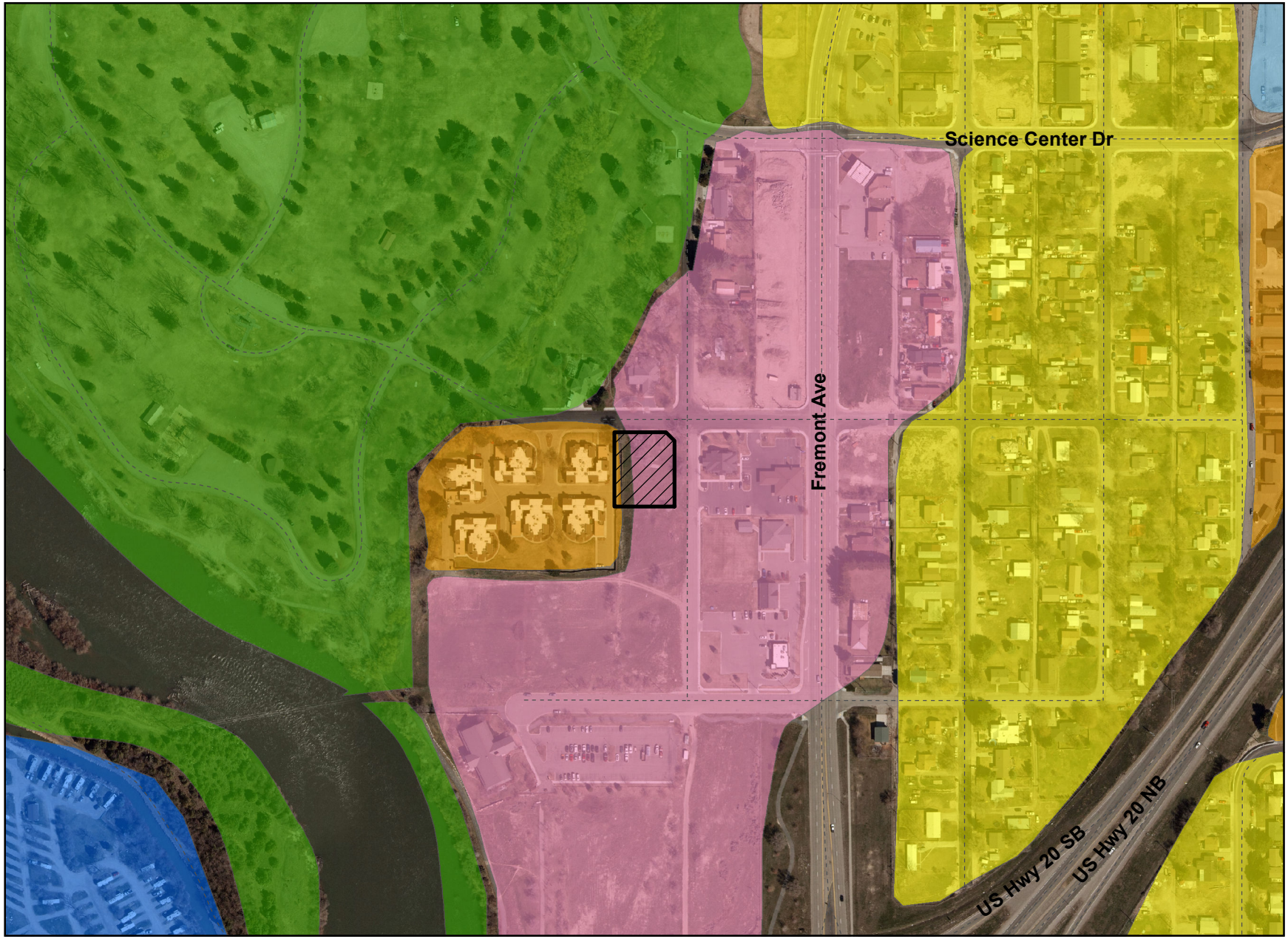

1410
1380
1320
1420
1427
1425
1419
1415
1413
1409
1407
1403
Presto St
1301
1301
1249
1380
1385
1355
1355
1333
1331
Latah Ave
Fremont Ave
1435
1415
1315
1405
1325
1425

Rezone

RZON20-021 PB to R2 Lots 18-24 Block 22 Highland Park

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks, Recreation
- Public Facilities, Open Spaces
- Commercial
- Employment Centers
- Medical Services Center
- Higher Education Centers
- Planned Transition
- Highway Related Industrial
- Railroad Related Industrial

Comprehensive Plan



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

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IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

REZONE FROM PB to R2
Approximately 0.56 acres, Lots 18-24, Block 22 of Highland Park
December 1, 2020

IDAHO FALLS

Community Development Services

Applicant: Connect Engineering / Austin Fitzgerald

Project Manager: Naysha Foster

Location: Near Freeman Park, south of Presto St., west of Latah Ave., north of Highman St., east of the Snake River

Size: 0.56 acres

Zoning:
North: R1 and Park
South: R2
East: R1
West: R2
Existing Zoning: PB
Proposed Zoning: R2

Existing Land Uses:
Site: Undeveloped
North: 2 Residences & Freeman Park
South: Undeveloped
East: Residential Condos
West: Commercial

Future Land Use Map: Planned Transition

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To recommend approval of the rezone from PB, Professional Business Office to R2, Mixed Residential to the Mayor and City Council.

History: This property is part of the Original Townsite. It was annexed into the Village of Idaho Falls in 1906. In September of 1987 the zoning was changed as part of a larger area from R1 and RPA to R2. In 1990 the property was changed to R2A. In April of 2018, as part of the City wide zone change, the property was zoned to PB. February 4, 2020 the Planning and Zoning Commission recommended denial to the City Council, the City Council remanded it back to the Planning and Zoning Commission asking them to consider R3A. The zone change was scheduled to go back before the Planning and Zoning Commission on April 7, 2020 but was withdrawn from the agenda.

Staff Comments: The property is located in the southwest corner of the intersection of Presto and Latah, both are classified as local streets.

The Comprehensive Plan designates this area as Planned Transition. Both the existing and proposed zones are consistent with the Comprehensive Plan designation. The Comprehensive Plan describes Planned Transition as *Arterial street areas where land uses are changing.* This area is close to Freemont Street, which is a minor arterial.

The R2 Zone is characterized by smaller lots and dwellings, more compact and denser residential development; higher volumes of vehicular and pedestrian traffic than are characterized of the RE, RP, and R1 zones. The principle uses permitted in the R2 Zone shall be one, two, three, and four dwelling units. This zone is generally located near limited commercial services that provide daily household needs.

The property is platted as original City lots measuring 25 feet wide and 125 feet deep or 3,000 square feet. The density in the R2 Zone is 17 units per net acre. The R2 zone allows for three story buildings with additional setbacks adjacent to RE, RP R1 and RMH zones. This property is within close proximity to Freeman Park and daily household services are within walking distance. The proposed R2 zone is compatible with surrounding zoning and land uses. The proposed zoning would provide an opportunity for missing middle housing.

The current PB zoning should be located in high traffic volume areas, close to collectors and arterials and the allowed uses in the PB Zone are not as compatible with the surrounding land uses as the allowed R2 uses. Having two very different zoning designations for the entire property makes it challenging for the developer to develop the property as a whole.

Staff Recommendation: Staff recommends approval of the rezone to R2 as it is consistent with the policies of the Comprehensive Plan and existing land uses in the area.

Rezoning Considerations: Because the comprehensive plan provides only general guidance for zoning decisions, the Planning Commission shall also take the following considerations into account:

Criteria for Rezoning Section 11-6-5(I) of Ordinance	**Staff Comment**
The Zoning is consistent with the principles of City's adopted Comprehensive Plan, as required by Idaho Code.	The proposed R2 zone is consistent with the principles of the Comprehensive plan. Please see reasons under Comprehensive Plan Policies.
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements.	The developer would be responsible for local street improvements at the time of development. No signals or other transportation improvements would be needed. The local streets are close to and tie into Freemont, which is a minor arterial and can handle the additional traffic.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services.	This is not a concern.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties.	Staff is not aware of any nuisance or health issues if the zoning were to change.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment.	Fourplex style townhomes are being constructed north east of this property, on the north west corner of the intersection of Freemont and Presto.
Zoning Application Questions:	**Applicant's response:**
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	The zoning would be a continuation of the zoning directly west and south on the same block with a similar use of medium density residential.
What changes have occurred in the area to justify the request for rezone?	Adjacent zones are zoned R2 with medium density housing.
Are there existing land uses in the area similar to the proposed use?	Yes, directly west and south on the same block.
Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	Yes.

Comprehensive Plan Policies:
Residential development should reflect the economic and social diversity of Idaho Falls.

New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths, parks, open spaces, and streets. (p. 40)

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterial streets and collectors, with access only to the collector street.
Apartments and townhouses are located adjacent to arterial and collector streets for two reasons. Larger lots necessary for higher density housing offer opportunities for building layout, setbacks, and buffering with berms and fences to minimize the impact of street noise. If apartments and townhouses are located close to arterial streets, traffic from apartments will not move through neighborhoods. However, higher density housing should still be clustered: it should not be used to line arterial streets. (p. 43)

Higher density housing such as apartments are adjacent to collector and arterial streets.
Neighborhoods should contain a variety of housing types and, with good site planning, apartments and townhouses can be near arterial streets, be directly served by collector streets, and provide an opportunity for all residents of the City to have housing which meets their needs. (p. 66)

Encourage development in areas served by public utilities or where extensions of facilities are least costly.
Not only is a compact city convenient but the provision of public facilities is less expensive. Growth does not always occur at the fringe of a community. Vacant lands or underutilized parcels may redevelop to more intensive uses which use existing utilities. (p.67)

Zoning:

Current Zone: 11-3-5: Purpose of Commercial Zones

(A) PB Professional Business Office Zone. This zone provides a commercial zone for business and professional offices, medical facilities, government and cultural facilities, and other uses of semicomcercial nature. The Zone encourages the provisions of a limited number of type of supportive retail services for employees and visitors, as well as support services to health and medical providers. This Zone is characterized by relatively high traffic volumes, and a variety of office types. This Zone should be located in close proximaty to an arterial or collector streets.

Proposed Zone: 11-3-3: Purpose of Residential Zones

(D) The R2 Zone is characterized by smaller lots and dwellings, more compact and denser residential development; higher volumes of vehicular and pedestrian traffic than are characterized of the RE, RP, and R1 zones. The principle uses permitted in the R2 Zone shall be one, two, three, and four dwelling units. This zone is generally located near limited commercial services that provide daily household needs.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft^2	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft^2			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

December 1, 2020 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, George Morrison, Joanne Denney, Arnold Cantu, Margaret Wimborne, Lindsey Romankiw.

MEMBERS ABSENT: Brent Dixon

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Naysha Foster; and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Morrison moved to approve the November 10, 2020 Minutes with the requested correction, Cantu seconded the motion. The motion passed unanimously.

Public Hearing(s):

2. RZON 20-021: REZONE. Rezone from PB, Professional Business to R2, Mixed Residential.

Black opened the public hearing.

Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark, Idaho Falls, Idaho. Jolley indicated that this is a straight-forward request, and they want to make the entire parcel that has the same ownership the same zone so they can utilize the property the best. Jolley stated that PB tucked in behind everything else isn't working well and the applicant has found a way to make the whole parcel work with R2.

Foster presented the staff report, a part of the record.

Support/Opposition:

Dr. Paul Brook, 1405 # 4 Presto, Idaho Falls, Idaho. Brook hopes everyone in the Planning Commission have looked at the new construction on the Fremont/Presto corner that this Group (Fitzgerald) is constructing. Brook stated that they started off with high class townhouses, and have slowly gone to a much cheaper, less attractive project. Brook stated that they have been arguing over this ground for 30 years in hopes that they could get condominiums in the same construction type/square footage that are in the North Park Condos. Brook stated that he will become familiar with R2 and not let the same thing happen that is happening on Presto and Fremont.

D. Lewis, Science Center Drive, Idaho Falls, Idaho. Lewis asked whether they are building condos. Black clarified that they are only looking at zoning today. Lewis stated that her property was written 30 years ago to have condos on that property. Lewis stated that there was something written 30 years ago that when they were going to build on this lot that they would build the exact type of condos with same square footage, etc. Black asked if Lewis was talking about protective covenants. Lewis affirmed and stated that she thought it would all be the same.

Applicant: Blake Jolley, Connect Engineering 1150 Hollipark, Idaho Falls, Idaho. Jolley stated that some of the questions that have been asked by public are development type questions for construction, and the zoning code is about what you can and cannot do with the property. Jolley stated that they will look at what is allowed in that zone and that is why the applicant has requested the R2 Zone to be similar to what is already built. Jolley stated that the question about the CC&R Jolley is unaware.

Black closed the public hearing.

Black asked Foster about the CC&R. Foster indicated that if they are legitimate they would be recorded but it is not something that the City enforces and this is only a zone change and the zone that is proposed coincides with the existing zone and that is all the Commissioners should be considering.

Morrison thinks this is an improvement for the zone for the neighborhood and is in favor of the request.

Wimborne stated that it is challenging when there are parcels that have sat undeveloped for long periods of time and people have bought and established in the area and have a vision of how the area is going to grow, but sometimes it doesn't evolve that way. Wimborne stated that the R2 zone is how that area is zoned so it seems that it is a good fit for the area and the current zoning doesn't seem to work.

Black agreed with Wimborne and Morrison.

Morrison moved to recommend to the Mayor and City Council approval of the Rezone from PB to R2 for 0.56 Acres, Lots 18-24, Block 22 of Highland Park, as presented, Romankiw seconded the motion. Black called for roll call vote: Wimborne, yes; Morrison, (unavailable to vote due to technical difficulties); Romankiw, yes; Denney, yes; Cantu, yes; Hicks, yes; Black, yes. The Motion passed unanimously.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOTS 18-24, BLOCK 22 OF HIGHLAND PARK ADDITION AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM PB ZONE TO R2 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is R2 Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Planned Transition" and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with the City of Idaho Falls Comprehensive Plan; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on December 1, 2020, and recommended approval of zoning the subject property to R2 Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on January 28, 2021.

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

SECTION 1: LEGAL DESCRIPTION:

This ordinance shall apply to the following described lands in Idaho Falls, Idaho, Bonneville County, to-wit:

Lots 18-24, Block 22 of Highland Park Addition, approximately 0.56 acres.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "R2" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 4. Publication. This Ordinance, or a summary thereof in compliance with Idaho

Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2021.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOTS 18-24, BLOCK 22 OF HIGHLAND PARK ADDITION AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM PB ZONE TO R2 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REZONE FROM PB TO R2 FOR LOTS 18-24, BLOCK 22, HIGLAND PARK, GENERALLY LOCATED NEAR FREEMAN PARK, SOUTH OF PRESTO ST., WEST OF LATAH AVE., NORTH OF HIGHAM ST., AND EAST OF THE SNAKE RIVER.

WHEREAS, the applicant filed an application for rezoning on October 21, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on December 1, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on January 28, 2021 and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is generally located neat Freeman Park, south of Presto St., west of Latah Ave., north of Higham St., and east of the Snake River.
3. The site is approximately 0.56 acres
4. The Comprehensive Plan designation for this area as Planned Transition.
5. The requested R2 Zone is consistent with the Commercial designation.
6. The Planning and Zoning Commission recommend approval of the rezone from PB to R2 Zone.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Rezone.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2021

_____

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 20-180 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Friday, January 15, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing-Ordinance-Rescinding the Uniform Code for Building Conservation

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc)

Approve the Ordinance rescinding the Uniform Code for Building Conservation, under the suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose

When the International Code Council, the organization which develops and publishes the International Codes, first developed the International Codes, the sections in the building code dealing with existing structures was not as thorough or expansive as the 1997 Uniform Code for Building Conservation (UCBC). For that reason, Idaho Falls has always maintained utilization of the UCBC as a supplement to the International Building Code (IBC). Within the last two additions, however, the IBC has adopted much of the same language as the UCBC, especially within the 2012 edition of the International Existing Building Code (IEBC). Whereas the State of Idaho and City of Idaho Falls have now adopted the IEBC, it is no longer necessary to maintain the UCBC as an adopted code in Idaho Falls. This ordinance rescinds the adoption of the UCBC and replaces it with the IBC.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☒ ☐ ☐

Adoption of the Code is consistent with goals for Good Governance and Safe Communities.

Interdepartmental Coordination

NA

Fiscal Impact

NA

Legal Review

This Ordinance has been reviewed by Legal pursuant to applicable law.

powered by Legistar™

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF IDAHO FALLS CITY CODE; RESCINDING THE UNIFORM CODE FOR BUILDING CONSERVATION; AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, for many years, the Uniform Code for Building Conservation has been useful for the City regarding conditions of buildings within City limits; and

WHEREAS, the publication and widespread use of the International Existing Building Code (by the City and other jurisdictions) has effectively replaced the need for continued use of the Uniform Code for Building Conservation; and

WHEREAS, use of the International Existing Building Code is desirable, especially where used in connection and coordination with other International Codes adopted by the City; and

WHEREAS, moving the current International Existing Building Code into the Chapter that used to include the (rescinded) Uniform Code for Building Conservation is logical.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO THAT:

SECTION 1. Title 7, Chapter 12 of the City Code of the City of Idaho Falls, Idaho, is hereby rescinded in its entirety and immediately replaced with the following language:

7-12-1: INTERNATIONAL EXISTING BUILDING CODE:

(A) International Existing Building Code Adopted. The International Existing Building Code (2018 Edition), published by the International Code Council, Inc. is hereby adopted as an official code of the City.

(B) Code on file: One (1) copy of the International Existing Building Code (2018 Edition) duly certified by the Clerk, shall be retained by the City Clerk for use and examination by the public.

SECTION 2. Title 7, Chapter 13 is hereby rescinded in its entirety.

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 4. Codification Clause. The City Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this day of_____, 2021.

CITY OF IDAHO FALLS, IDAHO

ATTEST:

_____
REBECCA L. NOAH CASPER, MAYOR

_____
KATHY HAMPTON, CITY CLERK

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE AMENDMENT OF IDAHO FALLS CITY CODE, RESCINDING THE UNIFORM CODE FOR BUILDING CONSERVATION, AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

(SEAL) KATHY HAMPTON, CITY CLERK

Memorandum

File #: 21-006 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Friday, January 22, 2021
DEPARTMENT: Community Development Services

Subject

Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Intermountain Industrial Park Division No. 1.

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

1. Approve the Development Agreement for Intermountain Industrial Park Division No. 1, and give authorization for the Mayor and City Clerk to execute the necessary documents.

2. Accept the Final Plat for Intermountain Industrial Park Division No. 1, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Intermountain Industrial Park Division No. 1, and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Intermountain Industrial Park Division No. 1. The Planning and Zoning Commission considered this item at its September 1, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☒ ☒

Consideration of the Final Plat must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The Final Plat was reviewed by staff from Water, Sewer, Fire, Planning, Engineering, Sanitation, BMPO, City Surveyor and Idaho Falls Power.

Fiscal Impact

NA

Legal Review

This application and agreement have been reviewed by Legal pursuant to applicable law.

FINAL PLAT

PLAT20-034 ~ Intermountain Industrial Park Division No. 1

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

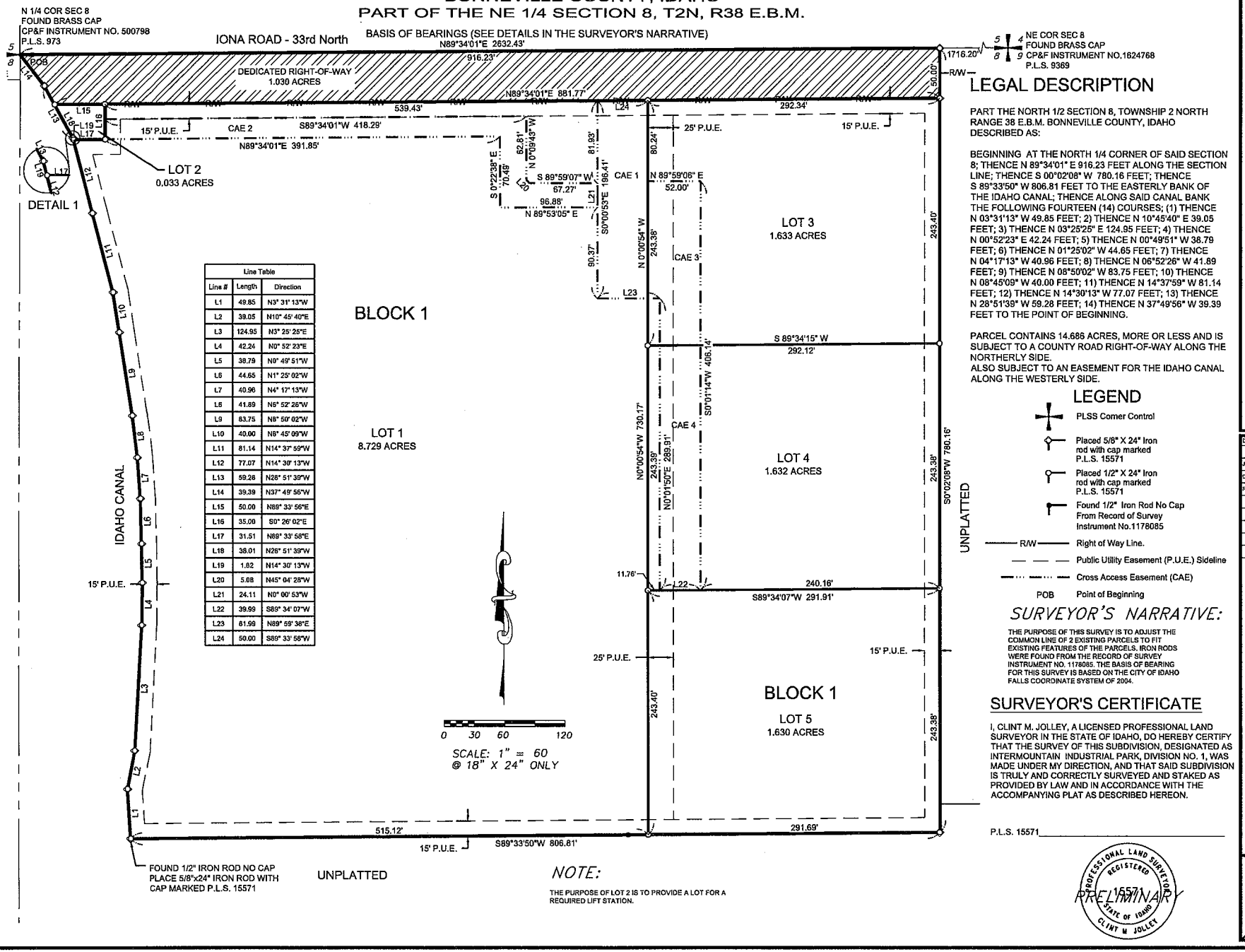
Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N


E Iona Rd
E Iona Rd
N 15th E
Piper St
Spitfire St

INTERMOUNTAIN INDUSTRIAL PARK

DIVISION NO. 1,
A SUBDIVISION OF THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
PART OF THE NE 1/4 SECTION 8, T2N, R38 E.B.M.



Line Table		
Line #	Length	Direction
L1	49.85	N3° 31' 13"W
L2	39.05	N10° 45' 40"E
L3	124.95	N3° 25' 25"E
L4	42.24	N0° 52' 23"E
L5	38.79	N9° 49' 51"W
L6	44.65	N1° 25' 02"W
L7	40.96	N4° 17' 13"W
L8	41.89	N8° 52' 26"W
L9	83.75	N8° 50' 02"W
L10	40.00	N8° 45' 09"W
L11	81.14	N14° 37' 59"W
L12	77.07	N14° 30' 13"W
L13	59.28	N28° 51' 39"W
L14	39.39	N37° 49' 56"W
L15	50.00	N89° 33' 56"E
L16	35.00	S0° 26' 02"E
L17	31.51	N89° 33' 58"E
L18	38.01	N26° 51' 39"W
L19	1.82	N14° 30' 13"W
L20	5.08	N45° 04' 28"W
L21	24.11	N0° 00' 53"W
L22	39.99	S89° 34' 07"W
L23	61.99	N89° 59' 38"E
L24	50.00	S89° 33' 58"W

LEGAL DESCRIPTION

PART THE NORTH 1/2 SECTION 8, TOWNSHIP 2 NORTH RANGE 38 E.B.M. BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE N 89°34'01" E 916.23 FEET ALONG THE SECTION LINE; THENCE S 00°02'08" W 780.16 FEET; THENCE S 89°33'50" W 806.81 FEET TO THE EASTERLY BANK OF THE IDAHO CANAL; THENCE ALONG SAID CANAL BANK THE FOLLOWING FOURTEEN (14) COURSES; (1) THENCE N 03°31'13" W 49.85 FEET; 2) THENCE N 10°45'40" E 39.05 FEET; 3) THENCE N 03°25'25" E 124.95 FEET; 4) THENCE N 00°52'23" E 42.24 FEET; 5) THENCE N 00°49'51" W 38.79 FEET; 6) THENCE N 01°25'02" W 44.65 FEET; 7) THENCE N 04°17'13" W 40.96 FEET; 8) THENCE N 06°52'26" W 41.89 FEET; 9) THENCE N 08°50'02" W 83.75 FEET; 10) THENCE N 08°45'09" W 40.00 FEET; 11) THENCE N 14°37'59" W 81.14 FEET; 12) THENCE N 14°30'13" W 77.07 FEET; 13) THENCE N 28°51'39" W 59.28 FEET; 14) THENCE N 37°49'56" W 39.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 14.686 ACRES, MORE OR LESS AND IS SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE NORTHERLY SIDE.
ALSO SUBJECT TO AN EASEMENT FOR THE IDAHO CANAL ALONG THE WESTERLY SIDE.

LEGEND

- PLSS Corner Control
- Placed 5/8" X 24" Iron rod with cap marked P.L.S. 15571
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 15571
- Found 1/2" Iron Rod No Cap From Record of Survey Instrument No.1178085
- R/W — Right of Way Line.
- Public Utility Easement (P.U.E.) Sideline
- Cross Access Easement (CAE)
- POB — Point of Beginning

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE COMMON LINE OF 2 EXISTING PARCELS TO FIT EXISTING FEATURES OF THE PARCELS. IRON RODS WERE FOUND FROM THE RECORD OF SURVEY INSTRUMENT NO. 1178085. THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON THE CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004.

SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS INTERMOUNTAIN INDUSTRIAL PARK, DIVISION NO. 1, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

P.L.S. 15571_____

PROFESSIONAL LAND SURVEYOR REGISTERED 15571 STATE OF IDAHO CLINT M JOLLEY

PRELIMINARY

NOTE:

THE PURPOSE OF LOT 2 IS TO PROVIDE A LOT FOR A REQUIRED LIFT STATION.

CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764
hlelnc.com

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DRAWN BY	DESIGN BY	CHECK BY
RLR	HLE	CMJ
JOB NO:	2020-553	
DATE:	January 11, 2021	
REVISIONS		DATE

SUBDIVISION PLAT
INTERMOUNTAIN INDUSTRIAL PARK
SEC. 8, T. 2 N., R. 38 E.B.M.
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1 OF 3 SHEETS

Z:\Projects\000-2020 Projects\20-553 Iona Meat Plant - Intermountain Industrial Park David Adams\dwg\Survey\20-553 MEATPLANT PLAT 1-14-20.dwg

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Intermountain Industrial Park Division No. 1
September 1, 2020

IDAHO FALLS
Community Development Services

Applicant:
HLE

Project Manager:
Brian J. Stevens

Location:
Generally North of N Yellowstone Hwy, East of N Holmes Ave, South of E Iona Rd, West of N 15th E
Size: Approx. 14.682 acres
Lots: 5
Buildable Lots: 4

Existing Zoning:
Site: I&M
North: County
South: County
East: County
West: I&M

Existing Land Uses:
Site: Vacant/Construction Yard
North: Manufacturing
South: Vacant/Car Salvage
East: Car Salvage
West: Construction Yard

Future Land Use Map:
Low density

Attachments:
1. Maps
2. Aerials
3. Exhibit
4. Photos

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat.

History: This property was annexed in June of 2020 and received the I&M zone. After looking at the City's aerial records this property has been agricultural land from 1954 until sometime between 2000 and 2004 when its use changed to vacant land and construction yard.

Staff Comments: The plat incudes 5 lots. 4 lots will be sites for I&M, the 5th lot is for a sewer lift station, The 4 buildable lots meet the requirements for the I&M zone. Utilities will be extended from the west to service this area. The final plat dedicates over an acre for improvements to E Iona Rd. E Iona Rd. will remain as a County road at this time. A traffic study has been performed and it recommends improvements at intersection of E Iona Rd. and N 15th E. The Traffic study also recommends improvements to E Iona. Rd. The Applicant is working with Bonneville County to address any road improvement requirements.

Staff Recommendation: Staff has reviewed the Final Plat and finds that it complies with the subdivision ordinance. Staff recommends approval of the plat.

Subdivision Ordinance: Boxes: with an "X" indicated compliance with the ordinance

REQUIREMENTS	Staff Review
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	NA
Residential lots do not have direct access to arterial streets.	NA
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the a1terial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the a1terial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	NA
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	NA
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	NA
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the a1terial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the a1terial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	NA

Comprehensive Plan Policies:

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

Lands served by railroad/airport facilities and near or adjacent to State highways shall be retained for industrial development.
To protect our economy, we need to protect those lands offering railroad access or airport access adjacent to major arterial highways. (p. 52)

Assure industrial and heavy commercial traffic does not move through neighboring residential areas.
Locating industrial lands adjacent to highways or arterial streets should prevent truck traffic from moving through residential lands. Unless the industrial area is less than 100 acres, four lane access roads are desirable. Commercial traffic should be directed to collectors and arterials which are not located in residential neighborhoods. (P. 53)

Encourage heavier industries to locate in the northern areas of the community or separate such uses from residential areas by open space or land use buffers.
Heavy industrial processes which generate off-site noise, glare, odor and smoke should be located in areas where compatibility with neighbors is not an issue. (P. 53)

Zoning:

I&M Industrial and Manufacturing Zone. This zone provides an industrial zone in which the primary use of the land is a manufacturing, fabricating, processing, and warehousing. Land zoned I&M should be relatively flat, open land, conveniently located close to transportation, public utilities and other facilities necessary for large employment centers and successful manufacturing operations

Table 11-3-6: Dimensional Standards for Industrial Zones

	LM	I&M
Site Area- Minimum in acres		
Setbacks – Minimum in ft.		
Front	30	30
Side	0/30*	0/30*
Rear	0/30*	0/30*
Building Height- Maximum	see sub-sections (2) below	
Lot Coverage- Maximum in %	80	
Building Coverage- Maximum in %	50	
*See explanations, exceptions and qualifications that follow in 11-3-8A (1-2) of this Zoning Code.		

Proposed Land Use Classification	LM	I&M	R&D	P
Health Care and Social Services			P	
Higher Education Facilities	P		P	
Hospital*	C_2	C_2	C_2	
Industry, Craftsman	P	P		
Industry, Heavy		P		
Industry, Light	P	P		
Information Technology	P	P	P	
Laundry and Dry Cleaning	P	P		
Lodging Facility	P		C_2	
Medical Support Facilities	P		P	
Parking Facility	P	P	P	
Park and Recreation Facility*				P
Pawn Shop	P	P		
Personnel Service	P	P		
Professional Service	P	P	P	
Public Service Facility*	P	P	C_2	C_2
Public Service Facility, Limited	P	P	P	P
Public Service Use	P	P	P	P
Railroad Freight Terminal and Station		P		
Recreational Vehicle Park*				C_2
Research and Development Business	P	P	P	
Retail	P	P		
Storage Facility, Indoor	P	P		
Storage Facility, Outdoor	P	P		
Storage Yard*	P	P		
Terminal Yard, Trucking and Bus		P		
Transit Station	P	P	P	
Vehicle and Equipment Sales	P	P		
Vehicle Body Shop	P	P		
Vehicle Sales	P	P		
Vehicle Washing Facility	P	P		
Warehouse	P	P		
Warehouse, Wholesale with flammable materials	P	P		

(Ord. 3218, 9-13-18) (Ord. 3233, 12-20-18)

P = permitted use. C_1 = administrative conditional use. C_2 = Planning Commission conditional use. C_3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

	Industrial		Special Purpose	
Proposed Land Use Classification	**LM**	**I&M**	**R&D**	**P**
Accessory Use	P	P	P	
Accessory use, Fuel Station*	P	P	P	
Accessory Use, Storage Yard*	P	P	P	
Accessory Use	P	P	P	
Airport	P			
Agriculture*	C_2	P		C_2
Agriculture Tourism	C_2	P		C_2
Amusement Center	P	P		
Amusement Center, Indoor Shooting Range*	P	P		
Amusement Center, Outdoor*	P	P		C_2
Adult Business*		P		
Animal Care Clinic*	P	P		
Animal Care Facility*	P	P		
Artist Studio	P	P		
Auction, Livestock		C_2		
Building Contractor Shop	P	P		
Building Material, Garden and Equipment	P	P		
Cemetery*				C_2
Club*	P	P		
Communication Facility	P	P	P	
Correctional Facility or Jail	C_2	P		
Day Care*	P	P	P	
Drinking Establishment	P	P		
Drive-through establishment*	P	P		
Dwelling, accessory unit*	P	P		
Eating establishment	P	P		
Eating Establishment, limited	P	P	P	
Equipment assembly and sales	P	P		
Financial Institution	P	P	P	
Food Processing, small scale processing with or without sales	P	P		
Food Products, Processing, with or without retail sales		P		
Food store	P	P		
Fuel Station, Super	P	P		

September 1, 2020 7:00 p.m. Planning Department

Civic Auditorium

Notice: Due to Governor Little's proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City's website.

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, George Morrison, Margaret Wimborne, Joanne Denney, Lindsey Romankiw, Arnold Cantu

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; Brian Stevens and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES:

Hicks moved to approve the August 4, 2020 Minutes with the requested typo corrections, Morrison seconded the motion and it passed unanimously.

Business:

1. PLAT 20-034: FINAL PLAT. Intermountain Industrial Park

Applicant: Clint Jolley, HLE, 101 South Park Ave., Idaho Falls, Idaho. Jolley stated that this property was annexed in June on the south side of Iona, and they are doing a simple industrial plat and it fits the area, they are following all requirements. Jolley stated this is a 6-plot plat with 5 buildable, and 1 lot will be a lift station lot. Jolley stated that this is a simple Final plat.

Stevens presented the staff report, a part of the record.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Intermountain Industrial park. Cantu seconded the motion. Black called for roll call vote: Dixon, yes; Wimborne, yes; Morrison, yes; Hicks, yes; Romankiw, yes; Denney, yes; Cantu, yes. The motion passed unanimously.

Cramer indicated that there is a second meeting in September on the 15, and 2 meetings in October (6 & 20). Cramer indicated that November meeting will be on the 10th of November.

Black adjourned the meeting at approximately 8:30 p.m.

Respectfully Submitted

Beckie Thompson, Recorder

DEVELOPMENT AGREEMENT
INTERMOUNTAIN INDUSTRIAL PARK SUBDIVISION DIVISION NO. 1

This DEVELOPMENT AGREEMENT INTERMOUNTAIN INDUSTRIAL PARK SUBDIVISION DIVISION NO. 1 (hereinafter called "AGREEMENT"), is made this _____day of _____, 2021, by and between the CITY OF IDAHO FALLS, a municipal corporation of the State of Idaho, (hereinafter called "CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and INTERMOUNTAIN PACKING LLC., an Idaho limited liability company (hereinafter called "DEVELOPER"), whose mailing address is 3640 S. Yellowstone Hwy, Idaho Falls, ID 83401.

W I T N E S S E T H:

WHEREAS, DEVELOPER is the sole owner, in law or equity, of a certain tract of land in the County of Bonneville, State of Idaho, which land (hereafter referred to as "Subdivision"), is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and,

WHEREAS, DEVELOPER desires to develop the Subdivision within CITY and has submitted a plat bearing the Subdivision name described in the caption of this AGREEMENT; and,

WHEREAS, City Engineer, and the Idaho Falls Planning and Zoning Commission, have recommended such development be allowed, subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to allow the development of the Subdivision within City of Idaho Falls, Idaho, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve Subdivision plats and the construction of streets, utility lines and other public improvements within the CITY; and

WHEREAS, DEVELOPER specifically waives DEVELOPER's right to protest development requirements described in this AGREEMENT, including DEVELOPER's right of judicial review contained in Chapter 52, Title 67, Idaho Code, and pursuant to the standards set forth in § 67-5279, Idaho Code; and,

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City Code, Title 10, Chapter 1, and are authorized by Idaho Code §§ 67-6513 and 67-6518; and,

WHEREAS, DEVELOPER and CITY believe that without the public improvements required herein, CITY would not be able to otherwise provide for mitigation of the effects of the Subdivision development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed Subdivision; and,

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this AGREEMENT, including Special Conditions for the Subdivision, are constructed; and,

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to Idaho Falls City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this AGREEMENT; and,

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and,

WHEREAS, DEVELOPER has read this AGREEMENT, has understood it, and has had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and,

WHEREAS, DEVELOPER has submitted a preliminary plat bearing the Subdivision name described in the caption of this AGREEMENT; and,

WHEREAS, City Engineer and City Planning and Zoning Commission have recommended such Subdivision be approved subject to certain requirements and obligations on the part of DEVELOPER; and,

WHEREAS, CITY is willing to approve the Subdivision to CITY, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto;

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Approval of Subdivision. CITY hereby approves the Subdivision plat as described in Exhibit "A" attached hereto and made a part to this AGREEMENT by reference, and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement, Preliminary, and Final Improvement Plans. "Improvement Plans," used in this AGREEMENT, are engineer-designed plans showing all streets, sewer lines, water lines, storm drains, street signs, traffic control devices, barricades, other public utilities (telephone, gas, electricity, fiber optic and irrigation facilities) and other public improvements contemplated

within the Subdivision. "Preliminary Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted and considered for the Subdivision development prior to the approval of City Engineer, and not yet approved for construction. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City Engineer for the Subdivision development.

DEVELOPER anticipates that development of the entire Subdivision will occur in phases or divisions. DEVELOPER has filed, and City Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights-of-way exterior to the Subdivision, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the Subdivision and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Subdivision, DEVELOPER shall also file with, and obtain the approval of, City Engineer Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Subdivision. The filed Improvement Plans shall also show the proposed location of other public utilities (telephone, gas and electricity), and irrigation facilities affected by the development of such phase or division of the Subdivision. Preliminary Improvement Plans are incorporated herein by reference as though set out in full, and the Final Improvement Plans shall also, upon approval by City Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Exterior Improvement Plans and Interior Improvement Plans. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved Preliminary and Final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licensed within the State of Idaho to supervise, inspect and test the construction of all public improvements within the Subdivision in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement

Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Subdivision, DEVELOPER will file "As Constructed"/ "As Built" Improvement Plans (hereafter referred to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Subdivision including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the Final Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Subdivision. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Subdivision for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Subdivision, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Subdivision and shall execute and record an instrument documenting such acceptance. Acceptance of the Subdivision Improvements and recording the acceptance instrument shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision within which such improvements are located, by CITY, provided nothing herein shall limit the time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors and assigns, shall and do hereby warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from

and against all claims against DEVELOPER and DEVELOPER's successors or assigns and against every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises as of the date of this AGREEMENT.

9. Water and Sewer Main Connection Charges. DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees. In the event DEVELOPER fails or refuses to pay any of the fees, charges or costs set forth herein, CITY may disannex any property owned by DEVELOPER within the Subdivision or declare the entire unpaid balance immediately due and payable and collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost of which CITY has expressly agreed to pay pursuant to the Special Conditions, including any water or sewer line or storm line extensions, increased line size or capacity and road width or thickness, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such excess capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality or impossibility of constructing such excess capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, all as set forth in the Special Conditions. Prior to the commencement of the Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of the Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from acceptance of the Subdivision by CITY and delivery of an itemized statement to CITY setting forth in detail the total amount of the costs for which CITY is responsible.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct, at DEVELOPER's expense, all ditches, headgate structures, culverts, siphons, drywells or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by City Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to City Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Subdivision.

17. Occupancy. No building or structure within the Subdivision shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;

B. Withhold the connection of water, sewer or electric service to any property located within any phase or division of the Subdivision affected by such default;

C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;

D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;

E. Withhold reimbursement of Subdivision inspection fees collected pursuant to the Idaho Falls City Code; and

F. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording Fees. Prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Subdivision, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Irrigation District Release. Prior to the approval of the Subdivision plat, DEVELOPER shall obtain a certification upon the plat signed by any irrigation district, canal company, ditch association or other similar water delivery entity who provides or delivers water to any property located within the Subdivision. This certification shall state that the water rights for all property within the Subdivision have been transferred from the property and that all liens and assessments of such water delivery entity have been released.

22. Storm Water Discharge Certification. Prior to the acceptance and approval of Final Improvement Plans for any division or phase of the Subdivision, DEVELOPER shall obtain the certification of any Irrigation District, canal company or other entity into which any storm water from such phase or division will be discharged. The certification shall state that such water delivery entity has reviewed and approved the Final Improvement Plans for such phase or division and that the discharge of storm waters from such area into their canal or ditch in the manner shown in the Final Improvement Plans is approved and accepted by such entity.

23. Conflict With Standard Specifications. In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Stand Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of the Standard Specifications. In the event of any conflict between the terms of this AGREEMENT and the Improvement Plans, the terms of this AGREEMENT shall prevail.

24. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Subdivision and shall be binding upon DEVELOPER's heirs, successors or assigns.

25. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

26. Entire Agreement. This writing evidences the final and complete agreement between the parties and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein.

27. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

INWITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first above written.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

_____
Kathy Hampton, City Clerk

By _____
Rebecca L. Noah Casper, Mayor

INTERMOUNTAIN PACKING LLC.

By _____
David G. Adams

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2021, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that she is authorized to execute the same for and on behalf of said City.

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

_____
Notary Public of Idaho
Residing at: _____
My Commission Expires: _____

(Seal)

STATE OF IDAHO)
) ss:
County of Bonneville)

On this 19 day of January, 2021, before me, the undersigned, a notary public, in and for said State, personally appeared David G. Adams, known or identified to me to be the authorized signator for Intermountain Packing LLC., and whose name is subscribed to the within instrument and acknowledged to me that he is authorized to execute the same for and on behalf of said company.

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

CARI A BOYLE
COMM. # 20202047
NOTARY PUBLIC
STATE OF IDAHO
MY COMM. EXP. 06/12/2026

Cari A. Boyle
Notary Public of Idaho
Residing at: Bonneville
My Commission Expires: 6/12/2026

(Seal)

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION

PART THE NORTH 1/2 SECTION 8, TOWNSHIP 2 NORTH RANGE 38 E.B.M. BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE N 89°34'02" E 663.85 FEET ALONG THE SECTION LINE; THENCE S 00°00'54" E 780.17 FEET; THENCES 89°33'50" W 555.12 FEET TO THE EASTERLY BANK OF THE IDAHO CANAL; THENCE ALONG SAID CANAL BANK THE FOLLOWING FOURTEEN (14) COURSES; (1) THENCE N 03°31'13" W 49.85 FEET; 2) THENCE N 10°45'40" E 39.05 FEET; 3) THENCE N 03°25'25" E 124.95 FEET; 4) THENCE N 00°52'23" E 42.24 FEET; 5) THENCE N 00°49'51" W 38.79 FEET; 6) THENCE N 01°25'02" W 44.65 FEET; 7) THENCE N 04°17'13" W 40.96 FEET; 8) THENCE N 06°52'26" W 41.89 FEET; 9) THENCE N 08°50'02" W 83.75 FEET; 10) THENCE N 08°45'09" W 40.00 FEET; 11) THENCE N 14°37'59" W 81.14 FEET; 12) THENCE N 14°30'13" W 77.07 FEET; 13) THENCE N 28°51'39" W 59.28 FEET; 14) THENCE N 37°49'56" W 39.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 10.172 ACRES, MORE OR LESS AND IS SUBJECT TO A COUNTY ROAD RIGHT-OF-WAY ALONG THE NORTHERLY SIDE.

ALSO SUBJECT TO AN EASEMENT FOR THE IDAHO CANAL ALONG THE WESTERLY SIDE.

EXHIBIT "B"

SPECIAL CONDITIONS
INTERMOUNTAIN INDUSTRIAL PARK SUBDIVISION DIVIION NO 1

S-C 1.00 Storm Drainage. Storm Drainage shall be designed and constructed to accommodate drainage of the lots within the Subdivision by DEVELOPER. The storm drainage system shall meet CITY Storm Drainage Policy.

S-C 2.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY right-of-way, DEVELOPER will coordinate such activities with the applicable owner, (e.g., poles owned by Pacificorp dba Rocky Mountain Power). Any existing electrical infrastructure owned by Pacificorp dba Rocky Mountain Power will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out, if any, is to be initiated by DEVELOPER after annexation.

S-C 3.00 Construction of 33rd North (Iona Road) Water Main Line. DEVELOPER shall, at DEVELOPER's expense, design and construct 3,578 feet of twelve (12") inch diameter water main line from the intersection of 5th East and 33rd North to and across the entire frontage of this Subdivision, as shown on the improvement plans approved by and on file with CITY Engineer. CITY acknowledges that an eight (8") inch water main line is adequate to serve this Subdivision; however, sound planning and economy of scale requires construction of a twelve (12") inch diameter water main line to serve properties adjacent to and/or near this Subdivision. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the twelve (12") inch water main line which exceeds the costs of materials for an eight (8") inch water main line, subject to the limitations and bid procurement requirements of this AGREEMENT. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all water mains and appurtenances in accordance with CITY Standard Drawings and Specifications, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the water mains and appurtenances have been constructed in accordance with such specifications.

S-C 4.00 Reimbursement of Water Main Charges. Upon connection of water service to any property owned by any person other than DEVELOPER and fronting upon that portion of the 33rd North right-of-way in which DEVELOPER has constructed a water main line, CITY shall, to the extent permitted by law, and upon written request of DEVELOPER, pay to DEVELOPER all water main connection charges collected by CITY from the owners of such property, pursuant to Section 8-4-14(c), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any sewer main charge collected by CITY after the expiration of ten (10) years from the date of this AGREEMENT.

S-C 5.00 Construction of Sanitary Sewer Lines. DEVELOPER shall, at DEVELOPER's sole expense, design and construct 3,102 feet of fifteen (15") inch sanitary sewer main line starting approximately 480 feet east from the intersection of 5th East and 33rd North and continuing to and across the entire frontage of this Subdivision, as shown on the improvement plans approved by and on

file with CITY Engineer. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all sewer mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Engineering Specifications and as shown on the Improvement Drawings filed with and approved by CITY Engineer. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the fifteen (15") inch main line which exceeds the costs of materials for a twelve (12") inch sewer main line, subject to the limitations and bid procurement requirements of this AGREEMENT. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all sewer mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Engineering Specifications, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the sewer mains and appurtenances have been constructed in accordance with such Specifications.

S-C 6.00 Reimbursement of Sewer Main Charges (33rd North). Upon connection of sanitary sewer service to any property owned by any person other than DEVELOPER and fronting upon that portion of sanitary sewer which DEVELOPER has constructed outside of this Subdivision, CITY shall, to the extent permitted by law, and upon written request of DEVELOPER, pay to DEVELOPER all sewer main connection charges collected by CITY from the owners of such property, pursuant to Section 8-7-15(c), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any sewer main charge collected by CITY after the expiration of ten (10) years from the date of this AGREEMENT.

S-C 7.00 Street Section Improvements for 33rd North. DEVELOPER shall be responsible for the design and construction of the Sewer Main, Water Main and Arterial Roadway (873 ft) improvements in 33rd North through the limits of the Subdivision in accordance with CITY approved improvement drawings throughout the limits of this Subdivision. DEVELOPER shall be responsible for the construction costs per City Code Section 10-2-4 (D), CITY shall reimburse the DEVELOPER for additional width and depth per City Code Section 10-2-4(D).

S-C 8.00 Sanitary Sewer Lift Station. DEVELOPER shall design and construct a Lift Station as shown on the approved improvement drawings. DEVELOPER shall also construct any and all access roadways, all necessary electrical equipment to make the Lift Station system operational and maintainable. DEVELOPER shall install and maintain all landscaping with lawn sprinkler system. Lift Station shall be designed to CITY Standards and be reviewed and approved by the CITY prior to construction. The CITY may elect to increase the size of the lift station building or pumping capacity to meet potential future growth. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for any upsizing of the lift station requested, subject to the limitations and bid procurement requirements of this AGREEMENT

Upon completion and acceptance of Lift Station facilities and delivery to CITY a warranty deed of lot 2; Block 1 of the Intermountain Industrial Park Division No. 1, CITY will assume the operation and maintenance of said lift station. Such deed shall be in a form satisfactory to CITY Attorney.

S-C 9.00 Utility Construction Railroad and Irrigation District. Utility Construction in Iona Road for this Subdivision will require the CITY to be responsible for permitting and costs associated with railroad flagging and permitting costs with the railroad and the Irrigation District for the Utility Sewer and Waterline construction. CITY agrees to execute necessary documents with the understanding

that DEVELOPER shall reimburse CITY for any and all expenses associated with these permits. Expenses shall be reimbursed within 30 days of notice of expense to the CITY. Work to install the utilities and reimbursements shall be completed prior to issuance of building permits for this Subdivision.

S-C 10.00. Sanitary Sewer System Impacts. DEVELOPER will design, construct, and operate a pretreatment system and reimburse the CITY for collection and treatment system impacts caused by this development to the existing system. For initial planning purposes the pretreatment system should be anticipated to treat wastewater to at least residential wastewater levels (BOD5 & TSS <250 mg/l, Total Nitrogen < 40 mg/l, Total Kjeldahl Nitrogen < 30 mg/l, Total Phosphorous < 9 mg/l, Total Sulfer < 50 mg/l, and FOG < 100 mg/l). The collection system will be considered impacted if (1) Subdivision flows plus projected flows over the next ten years exceed 75% of the capacity of the existing system or (2) manhole headspace hydrogen sulfide concentrations exceed existing conditions.

CITY will evaluate impacts to the system based on demands of the Subdivision to include collection system conveyance impacts, collection system odors, corrosion concerns, and CITY treatment plant operation impacts. Evaluation of impacts to the system shall be completed and addressed in CITY/Industrial permit as this Subdivision will require a Significant Industrial User Permit. Cost impacts included in the Significant Industrial User Permit shall be borne solely by DEVELOPER.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF INTERMOUNTAIN INDUSTRIAL PARK DIVISION NO. 1, LOCATED GENERALLY NORTH OF N YELLOWSTONE HWY, EAST OF N HOLMES AVE, SOUTH OF E IONA RD, WEST OF N 15TH E.

WHEREAS, the applicant filed an application for a final plat on August 7, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on September 1, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on January 28, 2021 and

WHEREAS, having reviewed the application, including all exhibits entered and having considered the issues presented:

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 14.682 acre parcel located generally north of N Yellowstone Hwy, east of N Holmes Ave, south of E Iona Rd, west of N 15th E.
3. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
4. The proposed development is consistent with the principles of the City's Comprehensive Plan.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Final Plat.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2021

_____

Rebecca L. Noah Casper, Mayor