



CITY COUNCIL AGENDA

City of Idaho Falls
Regular City Council Meeting
680 Park Avenue

Thursday
September 26, 2024
7:30 p.m.

Mayor
Rebecca Casper
City Council

Lisa Burtenshaw
Council President
John Radford
Council Seat 5
Jim Freeman
Council Seat 6

Michelle Ziel-Dingman
Council Seat 1
Jim Francis
Council Seat 4
Kirk Larsen
Council Seat 3



Livestream at www.idahofallsidaho.gov/429/Live-Stream

PUBLIC PARTICIPATION

Welcome to the Idaho Falls City Council Meeting.

Regularly scheduled City Council meetings are open to the general public. City Council meetings are also live-streamed and archived on [the City website](#). Please be aware that the meeting agenda will differ from the published version if amendments to the agenda are made by the Council during the meeting.

The Council encourages public input. While a general public comment option is not required by Idaho law, the Idaho Falls City Council welcomes general public input as part of regular City Council meetings. General public comment will be allowed for up to 20 minutes. However, citizens are always welcome to contact their Council representatives via e-mail or telephone, as listed on [the City website](#). The Council is committed to an atmosphere that promotes equal opportunity, civility, mutual respect, proper decorum and freedom from discrimination or harassment.

Those who wish to address City Council during the council meetings are encouraged to adhere to the guidelines below.

Public Comment Guidelines

Speakers are encouraged to:

- State their name and city of residence.
- Focus comments on matters within the purview of the City Council.
- Limit comments to three (3) minutes or less.
- Refrain from repeating information already presented to preserve time for others to speak. Large groups are encouraged to select one or two speakers to represent the voice of the entire group.
- Practice civility and courtesy. City leaders have the right and the responsibility to maintain order and decorum during the meeting. Time may be curtailed for those speakers whose comments are profane or disruptive in nature.
- Refrain from comments on issues involving matters currently pending before the City's Planning and Zoning Commission or other matters that require legal due process, including public hearings, City enforcement actions, and pending City personnel disciplinary matters.
- Comments that pertain to activities or performance of individual City employees should be shared directly with the City's Human Resources Director (208-612-8248), the City's Legal Department (208-612-8178) or with the Office of the Mayor (208-612-8235).

Public Hearing Guidelines

- In-person Comment. Because public hearings must follow various procedures required by law, please wait to offer your comments until comment is invited/indicated. Please address comments directly to the Council and try to limit them to three (3) minutes.
- Written Comment. The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofalls.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 forty-eight (48) hours prior to the date of the hearing to ensure inclusion in the permanent City record.
- Remote Comment. When available, the public may provide live testimony remotely via the WebEx meeting platform using a phone or a computer. Those desiring public hearing access should send a valid and accurate email address to virtualattend@idahofalls.gov no later than twenty-four (24) hours prior to the date of the hearing so log-in information can be sent prior to the meeting. Please indicate which public hearing the testimony is intended for on the agenda. Please note that this remote option will not be available for all meetings.

If communication aids, services, or other physical accommodations are needed to facilitate participation or access for this meeting, please contact the City Clerk at (208) 612-8414 or the ADA Coordinator at (208) 612-8323 not less than 48 hours prior to the meeting. They will help accommodate special needs wherever possible.



City Council Meeting

Agenda

680 Park Avenue
Idaho Falls, ID 83402

Thursday, September 26, 2024

7:30 PM

City Council Chambers

City Council Agenda:

1. Call to Order.
2. Pledge of Allegiance.
3. Public Comment.

Please see guidelines above.

4. Consent Agenda.

Any Consent Agenda item may be moved to the Regular Agenda for separate consideration if requested by a Council member. Other changes to this agenda may require the approval of a majority of Council.

A. Idaho Falls Power

- 1) Idaho Falls Power Board Minutes - September 2024 24-352

Attachments: 2024 0911 IFP Board Meeting Minutes

B. Municipal Services

- 1) Purchase of Replacement Equipment for Public Works, Streets Division 24-345

Attachments: Replacement Equipment for Public Works, Streets Division

- 2) Purchase of One Replacement Vehicle and One Addition to Fleet for Public Works, Sanitation Division 24-350

Attachments: Public Works Sanitation Side Loader Trucks

- 3) Impact Fee Quarterly Report 24-351

Attachments: Impact Fee Summary Report - 6.1.24-8.31.24
Impact Fees Paid 6.1.24-8.31.24
Unpaid Impact Fees 6.1.24-8.31.24

C. Office of the City Clerk

- 1) Minutes from Council Meetings 24-355

Attachments: 2024 0903 City Council Special Meeting

- 2) License Applications, all carrying the required approvals

Action Item:

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

5. **Regular Agenda.**

A. Public Works

- 1) Development Agreement for Shamala Park (North) Subdivision within the City of Ammon **24-341**

Shamala Park (North) Subdivision is a development within the City of Ammon adjacent to 25th East (Hitt Road) south of Sunnyside Road and adjacent to Watersprings Ministries. The Agreement identifies developer responsibilities including the design and construction of road improvements for 25th East (Hitt Road). Specific requirements are covered within Exhibit B, Special Conditions of the Agreement.

Action Item:

Approve the Shamala Park (North) Development Agreement and authorize the Mayor and the City Clerk to sign the necessary documents (or take other action deemed appropriate).

Attachments: Shamala Park Subdivision Development Agreement

B. Police Department

- 1) School Resource Officer Agreement with District 91 **24-349**

District 91 and the Idaho Falls Police Department have a longstanding cooperative relationship to provide a safe learning environment for students, faculty, and staff. There are no changes to this agreement from the previous year except to update the dates. The agreement provides for five (5) Idaho Falls sworn police officers to serve as School Resource Officers (SROs) in District 91. During the school year these SROs are primarily assigned to Idaho Falls High School, Skyline High School, Eagle Rock Middle School, Taylorview Middle School, and Compass Academy. The SROs are also assigned all of the feeder elementary schools. When school is not in session, the SROs are assigned as patrol officers.

Action Item:

Authorize the Mayor to sign the School Resource Officer (SRO) Agreement with District 91 (or take other action deemed appropriate).

Attachments: SRO Agreement 24-25

C. Community Development Services

- 1) Resolution approving the Eligibility Report for the Willow Creek Urban Renewal District **24-347**

Attached is a resolution approving the Eligibility Report for the Willow Creek Urban Renewal District.

This is the first step required by Idaho Statute in creating a new urban renewal district. The report reviews the criteria for establishing a district and determines which of the criteria are met for the site. The statute requires that only one of the criteria be met. If the Council approves the report, the Idaho Falls Redevelopment Agency (IFRA) will then be authorized to draft an urban renewal district plan, which will also come back for Council approval. The IFRA board reviewed and approved this report on August 15, 2024. It is now being presented for Council approval.

Action Item:

Approve the Resolution approving the Eligibility Report for the Willow Creek Urban Renewal District and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: CC Resolution Approving Willow Creek Eligibility Report
Agency Resolution Willow Creek Eligibility Report
Willow Creek Eligibility Study.pdf

2) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Sentinel 24-348

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Sentinel. The Planning and Zoning Commission considered this item at its June 4, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Action Item:

1. Accept or Approve the Final Plat for Sentinel and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Sentinel and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
Aerial
Final Plat
Staff Report
PC Minutes
Reasoned Statement.docx

3) Quasi-judicial Public Hearing-Rezone from R3A, Residential Mixes Use to HC, Highway Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards on approximately 1.55 acres of a portion of Lots 4 and 5, Block 6, Hodson Addition. 24-346

Attached is the application for Rezoning from R3A to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards for approximately 1.55 acres of a portion of Lots 4 and 5, Block 6, Hodson Addition. The Planning and Zoning Commission considered this item at its August 6, 2024,

meeting and unanimously voted to recommend approval of the zone from R3A to HC to the Mayor and City Council as presented.

Action Item:

1. Approve the Ordinance Rezoning approximately 1.55 acres of a portion of Lots 4 and 5, Block 6, Hodson Addition from R3A, Residential Mixed Use to HC, Highway Commercial, 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 R3A to HC and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
 Aerial
 Comp Plan Map
 Staff Report
 Allowed Use Tables
 PC Minutes
 Ordinance
 Reasoned Statement
 Neighborhood Meeting Packet

6. **Announcements.**

7. **Adjournment.**



Memorandum

File #: 24-352

City Council Meeting

FROM: Bear Prairie, General Manager

DATE: Wednesday, September 18, 2024

DEPARTMENT: Idaho Falls Power

Subject

Idaho Falls Power Board Minutes - September 2024

Council Action Desired

☐ Ordinance☐ Resolution☐ Public Hearing

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

Approve the Idaho Falls Power Board Meeting Minutes from September 11, 2024 (or take other action deemed appropriate).

Description, Background Information & Purpose

The Idaho Open Meeting law requires the governing body of a public agency to record and make written minutes publicly available for all public meetings.

Alignment with City & Department Planning Objectives



☐☒☐☐☐☐☐☐

The requested action supports good governance by demonstrating sound management and promoting trust and transparency. It complies with Idaho Code § 74-205(1).

Interdepartmental Coordination

n/a

Fiscal Impact

n/a

Legal Review

n/a

September 11, 2024 Unapproved

The Idaho Falls Power Board of the City of Idaho Falls met Wednesday, September 11, 2024, at the Idaho Falls Power Boardroom, 140 S. Capital, Idaho Falls, Idaho at 7:30 a.m.

Call to Order, Roll Call, and Announcements:

There were present:

Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw
Board Member Michelle Ziel-Dingman (Joined via Zoom)
Board Member Jim Francis
Board Member John Radford
Board Member Jim Freeman
Board Member Kirk Larsen

Also present:

Bear Prairie, IFP General Manager (GM)
Stephen Boorman, IFP Assistant General Manager (AGM)
Josh Roos, IFP Chief Financial Officer (CFO)
Michael Kirkham, City of Idaho Falls Attorney
Alan Cunningham, Design Services Manager
Wid Ritchie, Customer Service Manager
Ian Turner, Airport Director
Linda Lundquist, IFP Board Secretary (Joined via Zoom)

Mayor Casper called the meeting to order at 7:32 a.m.

Calendar, Announcements, Events and Updates

Mayor Casper gave her takeaways from a recently attended Utah Associated Municipal Power System's (UAMPS) Annual Summer Meeting. Board Member Francis mentioned that General Manager (GM) Prairie plans to speak at the Idaho Falls Senior Center about leading the way in electric vehicle (EV) infrastructure charging stations, hydropower, and other services that Idaho Falls Power (IFP) provides. Board Member Radford reported highlights on a new voting resolution bill referred to as the Securing America's Federal Elections (SAFE) Act which was briefed at the American Public Power Association's (APPA) Policy Makers Council meetings in Washington, D.C. (DC) Mayor Casper said the Idaho Falls Peaking Plant has been making the news and feels it has received good press coverage and noted that comments were also made about it at the UAMPS meetings. GM Prairie presented the peaking plant concept to the Power and Conservation Council and said that he's noticed the conversation appears to be changing toward aligning energy policy to pragmatic solutions. Board Member Radford agreed that he is seeing some middle ground and noted that California's Governor Newsom is allowing single-cycle generators and seemed to have reversed his position on nuclear power. Board Member Larson commented that low rates are great, but reliable power is the desire. GM Prairie reiterated that IFP's three goals are to have reliability, affordability, and sustainability. He noted that the Peaking Plant White Paper is making its rounds in DC and around the Northwest region. Board Member Freeman said he's heard in Northwest River Partner (NWRP) conversations that dam breaching seems to be gaining some traction and GM Prairie agreed that the topic is hot, especially at the federal level where it appears the Biden Administration is using the issue to attain tribal justice and reparations. Board Member Radford said he thinks it's interesting that Representative Simpson's proposal hasn't been talked about more. GM Prairie reviewed the upcoming IFP Council agenda items and explained the Wasatch agreement proposes a time-of-day and demand rate structure to its tenants where there is a financial incentive for them if Wasatch dispatches their batteries over IFP's peak usage times. The project is viewed as an innovative concept and GM Prairie noted that he's not aware of anyone in the country trying it. He added that Wasatch will receive federal tax credits likely for building out the

September 11, 2024 Unapproved

solar and batteries (as would any entity) and noted that Wasatch ran the numbers and sized the system to come in less expensive for their tenants than IFP's overall rates.

Aalo Project MOU

GM Prairie explained that the memorandum of understanding (MOU) in the Board and Council packets gets Aalo the formal engagement with IFP as a potential energy off-taker and checks the Nuclear Regulatory Commission's (NRC) box that the project is valid. He pointed out that Aalo was exploring building a \$5 - \$7 million building with a lease-back option at the peaking site and said Aalo hoped to be sodium testing by next summer but seems to be behind in the actual construction phase and said that he will continue supporting them in the project where we can that provides value to IFP utility customers. Board Member Larsen asked who would be constructing their building and GM Prairie said it would likely be ESI, who is the same contractor that is constructing IFP's peaking buildings. He did say that these were some of the initial concepts but nothing firm has taken place, nor have they seemed to make further progress so they might be going a different direction. He said he'd presented Aalo's concept to the Idaho Energy Authority (IDEA) group and said they were supportive if Aalo could deliver a seven to eight-cent carbon-free fixed-price electricity. Board Member Freeman asked if IFP is committed and GM Prairie explained that we can continue to formally engage on a power purchase agreement (PPA) and pointed out that the PPA probably won't be ready for a couple of years from now as their project matures. Mr. Kirkham explained that it might be helpful to think of the MOU as a *letter of intent* with nothing set in stone but used as a starting point, and noted if Aalo is successful in their project that someday they may have some power to sell us and cautioned that we won't have to sign a PPA if it's not in the best interest of the utility. He added that at the end of the day, IFP would have the non-nuclear test-building asset. Mayor Casper added that if nothing pans out, Aalo has a door into the NRC, and Board Member Burtenshaw said she sees it the same way. GM Prairie reiterated that if Aalo develops a 75MW project under eight cents per kilowatt hour, he will find buyers for the energy and noted that IFP has the first right of refusal to purchase the plant. Board Member Larsen asked if we get to that point, is all the pricing set forth ahead of time and GM Prairie said that yes, there will be a sizable contract to review and reminded the Board that Aalo is taking all the project development risk and operational risk of the generation facility and we're happy to lease the land and stay in the electricity buying space and not the first of kind generation technology owner/developer.

Peaking Plant and Financing Update

GM Prairie asked if the Board would like a commemorative plaque and Mayor Casper said yes. GM Prairie asked the Board to provide preference for design/content feedback to the Mayor's office in an attempt at standardization. Board Member Burtenshaw said she likes the style where you can identify the era. GM Prairie asked if past and current City Council members should be named, and Mayor Casper said both should be included. Board Members Larsen and Radford agreed they think who voted on the plant should be included. Board Member Larsen noted that he didn't feel he needed to be on the plaque, other board members felt he should be. Board Member Burtenshaw doesn't think the architect or contractor needs to be mentioned on this type of project. Mr. Kirkham advised the Board that there is no legal responsibility to dedicate a plaque and that it should be viewed as a nice gesture. GM Prairie said he would like to include Council Members Hally and Larsen. Mr. Cunningham said the plant design is at sixty percent complete, and ESI will be pouring the pad at the end of next week with the building going up over the next month. He said as plans come together that costs continue to shore up to within a four percent margin as we pass milestones and noted there are no major issues on the site itself. Mr. Cunningham said by mid-November we should be in the final design stages and pointed out that ESI continues to remain on schedule with the sitework now approved by both ESI and the county. GM Prairie said the overall message is the project remains on time and budget. GM Prairie said the final bond closing takes place later in the day with money going into escrow and that Fitch's final credit rating report is included in the packet. GM Prairie explained that the Intermountain Gas agreement will be in the Council packet for approval to construct the gas line and pointed out that Mr. Andrus was great to work with and sold IFP an easement so as not to get into the

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Idaho Transportation Department's (ITD) easement and added there will be additional conduit for future service. Board Member Larsen asked how much the plant would be running and GM Prairie said it would be based on where power and natural gas pricing falls at the time and whatever is best economically and noted a savings projection to be \$3 to \$5.5 million per year.

Electric Vehicle Charging Grant Update

Mr. Ritchie said there were a total of 47 Federal Highway Administration (FHWA) Corridor Charging Grants awarded across the country to deploy publicly accessible EV charging infrastructure fueling along FHWA-designated alternative fuel corridors and pointed out that Idaho Falls received one of the two awards for Idaho. He explained as part of the \$3.7 million grant that Mr. Lawley was chosen as the new Department of Energy (DOE) fellowship recipient who will administer the grant as well as research point of sale and rates. He reviewed the four proposed charging station locations (Idaho Falls Power, Memorial Drive, John's Hole Forebay and Freeman Parks) and noted they each have to be within one mile of the corridor. Assistant General Manager (AGM) Boorman said IFP's engineers have been working with the public works and parks departments and are in the final design stages. Mr. Ritchie said he has met with Park's Director Holm about the parking lots and noted they will be improved/expanded through the project. Mr. Ritchie pointed out that Freeman Park's lot requires the most attention and that the entire lot will be resurfaced. He anticipates purchasing the best available chargers with point-of-sale technology and Mayor Casper explained the best types of toilets to use that discourage vandalism and requested these get used in a remodel like the ones used in the jails. Mr. Ritchie said the construction will begin in April 2025 and expects to have fast chargers up and running by the end of summer. He added that IFP recently applied for a \$3.4 million community grant where four charging stations will be located throughout the community and reviewed the proposed locations off Old Butte Rd and in the Mel Erickson, Tautphaus, and Heritage Parks. Mayor Casper expressed her appreciation and commended the great planning. Board Member Radford commented that this project is a great example of getting real value from applying for grants and GM Prairie praised Mr. Ritchie's and Mr. Roos' hard work and time-consuming effort in applying for and working with all the entities involved in the grant procedure process.

Bonneville Power Administration (BPA) Post 2028 contract & Idaho Energy Authority Update

GM Prairie pointed out that *load-following is not likely in our best economic interest* as we produce around 40% of our electricity and noted the normal load-following utility is a smaller utility that has limited to no generation assets. He explained that IFP's Power and Dispatch Manager position needs to keep up with Idaho Power's *entire department* in handling energy resources and Mayor Casper reiterated why IFP's wages need to be competitive and stressed the importance of maintaining our utility market-based compensation scale. The Board agreed with this perspective. GM Prairie said he is encouraged that BPA Administrator Hairston seems to be listening to preference customers and has opened a better line of communication to get the provider of choice rate design (PRDM) back on track and noted the contract negotiations are in a much better place than they were six weeks ago – targeting contracts for signing the end of summer 2025. GM Prairie gave an overview of IDEA and pointed out that IFP has always been a member of IDEA even though IFP hasn't necessarily taken services from them. IDEA is a Joint Operating Entity (JOE) like UAMPS but for the Northwest. PNGC Power is a JOE that is for Co-ops only but is a load-following customer of BPA that has no generation and generally focuses more on lobbying and BPA rate casework. GM Prairie reviewed the value of a JOE and pointed out that it wouldn't replicate or compete with already established organizations to which IFP currently belongs and pays dues. The Energy Authority (TEA) is willing to model utilities in the consortium at no cost. TEA is also a JOE and IDEA would become a member of TEA to provide analysis and gas trading at economies of scale. He said that January through June should have good modeling, after which staff would make recommendations if IDEA were a good direction to go, etc. IDEA members have agreed to pay \$5000 to fund the first phase of the project, which is mainly for a legal review and will likely be less in cost and returned to its members. Board Member

September 11, 2024 Unapproved

Dingman asked if there would be a board overseeing IDEA and GM Prairie said yes, and it would be very similar to the UAMPS' board structure.

Utility Reports

Fiber Update – GM Prairie was quoted in a “paid for” joint article with Utopia about community-owned open-access fiber networks in the Government Technology publication.

Safety Update – GM Prairie reported that reported accidents are from typically backing into poles, bumping mirrors while backing, etc.

Organizational Membership Reports

Bonneville Power Administration – GM Prairie said the BPA White Book drills into what Bonneville is about the and grim outlook for the Northwest region's future energy prospects.

Council Environmental Quality – GM Prairie said this article is a study on the costs of removing the dams and points out that when the government hears answers not in line with the narrative, they tend to wait a year and conduct another study. The facts haven't supported the narrative. He said the industry is nervous that utilities don't have a voice in the discussion about the dams and energy replacement.

There being no further business, the meeting adjourned at 9:40 a.m.

s/ Linda Lundquist

Linda Lundquist, BOARD SECRETARY

s/ Rebecca L. Noah Casper

Rebecca L. Noah Casper, MAYOR

Memorandum

File #: 24-345

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Friday, September 13, 2024
DEPARTMENT: Municipal Services

Subject

Purchase of Replacement Equipment for Public Works, Streets Division

Council Action Desired

- ☐ Ordinance
 ☐ Resolution
 ☐ Public Hearing
 ☒ Other Action (Approval, Authorization, Ratification, etc.)

Approve the purchase of replacement equipment for Public Works, Streets Division from the Sourcewell cooperative purchasing contract #062222-VCM from Viking-Cives Midwest, Inc. for a total of \$332,300.00 (or take other action deemed appropriate).

Description, Background Information & Purpose

This purchase will replace units 1535, a 2014 Autocar Xpert with sander body and snowplow and 1536, a 2014 Autocar Xpert with sander body and snowplow for the Streets division that have reached their useful life.

Alignment with City & Department Planning Objectives



- ☐
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The purchase of the replacement body and snowplow equipment support the reliable public infrastructure and transportation community-oriented result by replacing equipment that has reached its useful life.

Interdepartmental Coordination

The Public Works Department concurs with this award recommendation.

Fiscal Impact

Sufficient funding for this purchase is located within the 2024/25 Public Works, Street Division approved budget.

Legal Review

The Legal Department concurs that the desired Council action complies with state statute.



22956 Hwy 61
PO Box 295
Morley, MO 63767
Phone: 573-262-3545
Fax: 573-262-3369

Quote

Quote #	Date
171764	08/05/24

Customer		
CITY OF IDAHO FALLS		
*****email invoices*****		
P O BOX 50220		
IDAHO FALLS	ID	83405

Ship To		
City of Idaho Falls		
ATTN: Dave Nelson		
2530 Hemmert		
Idaho Falls	ID	83405

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	KEVIN	08/05/24	CPU	UTAH	

Item	Description	Ordered	UOM	Price Per	Total Price
SOURCEWELL	Sourcewell Contract # 062222-VCM Customer member # 24211 Item sold NJ2400, NJ2500, SW-TK0115, SW-SP125, SW-SP305, SW-SR0400, SW-CH0210, NJ2600	1.00	EA	0.00	0.00
SALES	BeauRoc 14 cubic yard dump body package CSS model body with sloping rails 54"-36" with 42" sloped rear gate Double link rear gate with air operated hardware Sandblasted. epoxy primed and sing stage Urethane to match cab Force America hydraulic package with front mounted pump Electric cab controls with tower and VT35 assembly Cougar DC3200 vibrator mounted under body with cab control Heavy duty 600 series buck plate with 2300A air operated coupler and remounted trailer connections LED Snow plow lights mounted on hood with Aluminum brackets, connected to chassis electrical circuit MW41R11 plow with Truck mounted Flat plate UQH and SA lift cylinder All legal lights and flaps, Installed and ready for service	1.00	EA	175,125.00	175,125.00
SALES	14" Viking-Cives VCM-C-14-82-54 201SS drag chain spreader, which includes: - 7 gauge and 10 gauge 201 2B stainless steel resists harsh winter conditions - 50:1 gearbox allows various spreading materials, including salt, sand and mixes - 2" drive shaft and idler shaft with 8 tooth sprockets - 3/4" poly floor - Top screen breaks up material to prevent damage	1.00	EA	0.00	0.00



22956 Hwy 61
 PO Box 295
 Morley, MO 63767
 Phone: 573-262-3545
 Fax: 573-262-3369

Quote

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171764	08/05/24

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P O BOX 50220		
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Idaho Falls	ID	83405

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
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Item	Description	Ordered	UOM	Price Per	Total Price
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225 gallon liquid tanks with plumbing for Prewet
 Hydraulic prewet with flow meter
 Adjustable spray nozzles located in chute

 16" Amber LED warning light and spinner light

21400002	MID-MOUNT EXTENDABLE WING - Final Ass'y	1.00	EA	0.00	0.00
ITD20203	State of Idaho 8ft extendable wing plow (right hand)	1.00	EA	0.00	0.00
	Whelen light kit on moldboard				
ITD20203-L	State of Idaho 8ft extendalbe wing plow (left hand)	1.00	EA	0.00	0.00



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PO Box 295
Morley, MO 63767
Phone: 573-262-3545
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Idaho Falls	ID	83405

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Item	Description	Ordered	UOM	Price Per	Total Price
	Whelen light kit on moldboard				
SALES	Force America 1600EX spreader control system	1.00	EA	0.00	0.00
NOTES	Customer to perform prepaint inspection	1.00	EA	0.00	0.00
SALES	Freightliner chassis per attached spec	1.00	EA	141,000.00	141,000.00
	Chassis is a pass through item and any factory implemented surcharges/ increases will be passed added including model year change and emission upgrades				
	2025 model year based on build slot and transmission availability				
SALES	Wireless Arc temp sensor	1.00	EA	550.00	550.00
SALES	ABL heated LED Plow lights in lieu of Halogen	1.00	EA	575.00	575.00
SALES	VCM Spreader stand SW-SR0450	1.00	EA	5,400.00	5,400.00
	Galvanized spreader stand with adjustable legs for 13'-15' conveyor spreader				
SALES	Laserline GL Series wing plow guidance laser	1.00	EA	3,850.00	3,850.00
	Mounted to cab with in cab controls				
NOTES	Chassis is provided as a courtesy item and must be paid within 30 days of arrival at Viking-Cives	1.00	EA	0.00	0.00
OPTIONS	***Optional item***	1.00	EA	5,800.00	5,800.00
	ITD specified Freightliner 114SD per attached spec				
	Chassis is new and available now				

ADD \$5,500.00

Agreement must be signed with Daimler to remove the Detroit assurance system. It is a obstacle detection and lane alert system and not compatible



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PO Box 295
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	NET 30	KEVIN	08/05/24	CPU	UTAH	

Item	Description	Ordered	UOM	Price Per	Total Price
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with a plow truck

Prepared By: knewson@vikingcivesmidwest.com

Memo:

Customer must fill out the information below before the order can be processed.

Accepted by: _____ Date: _____ P.O.#: _____

*Quoted price does not include any applicable taxes.

*Terms are Due Upon Receipt unless prior credit

*Terms for established accounts. NET 30 days

*Please note if chassis is furnished. it is as a convenience and terms are Net Due on Receipt of Chassis

Sub-Total	332,300.00
Shipping	0.000
Discount	0.00
Taxes	0.00
Total	332,300.00

Memorandum

File #: 24-350

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Tuesday, September 17, 2024
DEPARTMENT: Municipal Services

Subject

Purchase of One Replacement Vehicle and One Addition to Fleet for Public Works, Sanitation Division

Council Action Desired

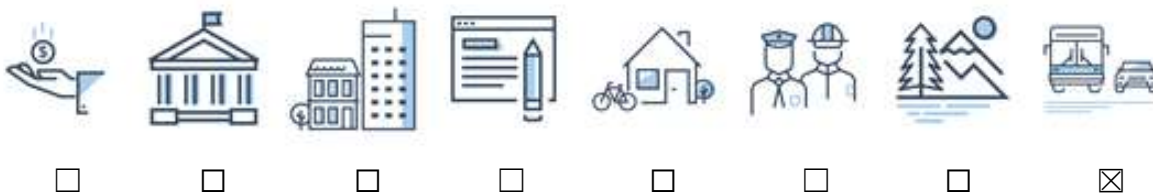
- ☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

Accept and approve the purchase of one replacement vehicle and one addition to the fleet for the Public Works, Sanitation Division from the Sourcewell cooperative purchasing contract #060920 from Peterbilt Motors Company for a total of \$729,356.00 (or take other action deemed appropriate).

Description, Background Information & Purpose

This purchase will replace unit 7043, a 2010 Freightliner M2-106 Side Loader sanitation truck and a new Side Loader sanitation truck for \$364,678 per unit.

Alignment with City & Department Planning Objectives



The purchase of the side loader sanitation trucks supports the reliable public infrastructure and transportation community-oriented result by replacing equipment that has reached its useful life and acquiring new equipment in response to growth of the city.

Interdepartmental Coordination

The Public Works Department concurs with the award recommendation.

Fiscal Impact

Sufficient funding for the purchase is located within the 2024/25 Public Works, Sanitation Division approved budget.

Legal Review

The Legal Department concurs that the desired Council action complies with state statute.

Body, Cab & Chassis

SOURCEWELL PETERBILT DEALER QUOTE/INVOICE TEMPLATE

*NOVEMBER 2022 REVISION

PETERBILT MOTORS COMPANY SOURCEWELL CONTRACT # 060920

*DEALER TO FILL IN ALL GREY CELLS

Jackson Group Peterbilt		Idaho Falls	
		548 SL 6-11-24	
PETERBILT MODEL	548	CHASSIS #	INSERT CHASSIS #
CAB & CHASSIS LIST PRICE	\$190,148	PETERBILT MODEL	SOURCEWELL DISCOUNT
SOURCEWELL DISCOUNT %	15.00%	220/220EV	5.00%
SOURCEWELL DISCOUNT \$	\$28,522	MEDIUM-DUTY 535 - 536 - 537 - 548	15.00%
SOURCEWELL CAB & CHASSIS PRICE	\$161,626	HEAVY-DUTY 365 - 367 - 520 - 520EV - 567 - 579 - 579EV - 389	25.00%
TOTAL PRICE FOR ALL SOURCED GOODS/SERVICES	-\$1,850		
BODY PRICE (IF APPLICABLE)	\$204,903		
TOTAL PRICE FOR CAB & CHASSIS AND ALL SOURCED GOODS/SERVICES	\$364,678		
Price Includes: 5 year or 100,000 Mile Extended Engine & AFT. Price may change to Material Surcharges out of our control. Payment for Chassis due upon shipping to body company.			
Signature _____		Printed Name _____	
		Date _____	
Note: Payment for chassis is due upon shipping to Body Company (\$159,776.00). ✓			



SWS Equipment, LLC.

6515 E Nixon Ave Spokane, WA 99212

All Correspondence remit to: P.O. Box 13040, Spokane, WA 99213

509-533-9000 1-800-892-7831 F 509-533-1050

www.SWSEquipment.com

QUOTE

Quote #: PHFDQ7567-01

Date: 06/10/24

Sales Rep: Phil Davison

FOB: Destination

Ship Via: Bestway

Est. Ship Date:

Terms: Net 30

Quote To:

City of Idaho Falls
Jordan Rechenmaker
2472 N Holmes
Idaho Falls ID 83401
(208) 612-8151

Ship To:

City of Idaho Falls
Jordan Rechenmaker
2472 North Holmes Avenue
Idaho Falls ID 83401
(208) 612-8151

We are pleased to propose the following for your consideration

Qty	Description	Unit Price	Ext. Price
1.0	Body ASSY 29yd SSL XS SLEC RR	\$113,208.75	\$113,208.75
1.0	Paint, Misc Matl PPG# FDGH SLC	\$5,130.00	\$5,130.00
1.0	PPG#FDGH 90604 NC, INT WHT	\$1,237.50	\$1,237.50
1.0	DBL/SNG Hook Load OPT SLEC	\$6,062.50	\$6,062.50
1.0	Lights, 1 YD TG LED T/B SLEC RR	\$2,481.25	\$2,481.25
1.0	Strobe FRNT Single Code 3 LED	\$390.00	\$390.00
1.0	Strobe Rear Single Code 3 LED	\$390.00	\$390.00
1.0	Premium Light Package	\$3,187.50	\$3,187.50
1.0	Loading Work Lights SLC	\$242.50	\$242.50
1.0	Side Work Lights Fender MNT	\$242.50	\$242.50
1.0	Amber LED Sequential Traffic IND	\$1,137.50	\$1,137.50
1.0	Rear Work Lights LED BTM LT Bar	\$268.75	\$268.75
1.0	Fire Ext 20# Fender MNT SLEC	\$518.75	\$518.75
1.0	SLEC 29YD FB SSL PTO/ PETE 548	\$52,141.25	\$52,141.25
1.0	SWS Discount	-\$5,000.00	-\$5,000.00
1.0	Groenevel Auto Lube System Body and Chassis	\$8,125.00	\$8,125.00
1.0	Brigade 360 Camera System	\$6,250.00	\$6,250.00
1.0	Freight	\$7,222.22	\$7,222.22

Qty	Description	Unit Price	Ext. Price
1.0	PDI	\$1,666.67	\$1,666.67

Order Total \$204,902.64 ✓

Please contact me if I can be of further assistance.

QUOTE VALID FOR 10 DAYS

**PRICING IS SUBJECT TO CHANGE BASED ON CURRENT MATERIALS AND AVAILABILITY
APPLICABLE SALES TAX NOT INCLUDED UNLESS OTHERWISE NOTATED - AMOUNT BASED ON FINAL INVOICE DATE
ANY IMPLIED WARRANTY AS PER MANUFACTURER'S STANDARD WRITTEN WARRANTY
PAYMENT DUE UPON COMPLETION OF WORK OR AS SPECIFIED ABOVE**

Due to a high level of uncertainty with regards to pricing changes from our vendors and the freight industry, the price and freight charges on this document may be adjusted prior to shipping.

Signature: _____ Printed Name: _____ Date: _____

Memorandum

File #: 24-351

City Council Meeting

FROM: Pam Alexander, Impact Fee Administrator
DATE: Wednesday, September 18, 2024
DEPARTMENT: Municipal Services

Subject

Impact Fee Quarterly Report

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

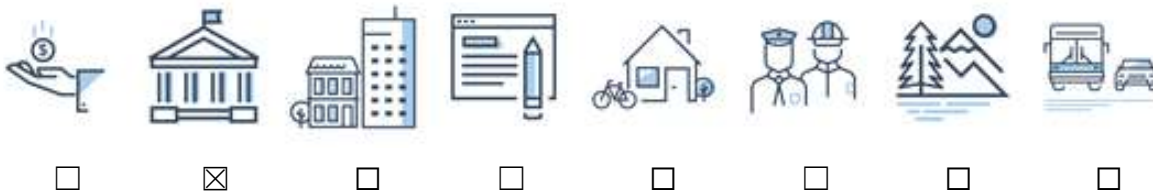
☒ Other Action (Approval, Authorization, Ratification, etc.)

Accept the impact fee quarterly report pursuant to City Code, Section 10-8-7(G) (or take other action deemed appropriate).

Description, Background Information & Purpose

City Code requires quarterly and annual reports to be provided to the Impact Fee Advisory Committee and Council. For the period of June 1, 2024 - August 31, 2024, a total of \$941,219.48 has been collected in impact fees with the issuing of permits for development. 82% of the impact fees were paid for single-family and 15% were for multi-family developments. A total of \$601,783.50 is in the unpaid category. This includes various stages of development for issuing of permits, with 57% in the single-family and 43% in the multi-family categories. For comparison purposes, last year for the same period of June 1, 2023 - August 31, 2023, a total of \$814,943.70 was collected in impact fees and a total of \$1,920,011.59 in the unpaid category.

Alignment with City & Department Planning Objectives



The impact fee quarterly report supports the good governance community-oriented result by providing sound fiscal management and thereby enabling trust and transparency.

Interdepartmental Coordination

Not applicable

Fiscal Impact

Total cash balances for impact fees as of September 9, 2024, are \$7.2M, with Police at \$905,538; Fire at \$653,264; Parks

at \$1,548,137 and Transportation at \$4,116,480.

Legal Review

The Legal Department concurs that the desired Council action complies with the city Code and state statutes.

Impact Fee Activity (June 1, 2024 - August 31, 2024)

Impact Fees Paid by Category							
	Multi-Family	Single-Family	Industrial	Institutional	Office	Retail	Percent Received
Police	15,948.00	70,570.25	-	4,050.25	-	-	10%
Fire	15,048.00	57,119.75	-	9,926.38	-	-	9%
Parks and Recreation	46,152.00	204,403.50	-	-	-	-	27%
Transportation	64,128.00	441,311.00	-	12,562.35	-	-	55%
	141,276.00	773,404.50	-	26,538.98	-	-	100%
Percentage by Category	15%	82%	0.0%	3%	0%	0%	100%
Total Impact Fees Received						\$ 941,219.48	61%
Impact Fees Unpaid By Category							
	Multi-Family	Single-Family	Industrial	Institutional	Office	Retail	
Police	29,238.00	31,248.75	-	-	-	-	10%
Fire	27,588.00	25,301.25	-	-	-	-	9%
Parks and Recreation	84,612.00	90,382.50	-	-	-	-	29%
Transportation	117,568.00	195,845.00	-	-	-	-	52%
	259,006.00	342,777.50	-	-	-	-	100%
Percentage by Category	43.0%	57%	0.0%	0%	0%	0%	100%
Total Impact Fees Outstanding						\$ 601,783.50	39%
Total Impact Fee Activity (June 1, 2024 - August 31, 2024)						\$ 1,543,002.98	
Cash Balances as of September 9, 2024						\$ 7,223,419.18	
	Police	Fire	Parks	Transportation			
	905,538	653,264	1,548,137	4,116,480			

Impact Fee Payments by Date

From: 6/1/2024 To: 8/31/2024

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
IFRMFFD					
COM24-00063	24 Unit Apartment Parkway APTS (Bldg 2)	ISSUED	2700 Snake River Pkwy, Bldg 2	033-2355-325-.01-00	\$7,524.00
COM24-00075	24 Unit Apartment (Bldg 14)	ISSUED	2700 Snake River Pkwy, Bldg 14	033-2355-325-.01-00	\$7,524.00
					15,048.00
IFRMFPD					
COM24-00063	24 Unit Apartment Parkway APTS (Bldg 2)	ISSUED	2700 Snake River Pkwy, Bldg 2	023-2055-325.01-00	\$7,974.00
COM24-00075	24 Unit Apartment (Bldg 14)	ISSUED	2700 Snake River Pkwy, Bldg 14	023-2055-325.01-00	\$7,974.00
					15,948.00
IFRMFPR					
COM24-00063	24 Unit Apartment Parkway APTS (Bldg 2)	ISSUED	2700 Snake River Pkwy, Bldg 2	034-2755-325.01-00	\$23,076.00
COM24-00075	24 Unit Apartment (Bldg 14)	ISSUED	2700 Snake River Pkwy, Bldg 14	034-2755-325.01-00	\$23,076.00
					46,152.00
IFRMFTR					
COM24-00063	24 Unit Apartment Parkway APTS (Bldg 2)	ISSUED	2700 Snake River Pkwy, Bldg 2	035-4655-325.01-00	\$32,064.00
COM24-00075	24 Unit Apartment (Bldg 14)	ISSUED	2700 Snake River Pkwy, Bldg 14	035-4655-325.01-00	\$32,064.00
					64,128.00
IFRSFFD					
RES24-00617	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1463 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00616	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1457 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00614	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1474 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00613	Town Home: (5) Plex: M 394, U 692, G201	ISSUED	1468 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00612	Town Home (5) Plex: M 394, U 692, G 201	ISSUED	1462 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00611	Townhome (5) Plex: M394, U 692, G 201	ISSUED	1456 Zamberlan way	033-2355-325.01-00	\$389.25
RES24-00294	Duplex, M 812, FINB 729, P 18	ISSUED	1462 Houston St	033-2355-325.01-00	\$389.25
RES24-00600	SFR, M 1546, UFB 1557, G 916, P 157	ISSUED	718 Boxwood Dr	033-2355-325.01-00	\$389.25

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>CASE_STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>PAYMENT_AMOUNT</u>
RES24-00604	Duplex, M 812, FINB 729, P 18	ISSUED	1464 Houston St	033-2355-325.01-00	\$389.25
RES24-00602	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1480 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00598	SFR, M 2149, FB 2152, G 803, P 240	ISSUED	5337 Cypress Crk	033-2355-325.01-00	\$389.25
RES24-00529	SFR, M 1832, G 523, P 273	ISSUED	385 Glade Loop	033-2355-325.01-00	\$389.25
RES24-00599	Equinox Townhomes 5-plex, M 394, U 692, G 201	ISSUED	1479 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00596	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1473 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00595	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1467 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00594	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1461 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00593	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1455 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00592	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1478 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00591	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1472 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00590	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1466 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00589	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1460 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00580	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3608 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00579	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3604 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00578	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3586 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00577	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3582 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00528	SFR, M 1965, G 1037, P 522	ISSUED	441 Glade Loop	033-2355-325.01-00	\$389.25
RES24-00576	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3548 Timpanogos Dr	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00575	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3544 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00574	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3524 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00573	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Timpanogos Dr	033-2355-325.01-00	\$389.25
RES24-00572	Equinox Townhomes: Outer/ 7-plex, M 550, U 1032, G 430	ISSUED	1427 Red Ct	033-2355-325.01-00	\$389.25
RES24-00571	Equinox Townhomes: Long / 7-plex, M586, U 1016, G 430	ISSUED	1421 Red Ct	033-2355-325.01-00	\$389.25
RES24-00570	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1415 Red Ct	033-2355-325.01-00	\$389.25
RES24-00569	Equinox Townhomes: Mid / 7-plex, M 586, U 1016, G 430	ISSUED	1409 Red Ct	033-2355-325.01-00	\$389.25
RES24-00568	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1403 Red Ct	033-2355-325.01-00	\$389.25
RES24-00567	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1397 Red Ct	033-2355-325.01-00	\$389.25
RES24-00566	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1391 Red Ct	033-2355-325.01-00	\$389.25
RES24-00564	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1392 Red Ct	033-2355-325.01-00	\$389.25
RES24-00563	Equinox Townhomes:Long / 7-plex, M 586, U 1016, G 430	ISSUED	1398 Red Ct	033-2355-325.01-00	\$389.25
RES24-00561	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1404 Red Ct	033-2355-325.01-00	\$389.25
RES24-00560	Equinox Townhomes: Mid / 7-plex, M550, U 985, G 430	ISSUED	1410 Red Ct	033-2355-325.01-00	\$389.25
RES24-00559	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1416 Red Ct #3	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00558	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1422 Red Ct #2	033-2355-325.01-00	\$389.25
RES24-00557	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3607 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00556	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3603 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00555	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3587 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00554	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3583 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00553	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3547 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00552	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3543 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00551	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3523 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00550	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3519 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00547	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3602 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00546	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3598 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00545	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3564 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00544	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3560 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00543	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00542	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3516 Badlands Dr	033-2355-325.01-00	\$389.25
RES24-00541	SFR, M 1429, FB 1261, UFB 170, G 618, P 18	ISSUED	655 Emma Ct	033-2355-325.01-00	\$389.25
RES24-00538	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6360 Ender Ln	033-2355-325.01-00	\$389.25
RES24-00537	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6378 Ender Ln	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00536	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6326 Ender Ln	033-2355-325.01-00	\$389.25
RES24-00535	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6344 Ender Ln	033-2355-325.01-00	\$389.25
RES24-00504	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1454 Russell Ln	033-2355-325.01-00	\$389.25
RES24-00503	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1428 Red Ct # 1	033-2355-325.01-00	\$389.25
RES24-00499	SFR, M 1932, U 516, FB 1866, UFB 151, G 968, P 374	ISSUED	1711 Sandpiper Way	033-2355-325.01-00	\$389.25
RES24-00483	SFR, M 1750, G 1326, P 66	ISSUED	5165 Pevero Dr	033-2355-325.01-00	\$389.25
RES24-00488	SFR, M 2079, UFB 2049, G 1008, P 214	ISSUED	5512 Rock Hollow Ln	033-2355-325.01-00	\$389.25
RES24-00485	SFR, M 2031, FB 1855, G 1045, P 416	ISSUED	430 Saddle Rock Ln	033-2355-325.01-00	\$389.25
RES24-00397	Twin Home, M 1400, G 504, P 66	ISSUED	275 Birdie Thompson Dr	033-2355-325.01-00	\$389.25
RES24-00396	Barnwood Townhomes (5-Plex): (E) M655, U 939, G 385	ISSUED	1214 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00399	SFR, M 1588, FB 1548, UFB 127, G 907, P 128	ISSUED	5926 Macrae Dr	033-2355-325.01-00	\$389.25
RES24-00393	TwinHme, M 1400, G 1030, P 132	ISSUED	285 Birdie Thompson Dr	033-2355-325.01-00	\$389.25
RES24-00387	SFR, M 1880, FB 418, UFB 1462, G 1452, P 240	ISSUED	5395 Cypress Crk	033-2355-325.01-00	\$389.25
RES24-00377	TWINHME, M 1430, FB 1280, UFB 150, G 528 (2 car)	ISSUED	1791 Prosperity Ln	033-2355-325.01-00	\$389.25
RES24-00380	SFR, M 1658, UF 940, G 705, P 386	ISSUED	6077 Maggie Dr	033-2355-325.01-00	\$389.25
RES24-00376	TWINHME, M 1430, FB 1280, UFB 150, G 816 (3 car)	ISSUED	1781 Prosperity Ln	033-2355-325.01-00	\$389.25
RES24-00426	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	700 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00425	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	708 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00424	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	721 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00423	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	711 Capital Reef Dr	033-2355-325.01-00	\$389.25

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>CASE_STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>PAYMENT_AMOUNT</u>
RES24-00422	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	699 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00421	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	691 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00420	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	679 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00419	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	669 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00418	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1246 Bridgewater Ct	033-2355-325.01-00	\$389.25
RES24-00417	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1247 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00416	Barnwood Townhomes (6-Plex) : (E), M 655, U 939, G 385	ISSUED	1686 Weatherwood Dr	033-2355-325.01-00	\$389.25
RES24-00412	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	659 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00411	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	649 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00410	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	637 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00409	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	627 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00408	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	617 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00406	SFR, M 1690, FB 1407, UFB 84, G 778, P 19	ISSUED	1688 Palm Springs Dr	033-2355-325.01-00	\$389.25
RES24-00384	SFR, M 1607, G 669, P 706	ISSUED	377 Glade Loop	033-2355-325.01-00	\$389.25
RES24-00481	SFR, M 1722, FB 1422, UFB 99, G 1051, P 600	ISSUED	5941 Lemhi St	033-2355-325.01-00	\$389.25
RES24-00477	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1280 Bridgewater Ct	033-2355-325.01-00	\$389.25
RES24-00476	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Bridgewater Ct	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00475	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1266 Bridgewater Ct	033-2355-325.01-00	\$389.25
RES24-00474	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1260 Bridgewater Ct	033-2355-325.01-00	\$389.25
RES24-00473	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1254 Bridgewater Ct	033-2355-325.01-00	\$389.25
RES24-00470	SFR, M 1733, FB 1744, G 965, P 55	ISSUED	367 Fire Thorn Dr	033-2355-325.01-00	\$389.25
RES24-00618	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1469 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00619	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1475 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00620	Townhome (5) Plex: m 394, U 692, G 201	ISSUED	1481 Zamberlan Way	033-2355-325.01-00	\$389.25
RES24-00428	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	688 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00429	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	678 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00407	SFR, M 1050, U 1296, UFB 965, G 1084, P 96	ISSUED	4671 Radiant Dr	033-2355-325.01-00	\$389.25
RES24-00430	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	668 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00431	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	658 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00433	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	646 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00434	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	636 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00435	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	626 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00436	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	616 Capital Reef Dr	033-2355-325.01-00	\$389.25
RES24-00440	SFR, M 1700, FB 1350, UFB 135, G 944, P 152	ISSUED	902 Jack Ln	033-2355-325.01-00	\$389.25
RES24-00447	SFR, M 1876, FB 1824, G 1150, P 60	ISSUED	373 Fire Thorn Dr	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00449	Barnwood Townhomes (5-Plex): (M), M594, U 937, G 385	ISSUED	1222 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00450	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1228 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00451	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1234 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00452	Barnwood Townhomes (5-Plex): (E), M 655, U 939, G 385	ISSUED	1242 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00453	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1264 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00454	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00455	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1278 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00456	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1284 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00457	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1290 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00458	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1255 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00459	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1261 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00461	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1267 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00462	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1273 Meadow Edge Ct	033-2355-325.01-00	\$389.25
RES24-00463	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1281 Meadow Edge Ct	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00464	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1680 Weatherwood Dr	033-2355-325.01-00	\$389.25
RES24-00465	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1676 Weatherwood Dr	033-2355-325.01-00	\$389.25
RES24-00466	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1672 Weatherwood Dr	033-2355-325.01-00	\$389.25
RES24-00467	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1668 Weatherwood Dr	033-2355-325.01-00	\$389.25
RES24-00468	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1662 Weatherwood Dr	033-2355-325.01-00	\$389.25
RES24-00469	SFR, M 1955, FB 1911, G 1068, P 37.25	ISSUED	1617 Palm Springs Dr	033-2355-325.01-00	\$389.25
RES24-00487	SFR, M 1870, FB 1568, UFB 68, G 1185, P 62	ISSUED	6175 Broken Stone Way	033-2355-325.01-00	\$389.25
					52,938.00
IFRSFPD	IMPACT FEE SINGLE FAMILY POLICE				
RES24-00458	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1255 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00457	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1290 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00456	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1284 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00455	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1278 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00454	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00453	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1264 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00452	Barnwood Townhomes (5-Plex): (E), M 655, U 939, G 385	ISSUED	1242 Meadow Edge Ct	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00451	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1234 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00450	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1228 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00449	Barnwood Townhomes (5-Plex): (M), M594, U 937, G 385	ISSUED	1222 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00447	SFR, M 1876, FB 1824, G 1150, P 60	ISSUED	373 Fire Thorn Dr	032-2055-325.01-00	\$480.75
RES24-00440	SFR, M 1700, FB 1350, UFB 135, G 944, P 152	ISSUED	902 Jack Ln	032-2055-325.01-00	\$480.75
RES24-00436	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	616 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00435	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	626 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00434	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	636 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00433	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	646 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00431	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	658 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00430	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	668 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00407	SFR, M 1050, U 1296, UFB 965, G 1084, P 96	ISSUED	4671 Radiant Dr	032-2055-325.01-00	\$480.75
RES24-00429	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	678 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00428	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	688 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00620	Townhome (5) Plex: m 394, U 692, G 201	ISSUED	1481 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00619	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1475 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00618	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1469 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00617	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1463 Zamberlan Way	032-2055-325.01-00	\$480.75

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>CASE_STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>PAYMENT_AMOUNT</u>
RES24-00616	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1457 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00614	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1474 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00613	Town Home: (5) Plex: M 394, U 692, G201	ISSUED	1468 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00612	Town Home (5) Plex: M 394, U 692, G 201	ISSUED	1462 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00611	Townhome (5) Plex: M394, U 692, G 201	ISSUED	1456 Zamberlan way	032-2055-325.01-00	\$480.75
RES24-00294	Duplex, M 812, FINB 729, P 18	ISSUED	1462 Houston St	032-2055-325.01-00	\$480.75
RES24-00600	SFR, M 1546, UFB 1557, G 916, P 157	ISSUED	718 Boxwood Dr	032-2055-325.01-00	\$480.75
RES24-00604	Duplex, M 812, FINB 729, P 18	ISSUED	1464 Houston St	032-2055-325.01-00	\$480.75
RES24-00602	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1480 Zamberlan Way	032-2055-325.01-00	\$480.75
RES24-00598	SFR, M 2149, FB 2152, G 803, P 240	ISSUED	5337 Cypress Crk	032-2055-325.01-00	\$480.75
RES24-00529	SFR, M 1832, G 523, P 273	ISSUED	385 Glade Loop	032-2055-325.01-00	\$480.75
RES24-00599	Equinox Townhomes 5-plex, M 394, U 692, G 201	ISSUED	1479 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00596	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1473 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00595	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1467 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00594	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1461 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00593	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1455 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00592	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1478 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00591	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1472 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00590	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1466 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00485	SFR, M 2031, FB 1855, G 1045, P 416	ISSUED	430 Saddle Rock Ln	032-2055-325.01-00	\$480.75

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>CASE_STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>PAYMENT_AMOUNT</u>
RES24-00397	Twin Home, M 1400, G 504, P 66	ISSUED	275 Birdie Thompson Dr	032-2055-325.01-00	\$480.75
RES24-00396	Barnwood Townhomes (5-Plex): (E) M655, U 939, G 385	ISSUED	1214 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00399	SFR, M 1588, FB 1548, UFB 127, G 907, P 128	ISSUED	5926 Macrae Dr	032-2055-325.01-00	\$480.75
RES24-00393	TwinHme, M 1400, G 1030, P 132	ISSUED	285 Birdie Thompson Dr	032-2055-325.01-00	\$480.75
RES24-00387	SFR, M 1880, FB 418, UFB 1462, G 1452, P 240	ISSUED	5395 Cypress Crk	032-2055-325.01-00	\$480.75
RES24-00377	TWINHME, M 1430, FB 1280, UFB 150, G 528 (2 car)	ISSUED	1791 Prosperity Ln	032-2055-325.01-00	\$480.75
RES24-00380	SFR, M 1658, UF 940, G 705, P 386	ISSUED	6077 Maggie Dr	032-2055-325.01-00	\$480.75
RES24-00376	TWINHME, M 1430, FB 1280, UFB 150, G 816 (3 car)	ISSUED	1781 Prosperity Ln	032-2055-325.01-00	\$480.75
RES24-00426	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	700 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00425	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	708 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00424	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	721 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00423	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	711 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00422	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	699 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00421	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	691 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00420	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	679 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00419	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	669 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00418	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1246 Bridgewater Ct	032-2055-325.01-00	\$480.75
RES24-00417	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1247 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00416	Barnwood Townhomes (6-Plex) : (E), M 655, U 939, G 385	ISSUED	1686 Weatherwood Dr	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00412	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	659 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00411	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	649 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00410	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	637 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00409	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	627 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00408	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	617 Capital Reef Dr	032-2055-325.01-00	\$480.75
RES24-00406	SFR, M 1690, FB 1407, UFB 84, G 778, P 19	ISSUED	1688 Palm Springs Dr	032-2055-325.01-00	\$480.75
RES24-00384	SFR, M 1607, G 669, P 706	ISSUED	377 Glade Loop	032-2055-325.01-00	\$480.75
RES24-00481	SFR, M 1722, FB 1422, UFB 99, G 1051, P 600	ISSUED	5941 Lemhi St	032-2055-325.01-00	\$480.75
RES24-00477	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1280 Bridgewater Ct	032-2055-325.01-00	\$480.75
RES24-00476	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Bridgewater Ct	032-2055-325.01-00	\$480.75
RES24-00475	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1266 Bridgewater Ct	032-2055-325.01-00	\$480.75
RES24-00474	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1260 Bridgewater Ct	032-2055-325.01-00	\$480.75
RES24-00473	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1254 Bridgewater Ct	032-2055-325.01-00	\$480.75
RES24-00470	SFR, M 1733, FB 1744, G 965, P 55	ISSUED	367 Fire Thorn Dr	032-2055-325.01-00	\$480.75
RES24-00469	SFR, M 1955, FB 1911, G 1068, P 37.25	ISSUED	1617 Palm Springs Dr	032-2055-325.01-00	\$480.75
RES24-00468	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1662 Weatherwood Dr	032-2055-325.01-00	\$480.75
RES24-00467	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1668 Weatherwood Dr	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00466	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1672 Weatherwood Dr	032-2055-325.01-00	\$480.75
RES24-00465	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1676 Weatherwood Dr	032-2055-325.01-00	\$480.75
RES24-00464	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1680 Weatherwood Dr	032-2055-325.01-00	\$480.75
RES24-00463	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1281 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00462	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1273 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00461	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1267 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00459	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1261 Meadow Edge Ct	032-2055-325.01-00	\$480.75
RES24-00487	SFR, M 1870, FB 1568, UFB 68, G 1185, P 62	ISSUED	6175 Broken Stone Way	032-2055-325.01-00	\$480.75
RES24-00488	SFR, M 2079, UFB 2049, G 1008, P 214	ISSUED	5512 Rock Hollow Ln	032-2055-325.01-00	\$480.75
RES24-00483	SFR, M 1750, G 1326, P 66	ISSUED	5165 Pevero Dr	032-2055-325.01-00	\$480.75
RES24-00499	SFR, M 1932, U 516, FB 1866, UFB 151, G 968, P 374	ISSUED	1711 Sandpiper Way	032-2055-325.01-00	\$480.75
RES24-00503	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1428 Red Ct # 1	032-2055-325.01-00	\$480.75
RES24-00504	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1454 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00535	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6344 Ender Ln	032-2055-325.01-00	\$480.75
RES24-00536	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6326 Ender Ln	032-2055-325.01-00	\$480.75
RES24-00537	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6378 Ender Ln	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00538	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6360 Ender Ln	032-2055-325.01-00	\$480.75
RES24-00541	SFR, M 1429, FB 1261, UFB 170, G 618, P 18	ISSUED	655 Emma Ct	032-2055-325.01-00	\$480.75
RES24-00542	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3516 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00543	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00544	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3560 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00545	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3564 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00546	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3598 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00547	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3602 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00550	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3519 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00551	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3523 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00552	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3543 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00553	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3547 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00589	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1460 Russell Ln	032-2055-325.01-00	\$480.75
RES24-00580	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3608 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00579	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3604 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00578	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3586 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00577	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3582 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00528	SFR, M 1965, G 1037, P 522	ISSUED	441 Glade Loop	032-2055-325.01-00	\$480.75
RES24-00576	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3548 Timpanogos Dr	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00575	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3544 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00574	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3524 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00573	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Timpanogos Dr	032-2055-325.01-00	\$480.75
RES24-00572	Equinox Townhomes: Outer/ 7-plex, M 550, U 1032, G 430	ISSUED	1427 Red Ct	032-2055-325.01-00	\$480.75
RES24-00571	Equinox Townhomes: Long / 7-plex, M586, U 1016, G 430	ISSUED	1421 Red Ct	032-2055-325.01-00	\$480.75
RES24-00570	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1415 Red Ct	032-2055-325.01-00	\$480.75
RES24-00569	Equinox Townhomes: Mid / 7-plex, M 586, U 1016, G 430	ISSUED	1409 Red Ct	032-2055-325.01-00	\$480.75
RES24-00568	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1403 Red Ct	032-2055-325.01-00	\$480.75
RES24-00567	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1397 Red Ct	032-2055-325.01-00	\$480.75
RES24-00566	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1391 Red Ct	032-2055-325.01-00	\$480.75
RES24-00564	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1392 Red Ct	032-2055-325.01-00	\$480.75
RES24-00563	Equinox Townhomes:Long / 7-plex, M 586, U 1016, G 430	ISSUED	1398 Red Ct	032-2055-325.01-00	\$480.75
RES24-00561	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1404 Red Ct	032-2055-325.01-00	\$480.75
RES24-00560	Equinox Townhomes: Mid / 7-plex, M550, U 985, G 430	ISSUED	1410 Red Ct	032-2055-325.01-00	\$480.75
RES24-00559	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1416 Red Ct #3	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00558	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1422 Red Ct #2	032-2055-325.01-00	\$480.75
RES24-00557	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3607 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00556	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3603 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00555	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3587 Badlands Dr	032-2055-325.01-00	\$480.75
RES24-00554	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3583 Badlands Dr	032-2055-325.01-00	\$480.75
					65,382.00
IFRSFPR	IMPACT FEE SINGLE FAMILY PARKS AND REC				
RES24-00568	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1403 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00569	Equinox Townhomes: Mid / 7-plex, M 586, U 1016, G 430	ISSUED	1409 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00570	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1415 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00571	Equinox Townhomes: Long / 7-plex, M586, U 1016, G 430	ISSUED	1421 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00572	Equinox Townhomes: Outer/ 7-plex, M 550, U 1032, G 430	ISSUED	1427 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00573	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00574	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3524 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00575	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3544 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00576	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3548 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00528	SFR, M 1965, G 1037, P 522	ISSUED	441 Glade Loop	034-2755-325.01-00	\$1,390.50
RES24-00577	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3582 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00578	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3586 Timpanogos Dr	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00579	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3604 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00580	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3608 Timpanogos Dr	034-2755-325.01-00	\$1,390.50
RES24-00589	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1460 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00590	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1466 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00591	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1472 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00592	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1478 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00593	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1455 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00594	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1461 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00595	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1467 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00596	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1473 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00599	Equinox Townhomes 5-plex, M 394, U 692, G 201	ISSUED	1479 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00529	SFR, M 1832, G 523, P 273	ISSUED	385 Glade Loop	034-2755-325.01-00	\$1,390.50
RES24-00598	SFR, M 2149, FB 2152, G 803, P 240	ISSUED	5337 Cypress Crk	034-2755-325.01-00	\$1,390.50
RES24-00602	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1480 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00604	Duplex, M 812, FINB 729, P 18	ISSUED	1464 Houston St	034-2755-325.01-00	\$1,390.50
RES24-00600	SFR, M 1546, UFB 1557, G 916, P 157	ISSUED	718 Boxwood Dr	034-2755-325.01-00	\$1,390.50
RES24-00294	Duplex, M 812, FINB 729, P 18	ISSUED	1462 Houston St	034-2755-325.01-00	\$1,390.50
RES24-00611	Townhome (5) Plex: M394, U 692, G 201	ISSUED	1456 Zamberlan way	034-2755-325.01-00	\$1,390.50
RES24-00612	Town Home (5) Plex: M 394, U 692, G 201	ISSUED	1462 Zamberlan Way	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00613	Town Home: (5) Plex: M 394, U 692, G201	ISSUED	1468 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00567	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1397 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00566	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1391 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00564	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1392 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00563	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1398 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00561	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1404 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00560	Equinox Townhomes: Mid / 7-plex, M550, U 985, G 430	ISSUED	1410 Red Ct	034-2755-325.01-00	\$1,390.50
RES24-00559	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1416 Red Ct #3	034-2755-325.01-00	\$1,390.50
RES24-00558	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1422 Red Ct #2	034-2755-325.01-00	\$1,390.50
RES24-00557	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3607 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00556	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3603 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00555	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3587 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00554	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3583 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00553	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3547 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00552	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3543 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00551	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3523 Badlands Dr	034-2755-325.01-00	\$1,390.50

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>CASE_STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>PAYMENT_AMOUNT</u>
RES24-00550	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3519 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00547	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3602 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00546	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3598 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00545	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3564 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00544	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3560 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00543	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00542	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3516 Badlands Dr	034-2755-325.01-00	\$1,390.50
RES24-00541	SFR, M 1429, FB 1261, UFB 170, G 618, P 18	ISSUED	655 Emma Ct	034-2755-325.01-00	\$1,390.50
RES24-00538	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6360 Ender Ln	034-2755-325.01-00	\$1,390.50
RES24-00537	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6378 Ender Ln	034-2755-325.01-00	\$1,390.50
RES24-00536	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6326 Ender Ln	034-2755-325.01-00	\$1,390.50
RES24-00535	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6344 Ender Ln	034-2755-325.01-00	\$1,390.50
RES24-00504	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1454 Russell Ln	034-2755-325.01-00	\$1,390.50
RES24-00503	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1428 Red Ct # 1	034-2755-325.01-00	\$1,390.50
RES24-00499	SFR, M 1932, U 516, FB 1866, UFB 151, G 968, P 374	ISSUED	1711 Sandpiper Way	034-2755-325.01-00	\$1,390.50
RES24-00483	SFR, M 1750, G 1326, P 66	ISSUED	5165 Pevero Dr	034-2755-325.01-00	\$1,390.50
RES24-00488	SFR, M 2079, UFB 2049, G 1008, P 214	ISSUED	5512 Rock Hollow Ln	034-2755-325.01-00	\$1,390.50
RES24-00487	SFR, M 1870, FB 1568, UFB 68, G 1185, P 62	ISSUED	6175 Broken Stone Way	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00485	SFR, M 2031, FB 1855, G 1045, P 416	ISSUED	430 Saddle Rock Ln	034-2755-325.01-00	\$1,390.50
RES24-00397	Twin Home, M 1400, G 504, P 66	ISSUED	275 Birdie Thompson Dr	034-2755-325.01-00	\$1,390.50
RES24-00396	Barnwood Townhomes (5-Plex): (E) M655, U 939, G 385	ISSUED	1214 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00399	SFR, M 1588, FB 1548, UFB 127, G 907, P 128	ISSUED	5926 Macrae Dr	034-2755-325.01-00	\$1,390.50
RES24-00393	TwinHme, M 1400, G 1030, P 132	ISSUED	285 Birdie Thompson Dr	034-2755-325.01-00	\$1,390.50
RES24-00387	SFR, M 1880, FB 418, UFB 1462, G 1452, P 240	ISSUED	5395 Cypress Crk	034-2755-325.01-00	\$1,390.50
RES24-00377	TWINHME, M 1430, FB 1280, UFB 150, G 528 (2 car)	ISSUED	1791 Prosperity Ln	034-2755-325.01-00	\$1,390.50
RES24-00380	SFR, M 1658, UF 940, G 705, P 386	ISSUED	6077 Maggie Dr	034-2755-325.01-00	\$1,390.50
RES24-00376	TWINHME, M 1430, FB 1280, UFB 150, G 816 (3 car)	ISSUED	1781 Prosperity Ln	034-2755-325.01-00	\$1,390.50
RES24-00426	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	700 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00425	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	708 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00424	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	721 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00423	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	711 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00422	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	699 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00421	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	691 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00420	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	679 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00419	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	669 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00418	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1246 Bridgewater Ct	034-2755-325.01-00	\$1,390.50
RES24-00417	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1247 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00416	Barnwood Townhomes (6-Plex) : (E), M 655, U 939, G 385	ISSUED	1686 Weatherwood Dr	034-2755-325.01-00	\$1,390.50
RES24-00412	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	659 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00411	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	649 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00410	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	637 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00409	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	627 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00408	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	617 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00406	SFR, M 1690, FB 1407, UFB 84, G 778, P 19	ISSUED	1688 Palm Springs Dr	034-2755-325.01-00	\$1,390.50
RES24-00384	SFR, M 1607, G 669, P 706	ISSUED	377 Glade Loop	034-2755-325.01-00	\$1,390.50
RES24-00481	SFR, M 1722, FB 1422, UFB 99, G 1051, P 600	ISSUED	5941 Lemhi St	034-2755-325.01-00	\$1,390.50
RES24-00477	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1280 Bridgewater Ct	034-2755-325.01-00	\$1,390.50
RES24-00476	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Bridgewater Ct	034-2755-325.01-00	\$1,390.50
RES24-00475	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1266 Bridgewater Ct	034-2755-325.01-00	\$1,390.50
RES24-00474	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1260 Bridgewater Ct	034-2755-325.01-00	\$1,390.50
RES24-00473	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1254 Bridgewater Ct	034-2755-325.01-00	\$1,390.50
RES24-00470	SFR, M 1733, FB 1744, G 965, P 55	ISSUED	367 Fire Thorn Dr	034-2755-325.01-00	\$1,390.50
RES24-00469	SFR, M 1955, FB 1911, G 1068, P 37.25	ISSUED	1617 Palm Springs Dr	034-2755-325.01-00	\$1,390.50
RES24-00614	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1474 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00616	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1457 Zamberlan Way	034-2755-325.01-00	\$1,390.50

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>CASE_STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>PAYMENT_AMOUNT</u>
RES24-00617	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1463 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00618	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1469 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00619	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1475 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00620	Townhome (5) Plex: m 394, U 692, G 201	ISSUED	1481 Zamberlan Way	034-2755-325.01-00	\$1,390.50
RES24-00428	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	688 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00429	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	678 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00407	SFR, M 1050, U 1296, UFB 965, G 1084, P 96	ISSUED	4671 Radiant Dr	034-2755-325.01-00	\$1,390.50
RES24-00430	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	668 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00431	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	658 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00433	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	646 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00434	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	636 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00435	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	626 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00436	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	616 Capital Reef Dr	034-2755-325.01-00	\$1,390.50
RES24-00440	SFR, M 1700, FB 1350, UFB 135, G 944, P 152	ISSUED	902 Jack Ln	034-2755-325.01-00	\$1,390.50
RES24-00447	SFR, M 1876, FB 1824, G 1150, P 60	ISSUED	373 Fire Thorn Dr	034-2755-325.01-00	\$1,390.50
RES24-00449	Barnwood Townhomes (5-Plex): (M), M594, U 937, G 385	ISSUED	1222 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00450	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1228 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00451	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1234 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00452	Barnwood Townhomes (5-Plex): (E), M 655, U 939, G 385	ISSUED	1242 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00453	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1264 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00454	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00455	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1278 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00456	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1284 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00457	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1290 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00458	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1255 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00459	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1261 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00461	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1267 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00462	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1273 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00463	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1281 Meadow Edge Ct	034-2755-325.01-00	\$1,390.50
RES24-00464	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1680 Weatherwood Dr	034-2755-325.01-00	\$1,390.50
RES24-00465	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1676 Weatherwood Dr	034-2755-325.01-00	\$1,390.50
RES24-00466	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1672 Weatherwood Dr	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00467	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1668 Weatherwood Dr	034-2755-325.01-00	\$1,390.50
RES24-00468	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1662 Weatherwood Dr	034-2755-325.01-00	\$1,390.50
					189,108.00
IFRSFTR	IMPACT FEE SINGLE FAMILY TRANSPORTATION				
RES24-00487	SFR, M 1870, FB 1568, UFB 68, G 1185, P 62	ISSUED	6175 Broken Stone Way	035-4655-325.01-00	\$3,013.00
RES24-00488	SFR, M 2079, UFB 2049, G 1008, P 214	ISSUED	5512 Rock Hollow Ln	035-4655-325.01-00	\$3,013.00
RES24-00483	SFR, M 1750, G 1326, P 66	ISSUED	5165 Pevero Dr	035-4655-325.01-00	\$3,013.00
RES24-00499	SFR, M 1932, U 516, FB 1866, UFB 151, G 968, P 374	ISSUED	1711 Sandpiper Way	035-4655-325.01-00	\$2,813.00
RES24-00503	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1428 Red Ct # 1	035-4655-325.01-00	\$3,013.00
RES24-00504	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1454 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00535	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6344 Ender Ln	035-4655-325.01-00	\$3,013.00
RES24-00536	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6326 Ender Ln	035-4655-325.01-00	\$3,013.00
RES24-00537	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6378 Ender Ln	035-4655-325.01-00	\$3,013.00
RES24-00538	Townhome (2-Plex) M 1602, GAR 882, FB 1241, UFB 231, COVP 275	ISSUED	6360 Ender Ln	035-4655-325.01-00	\$3,013.00
RES24-00541	SFR, M 1429, FB 1261, UFB 170, G 618, P 18	ISSUED	655 Emma Ct	035-4655-325.01-00	\$3,013.00
RES24-00542	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3516 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00543	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00544	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3560 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00545	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3564 Badlands Dr	035-4655-325.01-00	\$3,013.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00546	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3598 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00547	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3602 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00550	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3519 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00551	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3523 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00552	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3543 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00553	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3547 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00554	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3583 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00555	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3587 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00556	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3603 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00557	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3607 Badlands Dr	035-4655-325.01-00	\$3,013.00
RES24-00558	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1422 Red Ct #2	035-4655-325.01-00	\$3,013.00
RES24-00559	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1416 Red Ct #3	035-4655-325.01-00	\$3,013.00
RES24-00560	Equinox Townhomes: Mid / 7-plex, M550, U 985, G 430	ISSUED	1410 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00561	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1404 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00563	Equinox Townhomes:Long / 7-plex, M 586, U 1016, G 430	ISSUED	1398 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00564	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1392 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00566	Equinox Townhomes: Outer / 7-plex, M 550, U 1032, G 430	ISSUED	1391 Red Ct	035-4655-325.01-00	\$3,013.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00567	Equinox Townhomes: Long / 7-plex, M 586, U 1016, G 430	ISSUED	1397 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00568	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1403 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00569	Equinox Townhomes: Mid / 7-plex, M 586, U 1016, G 430	ISSUED	1409 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00570	Equinox Townhomes: Mid / 7-plex, M 550, U 985, G 430	ISSUED	1415 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00571	Equinox Townhomes: Long / 7-plex, M586, U 1016, G 430	ISSUED	1421 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00572	Equinox Townhomes: Outer/ 7-plex, M 550, U 1032, G 430	ISSUED	1427 Red Ct	035-4655-325.01-00	\$3,013.00
RES24-00453	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1264 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00452	Barnwood Townhomes (5-Plex): (E), M 655, U 939, G 385	ISSUED	1242 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00451	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1234 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00450	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1228 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00449	Barnwood Townhomes (5-Plex): (M), M594, U 937, G 385	ISSUED	1222 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00447	SFR, M 1876, FB 1824, G 1150, P 60	ISSUED	373 Fire Thorn Dr	035-4655-325.01-00	\$3,013.00
RES24-00440	SFR, M 1700, FB 1350, UFB 135, G 944, P 152	ISSUED	902 Jack Ln	035-4655-325.01-00	\$2,813.00
RES24-00436	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	616 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00435	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	626 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00434	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	636 Capital Reef Dr	035-4655-325.01-00	\$3,013.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00433	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	646 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00431	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	658 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00430	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	668 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00407	SFR, M 1050, U 1296, UFB 965, G 1084, P 96	ISSUED	4671 Radiant Dr	035-4655-325.01-00	\$3,013.00
RES24-00429	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	678 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00428	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	688 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00620	Townhome (5) Plex: m 394, U 692, G 201	ISSUED	1481 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00619	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1475 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00618	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1469 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00617	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1463 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00616	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1457 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00614	Townhome (5) Plex: M 394, U 692, G 201	ISSUED	1474 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00613	Town Home: (5) Plex: M 394, U 692, G201	ISSUED	1468 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00612	Town Home (5) Plex: M 394, U 692, G 201	ISSUED	1462 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00611	Townhome (5) Plex: M394, U 692, G 201	ISSUED	1456 Zamberlan way	035-4655-325.01-00	\$3,013.00
RES24-00294	Duplex, M 812, FINB 729, P 18	ISSUED	1462 Houston St	035-4655-325.01-00	\$3,013.00
RES24-00600	SFR, M 1546, UFB 1557, G 916, P 157	ISSUED	718 Boxwood Dr	035-4655-325.01-00	\$2,813.00
RES24-00604	Duplex, M 812, FINB 729, P 18	ISSUED	1464 Houston St	035-4655-325.01-00	\$3,013.00
RES24-00602	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1480 Zamberlan Way	035-4655-325.01-00	\$3,013.00
RES24-00598	SFR, M 2149, FB 2152, G 803, P 240	ISSUED	5337 Cypress Crk	035-4655-325.01-00	\$2,813.00
RES24-00529	SFR, M 1832, G 523, P 273	ISSUED	385 Glade Loop	035-4655-325.01-00	\$3,013.00

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RES24-00599	Equinox Townhomes 5-plex, M 394, U 692, G 201	ISSUED	1479 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00596	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1473 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00595	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1467 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00594	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1461 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00593	Equinox Townhomes: 5-plex, M 394, U 692, G 201	ISSUED	1455 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00592	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1478 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00591	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1472 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00590	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1466 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00589	Equinox Townhomes 5-plex: M 394, U 692, G 201	ISSUED	1460 Russell Ln	035-4655-325.01-00	\$3,013.00
RES24-00580	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3608 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00579	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3604 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00578	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3586 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00577	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3582 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00528	SFR, M 1965, G 1037, P 522	ISSUED	441 Glade Loop	035-4655-325.01-00	\$2,813.00
RES24-00576	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3548 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00575	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3544 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00574	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3524 Timpanogos Dr	035-4655-325.01-00	\$3,013.00
RES24-00573	Patio Homes Type A - 1 Bedroom 1 Bathroom	ISSUED	3520 Timpanogos Dr	035-4655-325.01-00	\$3,013.00

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RES24-00485	SFR, M 2031, FB 1855, G 1045, P 416	ISSUED	430 Saddle Rock Ln	035-4655-325.01-00	\$3,013.00
RES24-00397	Twin Home, M 1400, G 504, P 66	ISSUED	275 Birdie Thompson Dr	035-4655-325.01-00	\$3,013.00
RES24-00396	Barnwood Townhomes (5-Plex): (E) M655, U 939, G 385	ISSUED	1214 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00399	SFR, M 1588, FB 1548, UFB 127, G 907, P 128	ISSUED	5926 Macrae Dr	035-4655-325.01-00	\$3,013.00
RES24-00393	TwinHme, M 1400, G 1030, P 132	ISSUED	285 Birdie Thompson Dr	035-4655-325.01-00	\$3,013.00
RES24-00387	SFR, M 1880, FB 418, UFB 1462, G 1452, P 240	ISSUED	5395 Cypress Crk	035-4655-325.01-00	\$3,013.00
RES24-00377	TWINHME, M 1430, FB 1280, UFB 150, G 528 (2 car)	ISSUED	1791 Prosperity Ln	035-4655-325.01-00	\$3,013.00
RES24-00380	SFR, M 1658, UF 940, G 705, P 386	ISSUED	6077 Maggie Dr	035-4655-325.01-00	\$2,813.00
RES24-00376	TWINHME, M 1430, FB 1280, UFB 150, G 816 (3 car)	ISSUED	1781 Prosperity Ln	035-4655-325.01-00	\$3,013.00
RES24-00426	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	700 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00425	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	708 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00424	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	721 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00423	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	711 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00422	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	699 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00421	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	691 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00420	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	679 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00419	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	669 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00418	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1246 Bridgewater Ct	035-4655-325.01-00	\$3,013.00
RES24-00417	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1247 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00416	Barnwood Townhomes (6-Plex) : (E), M 655, U 939, G 385	ISSUED	1686 Weatherwood Dr	035-4655-325.01-00	\$3,013.00
RES24-00412	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	659 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00411	Patio Homes Type E - 2 Bedroom 1 Bathroom	ISSUED	649 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00410	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	637 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00409	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	627 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00408	Patio Homes Type D - 2 Bedroom 2 Bathroom	ISSUED	617 Capital Reef Dr	035-4655-325.01-00	\$3,013.00
RES24-00406	SFR, M 1690, FB 1407, UFB 84, G 778, P 19	ISSUED	1688 Palm Springs Dr	035-4655-325.01-00	\$3,013.00
RES24-00384	SFR, M 1607, G 669, P 706	ISSUED	377 Glade Loop	035-4655-325.01-00	\$3,013.00
RES24-00481	SFR, M 1722, FB 1422, UFB 99, G 1051, P 600	ISSUED	5941 Lemhi St	035-4655-325.01-00	\$2,813.00
RES24-00477	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1280 Bridgewater Ct	035-4655-325.01-00	\$3,013.00
RES24-00476	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Bridgewater Ct	035-4655-325.01-00	\$3,013.00
RES24-00475	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1266 Bridgewater Ct	035-4655-325.01-00	\$3,013.00
RES24-00474	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1260 Bridgewater Ct	035-4655-325.01-00	\$3,013.00
RES24-00473	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1254 Bridgewater Ct	035-4655-325.01-00	\$3,013.00
RES24-00470	SFR, M 1733, FB 1744, G 965, P 55	ISSUED	367 Fire Thorn Dr	035-4655-325.01-00	\$3,013.00
RES24-00469	SFR, M 1955, FB 1911, G 1068, P 37.25	ISSUED	1617 Palm Springs Dr	035-4655-325.01-00	\$2,813.00
RES24-00468	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1662 Weatherwood Dr	035-4655-325.01-00	\$3,013.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00467	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1668 Weatherwood Dr	035-4655-325.01-00	\$3,013.00
RES24-00466	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1672 Weatherwood Dr	035-4655-325.01-00	\$3,013.00
RES24-00465	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1676 Weatherwood Dr	035-4655-325.01-00	\$3,013.00
RES24-00464	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1680 Weatherwood Dr	035-4655-325.01-00	\$3,013.00
RES24-00463	Barnwood Townhomes (6-Plex): (E), M 655, U 939, G 385	ISSUED	1281 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00462	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1273 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00461	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1267 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00459	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1261 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00458	Barnwood Townhomes (6-Plex): (M), M 594, U 937, G 385	ISSUED	1255 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00457	Barnwood Townhomes (5-Plex): (E), M 655, U 937, G 385	ISSUED	1290 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00456	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1284 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00455	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1278 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
RES24-00454	Barnwood Townhomes (5-Plex): (M), M 594, U 937, G 385	ISSUED	1272 Meadow Edge Ct	035-4655-325.01-00	\$3,013.00
					408,168.00
X_IMPFEESF	IMPACT FEE SINGLE FAMILY RESIDENTIAL				
RCOM24-0140	Caribou Townhomes Single Car (outer unit)	ISSUED	473 EASY ST	???	\$5,273.50

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RCOM24-0139	Caribou Townhome (Unit type B)	ISSUED	475 EASY ST	???	\$5,273.50
RCOM24-0138	Caribou Townhome (Unit type B)	ISSUED	477 EASY ST	???	\$5,273.50
RCOM24-0137	Caribou Townhomes (Unit type A)	ISSUED	479 EASY ST	???	\$5,273.50
RCOM24-0025	New Twinhome, M 2293, GAR 552, COVP 24	ISSUED	4832 ALLY ROSE LN	???	\$5,273.50
RCOM24-0024	New Twinhome, M 2293, GAR 552, COVP 24	ISSUED	4812 ALLY ROSE LN	???	\$5,273.50
RCOM24-0021	New Twinhome, M 2293, GAR 552, COVP 24	ISSUED	4746 ALLY ROSE LN	???	\$5,273.50
RCOM24-0020	New Twinhome, M 2293, GAR 552, COVP 24	ISSUED	4722 ALLY ROSE LN	???	\$5,273.50
RCOM23-0005	NEW SF M 1763, FINB 1261, GAR 1280, CVOP 196	ISSUED	6286 MAGGIE DR	???	\$5,073.50
RCOM24-0171	New Manufactured Home	ISSUED	1388 Canyon Ave	???	\$5,273.50
RCOM24-0170	New Manufactured Home	ISSUED	1390 Canyon Ave.	???	\$5,273.50
					57,808.50
X_IMPNRINT	INSTITUTIONAL IMPACT FEE NONRESIDENTIAL				
COM23-0153	Suomi Two story office building.	ISSUED	3881 Woodking Dr	???	\$26,538.98
					26,538.98
					941,219.48

Outstanding Impact Fees Payments by Date

From: 6/1/2024 To: 8/31/2024

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
IFRMFFD IMPACT FEE MULTIFAMILY FIRE/EMS					
COM24-00169	Orchard Park Bldg 6 - 20 Plex 32,922 sqft	745 E 25th St	033-2355-325-.01-00	FEES_DUE	\$6,270.00
COM24-00171	Orchard Park Bldg 4 - 24 Plex	745 E 25th St	033-2355-325-.01-00	SUBMITTED	\$7,524.00
COM24-00168	Orchard Park Bldg 1 - 20 Plex 32,922 sqft	745 E 25th St	033-2355-325-.01-00	FEES_DUE	\$6,270.00
COM24-00170	Orchard Park Bldg 3 - 24 Plex	745 E 25th St	033-2355-325-.01-00	SUBMITTED	\$7,524.00
					\$27,588.00
IFRMFPD IMPACT FEE MULTIFAMILY POLICE					
COM24-00169	Orchard Park Bldg 6 - 20 Plex 32,922 sqft	745 E 25th St	023-2055-325.01-00	FEES_DUE	\$6,645.00
COM24-00171	Orchard Park Bldg 4 - 24 Plex	745 E 25th St	023-2055-325.01-00	SUBMITTED	\$7,974.00
COM24-00170	Orchard Park Bldg 3 - 24 Plex	745 E 25th St	023-2055-325.01-00	SUBMITTED	\$7,974.00
COM24-00168	Orchard Park Bldg 1 - 20 Plex 32,922 sqft	745 E 25th St	023-2055-325.01-00	FEES_DUE	\$6,645.00
					\$29,238.00
IFRMFPR IMPACT FEE MULTIFAMILY PARKS AND REC					
COM24-00169	Orchard Park Bldg 6 - 20 Plex 32,922 sqft	745 E 25th St	034-2755-325.01-00	FEES_DUE	\$19,230.00
COM24-00171	Orchard Park Bldg 4 - 24 Plex	745 E 25th St	034-2755-325.01-00	SUBMITTED	\$23,076.00
COM24-00170	Orchard Park Bldg 3 - 24 Plex	745 E 25th St	034-2755-325.01-00	SUBMITTED	\$23,076.00
COM24-00168	Orchard Park Bldg 1 - 20 Plex 32,922 sqft	745 E 25th St	034-2755-325.01-00	FEES_DUE	\$19,230.00
					\$84,612.00
IFRMFTR IMPACT FEE MULTIFAMILY TRANSPORTATION					
COM24-00169	Orchard Park Bldg 6 - 20 Plex 32,922 sqft	745 E 25th St	035-4655-325.01-00	FEES_DUE	\$26,720.00
COM24-00171	Orchard Park Bldg 4 - 24 Plex	745 E 25th St	035-4655-325.01-00	SUBMITTED	\$32,064.00
COM24-00170	Orchard Park Bldg 3 - 24 Plex	745 E 25th St	035-4655-325.01-00	SUBMITTED	\$32,064.00
COM24-00168	Orchard Park Bldg 1 - 20 Plex 32,922 sqft	745 E 25th St	035-4655-325.01-00	FEES_DUE	\$26,720.00
					\$117,568.00
IFRSFFD IMPACT FEE SINGLE FAMILY FIRE/EMS					
RES24-00669	Equinox Townhome (5) Plex: M 394, U 692, G 201	1471 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00524	Patio Homes Type E - 2 Bedroom 1 Bathroom	3558 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00643	Equinox Townhome (6) Plex: M 578, U 776, G 234	1399 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00597	SFR, M 1923, FB 1909, G 885, P 240	5391 Rock Hollow Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00642	Equinox Townhome (6) Plex: M 578, U 776, G 234	1393 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00668	Equinox Townhome (5) Plex: M 394, U 692, G 201	1465 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00655	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1395 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00615	** Duplicate Permit ** RES24-00602 is correct permit	1480 Zamberlan Way	033-2355-325.01-00	WITHDRAWN	\$0.00
RES24-00667	Equinox Townhome (5) Plex: M 394, U 692, G 201	1459 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00622	Townhome (6) Plex: M 578, U 776, G 234	1424 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00641	Equinox Townhomes at Lincoln (Jennie Lee plan)	1424 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00656	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1401 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00623	Townhome (6) Plex: M 578, U 776, G 234	1418 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00640	Equinox Townhome (6) Plex: M 578, U 776, G 234	1418 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00666	Equinox Townhome (5) Plex- M 394, U 692, G 201	1482 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00624	Townhome (6) Plex: M 578, U 776, G 234	1412 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00639	Equinox Townhome (6) Plex: M 578, U 776, G 234	1412 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00665	Equinox Townhome (5) Plex: M 394, U 692, G 201	1476 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00625	Townhome (6) Plex: M 578, U 776, G 234	1406 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00657	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1407 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00626	Townhome (6) Plex: M 578, U 776, G 234	1400 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00638	Equinox Townhome (6) Plex: M 578, U 776, G 234	1406 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00664	Equinox Townhome (5) Plex: M 394, U 692, G 201	1470 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00658	Equinox Townhome(7) Plex: M - M 550, U 985, G 430	1413 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00627	Townhome (6) Plex: M 578, U 776, G 234	1394 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00637	Equinox Townhome (6) Plex: M 578, U 776, G 234	1400 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00663	Equinox Townhome (5) Plex: M 394, U 692, G 201	1464 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00630	Equinox Townhomes (6) Plex: M 578, U 776, G 234	1395 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00636	Equinox Townhome (6) Plex: M 578, U 776, G 234	1394 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00631	Equinox Townhome (6) Plex: M 578, U 776, G 234	1401 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00659	Equinox Townhome (7) Plex: M - M550, U 985, G 430	1419 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00662	Equinox Townhome (5) Plex: M 394, U 692, G 201	1458 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00632	Equinox Townhome (6) Plex, M 578, U 776, G234	1407 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00635	Equinox Townhome (6) Plex: M 578, U 776, G 234	1425 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00661	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1431 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00633	Equinox Townhome (6) Plex: M 578, U 776, G 234	1413 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00660	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1425 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00634	Equinox Townhome (6) Plex: M 578, U 776, G 234	1419 Jay Bird Way	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00510	Patio Homes Type A - 1 Bedroom 1 Bathroom	3613 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00654	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1430 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00523	Patio Homes Type E - 2 Bedroom 1 Bathroom	3544 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00644	Equinox Townhome (6) Plex: M 578, U 776, G 234	1405 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00650	Equinox Townhome: (M) - M 550, U 985, G 430	1406 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00670	Equinox Townhome (5) Plex: M 394, U 692, G 201	1477 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00522	Patio Homes Type E - 2 Bedroom 1 Bathroom	3526 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00649	Equinox Townhome (L) - M 586, U 1016, G 430	1400 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00653	Equinox Townhome (7 Plex) L - M 586, U 1016, G 430	1424 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00511	Patio Homes Type A - 1 Bedroom 1 Bathroom	3587 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00645	Equinox Townhome (6) Plex: M 578, U 776, G 234	1411 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00521	Patio Homes Type E - 2 Bedroom 1 Bathroom	3512 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00671	Equinox Townhomes (5) Plex: M 394, U 692, G 201	1483 Travers Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00684	SFR: M 1284, G 0	1298 Cassia Ave	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00520	Patio Homes Type E - 2 Bedroom 1 Bathroom	3557 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00646	Equinox Townhome (6) Plex: M 578, U 776, G 234	1417 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00512	Patio Homes Type A - 1 Bedroom 1 Bathroom	3591 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00513	Patio Homes Type A - 1 Bedroom 1 Bathroom	3586 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00519	Patio Homes Type E - 2 Bedroom 1 Bathroom	3543 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00652	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1418 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00518	Patio Homes Type E - 2 Bedroom 1 Bathroom	3525 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00647	Equinox Townhome (6) Plex: M 578, U 776, G 234	1423 Appaloosa Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00517	Patio Homes Type E - 2 Bedroom 1 Bathroom	3511 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00648	Equinox Townhomes (7) Plex: O- M 550, U 1032, G 430	1394 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00516	Patio Homes Type A - 1 Bedroom 1 Bathroom	3612 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00514	Patio Homes Type A - 1 Bedroom 1 Bathroom	3590 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00515	Patio Homes Type A - 1 Bedroom 1 Bathroom	3608 Fort Union Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00651	Equinox Townhome: (M) - M 550, U 985, G 430	1412 Star Garnet Pl	033-2355-325.01-00	FEES_DUE	\$389.25
					\$25,301.25
IFRSFPD	IMPACT FEE SINGLE FAMILY POLICE				
RES24-00634	Equinox Townhome (6) Plex: M 578, U 776, G 234	1419 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00649	Equinox Townhome (L) - M 586, U 1016, G 430	1400 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75

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RES24-00635	Equinox Townhome (6) Plex: M 578, U 776, G 234	1425 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00650	Equinox Townhome: (M) - M 550, U 985, G 430	1406 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00659	Equinox Townhome (7) Plex: M - M550, U 985, G 430	1419 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00648	Equinox Townhomes (7) Plex: O- M 550, U 1032, G 430	1394 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00636	Equinox Townhome (6) Plex: M 578, U 776, G 234	1394 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00658	Equinox Townhome(7) Plex: M - M 550, U 985, G 430	1413 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00637	Equinox Townhome (6) Plex: M 578, U 776, G 234	1400 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00651	Equinox Townhome: (M) - M 550, U 985, G 430	1412 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00647	Equinox Townhome (6) Plex: M 578, U 776, G 234	1423 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00638	Equinox Townhome (6) Plex: M 578, U 776, G 234	1406 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00657	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1407 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00639	Equinox Townhome (6) Plex: M 578, U 776, G 234	1412 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00646	Equinox Townhome (6) Plex: M 578, U 776, G 234	1417 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00656	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1401 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00652	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1418 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00640	Equinox Townhome (6) Plex: M 578, U 776, G 234	1418 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00645	Equinox Townhome (6) Plex: M 578, U 776, G 234	1411 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00641	Equinox Townhomes at Lincoln (Jennie Lee plan)	1424 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00655	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1395 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00653	Equinox Townhome (7 Plex) L - M 586, U 1016, G 430	1424 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00644	Equinox Townhome (6) Plex: M 578, U 776, G 234	1405 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00642	Equinox Townhome (6) Plex: M 578, U 776, G 234	1393 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00654	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1430 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00643	Equinox Townhome (6) Plex: M 578, U 776, G 234	1399 Appaloosa Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00510	Patio Homes Type A - 1 Bedroom 1 Bathroom	3613 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00684	SFR: M 1284, G 0	1298 Cassia Ave	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00511	Patio Homes Type A - 1 Bedroom 1 Bathroom	3587 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00512	Patio Homes Type A - 1 Bedroom 1 Bathroom	3591 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00513	Patio Homes Type A - 1 Bedroom 1 Bathroom	3586 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00514	Patio Homes Type A - 1 Bedroom 1 Bathroom	3590 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00515	Patio Homes Type A - 1 Bedroom 1 Bathroom	3608 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00516	Patio Homes Type A - 1 Bedroom 1 Bathroom	3612 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00517	Patio Homes Type E - 2 Bedroom 1 Bathroom	3511 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00518	Patio Homes Type E - 2 Bedroom 1 Bathroom	3525 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00519	Patio Homes Type E - 2 Bedroom 1 Bathroom	3543 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00520	Patio Homes Type E - 2 Bedroom 1 Bathroom	3557 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00671	Equinox Townhomes (5) Plex: M 394, U 692, G 201	1483 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00521	Patio Homes Type E - 2 Bedroom 1 Bathroom	3512 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00670	Equinox Townhome (5) Plex: M 394, U 692, G 201	1477 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00522	Patio Homes Type E - 2 Bedroom 1 Bathroom	3526 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00523	Patio Homes Type E - 2 Bedroom 1 Bathroom	3544 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00669	Equinox Townhome (5) Plex: M 394, U 692, G 201	1471 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00524	Patio Homes Type E - 2 Bedroom 1 Bathroom	3558 Fort Union Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES24-00668	Equinox Townhome (5) Plex: M 394, U 692, G 201	1465 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00597	SFR, M 1923, FB 1909, G 885, P 240	5391 Rock Hollow Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00615	** Duplicate Permit ** RES24-00602 is correct permit	1480 Zamberlan Way	032-2055-325.01-00	WITHDRAWN	\$0.00
RES24-00667	Equinox Townhome (5) Plex: M 394, U 692, G 201	1459 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00622	Townhome (6) Plex: M 578, U 776, G 234	1424 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00666	Equinox Townhome (5) Plex- M 394, U 692, G 201	1482 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00623	Townhome (6) Plex: M 578, U 776, G 234	1418 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00624	Townhome (6) Plex: M 578, U 776, G 234	1412 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00665	Equinox Townhome (5) Plex: M 394, U 692, G 201	1476 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00625	Townhome (6) Plex: M 578, U 776, G 234	1406 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00664	Equinox Townhome (5) Plex: M 394, U 692, G 201	1470 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00626	Townhome (6) Plex: M 578, U 776, G 234	1400 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00627	Townhome (6) Plex: M 578, U 776, G 234	1394 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00663	Equinox Townhome (5) Plex: M 394, U 692, G 201	1464 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00630	Equinox Townhomes (6) Plex: M 578, U 776, G 234	1395 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00662	Equinox Townhome (5) Plex: M 394, U 692, G 201	1458 Travers Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00631	Equinox Townhome (6) Plex: M 578, U 776, G 234	1401 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00632	Equinox Townhome (6) Plex, M 578, U 776, G234	1407 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00661	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1431 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00633	Equinox Townhome (6) Plex: M 578, U 776, G 234	1413 Jay Bird Way	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00660	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1425 Star Garnet Pl	032-2055-325.01-00	FEES_DUE	\$480.75
					\$31,248.75

IFRSFPR	IMPACT FEE SINGLE FAMILY PARKS AND REC				
RES24-00666	Equinox Townhome (5) Plex- M 394, U 692, G 201	1482 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00655	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1395 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00665	Equinox Townhome (5) Plex: M 394, U 692, G 201	1476 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00656	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1401 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00667	Equinox Townhome (5) Plex: M 394, U 692, G 201	1459 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00654	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1430 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00668	Equinox Townhome (5) Plex: M 394, U 692, G 201	1465 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00664	Equinox Townhome (5) Plex: M 394, U 692, G 201	1470 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00653	Equinox Townhome (7 Plex) L - M 586, U 1016, G 430	1424 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00669	Equinox Townhome (5) Plex: M 394, U 692, G 201	1471 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00657	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1407 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00663	Equinox Townhome (5) Plex: M 394, U 692, G 201	1464 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00670	Equinox Townhome (5) Plex: M 394, U 692, G 201	1477 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00652	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1418 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00671	Equinox Townhomes (5) Plex: M 394, U 692, G 201	1483 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00658	Equinox Townhome(7) Plex: M - M 550, U 985, G 430	1413 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00662	Equinox Townhome (5) Plex: M 394, U 692, G 201	1458 Travers Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00651	Equinox Townhome: (M) - M 550, U 985, G 430	1412 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00661	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1431 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00659	Equinox Townhome (7) Plex: M - M550, U 985, G 430	1419 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00650	Equinox Townhome: (M) - M 550, U 985, G 430	1406 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00660	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1425 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00684	SFR: M 1284, G 0	1298 Cassia Ave	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00622	Townhome (6) Plex: M 578, U 776, G 234	1424 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00623	Townhome (6) Plex: M 578, U 776, G 234	1418 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00615	** Duplicate Permit ** RES24-00602 is correct permit	1480 Zamberlan Way	034-2755-325.01-00	WITHDRAWN	\$0.00
RES24-00624	Townhome (6) Plex: M 578, U 776, G 234	1412 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00597	SFR, M 1923, FB 1909, G 885, P 240	5391 Rock Hollow Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00625	Townhome (6) Plex: M 578, U 776, G 234	1406 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00626	Townhome (6) Plex: M 578, U 776, G 234	1400 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00524	Patio Homes Type E - 2 Bedroom 1 Bathroom	3558 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00627	Townhome (6) Plex: M 578, U 776, G 234	1394 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00523	Patio Homes Type E - 2 Bedroom 1 Bathroom	3544 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00630	Equinox Townhomes (6) Plex: M 578, U 776, G 234	1395 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00631	Equinox Townhome (6) Plex: M 578, U 776, G 234	1401 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00522	Patio Homes Type E - 2 Bedroom 1 Bathroom	3526 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00632	Equinox Townhome (6) Plex, M 578, U 776, G234	1407 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00521	Patio Homes Type E - 2 Bedroom 1 Bathroom	3512 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00633	Equinox Townhome (6) Plex: M 578, U 776, G 234	1413 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00634	Equinox Townhome (6) Plex: M 578, U 776, G 234	1419 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00520	Patio Homes Type E - 2 Bedroom 1 Bathroom	3557 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00635	Equinox Townhome (6) Plex: M 578, U 776, G 234	1425 Jay Bird Way	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00636	Equinox Townhome (6) Plex: M 578, U 776, G 234	1394 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00637	Equinox Townhome (6) Plex: M 578, U 776, G 234	1400 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00519	Patio Homes Type E - 2 Bedroom 1 Bathroom	3543 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00638	Equinox Townhome (6) Plex: M 578, U 776, G 234	1406 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00518	Patio Homes Type E - 2 Bedroom 1 Bathroom	3525 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00639	Equinox Townhome (6) Plex: M 578, U 776, G 234	1412 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00649	Equinox Townhome (L) - M 586, U 1016, G 430	1400 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00510	Patio Homes Type A - 1 Bedroom 1 Bathroom	3613 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00648	Equinox Townhomes (7) Plex: O- M 550, U 1032, G 430	1394 Star Garnet Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00511	Patio Homes Type A - 1 Bedroom 1 Bathroom	3587 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00647	Equinox Townhome (6) Plex: M 578, U 776, G 234	1423 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00512	Patio Homes Type A - 1 Bedroom 1 Bathroom	3591 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00646	Equinox Townhome (6) Plex: M 578, U 776, G 234	1417 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00645	Equinox Townhome (6) Plex: M 578, U 776, G 234	1411 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00513	Patio Homes Type A - 1 Bedroom 1 Bathroom	3586 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00644	Equinox Townhome (6) Plex: M 578, U 776, G 234	1405 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00514	Patio Homes Type A - 1 Bedroom 1 Bathroom	3590 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00643	Equinox Townhome (6) Plex: M 578, U 776, G 234	1399 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00642	Equinox Townhome (6) Plex: M 578, U 776, G 234	1393 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00515	Patio Homes Type A - 1 Bedroom 1 Bathroom	3608 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00641	Equinox Townhomes at Lincoln (Jennie Lee plan)	1424 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00516	Patio Homes Type A - 1 Bedroom 1 Bathroom	3612 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00640	Equinox Townhome (6) Plex: M 578, U 776, G 234	1418 Appaloosa Pl	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00517	Patio Homes Type E - 2 Bedroom 1 Bathroom	3511 Fort Union Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50

\$90,382.50

IFRSFTR **IMPACT FEE SINGLE FAMILY TRANSPORTATION**

RES24-00514	Patio Homes Type A - 1 Bedroom 1 Bathroom	3590 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00520	Patio Homes Type E - 2 Bedroom 1 Bathroom	3557 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00519	Patio Homes Type E - 2 Bedroom 1 Bathroom	3543 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00670	Equinox Townhome (5) Plex: M 394, U 692, G 201	1477 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00671	Equinox Townhomes (5) Plex: M 394, U 692, G 201	1483 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00521	Patio Homes Type E - 2 Bedroom 1 Bathroom	3512 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00513	Patio Homes Type A - 1 Bedroom 1 Bathroom	3586 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00653	Equinox Townhome (7 Plex) L - M 586, U 1016, G 430	1424 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00669	Equinox Townhome (5) Plex: M 394, U 692, G 201	1471 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00515	Patio Homes Type A - 1 Bedroom 1 Bathroom	3608 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00522	Patio Homes Type E - 2 Bedroom 1 Bathroom	3526 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00512	Patio Homes Type A - 1 Bedroom 1 Bathroom	3591 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00523	Patio Homes Type E - 2 Bedroom 1 Bathroom	3544 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00518	Patio Homes Type E - 2 Bedroom 1 Bathroom	3525 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00668	Equinox Townhome (5) Plex: M 394, U 692, G 201	1465 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00511	Patio Homes Type A - 1 Bedroom 1 Bathroom	3587 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00524	Patio Homes Type E - 2 Bedroom 1 Bathroom	3558 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00516	Patio Homes Type A - 1 Bedroom 1 Bathroom	3612 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00510	Patio Homes Type A - 1 Bedroom 1 Bathroom	3613 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00667	Equinox Townhome (5) Plex: M 394, U 692, G 201	1459 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00517	Patio Homes Type E - 2 Bedroom 1 Bathroom	3511 Fort Union Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00597	SFR, M 1923, FB 1909, G 885, P 240	5391 Rock Hollow Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00615	** Duplicate Permit ** RES24-00602 is correct permit	1480 Zamberlan Way	035-4655-325.01-00	WITHDRAWN	\$0.00
RES24-00684	SFR: M 1284, G 0	1298 Cassia Ave	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00649	Equinox Townhome (L) - M 586, U 1016, G 430	1400 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00648	Equinox Townhomes (7) Plex: O - M 550, U 1032, G 430	1394 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00650	Equinox Townhome: (M) - M 550, U 985, G 430	1406 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00647	Equinox Townhome (6) Plex: M 578, U 776, G 234	1423 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00646	Equinox Townhome (6) Plex: M 578, U 776, G 234	1417 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00651	Equinox Townhome: (M) - M 550, U 985, G 430	1412 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00645	Equinox Townhome (6) Plex: M 578, U 776, G 234	1411 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00652	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1418 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00644	Equinox Townhome (6) Plex: M 578, U 776, G 234	1405 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00643	Equinox Townhome (6) Plex: M 578, U 776, G 234	1399 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00642	Equinox Townhome (6) Plex: M 578, U 776, G 234	1393 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00654	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1430 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00641	Equinox Townhomes at Lincoln (Jennie Lee plan)	1424 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00640	Equinox Townhome (6) Plex: M 578, U 776, G 234	1418 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00655	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1395 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00639	Equinox Townhome (6) Plex: M 578, U 776, G 234	1412 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00656	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1401 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00638	Equinox Townhome (6) Plex: M 578, U 776, G 234	1406 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00637	Equinox Townhome (6) Plex: M 578, U 776, G 234	1400 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00657	Equinox Townhome (7) Plex: M - M 550, U 985, G 430	1407 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00636	Equinox Townhome (6) Plex: M 578, U 776, G 234	1394 Appaloosa Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00658	Equinox Townhome(7) Plex: M - M 550, U 985, G 430	1413 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00635	Equinox Townhome (6) Plex: M 578, U 776, G 234	1425 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00634	Equinox Townhome (6) Plex: M 578, U 776, G 234	1419 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00659	Equinox Townhome (7) Plex: M - M550, U 985, G 430	1419 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00633	Equinox Townhome (6) Plex: M 578, U 776, G 234	1413 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00660	Equinox Townhome (7) Plex: L - M 586, U 1016, G 430	1425 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00632	Equinox Townhome (6) Plex, M 578, U 776, G234	1407 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00631	Equinox Townhome (6) Plex: M 578, U 776, G 234	1401 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00661	Equinox Townhome (7) Plex: O - M 550, U 1032, G 430	1431 Star Garnet Pl	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00630	Equinox Townhomes (6) Plex: M 578, U 776, G 234	1395 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00662	Equinox Townhome (5) Plex: M 394, U 692, G 201	1458 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00627	Townhome (6) Plex: M 578, U 776, G 234	1394 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00626	Townhome (6) Plex: M 578, U 776, G 234	1400 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00663	Equinox Townhome (5) Plex: M 394, U 692, G 201	1464 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00625	Townhome (6) Plex: M 578, U 776, G 234	1406 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00664	Equinox Townhome (5) Plex: M 394, U 692, G 201	1470 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00624	Townhome (6) Plex: M 578, U 776, G 234	1412 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00623	Townhome (6) Plex: M 578, U 776, G 234	1418 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00665	Equinox Townhome (5) Plex: M 394, U 692, G 201	1476 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00622	Townhome (6) Plex: M 578, U 776, G 234	1424 Jay Bird Way	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00666	Equinox Townhome (5) Plex- M 394, U 692, G 201	1482 Travers Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
					\$195,845.00
					\$601,783.50

Memorandum

File #: 24-355

City Council Meeting

FROM: Corrin Wilde, City Clerk
DATE: Thursday, September 19, 2024
DEPARTMENT: Mayor's Office

Subject

Minutes from Council Meetings

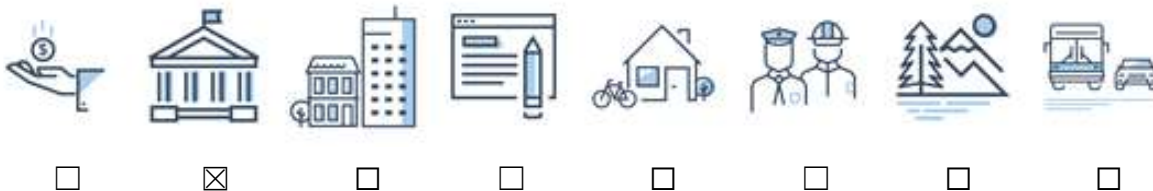
Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Minutes from 3 September 2024

Description, Background Information & Purpose

These are the 3 September 2024 City Council Special Meeting.

Alignment with City & Department Planning Objectives



The Minutes support the Good Governance community-oriented result by providing assurance of regulatory and policy compliance to facilitate transparency and minimize and mitigate risk.

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A

September 3, 2024, City Council Special Meeting

The City Council of the City of Idaho Falls met in a Special meeting, on Tuesday, September 3, 2024, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls at 7:45 a.m.

Call to Order and Roll Call

There were present:

Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw
Councilor John Radford (Virtually)
Councilor Ziel-Dingman
Councilor Jim Freeman
Councilor Kirk Larsen

Absent: Councilor Jim Francis

Also present:

Wade Sanner, Community Development Services, Director
Chris Fredericksen, Public Works Director
Stephen Boorman, Idaho Falls Power, Assistant General Manager
Margaret Wimborne, Chief of Staff
Catherine Smith, Economic Development Administrator
Michael Kirkham, City Attorney
Corrin Wilde, City Clerk

Mayor Casper called the meeting to order at 7:45 a.m. with the following items:

Public Works: Consideration of Easement Vacation – Power Line Easement Vacation.

Director Fredericksen stated that the property owner has requested a partial vacation of the easement. City staff members have reviewed the request and recommend approval.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to approve the easement vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion was carried by the following vote: Aye – Councilors Larsen, Burtenshaw, Dingman, Freeman, Radford. Nay – None

Community Development Services and Public Works- Discussion and Questions: Area of City Impact Law and Application.

Director Sanner provided an overview of the history of the area of impact negotiations between Idaho Falls and Bonneville County. He noted that the city's last area of impact was established around 18 years ago, with negotiations stalling over impact fees and utility extensions outside city boundaries. Before his tenure, the city proposed an area of impact based on a decade of growth patterns, but the county disagreed with some areas. Recent legislative changes have shifted more power to the county in establishing these areas. Despite this, the county planner has been cooperative, allowing city input. The county aims to renegotiate areas of impact with all cities in Bonneville County, acknowledging past mistakes in permitting suburban development outside city boundaries. Their goal is to encourage suburban growth closer to city boundaries through comprehensive plan updates.

Councilor Freeman asked if some of the county's issues with suburban development outside city boundaries were related to sewer problems they were dealing with. Director Sanner acknowledged that while sewer issues were a factor, much of the county's motivation was political, with Commissioner Reed being frustrated with the loss of farmland and wanting to preserve agricultural areas.

September 3, 2024, City Council Special Meeting

Director Sanner walked through the details of the new state statute governing the area of impact, highlighting the key changes. He explained that under the new law, the county commission now has the primary authority to establish the area of impact, with the city's role being limited to providing written comments and input during the public hearing process. Director Sanner noted that while this represents a shift in power away from the city, the county planner has been willing to work collaboratively with the city and incorporate its feedback. Director Sanner also outlined the process for modifying the area of impact in the future, which involves a public hearing and the county commission making the final determination. Additionally, Director Sanner discussed the state statute's provisions around the county's consideration of factors like commercial and residential growth, as well as geographic constraints, when establishing or modifying the area of impact.

The utility extension discussion involved reviewing the Ammon ordinance, which allows the city, at its sole discretion, to extend utilities. Director Fredericksen says this ordinance was shared with the county before state legislation changed. A key point is that the city does not want to incentivize development in the county to avoid impact fees. Director Fredericksen indicated that other communities in the state have addressed this issue through specific payment options, and we have examples of their implementations. The city retains control over utility extensions and requires developers to pay impact fees and sign a consent for annexation when they become contiguous. This approach addresses several concerns related to utility extensions.

Councilor Dingman inquired about the process when the city has sole discretion, asking if it requires Council approval or if staff can decide. Fredericksen responded that such decisions would be made by the Council, as they involve agreements the city must enter into and accept. The discussion focused on impact fees directly attributed to the developers.

Mr. Kirkham emphasized that the key issue is the annexation process and the need for clear consent from property owners. For consent to be valid, it must be recorded against the property in the county recorder's office. Under current annexation rules, this recorded consent allows for a category one annexation without requiring an election. This process helps the city plan for orderly growth over the next five to ten years. However, even with agreements in place, annexations can still be contentious, with objections and community complaints. Kirkham expressed concern that legislative changes could invalidate these consents. The legislature has shown suspicion towards consent not given at the time of annexation, although recent laws have extended deadlines. To ensure a smooth transition, robust consent to annexation, tied to utility service, is essential. This approach is seen as the best way for the Council to manage the area of impact effectively.

Director Fredericksen explained that the intent behind the agreements the city would seek to have with property owners in the area of impact is to ensure that when the city extends utilities outside its boundaries, the development will ultimately have the "look and feel" of a city subdivision when it is eventually annexed. He stated that the city's goal is not just to match the city's technical standards for things like water and sewer, but to create an expectation that the development will integrate seamlessly into the city when annexation occurs.

Director Fredericksen emphasized the importance of sole discretion in deciding whether to extend services, as outlined in existing city ordinances. This decision ties into the right-of-way ordinance included in the current package. Reflecting on past discussions, Fredericksen noted that the city's proposed expansions align with logical future growth. He highlighted that the county planning department and Austin are more open to changes and may not require a five-year wait to update maps for major changes. If a development is proposed at the farthest reaches of the area of impact, such as the southeast corner, extending utilities like water and sewer over a mile and a half would be feasible. The city could serve the area, charge impact fees, and require consent to annexation, ensuring all properties are served according to the initial ordinance.

September 3, 2024, City Council Special Meeting

Regarding the county's right-of-way ordinance, Mr. Kirkham expressed major concerns that the language in the ordinance appears to prohibit the city from requiring annexation as a condition of providing utility services. Mr. Kirkham stated that he does not see how the city could record an annexation agreement on a property without potentially violating the county's ordinance, which he believes is targeted at publicly owned utilities like the city's. Mr. Kirkham suggested that the city should seek further clarification from the county on their interpretation of the ordinance and its intended application.

Director Fredericksen acknowledged that the county and city have not always seen eye-to-eye on whether developments outside the city limits were truly meeting the city's standards. However, he indicated the current approach is for the city to be involved in the review and approval process, even though the final decision rests with the county. The city wants to ensure that when utilities are extended, there is a clear path and agreement in place for eventual annexation, rather than having contentious battles down the road.

Director Fredericksen's comments emphasized the city's desire to have a collaborative process with the county to shape development in the area of impact, with the ultimate goal of facilitating smooth annexation when properties become contiguous to the city limits.

Councilor Dingman questioned the use of a memorandum of understanding (MOU) for impact fees, mentioning that Council member Jim Francis believed an MOU wouldn't be legally strong enough. Mr. Kirkham replied that the strength of the agreement depends on the specific terms negotiated between the city and county, not the terminology. He explained that any agreement must be carefully crafted to be binding, whether it's called a contract or an MOU.

Director Fredricksen explained that if a property requests utility service and the main lines are installed, the impact fees are determined based on the building type and are due upon connection. If an agreement isn't reached or the fees aren't paid, the service is withheld. This is similar to the current system where connection fees must be paid to receive service. He emphasized that they retain control over this process.

Mayor Casper expressed concerns about the area of impact lines, especially along the city boundary on 25th Street, South 65th, and between Broadway and East 17th, where housing developments are affected. She appreciated the willingness to review these lines more frequently than every five years, as some may need adjustment sooner. She also raised concerns about the cost of providing fiber infrastructure separately from electric services, which are currently budgeted together. She emphasized that residents want fiber for its benefits, not just as part of electric service. Mr. Kirkham cautioned that the city's authority to provide fiber may be tied to its electric utility, and any attempt to separate the two could raise legal challenges due to the lack of specific legislative authorization for the city to operate a standalone fiber utility.

Councilor Radford noted that his views on these issues are well-known and emphasized that the city is now in a different bargaining position, needing strong guarantees. He suggested the county include a provision in its planning or zoning ordinance to ensure annexation agreements are recorded and followed for new developments in the area of impact. While unsure of its enforceability, Radford believed it was worth exploring to formalize annexation requirements. He stressed the importance of pursuing strong guarantees to uphold these agreements, especially given the shift in power towards the county under new state legislation.

Councilor Dingman expressed concern about relying on the current county planner's cooperation with the city, noting that leadership can change quickly, making today's agreements potentially unenforceable in the future. Director Sanner acknowledged this issue and emphasized the need to formalize any agreements. Director Fredericksen stated that the Council would decide on service agreements, as these require city approval.

September 3, 2024, City Council Special Meeting

There was discussion exploring ways to codify the annexation and utility extension requirements, such as potentially having the county include triggers or reminders in their planning and zoning ordinances to ensure the agreements are properly recorded and followed. There was also further discussion about the city's "sole discretion" in extending utilities and the need to have robust consent to annex agreements that would run with the property. Additionally, the Council members raised questions about the potential financial implications for the city, particularly regarding the cost of providing fiber optic services outside the city limits. The discussion also focused on identifying strategies to strengthen the city's position and ensure the new area of impact rules are implemented in a way that protects the city's interests and facilitates orderly growth.

Mr. Kirkham's comments focused on the need for the city to thoroughly understand the legal implications of the agreements and ordinances being proposed, and to work closely with the county to ensure any requirements or conditions placed on the city are enforceable and do not conflict with existing laws or the city's authority.

The Council members expressed a desire to ensure the city maintains control over utility extensions and annexation, while also addressing the potential challenges of relying on agreements that could be impacted by future changes in county leadership or state legislation.

Adjournment:

There being no further business, the meeting adjourned at 9:22 a.m.

s/Corrin Wilde

Corrin Wilde, City Clerk

s/Rebecca L. Noah Casper

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 24-341

City Council Meeting

FROM: Chris H Fredericksen, Public Works Director
DATE: Tuesday, September 17, 2024
DEPARTMENT: Public Works

Subject

Development Agreement for Shamala Park (North) Subdivision within the City of Ammon

Council Action Desired

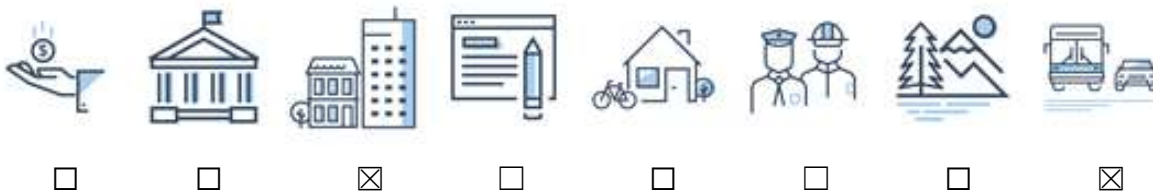
- ☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

Approve the Shamala Park (North) Development Agreement and authorize the Mayor and the City Clerk to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Shamala Park (North) Subdivision is a development within the City of Ammon adjacent to 25th East (Hitt Road) south of Sunnyside Road and adjacent to Watersprings Ministries. The Agreement identifies developer responsibilities including the design and construction of road improvements for 25th East (Hitt Road). Specific requirements are covered within Exhibit B, Special Conditions of the Agreement.

Alignment with City & Department Planning Objectives



The Agreement supports the community-oriented results of well-planned growth and development and reliable public infrastructure and transportation by ensuring that new development participates financially in constructing required infrastructure.

Interdepartmental Coordination

Reviews have been conducted with all necessary city departments to ensure coordination of proposed improvements.

Fiscal Impact

Idaho Falls has no financial obligation for this development.

Legal Review

The Agreement was prepared by the City Attorney Department.

2024-46

DEVELOPMENT AGREEMENT
SHAMALA PARK (NORTH) SUBDIVISION

This DEVELOPMENT AGREEMENT SHAMALA PARK (NORTH) SUBDIVISION ("AGREEMENT"), made this _____ day of _____, 2024, by and between CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, ("CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and RINDFLEISCH FAMILY HOLDINGS, LLC, ("DEVELOPER"), whose mailing address is 3155 Channing Way, Idaho Falls, Idaho 83404.

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 contiguous with the corporate limits of CITY and has submitted a plat bearing the Subdivision name described in the caption of this AGREEMENT; and,

WHEREAS, CITY is willing to allow the development of the Subdivision contiguous with the corporate limits of CITY, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve access to the street right of way, the construction of streets, utility lines, and other public improvements within the CITY, to contract with DEVELOPER and to cooperate with the City of Ammon, Idaho, regarding development of this Subdivision; 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.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Approval of Subdivision Improvements. CITY hereby approves the Special Conditions in this AGREEMENT that are related to DEVELOPER's 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 within CITY shown in the Improvement Plans and as described in the Special Conditions to this AGREEMENT.

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 related to and within the corporate limits of the City of Idaho Falls, Idaho. "Preliminary Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted and considered for the Subdivision access prior to the approval of City Engineer, and not yet approved for construction which lie within corporate limits of the City of Idaho Falls, Idaho. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City Engineer related to Subdivision access from the roadways which lie within the City of Idaho Falls,

Idaho.

DEVELOPER will file, subject to the approval of the City Engineer, 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 related to the Subdivision and the size and materials specifications for such water and sewer lines.

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 Improvement Plans within CITY street right of way. 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 required by this AGREEMENT 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. 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 CITY street right of way and required by this AGREEMENT 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, CITY will accept the roadway, as constructed. CITY 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 the roadway construction, CITY shall assume ownership and control of all public facilities within CITY's street or public utility right-of-way. Acceptance of the Subdivision Improvements 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 related to the street right of way pursuant to this AGREEMENT 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 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, 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. 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.

10. 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 street improvements adjacent to 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.

11. 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

related to this Subdivision, as shown on the Improvement Drawings.

12. **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.

13. **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 by the City of Ammon, Idaho, and all public improvements within the plat have been completed and accepted by City Engineer pursuant to this AGREEMENT. CITY may recommend to the City of Ammon, Idaho, that it withhold Certificates of Occupancy until all such work has been completed.

14. **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. Recommend to the City of Ammon, Idaho, withholding 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. Refuse to accept public ownership and maintenance of public improvements affected by such default and record a notice of such action with the Bonneville County Recorder's office;
- C. Recommend to City of Ammon, Idaho, that it issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;
- D. Withhold reimbursement of CITY Participation of roadway reimbursements identified in the Special Conditions;
- E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity; and
- F. Refuse access to or from Subdivision by, over, upon, or through 25th East/Hitt Road.

15. **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.

16. **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.

17. **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.

18. **Conflict With Standard Specifications.** In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Standard Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of such 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.

19. **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.

20. **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.

21. **Anti-Boycott Against Israel Act.** Pursuant to Idaho Code section 67-2346, if payments under this AGREEMENT exceed one hundred thousand dollars (\$100,000) and DEVELOPER employs ten (10) or more persons, DEVELOPER certifies that it is not currently engaged in, and will not for the duration of this AGREEMENT engage in, a boycott of goods or services from Israel or territories under its control. The terms in this Paragraph that are defined in Idaho Code section 67-2346 shall have the meaning defined therein.

22. **Certification of No Chinese Ownership.** Pursuant to Idaho Code 67-2359, DEVELOPER certifies that DEVELOPER is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this AGREEMENT, be owned or operated by the government of the People's Republic China.

23. **Non-Discrimination.** DEVELOPER shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin.

24. **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.

25. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by 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

Corrin Wilde, City Clerk

By _____
Rebecca L. Noah Casper, Ph.D., Mayor

RINDFLEISCH FAMILY HOLDINGS, LLC

By  _____
Dallas Rindfleisch, Owner

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2024, 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 they are 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.

(Seal)

Notary Public of Idaho
Residing at: _____
My Commission Expires: _____

STATE OF Idaho)
) ss:
County of Bonneville)

On this 5 day of September, 2024, before me, the undersigned, a notary public, in and for said State, personally appeared Dallas Rindfleisch, known or identified to me to be an authorized signatory and whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of said developer.

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

JANEENE A. DITMORE
COMM NO. 27916
NOTARY PUBLIC
STATE OF IDAHO

(Seal)

Janeene A. Ditmore
Notary Public of Idaho
Residing at: Rigby
My Commission Expires: 4-25-2028

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION
SHAMALA PARK (NORTH) SUBDIVISION

The parcel of land located in the Southwest 1/4 of Section 34, Township 2 North, Range 38 East, being more particularly described as follows:

Beginning at the point that is South 01° 29' 14" East along the section line 687.10 feet from the West One Quarter corner of section 34, Township 2 North, Range 38 East of the Boise Meridian and running thence North N 88° 30' 46" East 1320.78 feet to the West line of the Suburban Acres Subdivision; thence South 01° 41' 20" East 330.00 feet along said West line; thence South 88° 30' 46" West 1320.26 feet to the West line of section; thence North 01° 29' 14" West 330.00 feet to the POINT OF BEGINNING.

Containing 10.007 acres

EXHIBIT "B"
SPECIAL CONDITIONS
SHAMALA PARK (NORTH) SUBDIVISION

S.C. 1.00 25th East/Hitt Road Right-of-Way/Easement. 25th East/Hitt Road right-of-way, as necessary, has been dedicated to CITY previously. DEVELOPER shall dedicate and maintain a fifteen foot (15') minimum public utility easement along the Subdivision frontage of 25th East/Hitt Road.

S.C. 2.00 Development Access. CITY acknowledges that DEVELOPER or DEVELOPER's assigns have the right to develop in the City of Ammon, Idaho (subject to City of Ammon, Idaho, approval), and shall have access to 25th East/Hitt Road by this AGREEMENT and as defined in the Traffic Impact Study.

S.C. 3.00 25th East/Hitt Road Improvements. It shall be the responsibility of DEVELOPER to bear the cost of the design and construction of the East half of 25th East/Hitt Road improvements along the Subdivision frontage with 25th East/Hitt Road. The 25th East/Hitt Road improvements shall include asphalt pavement; sidewalk; ADA curb ramps; curb and gutter; storm drainage; excavation; soft spot repair; striping; landscaping; illumination; and irrigation, including all utility relocations necessary for a complete installation of required public improvements. The required road improvements agreed to herein shall be designed and constructed in accordance with CITY Standard Drawings and Engineering Specifications. The pavement thickness for 25th East/Hitt Road shall be four and a half inches (4.5") of plant mix pavement over eight inches (8") of three-quarter inch (¾") crushed aggregate base material, over fifteen inches (15") uncrushed aggregate subbase and shall include placement of subgrade separation geotextile, Class Two.

As the street illumination for this roadway is to be constructed on the West side of 25th East, DEVELOPER cannot provide for the installation of the roadway illumination, as the road Right-of-Way is unavailable along three hundred thirty feet (330') of this Project. DEVELOPER shall pay in leu of construction for one half (1/2) of the cost to design and construct three hundred thirty feet (330') of the street illumination. DEVELOPER's estimated cost for this work is Thirty-Four Thousand Seven Hundred Fifty Dollars (\$34,750.00). DEVELOPER acknowledges that the installation of the illumination shall be completed at a future date when CITY determines that the connection is necessary.

Prior to issuance of Building Permits requiring access from 25th East, DEVELOPER shall make the in-leu payment referenced above and complete the road construction or provide CITY a Subdivision Guarantee of Completion for this road construction. All costs associated with maintaining the Subdivision Guarantee of Completion shall be borne by DEVELOPER.

S.C. 4.00 25th East/Hitt Road Sidewalk and Landscape Strip Maintenance. DEVELOPER or DEVELOPER's successor's, heirs, or assigns shall be perpetually responsible for the maintenance and repair of the curb and gutter, sidewalk landscape strip, and irrigation along the Subdivision frontage of 25th East/Hitt Road.



Memorandum

File #: 24-349

City Council Meeting

FROM: Chief Bryce Johnson
DATE: Tuesday, September 17, 2024
DEPARTMENT: Police Department

Subject

School Resource Officer Agreement with District 91

Council Action Desired

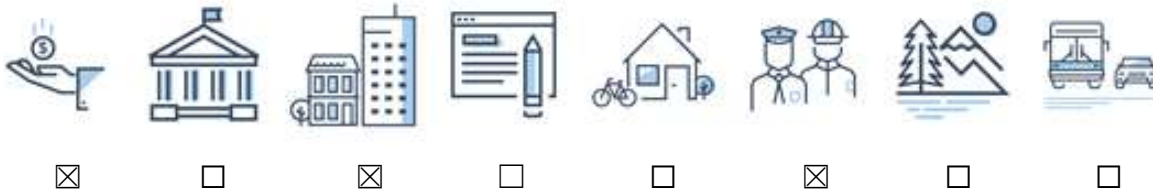
- ☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

Authorize the Mayor to sign the School Resource Officer (SRO) Agreement with District 91 (or take other action deemed appropriate).

Description, Background Information & Purpose

District 91 and the Idaho Falls Police Department have a longstanding cooperative relationship to provide a safe learning environment for students, faculty, and staff. There are no changes to this agreement from the previous year except to update the dates. The agreement provides for five (5) Idaho Falls sworn police officers to serve as School Resource Officers (SROs) in District 91. During the school year these SROs are primarily assigned to Idaho Falls High School, Skyline High School, Eagle Rock Middle School, Taylorview Middle School, and Compass Academy. The SROs are also assigned all of the feeder elementary schools. When school is not in session, the SROs are assigned as patrol officers.

Alignment with City & Department Planning Objectives



This agreement fosters a positive learning environment for students of District 91 and provides for the safety and security of students and staff of the District.

Interdepartmental Coordination

N/A.

Fiscal Impact

As part of this agreement, District 91 agrees to pay 70% of the wages and benefits for two (2) SROs, 50% of the wages and benefits for two (2) SROs, and 100% of the wages and benefits for 1 (one) SRO for an estimated total of \$496,410 for

the 2024/25 fiscal year.

Legal Review

Reviewed by the Legal Department.

SCHOOL RESOURCE OFFICER AGREEMENT

THIS SCHOOL RESOURCE OFFICER AGREEMENT BETWEEN (hereinafter "Agreement") made and entered into this 11 day of September, 2024 by and between the CITY OF IDAHO FALLS, ID, a municipal corporation of the State of Idaho, P.O. Box 50220, Idaho Falls, Idaho 83405 (hereinafter "CITY"), and Idaho Falls School District No. 91, 690 John Adams, Idaho Falls, Idaho 83401 (hereinafter "DISTRICT").

WITNESSETH:

WHEREAS, CITY operates and maintains a Police Department within CITY limits and employs a trained and certified staff of police officers to provide law enforcement services within CITY; and

WHEREAS, DISTRICT has need of qualified and trained personnel to provide security and law enforcement services within the various schools of DISTRICT which are located within the boundaries of CITY; and

WHEREAS, it is to the mutual interest of the parties that security and law enforcement services be readily available during school hours within such schools.

NOW THEREFORE it is hereby agreed as follows:

1. **CITY Police Officers.** Subject to the approval by DISTRICT on an officer-by-officer basis, CITY agrees to provide for the use and benefit of DISTRICT sworn police officers to work as School Resource Officers ("SROs") within the schools operated by DISTRICT within the CITY, provided CITY shall have no obligation to provide a substitute officer during times when an SRO is taking mandatory training, approved vacation, holiday, sick leave, or other leave or absences beyond the control of the CITY. Such police officers shall be available during the time when school is in session during the term of this Agreement.
2. **Term of this Agreement.** The term of this Agreement shall commence on the execution of this Agreement and shall terminate on August 31, 2025.
3. **Compensation.** In consideration for the services provided herein, the parties agree to the following compensation:
 - a. **For Two (2) SROs.** DISTRICT agrees to pay CITY an amount equal to seventy percent (70%) of each SROs wages and seventy percent (70%) of the cost of each SROs benefits, as hereinafter stated, for the entire term of this Agreement, irrespective of whether school is in session. In particular, DISTRICT shall pay CITY seventy percent (70%) of *all* compensation paid to all SROs and seventy percent (70%) of each officer's FICA withholdings, PERSI withholdings, and the

premiums for workers' compensation, health, and accident insurance and life insurance attributable to such SRO.

- b. For Two (2) SROs. DISTRICT agrees to pay CITY an amount equal to fifty percent (50%) of each SROs' wages and fifty percent (50%) of the cost of each SROs benefits, as hereinafter stated, for the entire term of this Agreement, irrespective of whether school is in session. In particular, DISTRICT shall pay CITY fifty percent (50%) of all compensation paid to all SROs and fifty percent (50%) of each officer's FICA withholdings, PERSI withholdings, and the premiums for workers' compensation, health, and accident insurance and life insurance attributable to such SRO.
- c. For One (1) SRO. DISTRICT agrees to pay CITY an amount equal to one hundred percent (100%) of this SRO's wages and one hundred percent (100%) of the cost of this SRO's benefits, as hereinafter stated, for the entire term of this Agreement, irrespective of whether school is in session. In particular, DISTRICT shall pay CITY one hundred percent (100%) of all compensation paid to this SRO and one hundred percent (100%) of this officer's FICA withholdings, PERSI withholdings, and the premiums for workers' compensation, health, and accident insurance and life insurance attributable to this SRO.
- d. SROs Overtime. DISTRICT will pay one hundred percent (100%) of overtime earned by any and all SROs engaged pursuant to this Agreement for DISTRICT- related activities. Overtime earned by an SRO from a criminal investigation or arrest will be paid one hundred percent (100%) by CITY.

Payment or DISTRICTs share or such wages and benefits, as outlined in this section, shall be due no later than the 30th day of June during the term hereof, provided CITY sends an invoice to DISTRICT at least fifteen (15) days prior to such due date. Each invoice shall be for wages and benefits paid since August 31, 2024, or since the date of the last payment.

- 4. **Work Schedules.** DISTRICT shall have the right to establish and direct the work hours and work days for all SROs, including the right, if necessary, to require SROs to work on holidays established by the Idaho Falls City Personnel Policy and to require SROs to work in excess of an eight (8) hour day, provided in such event, any overtime compensation paid to or accrued by an SRO and arising from such holiday pay or overtime work, shall be included within the compensation in which DISTRICT is required to participate. DISTRICT may change the shift hours of the SRO to accommodate scheduled school related events that require security or the presence of the SRO.

5. **Supervision and Direction of SROs.** DISTRICT shall have the right to generally assign work tasks to the SROs, provided the manner and means by which such work is performed shall be determined by CITY, in accordance, with CITY's Personnel Policy, ordinances, and regulations and any general orders promulgated by the Idaho Falls Chief of Police and School District 91 Board policy. The right to make such work assignments shall be limited to the time when school is in session. In particular, CITY will be responsible for the education, training, and disciplining of SROs. The SROs' assignments and work ethics will be continually evaluated by the DISTRICT, and concerns or issues will be presented to the Idaho Falls Police Department promptly. Quarterly meetings between the School and Police Administration should also be arranged. CITY shall make its best efforts to make accommodations to provide SROs training outside of school hours. There may be mandatory trainings in which SROs will have to attend during school time. SROs shall notify school principals of such training. It is the desire of CITY to provide. DISTRICT with SROs; however, because of possible staffing shortages and officer interest, CITY does not guarantee that all SRO positions will be filled. DISTRICT has the right to reject any SRO candidate if DISTRICT is not satisfied at any time with the current SRO. DISTRICT may request a new SRO. Replacement of any personnel is not guaranteed by CITY. All wages, benefits, and all terms and conditions of the SROs employment shall be in accordance with and subject to the CITY Personnel Policy, regulations, and procedures as established by the statute or CITY ordinance. Selections and transfers will be made in accordance with CITY policy. School personnel will be involved in the transfer process.
6. **Uniforms and Equipment.** CITY will provide each SRO with all equipment, uniforms, weapons, communications equipment, and other accessories as necessary to perform his/her duties and as are customarily supplied for police officers generally. Weapons and munitions that are stored in any SRO office will be secured in lockers and safes provided by CITY. The control and security of SRO weaponry will be the responsibility of CITY. CITY will provide each SRO with a computer, network interface card and associated software capable of communicating with and through the CITY Records Management System.
7. **Equipment Provided by District.** DISTRICT shall provide an office, desk, telephone, and necessary office supplies for use by each SRO. DISTRICT will also provide an internet connection for use by each SRO.
8. **Liability Insurance; Waiver of Indemnification and Contribution Rights.** DISTRICT and CITY shall each be separately responsible to obtain and maintain their own policy of liability insurance for claims arising against either of them as a result of any act or omission by each SRO and neither shall have any obligation or duty to procure liability insurance for the other. To the fullest extent permitted by law and by the terms and conditions of both parties' general, police liability, or errors and omissions insurance policies, each party waives, as against the other, any claim for indemnification or

contribution arising out of or any negligent act or omission by any SRO while acting within the course and scope of his duties whenever such act or omission causes property damage or personal harm, injury, or death to a third party. To the extent such waiver is not allowed by any policy of one party. The waiver shall not be applicable to the other party.

9. **Complete Agreement.** This writing evidences the complete and final agreement of the parties and no prior statement, representation, or understanding shall be assumed. In addition, this Agreement supplants, replaces, and supersedes all prior SRO Agreements between the parties, including, but not limited to, the February 21, 2024, SRO Agreement.

ATTEST:

"CITY"

City of Idaho Falls,
Idaho

By _____
Corrin Wilde, City Clerk

By _____
Rebecca L. Noah Casper, Ph.D.,
Mayor

By Karla LaOrange
Karla Laorange, District 91
Superintendent



Memorandum

File #: 24-347

City Council Meeting

FROM: Wade Sanner, Director; on behalf of the Idaho Falls Redevelopment Agency

DATE: Monday, September 16, 2024

DEPARTMENT: Community Development Services

Subject
Resolution approving the Eligibility Report for the Willow Creek Urban Renewal District

Council Action Desired

☐ Ordinance☒ Resolution☐ Public Hearing

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

Approve the Resolution approving the Eligibility Report for the Willow Creek Urban Renewal District and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is a resolution approving the Eligibility Report for the Willow Creek Urban Renewal District. This is the first step required by Idaho Statute in creating a new urban renewal district. The report reviews the criteria for establishing a district and determines which of the criteria are met for the site. The statute requires that only one of the criteria be met. If the Council approves the report, the Idaho Falls Redevelopment Agency (IFRA) will then be authorized to draft an urban renewal district plan, which will also come back for Council approval. The IFRA board reviewed and approved this report on August 15, 2024. It is now being presented for Council approval.

Alignment with City & Department Planning Objectives



☐☐☒☐☒☐☒☐

The policies in the plan are consistent with many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination
NA

Fiscal Impact
NA

Legal Review

The Legal Department has reviewed the resolution to ensure it is accordance with applicable law.

RESOLUTION NO. 2024-____

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, DETERMINING A CERTAIN AREA WITHIN THE CITY, ALSO REFERRED TO AS THE WILLOW CREEK AREA, TO BE A DETERIORATED AREA AND/OR A DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTIONS 50-2018(8), (9) AND 50-2903(8); DIRECTING THE URBAN RENEWAL AGENCY OF THE CITY OF IDAHO FALLS, ALSO KNOWN AS THE IDAHO FALLS REDEVELOPMENT AGENCY, TO COMMENCE THE PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, on July 6, 1966, the Idaho Falls City Council (the “City Council”) and the Mayor of Idaho Falls, Idaho, created the Urban Renewal Agency of the City of Idaho Falls, Idaho, also known as the Idaho Falls Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), a duly created and functioning urban renewal agency for Idaho Falls, Idaho, hereinafter referred to as the “Agency;” and

WHEREAS, the City Council, on October 14, 2004, after notice duly published, conducted a public hearing on the River Commons Urban Renewal Plan (the “River Commons Plan”); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2256 on October 14, 2004, approving the River Commons Plan, making certain findings, and establishing the River Commons revenue allocation area (the “River Commons Project Area”); and

WHEREAS, the City Council, on December 11, 2014, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Eagle Ridge Urban Renewal Project (the “Eagle Ridge Plan”); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2978 on December 11, 2014, approving the Eagle Ridge Plan, making certain findings, and establishing the Eagle Ridge revenue allocation area (the “Eagle Ridge Project Area”); and

WHEREAS, the City Council, on November 9, 2017, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Jackson Hole Junction Urban Renewal Project (the “Jackson Hole Junction Plan”); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3142 on November 9, 2017, approving the Jackson Hole Junction Plan, making certain findings, and

establishing the Jackson Hole Junction revenue allocation area (the “Jackson Hole Junction Project Area”); and

WHEREAS, the City Council, on November 10, 2022, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Pancheri East Bank Urban Renewal Project (the “Pancheri East Bank Plan”); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3492 on November 10, 2022, approving the Pancheri East Bank Plan, making certain findings, and establishing the Pancheri East Bank revenue allocation area (the “Pancheri East Bank Project Area”); and

WHEREAS, the City Council, on March 30, 2023, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Anderson Bush Urban Renewal Project (the “Anderson Bush Plan”); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3508 on March 30, 2023, approving the Anderson Bush Plan, making certain findings, and establishing the Anderson Bush Plan revenue allocation area (the “Anderson Bush Project Area”); and

WHEREAS, the City Council, on October 26, 2023, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Stanley Boge Urban Renewal Project (the “Stanley Boge Plan”); and

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3548 on October 26, 2023, approving the Stanley Boge Plan, making certain findings, and establishing the Stanley Boge Plan revenue allocation area (the “Stanley Boge Project Area”); and

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

WHEREAS, it has become apparent that additional property within the City may be deteriorating and/or deteriorated and should be examined as to whether such an area is eligible for urban renewal planning purposes; and

WHEREAS, on May 16, 2023, the Agency adopted Resolution No. 2024-06 approving a Memorandum of Understanding (“MOU”) with Willow Creek Park, LLC, an Idaho limited liability company, which inter alia required Willow Creek Park, LLC to deposit certain funds to advance fund certain costs and fees related to the preparation and processing of an eligibility report; and

WHEREAS, Willow Creek Park, LLC has made the necessary deposit as required by the MOU; and

WHEREAS, the Agency engaged the services of Renee R. Magee, AICP to commence an eligibility study and preparation of an eligibility report of an area approximately 100 acres in size located in the northern part of the City. The area is generally bounded on the west by the

Intermountain Business and Technology Park Subdivision, on the east by the eastern right-of-way line of Holmes Avenue, on the south by the southern right-of-way line of Anderson Street, and on the north by the southern property lines of privately owned parcels lying south of Stanley Avenue (the “Study Area”). All parcels in the Study Area are located within the City limits; and

WHEREAS, the Agency obtained the Willow Creek Eligibility Study, dated August 2024 (the “Report”), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8); and

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

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership;
- d. insanitary or unsafe conditions;
- e. outmoded street patterns;
- f. unsuitable topography;
- g. age or obsolescence;
- h. need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements;
- i. existence of conditions which retard development of the area;
- j. results in economic underdevelopment of the area and economic disuse; and
- k. substantially impairs or arrests the sound growth of the municipality

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

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

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

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

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

WHEREAS, the Agency on August 15, 2024 adopted Resolution No. 2024-08 (a copy of which is attached hereto to **Exhibit B**) accepting the Report and authorizing the Chair of the Agency to transmit the Report to the City Council requesting its consideration for the designation of an urban renewal area and requesting the City Council direct the Agency to prepare an urban renewal plan for the Study Area which plan may include a revenue allocation provision as allowed by law; and

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

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

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

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

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

WHEREAS, it is desirable and in the best public interest that the Agency prepare an urban renewal plan for the area identified as the Willow Creek Study Area in the Report located in the city of Idaho Falls, county of Bonneville, state of Idaho.

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

Section 1. That the City Council finds and declares that the above statements are true and correct.

Section 2. That the City Council finds and declares that:

(a) the Study Area described in the Report, attached hereto as **Exhibit A**, is a deteriorated area or a deteriorating area existing in the City as defined by Chapters 20 and 29, Title 50, Idaho Code, as amended, and qualifies as an urban renewal project and justification exists for designating the area as appropriate for an urban renewal project;

(b) there is a need for the Agency, an urban renewal agency, to function in accordance with the provisions of said Chapters 20 and 29, Title 50, Idaho Code, as amended, within a designated area for the purpose of establishing an urban renewal plan;

(c) the area identified as the Study Area in the Report is determined to be a deteriorated area or a deteriorating area, or a combination thereof, and such area is designated as appropriate for an urban renewal project; and

(d) the rehabilitation, conservation, development and redevelopment, or a combination thereof, of such area is necessary in the interest of the public health, safety, and welfare of the residents of the City.

(e) that the Agency will obtain any agricultural operation consents from the real property owners, as may be necessary, prior to formally submitting the proposed urban renewal plan to the City Council for its consideration.

Section 3. That the City Council hereby directs the Agency to commence the planning process and to prepare an urban renewal plan for all or a portion of the Study Area, and for consideration of the urban renewal plan by the Agency Board and, if acceptable, final consideration by the City Council in compliance with Chapters 20 and 29, Title 50, Idaho Code, as amended.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

This Resolution shall be in full force and effect from and after its passage by the Council.

ADOPTED and effective this _____ day of _____, 2024.

CITY OF IDAHO FALLS, IDAHO

Rebecca L. Noah Casper, Ph. D., Mayor

ATTEST:

Corrin Wilde, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, CORRIN WILDE, 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, DETERMINING A CERTAIN AREA WITHIN THE CITY,
ALSO REFERRED TO AS THE WILLOW CREEK AREA, TO BE A
DETERIORATED AREA AND/OR A DETERIORATING AREA AS
DEFINED BY IDAHO CODE SECTIONS 50-2018(8), (9) AND 50-
2903(8); DIRECTING THE URBAN RENEWAL AGENCY OF THE
CITY OF IDAHO FALLS, ALSO KNOWN AS THE IDAHO FALLS
REDEVELOPMENT AGENCY, TO COMMENCE THE
PREPARATION OF AN URBAN RENEWAL PLAN SUBJECT TO
CERTAIN CONDITIONS, WHICH PLAN MAY INCLUDE REVENUE
ALLOCATION PROVISIONS FOR ALL OR PART OF THE AREA;
AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE
UPON ITS PASSAGE, APPROVAL, AND PUBLICATION
ACCORDING TO LAW.”

(SEAL)

Corrin Wilde, City Clerk

Exhibit A

Willow Creek Eligibility Study

Exhibit B

Agency Resolution No. 2024-08 (without Exhibits)

4864-6526-1525, v. 1

RESOLUTION NO. 2024-08

**BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF
IDAHO FALLS, IDAHO:**

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF IDAHO FALLS, IDAHO, ALSO KNOWN AS THE IDAHO FALLS REDEVELOPMENT AGENCY, ACCEPTING THAT CERTAIN REPORT ON ELIGIBILITY FOR CERTAIN PROPERTY REFERRED TO AS THE WILLOW CREEK AREA AS AN URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA AND JUSTIFICATION FOR DESIGNATING THE AREA AS APPROPRIATE FOR AN URBAN RENEWAL PROJECT; TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REPORT; AUTHORIZING AND DIRECTING THE CHAIRMAN OR ADMINISTRATOR TO TRANSMIT THE REPORT AND THIS RESOLUTION TO THE CITY COUNCIL OF THE CITY OF IDAHO FALLS REQUESTING ITS CONSIDERATION FOR DESIGNATION OF AN URBAN RENEWAL AREA AND SEEKING FURTHER DIRECTION FROM THE COUNCIL; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council (the "City Council") of the City of Idaho Falls, Idaho (the "City"), after notice duly published, conducted a public hearing on the River Commons Urban Renewal Plan (the "River Commons Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2256 on October 14, 2004, approving the River Commons Plan, making certain findings and establishing the River Commons revenue allocation area (the "River Commons Project Area");

WHEREAS, the City Council, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Eagle Ridge Urban Renewal Project (the "Eagle Ridge Plan");

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 2978 on December 11, 2014, approving the Eagle Ridge Plan, making certain findings and establishing the Eagle Ridge revenue allocation area (the "Eagle Ridge Project Area");

WHEREAS, the City Council, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Jackson Hole Junction Urban Renewal Project (the “Jackson Hole Junction Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3142 on November 9, 2017, approving the Jackson Hole Junction Plan, making certain findings, and establishing the Jackson Hole Junction revenue allocation area (the “Jackson Hole Junction Project Area”);

WHEREAS, the City Council, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Pancheri East Bank Urban Renewal Project (the “Pancheri East Bank Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3492 on November 10, 2022, approving the Pancheri East Bank Plan, making certain findings, and establishing the Pancheri East Bank Plan revenue allocation area (the “Pancheri East Bank Project Area”);

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

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3508 on March 30, 2023, approving the Anderson Bush Plan, making certain findings, and establishing the Anderson Bush Plan revenue allocation area (the “Anderson Bush Project Area”);

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

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3548 on October 26, 2023, approving the Stanley Boge Plan, making certain findings, and establishing the Stanley Boge Plan revenue allocation area (the “Stanley Boge Project Area”);

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

WHEREAS, it has become apparent that additional property within the City may be deteriorating and/or deteriorated and should be examined as to whether such an area is eligible for urban renewal planning purposes;

WHEREAS, on May 16, 2023, the Agency adopted Resolution No. 2024-06 approving a Memorandum of Understanding (“MOU”) with Willow Creek Park, LLC, an Idaho limited liability company, which inter alia required Willow Creek Park, LLC to deposit certain funds to advance fund certain costs and fees related to the preparation and processing of an eligibility report;

WHEREAS, Willow Creek Park, LLC has made the necessary deposit as required by the MOU;

WHEREAS, the Agency engaged the services of Renee R. Magee, AICP to commence an eligibility study and preparation of an eligibility report of an area approximately 100 acres in size located in the northern part of the City. The area is generally bounded on the west by the Intermountain Business and Technology Park Subdivision, on the east by the eastern right-of-way line of Holmes Avenue, on the south by the southern right-of-way line of Anderson Street, and on the north by the southern property lines of privately owned parcels lying south of Stanley Avenue (the "Study Area"). All parcels in the Study Area are located within the City limits;

WHEREAS, the Agency has obtained the Willow Creek Eligibility Study, dated August 2024 (the "Report"), a copy of which is attached hereto as **Exhibit A**, which examined the Study Area for the purpose of determining whether such area was a deteriorating area and/or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

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

- a. predominance of defective or inadequate street layout;
- b. faulty lot layout in relation to size, adequacy, accessibility or usefulness; obsolete platting;
- c. diversity of ownership;
- d. insanitary or unsafe conditions;
- e. outmoded street patterns;
- f. unsuitable topography;
- g. age or obsolescence;
- h. need for the correlation of the area with other areas of a municipality by streets and modern traffic requirements;
- i. existence of conditions which retard development of the area;
- j. results in economic underdevelopment of the area and economic disuse; and
- k. substantially impairs or arrests the sound growth of the municipality

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE IDAHO FALLS REDEVELOPMENT AGENCY OF IDAHO FALLS, IDAHO, AS FOLLOWS:

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

Section 2. That the Agency Board acknowledges acceptance and receipt of the Report, attached hereto as “**EXHIBIT A**”, recognizing technical changes or corrections which may be required before transmittal to the City Council for its consideration.

Section 3. That there are one or more areas within the City, or the City's area of operation, that are a deteriorating area or a deteriorated area as defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8).

Section 4. That one such area is the Study Area, which is approximately 100 acres in size. The Study Area is generally located in the northern part of the City, west of Holmes Avenue and north of Anderson Street.

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

Section 6. That the Chair of the Agency Board of Commissioners and the Administrator, are hereby authorized to transmit the Report to the City Council requesting that the City Council:

- a. Determine whether the Study Area identified in the Report qualifies as an urban renewal project and there is justification for designating the area, as appropriate, for an urban renewal project.
- b. If such designation is made, whether the Agency should proceed with the preparation of an urban renewal plan for the area, which plan may include a revenue allocation provision as allowed by law.
- c. Coordinate with the Agency to obtain any necessary agricultural consents from the property owners.

Section 7. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED By the Idaho Falls Redevelopment Agency of the city of Idaho Falls, Idaho, on August 15, 2024. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on August 15, 2024.

APPROVED:

By: 

Lee Radford, Chair

ATTEST:

By 

Terri Gazdik, Secretary



Willow Creek Eligibility Study

Idaho Falls Redevelopment Agency

August, 2024

Report by Renee R. Magee, AICP

with assistance of Brian Stevens, Idaho Falls Community Development Services

Executive Summary

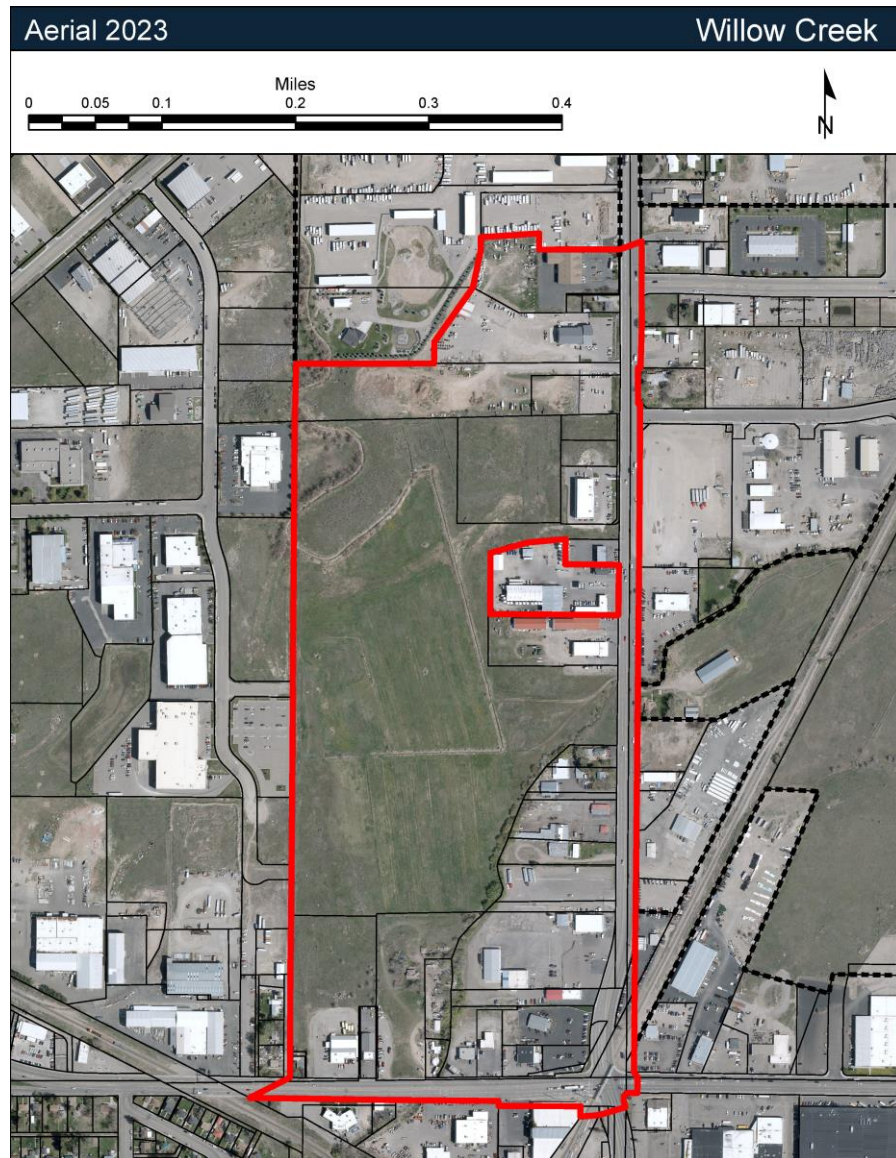
This report examines approximately 100 acres (referred to as the “study area”) in northern Idaho Falls west of Holmes Avenue and north of Anderson Street. Intermountain Business and Technology Park Subdivision forms the western boundary of the study area. The study area’s eastern boundary is the east right-of-way line of Holmes Avenue. Anderson Street, including the right-of-way, is the southern boundary of the study area. The south property lines of privately owned parcels lying south of Stanley Avenue form the northern boundary of the study area.

To be eligible to be considered a deteriorating area and/or a deteriorated area, one or more criteria as outlined in Idaho statutes must be applicable to the study area. More than one of the statutory criteria are met in the study area, and, therefore, the study area is eligible for an urban renewal project under the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended, and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended. The primary reasons for this finding are:

1. **Unsuitable topography.** The study area west of Willow Creek is underlain with widespread basalt rock, a condition which substantially increases the cost of construction, especially for underground utilities. Willow Creek, a community asset found in Freeman Park, is not developed for recreational use in the study area.
2. **Need for utilities in the study area.** Although the area surrounding the study area is served by water, sewer, electric, and storm drainage, the majority of the study area is not served by public utilities. The lack of existing utilities impairs the development of the area and creates a potential health and public safety issue.
3. **Streets and street patterns.** Anderson Street and Holmes Avenue are arterial streets and provide access to the study area from the community. However, most of the study area is not served by streets, and access to the existing development in the study area is provided by driveways onto these arterial streets, a less than desirable situation for traffic flow and safety. The lack of local streets retards the development of the study area and impairs the growth of Idaho Falls in this immediate area.
4. **Faulty lot layout.** The interior of the study area has not been developed. Although the study area is within Idaho Falls and is served by entrance ways to eastern Idaho, the interior of the study area has not been subdivided. Development has been confined to parcels of immense variation in size and shape immediately adjacent to the arterial streets. Most of the properties have not been platted, and the driveways from each lot to the arterial streets reduce efficient traffic flow and present safety hazards to the adjacent traffic. The residential lots on the arterial streets, due to their shape or size, present a challenge to redevelopment to the desired commercial uses.

The study area meets more than one of the criteria for eligibility. The finding the study area is eligible does not commit either the Idaho Falls Redevelopment Agency or the Idaho Falls City Council to include any or all of the study area within an urban renewal project area.

The boundaries of the study area are shown in red below:



Idaho Falls Redevelopment Agency

The Mayor, with the confirmation of City Council, has appointed seven individuals to the Idaho Falls Redevelopment Agency, the urban renewal agency of the City of Idaho Falls:

Lee Radford, Chair
Brent Thompson, Vice-Chair
Terri Gazdik, Secretary
Chris Pelkola Lee
Lisa Burtenshaw
Jon Walker
Christopher Harvey

The Agency, originally created on July 6, 1966, was re-established by the Mayor and Council on October 20, 1988, for the purpose of eliminating blight in the Snake River Urban Renewal District (formerly Lindsay Boulevard Urban Renewal District). The Snake River Urban Renewal District terminated in 2018. The Pancheri-Yellowstone Urban Renewal District (“Pancheri District”) was terminated after eleven years in 2019. The Agency now administers six urban renewal/revenue allocation areas: Anderson-Bush, River Commons, Eagle Ridge, Jackson Hole Junction, Pancheri East Bank, and Stanley Boge.

Wade Sanner, Director, Community Development Services, serves as the executive director of the Agency. Elam & Burke, P.A. is the legal counsel. Renee Magee, AICP, with the assistance of Brian Stevens of Idaho Falls Community Development Services, has been engaged to prepare an eligibility report to determine if the study area meets the criteria for consideration for an urban renewal project and establishment of an urban renewal area (URA)/revenue allocation area (RAA).

Background

In response to federal programs funding redevelopment of “blighted” urban areas in the mid twentieth century, Idaho passed the Idaho Urban Renewal Law of 1965. The law authorized Idaho municipalities to identify deteriorated and/or deteriorating areas within their communities and to use federal grant monies to improve and, if necessary, redevelop these areas. Support for such federal expenditures dissipated and eventually ended in the early 1970's. With the loss of federal funding, states needed another tool to assist cities to redevelop deteriorating areas and to participate in the economic vitality of their communities. Idaho cities have a significant financial challenge in responding to the infrastructure demands of growth along with the on-going need to maintain the existing physical plant in good repair. Idaho cities face stringent constitutional limitations and near total dependence upon state legislative action to provide funding. An Idaho city's access to funding sources and the ability to employ effective financing mechanisms such as general obligation bonding severely constrain capital investment strategies.

The tools available to cities in Title 50, Chapters 20 and 29, the Urban Renewal Law of 1965 and the Local Economic Development Act, respectively, are some of the few available to assist communities in their efforts to support economic vitality. New sources of State support are not likely to become available in the foreseeable future, thus the Idaho Falls Redevelopment Agency's on-going interest in exploring the potential for establishing additional urban renewal/revenue allocation areas is appropriate.

Purpose of Report

The purpose of this report is to determine if all or a portion of the study area meets the criteria outlined in Idaho statutes, Idaho Code Sections 50-2018(8), (9), and 50-2903(8), as well as 50-2008(d), if applicable, for an urban renewal area. This report is the first step to assist the Idaho Falls City Council determine if there is a need for creating an urban renewal area in a portion or all of the study area.

Steps in Creating an Urban Renewal Area (URA) and Revenue Allocation Area (RAA)

If an urban renewal agency is in existence in a community, the creation of an urban renewal/revenue allocation area begins with an eligibility report for a designated area within the community. The purpose of the eligibility report is to determine if the studied area qualifies for an urban renewal area. The central question is whether the study area has at least one of the characteristics which must be found to be considered eligible for urban renewal activities. These characteristics or criteria are:

1. The presence of a substantial number of deteriorated or deteriorating structures and deterioration of site [50-2018(9), 50-2903(8)(b) and (8)(c), and 50-2008(d)(4)(2)],
2. Age or obsolescence [50-2018(8) and 50-2903(8)(a)],
3. Predominance of defective or inadequate street layout [50-2018(9) and 50-2903(8)(b)],
4. Outmoded street patterns [50-2008(d)(4)(2)],
5. Need for correlation of area with other areas of municipality by streets and modern traffic requirements [50-2008(d)(4)(2)],
6. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; obsolete platting [50-2018(9), 50-2903(8)(b) and 8(c)],
7. Unsuitable topography [50-2008(d)(4)(2)],
8. Insanitary or unsafe conditions [50-2018(9) and 50-2903(8)(b)],
9. Diversity of ownership [50-2018(9), 50-2903(8)(b) and (8)(c), and 50-2008(d)(4)(2)],
10. Tax or special assessment delinquency [50-2018(9) and 50-2903(8)(b)],
11. Defective or unusual conditions of title [50-2018(9), 50-2903(8)(b), and 50-2008(d)(4)(2)],
12. Existence of conditions which endanger life or property by fire and other causes [50-

- 2018(9) and 50-2903(8)(b)],
13. Substantially impairs or arrests the sound growth of a municipality [50-2018(9) and 50-2903(8)(b) and 8(c)],
 14. Conditions which retard development of the area [50-2008(d)(4)(2)], and
 15. Results in economic underdevelopment of the area [50-2903(8)(b)] and economic disuse [50-2008(d)(4)(2)].

If it is determined the study area has characteristics which meet one or more of the statutory criteria listed above, the Agency may accept the eligibility report and request its consideration by the governing body. No URA can be formed unless the City Council adopts a resolution finding the area under consideration is deteriorated or deteriorating due to such characteristics, the redevelopment of the area is necessary for the welfare of the residents, and the area is appropriate for an urban renewal project.

The resolution approved by City Council authorizes the Agency to prepare a plan for the proposed urban renewal area. The specific elements of an urban renewal plan are set forth in Idaho Code Section 50-2905, but generally include the following:

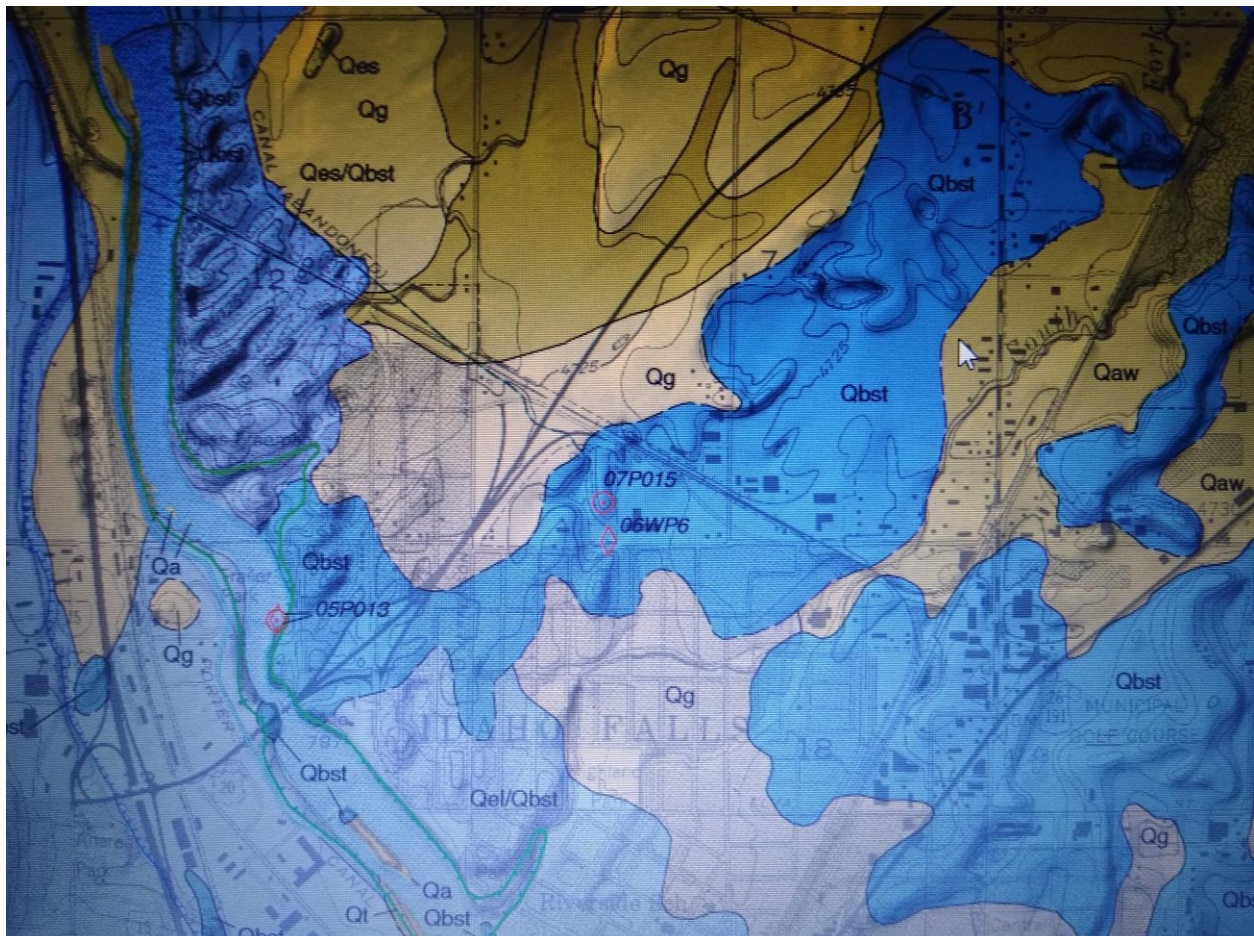
- (1) A statement describing the total assessed valuation of the base assessment roll of the proposed revenue allocation area and total assessed valuation of the city;
- (2) A list of the proposed public improvements in the proposed revenue allocation area;
- (3) An economic feasibility study (a projection of revenues and anticipated costs with a time line);
- (4) A detailed list of estimated project costs;
- (5) A statement showing the impact of revenue allocation area on all taxing districts levying taxes upon property within revenue allocation area;
- (6) A description of anticipated financing methods and time line for incurring such costs;
- (7) A termination date for plan and revenue allocation area; and
- (8) A description of the disposition or retention of Agency assets acquired during the life of the district.

Once the plan is prepared and approved by the Agency, it is forwarded to the City Council. Prior to the public hearing before the City Council, the City Council forwards the plan to the city planning and zoning commission for its determination that the plan conforms to the city's comprehensive plan. At least thirty (30) days prior to the public hearing, a copy of the notice and plan is distributed to the taxing entities overlapping the boundaries of the proposed district. After receiving the recommendation of the commission, and after notice duly published, the public hearing is held. The City Council must approve an urban renewal plan, including revenue allocation financing provisions, by an ordinance. If the ordinance is adopted by the City Council, a copy of the ordinance with legal description of the revenue allocation area (RAA) is distributed to all the overlapping taxing entities, county officials and the State Tax Commission.

By state statute, following adoption of the ordinance, the revenue allocation area is effective January 1 of the year in which it is adopted. The RAA has a maximum life of twenty years under Idaho statutes. The urban renewal agency implements the plan adopted by the city council.

Present Conditions in the Study Area

Topography and Geology. The study area is characterized by widespread basalt rock. Below is a portion of the *Geologic Map of the Idaho Falls North Quadrangle, Bonneville County, Idaho*, 2011, which was prepared by William M. Phillips and John A. Welhan.



SOURCE: https://idahogeology.org/pub/Digital_Data/Digital_Web_Maps/IFNorth_DWM-77-m.pdf

A majority of the area north of the Union Pacific Railroad, east of U.S. 20, and west of Holmes Avenue is defined as Qbst. The authors of the map define the areas labeled as Qbst as basalt. The Qaw designation found immediately west of Holmes Avenue and east of Willow Creek is

defined as stratified sand and silt.

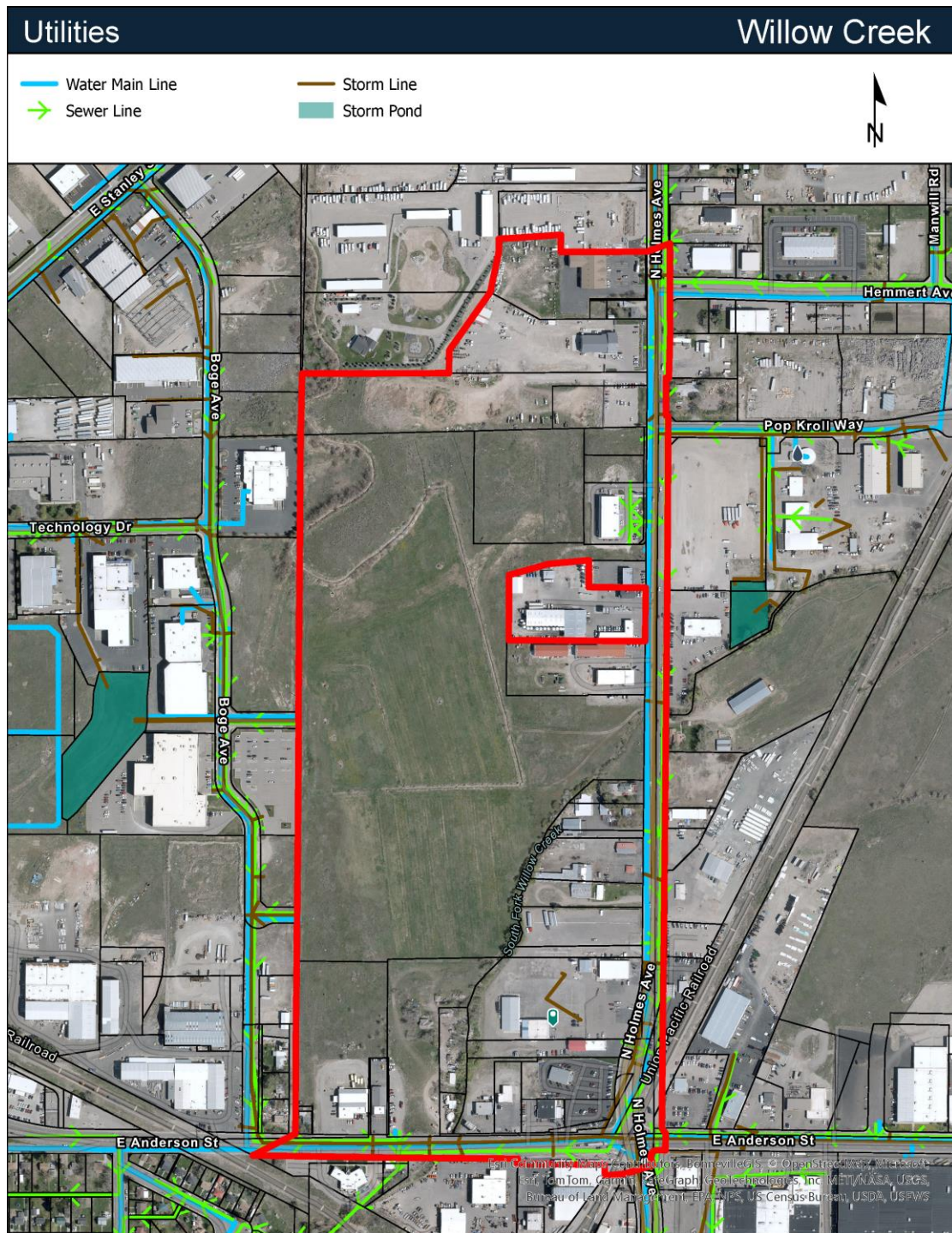
According to the ***Soil Survey of Bonneville County Area, Idaho***, most of the area west of Willow Creek is classified as Polatis-Rock outcrop complex. The soils investigation prepared for the developer found 60% of the 51 acres acquired by Willow Creek Park LLC is classified at Polatis-Rock outcrop complex. In its table for building site development to be used for general planning purposes only, the Soil Conservation Service (now the Natural Resources Conservation Service, U. S. Department of Agriculture) lists Polatis-Rock outcrop as having severe limitations for shallow excavations and dwellings with basements due to depth to bedrock. Local roads and streets have severe limitations due to frost action. Slope is the limitation for small commercial buildings. The Idaho Falls comprehensive plan ***Background Studies*** maps the study area as one with severe limitations for urban development.

Sequoia Construction engaged the services of Eagle Rock Engineering and Surveying to prepare a geotechnical soils report on 51 acres west of Holmes Avenue and east of Boge Avenue. These acres are the site of the proposed Willow Creek Park. In addition to fifteen test holes to obtain soils samples, 270 test holes were drilled with a three-inch auger to explore bedrock depths on the property. Bedrock/basalt was encountered in multiple test holes, primarily in the northern and western portions of the 51-acre property. In some locations, bedrock/basalt was at the surface or found at depths of one to four feet.

Streets and Street Pattern. Access to the study area is provided by U.S. 20, Anderson Street/Science Center Drive, and North Holmes Avenue. Within the study area, there are no local streets to provide access to the central portion of the study area. The developed parcels in the study area have direct access to the arterial streets through private driveways, a practice which is now strongly discouraged due to safety and movement of traffic on arterial streets.

The lack of a public, developed local street system in the interior of the study area compromises the ability to develop the area at urban densities although the study area lies within Idaho Falls and is zoned for urban development.

Utilities. Public water and sewer mains are located at the perimeter of the study area. Therefore, the private properties fronting on Anderson Street and Holmes Avenue are likely to be served by public utilities. However, as with local streets, there are no public mains within the study area to serve future development. In addition, the utility systems, especially the water system, needs to be looped and connected to the mains in the adjacent arterial streets to assure adequate water pressure and continuity of service. The existing water and sewer systems are illustrated on the map on the following page.



SOURCE: Idaho Falls Community Development Services. Idaho Falls Public Works, utilities mapping.

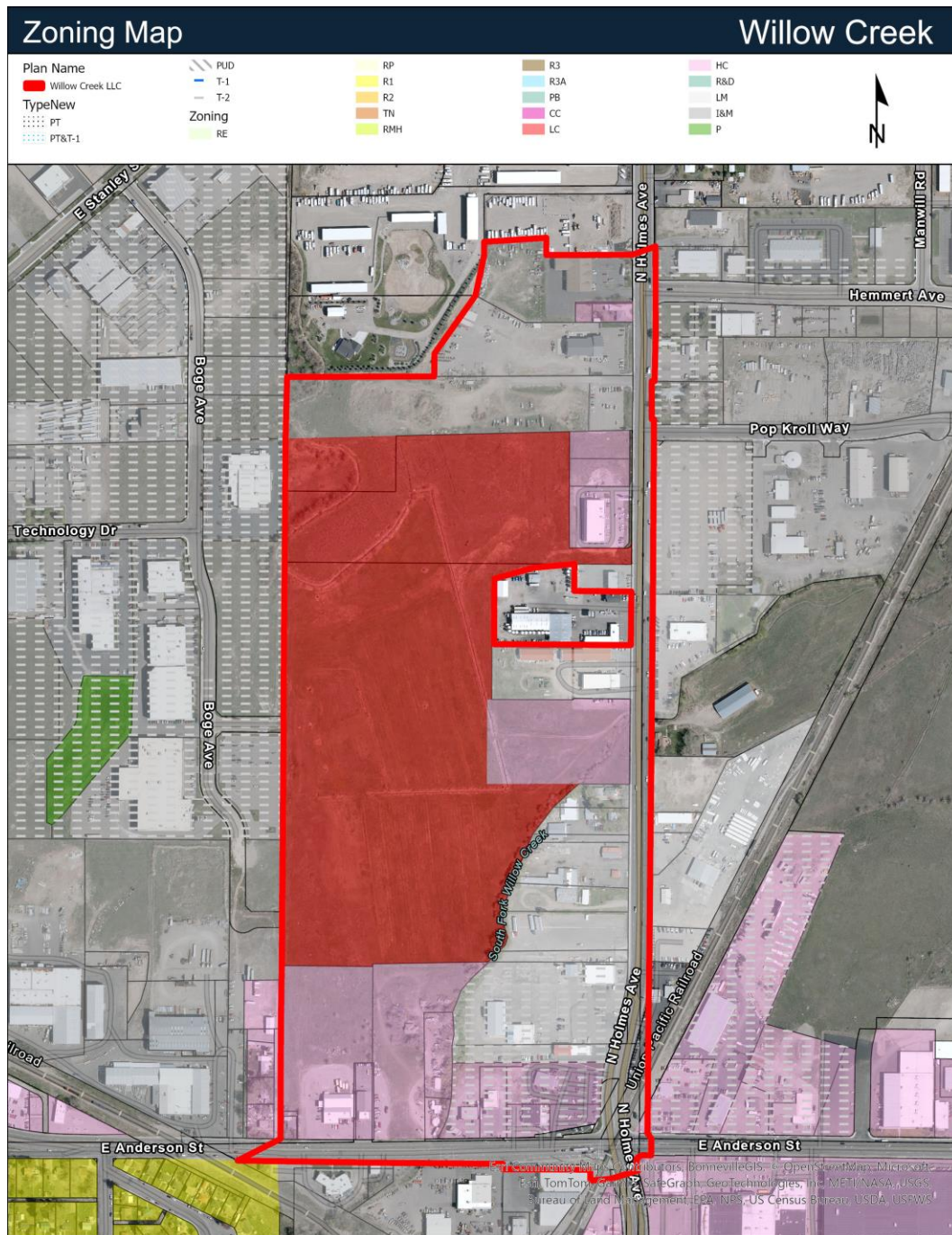
Lot Layout. According to the Bonneville County Parcel Viewer, there are 37 parcels within the study area. Nineteen entities own these 37 parcels. Multiple parcels appear to be held in one ownership due to the irregular shape of the majority of the parcels. A few parcels are as narrow as 35 feet. Some are only 60 feet in width. Only six of the parcels are platted and reflect modern standards for development.

Buildings and Site Conditions. According to a 1975 aerial of the study area, of the nineteen properties, thirteen of them were developed prior to 1975. On these properties, all of the buildings or most of the buildings on the property are over 50 years of age. At that age, the buildings may not meet today's code requirements or the need for technology used in modern businesses. Some of these buildings do not appear to be well maintained and may fall into a deteriorating state if care is not taken by the property owners. The homes, of which two may be deteriorating, are nonconforming uses under the zoning. Parking areas are generally paved and well maintained.

Land Use. Roughly 68% of the study area is vacant. Those portions adjacent to the arterial streets are occupied by retail trade, industrial uses, a trucking company, and isolated single-family homes. The zones in the study area are Limited Commercial, Highway Commercial, Industrial and Manufacturing, and Light Manufacturing and Heavy Commercial. Most of the 51-acre parcel recently annexed and owned by Willow Creek Park, LLC, is zoned Limited Commercial which permits detached and attached single family homes, multi-family units, and commercial uses such as retail, groceries, and personal services.

Willow Creek is located in the southeast corner of the project area. In Russell A. Freeman Park, Willow Creek is an amenity in the park and is used for recreation by young families. As this area develops, Willow Creek could become an amenity that provides a park-like area to nearby residents.





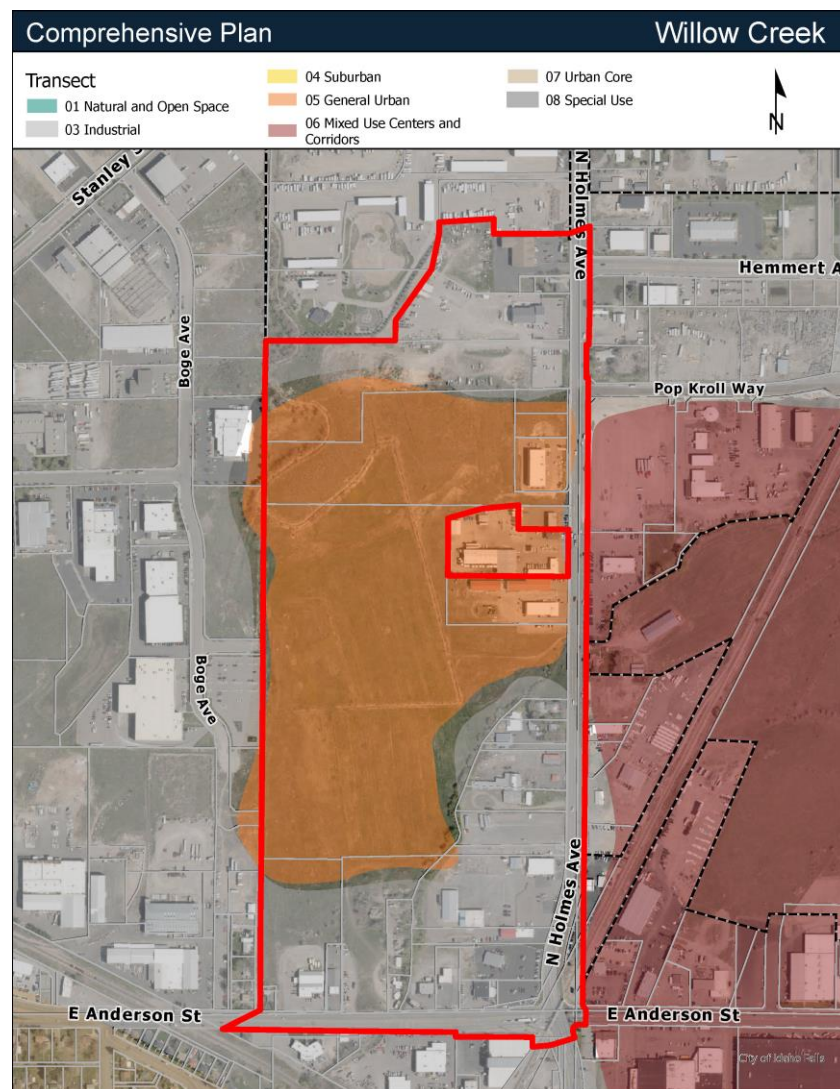
SOURCE: Idaho Falls Community Development, August, 2024.

The study area has good access to U.S. 20 and is near facilities of the U.S. Department of Energy. Both Anderson-Science Center Drive couplet and Holmes Avenue are principal arterials. Holmes Avenue is a four-lane highway as is Anderson-Science Center Drive. Such a street

Willow Creek Eligibility Report, Idaho Falls Redevelopment Agency, August, 2024

configuration creates a good vehicular flow for regional traffic to enter Idaho Falls and access to homes and businesses within the study area.

Comprehensive Plan and Future Development. The future land use map in the Idaho Falls comprehensive plan, *Imagine IF*, envisions the area as General Urban and Industrial. General Urban denotes residential areas with a mix of commercial and service areas convenient to the residents. Uses with the General Urban designation include a variety of housing types, and such designated areas are close to walkable centers. The Industrial designation denotes areas set aside for manufacturing facilities, warehousing, and distribution. The areas are near arterial roads and may have railroad access.



SOURCE: Idaho Falls Community Development Services, June, 2024.

Open Land Analysis

As indicated above, the study area includes open space/land. The aerial photos indicate a portion of this vacant land has been cultivated in the recent past. Bonneville County classifies about 46 acres as irrigated grazing land. Idaho Code Section provides definitions of “deteriorated area.” Included in the definition is a section applying to open land: Idaho Code Section 50-2903(8)(c) states: “[a]ny area which is predominately open and which because of obsolete platting, diversity of ownership, deterioration of structures or improvements, or otherwise, results in economic underdevelopment of the area or substantially impairs or arrests the sound growth of a municipality.”

The eligibility criteria set forth in Idaho Code Section 50-2903(8)(c) for predominantly open land areas mirror or are the same as those criteria set forth in Idaho Code Sections 50-2018(9) and 50-2903(8)(b). “Diversity of ownership” is the same, while “obsolete platting” appears to be equivalent to “faulty lot layout in relation to size, adequacy, accessibility, or usefulness.” “Deterioration of structures or improvements” is the same or similar to “a substantial number of deteriorated or deteriorating structures” and “deterioration of site or other improvements.” There is also an additional qualification that the provisions of Idaho Code Section 50-2008(d) shall apply to open areas.

Idaho Code Section 50-2008 primarily addresses the urban renewal plan approval process and Idaho Code Section 50-2008(d)(4) sets forth certain conditions and findings for agency acquisition of open land as follows:

The urban renewal plan will afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise: Provided, that if the urban renewal area consists of an area of open land to be acquired by the urban renewal agency, such area shall not be so acquired unless (1) if it is to be developed for residential uses, the local governing body shall determine that a shortage of housing of sound standards and design which is decent, safe and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality, or (2) if it is to be developed for nonresidential uses, the local governing body shall determine that such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives, which acquisition may require the exercise of governmental action, as provided in this act, because of defective or unusual conditions of title, diversity of ownership, tax delinquency, improper subdivisions, outmoded street patterns, deterioration of site, economic disuse, unsuitable topography or faulty lot

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

In sum, there is one set of findings if the area of open land is to be acquired by the Agency and developed for residential uses and a separate set of findings if the land is to be acquired by the Agency and developed for nonresidential uses.

If an open land area is to be acquired by an agency and used for residential purposes, the governing body shall determine there is a need for decent housing in the community. ***Imagine IF***, which is an official policy document of the governing body, has determined a need for housing, and states: “28% of all households (in Idaho Falls) are cost burdened and 45% of renters are cost burdened as of 2019.”¹ In addition to this issue of affordability in existing housing, there will be a need for 790 housing units annually to meet future demand according the Idaho Falls publication, ***Missing Middle Housing***, September 2020. To address this issue of affordability of housing and housing demand in Idaho Falls, one action proposed in the comprehensive plan is to allow smaller units and multi-family units close to walkable centers and neighborhood crossroads. The study area is located near a walkable center east of Holmes Avenue and south of Anderson Street. This is an infill project, one which will provide road connections to the other areas of Idaho Falls. These two characteristics, close to a walkable center and provision of connection to other areas of Idaho Falls, are action steps to implement housing objectives in the comprehensive plan. In addition, the designation of the zone Limited Commercial for a major portion of the study area was a recent designation, one approved by the governing body after the planning staff reviewed the site environmental issues and compatibility of adjacent land uses in accordance with the comprehensive plan. This zone allows residential uses as well as commercial uses.

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

The conclusion of this discussion concerning open land areas is that the area qualifies if any of

¹ ***Imagine IF***, pages 85-86.

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

Based on the above analysis, and as set forth in greater detail in this report, the unsuitable topography, diversity of ownership, obsolete platting/faulty lot layout, economic underdevelopment, and predominance of inadequate street layout are conditions found in the study area, and therefore, the open land condition is satisfied.



Agricultural Operations in Study Area

Since Bonneville County lists 46 acres in the study area as irrigated agriculture land or irrigated grazing land and there is evidence that the parcel was used for agriculture recently, it may be necessary to have the landowner give their written consent to be included within any revenue allocation area.

Ten Percent Limitation on Assessed Valuation within Revenue Allocation Area

In addition to the statutory criteria required for eligibility outlined in this report, Idaho statutes limit the assessed valuation permitted in a revenue allocation area. The combined base assessment rolls are not to exceed at any time ten percent of the current assessed valuation of all taxable property within the municipality.

“Revenue allocation area” means that portion of an urban renewal area where the equalized assessed valuation (as shown on the taxable property assessment rolls) of which the local governing body has determined, on and as a part of the urban renewal plan, is likely to increase as a result of the initiation of an urban renewal project The base assessment roll or rolls of revenue allocation area or areas shall not exceed at any time ten percent (10%) of the current assessed valuation of all taxable property within the municipality.

Idaho Code Section 50-2903(15).

The Data Processing Department of Bonneville County provided the City of Idaho Falls assessed value as well as the adjusted base of the existing revenue allocation areas.

Statutory Ten Percent Limitation Analysis		
Area	Assessed Value	Percentage
City of Idaho Falls	\$8,086,452,575	
10%	\$808,645,257	
	Adjusted Base	
River Commons RAA	\$131,823	
Eagle Ridge RAA	\$7,343,365	
Jackson Hole Junction RAA	\$700,421	

Anderson Bush RAA	\$416,321	
Pancheri East Bank RAA	\$5,939,063	
Stanley Boge RAA	\$41,521,753	
Yellowstone Square Proposed RAA	\$9,533,697	
Snake River West Proposed RAA	\$547,415	
Willow Creek Proposed RAAs	\$9,909,420	
Total Assessed Base RAAs	\$76,043,278	0.94%

SOURCE: Bonneville County Data Processing, June, 2024. PM106-2020 Real/Personal Value Less Increment and Exemptions. URD055, Urban Renewal by Pin within TAG, June, 2024. Preliminary values. Willow Creek assessed values based on Idaho Falls GIS system, Bonneville County Parcel Viewer, 2024, and information provided by the valuation clerk of Bonneville County, June, 2024.

The total combined adjusted base assessment rolls of the existing revenue allocation areas, together with the proposed revenue allocation areas, will not exceed the estimated ten percent limit of \$808,645,257, and, when combined, are estimated to be less than 1% of the assessed valuation of all taxable property in Idaho Falls.

Findings

To find a study area is eligible for the creation of an URA and RAA, the study area must contain one or more of the statutory criteria spelled out in Idaho Code Sections 50-2018(8), (9), and 50-2903(8), and to the extent there is open land, the statutory criteria in Idaho Code Section 50-2903(8)(c) and 2008(d). Below are the criteria and a brief discussion of the findings.

The presence of a substantial number of deteriorating or deteriorated structures and deterioration of site. Although many of the buildings in the study area may be fifty years or older and some of the buildings are beginning to suffer from lack of maintenance, there does not appear to be a substantial number of deteriorating or deteriorated buildings. This criterion is not met.

Predominance of defective or inadequate street layout. There are no local streets to serve the interior of the study area nor is there a collector street to move traffic from the interior to the adjacent arterial streets. This criterion is met.

Faulty lot layout in relationship to size, adequacy, accessibility, or usefulness. Obsolete Platting. Most of the developed parcels are not platted: they are described by metes and bounds, and multiple parcels are held under one ownership to assure sufficient land for development.

Some of the existing unplatted parcels are isolated and are too narrow to accommodate modern development or meet modern regulatory standards. The central portion of the interior is not platted: it is too large to accommodate urban growth without further subdivision. Therefore, most of parcels in the study area are inadequate due to usefulness of the parcel for modern development. In addition, accessibility which meets today's standards is deficient in the study area. The criterion for faulty layout is met.

Diversity of ownership. There are nineteen private property owners in the study area and multiple public owners related to both street and railroad rights-of-way. This criterion is met.

Defective or unusual conditions of title. The research done for this eligibility study did not address this issue and, therefore, did not reveal any defective titles. This criterion is not met.

Tax delinquency assessment exceeding the value of land. The research completed for this study did not address this issue. Consequently, there is not sufficient evidence to state this criterion has been met.

Insanitary or unsafe conditions. The interior of the study area has neither a public water system or a public sewer system. The lack of such systems is an impediment to urban development as well as a potential unsafe condition should development occur without such public systems. Polatis Rock outcrop, the soil which occupies much of the undeveloped ground in the study area, has severe limitations for septic systems due to depth to rock. This criterion is met.

In addition, a site visit revealed locations in which the sidewalk is deteriorating and obstacles have been placed in the sidewalk. Such conditions create an unsafe environment for pedestrians.

Outmoded street patterns. There is no collector street to move traffic from the interior of the study area to the adjacent arterial streets or to move traffic from Boge Avenue in the neighboring subdivision to North Holmes. The study area has no interior public streets to encourage and serve urban development. This criterion is met.

Unsuitable topography. Major portions of the study area are underlain by widespread basalt rock. The impact of basalt rock on construction costs, especially the provision of underground utilities, is substantial. This criterion is met.

Age or obsolescence. Many of the buildings in the study area are at least fifty years old. Such buildings may not meet today's codes or provide the support for needed business technology. However, most of the commercial buildings are well maintained, and many appear to have been updated. A site visit revealed a few of the homes are not well maintained; however, in general, the buildings are not deteriorating. The issue with the homes may be whether they are permitted under the present zoning. Unless the homes are an accessory use to the commercial or industrial use on the parcel, they are no longer permitted under the zoning ordinance. The zoning

designation of Limited Commercial is the only exception. This criterion is met.

Need for correlation of the area streets with other areas of the municipality. As stated above, access from Boge Avenue is needed to Holmes Avenue and to provide a collector street within the study area. Vehicular access is also needed to Anderson Street. Local streets in the interior of study area will encourage urban development and reduce the need to serve all development with private driveways to the arterial streets, a situation which reduces the efficiency of the arterial streets and presents safety issues. This criterion is met.

Conditions which retard development of the area. The widespread basalt rock has significantly slowed the growth of this area. Although it has good access to the regional transportation system provided by U.S. 20, most of the study area is vacant. There are no interior public utilities or an interior street system to encourage urban development. This is an island of undeveloped land in the northern portion of Idaho Falls. This criterion is met.

Economic disuse or underdeveloped property. Development had begun at the northwest corner of the intersection of Anderson Street and Holmes Avenue before 1975. The U.S. Department of Energy also constructed its office to the west of the study area. However, development in the study area did not move to the west of Willow Creek. Any new commercial projects remained on the frontage of Holmes Avenue or Anderson Street, although access to the Idaho Falls region from these streets improved, especially after Holmes was upgraded to four lanes. The interior of the study area has remained undeveloped. Over 68 acres of the study area is vacant. This criterion is met.

Substantially impairs or arrests the sound growth of the municipality. The long-range plan of the City of Idaho Falls designates the study area as industrial and general urban. General urban denotes a mix of commercial and residential uses. The residential development should include a variety of housing units, especially multi-family units. These areas should be near a walkable center. Without public utilities and a local street system served by at least one collector street, this vision and the growth of the study area is unlikely. This criterion is met.

Conclusion

The proposed Willow Creek revenue allocation area meets one or more of the criteria for eligibility under Idaho Code Sections 50-2018(8) and (9) and 50-2903(8). The study area is characterized by widespread basalt rock. There are no public utility systems or a road system to serve the interior of the study area. Growth and development have leap-frogged over the study area.

Criterion	Criteria Met?	Characteristics Supporting Finding
Substantial deterioration of site	No	
Defective street layout or inadequate street layout	Yes	There is not an internal public, developed street system in the internal portion of the study area. Approximately fifty acres is not served by a collector street or a local street system. There is no provision for vehicular or pedestrian traffic.
Faulty lot layout/Obsolete Platting	Yes	The central portion of the study area, approximately fifty acres, requires further subdivision to be developed at urban densities. Most of the developed portions of the study area adjacent to North Holmes and Anderson Street consist of metes and bounds parcels, many of which are combined into one ownership to have sufficient land to develop to modern commercial uses. A few of the existing unplatted properties are too narrow to be developed under today's regulations or today's modern standards.
Diversity of ownership	Yes	There are nineteen owners in roughly 80 acres.
Unusual conditions of title	No	
Tax delinquency	No	
Unsafe conditions	Yes	There is no public water or sewer system in the central portion of the study area. Nor is there a system to handle stormwater. The soil conditions for the western half of the study area present severe limitations for on-site septic systems. The lack of public utility systems creates the potential for unsafe conditions. The deterioration of the sidewalk in certain locations creates an unsafe condition.
Outmoded street patterns	Yes	There is no collector street to move traffic from the interior of the study to the adjacent arterial streets. There is no local street system in approximately 50 acres to encourage and serve urban densities.

Unsuitable topography	Yes	Basalt rock underlies the study area. Basalt, especially near the surface, substantially discourages urban development.
Age or obsolescence	Yes	Although there many of the buildings are over fifty years old, a site visit did not reveal a substantial number of deteriorating buildings. The homes, of which a few are suffering from lack of maintenance, are nonconforming under the present zoning.
Lack of correlation with streets in municipality	Yes	Access from fifty acres of the study area is not provided to the arterial streets and the community or region at large by a collector street. No public local streets access the majority of the study area.
Conditions which retard development of the area	Yes	The widespread basalt rock has delayed the development of the study area. Over one half of the study area is underlain with basalt and substantially increases the costs of development.
Economic disuse or underdevelopment of the area	Yes	Development began in the study area prior to 1975. However, the presence of basalt, the lack of utilities, and the absence of an interior street system has meant the area has not developed at urban densities.
Arrests or impairs the sound growth of the municipality	Yes	The long-range plan of the City of Idaho Falls designates this area as general urban and industrial. Over half of the area is vacant, although the study area is adjacent to U.S.20, a regional highway, and is served by two principal arterial streets.

SOURCES AND REFERENCES FOR ELIGIBILITY REPORT

The author of this report wishes to thank Brian Stevens, Idaho Falls Community Development Services, for his diligence and assistance in completing this report.

1. Bonneville County Parcel Viewer. May-June, 2024.
<https://bonneville.esriemcs.com/portal/apps/webappviewer/index.html?id=f5f27c3e084449c3b933b019a9b7444b>
2. Parcel spreadsheet, GIS system, City of Idaho Falls Community Development Services, Brian Stevens.
3. Tyson Fitzgerald, Willow Creek Park, email with rock depth, master plans, and soils report, June 5, 2024.
4. Willow Creek Development Site sales flyer, Kerry Beutler, email, February 28, 2024.
5. Data Processing, Bonneville County, Stephanie Burnside, Supervisor, email, July, 2024.
6. **Imagine IF**, comprehensive plan for the City of Idaho Falls, city-wide housing section, future land use map and descriptions of industrial and urban core designations.
7. **Idaho Falls Zoning Ordinance**.
8. Photos, Brian Stevens, June 12, 2024.
9. Photos, Google maps, August, 2021.
10. Eagle Rock Engineering and Surveying. **Geotechnical Soils Report**, 51 acres on North Holmes, Idaho Falls, Idaho. March 11, 2024.
11. Aerial photos, City of Idaho Falls, 2023 and 1975.
12. Soil Conservation Service, U.S. Department of Agriculture, **Soil Survey of Bonneville County**. 1978.
13. Valuations, Jennifer Jones, Valuation Clerk, Bonneville County, June 7, 2024.
14. William M. Phillips and John A. Welhan, **Geologic Map of the Idaho Falls North Quadrangle, Bonneville County, Idaho**, 2011.
https://www.idahogeology.org/pub/Digital_Data/Digital_Web_Maps/IFnorth_DWM-77-m.pdf

Memorandum

File #: 24-348

City Council Meeting

FROM: Wade Sanner, Director
DATE: Tuesday, September 17, 2024
DEPARTMENT: Community Development Services

Subject

Final Plat and Reasoned Statement of Relevant Criteria and Standards, Sentinel

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

1. Accept or Approve the Final Plat for Sentinel and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Sentinel and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Sentinel. The Planning and Zoning Commission considered this item at its June 4, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



A successful Plat should be consistent with the Comprehensive Plan and Zoning Ordinance, which includes policies and goals related to Growth, Sustainability, Transportation, and Livable Communities.

Interdepartmental Coordination

The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, as well as the Water, Planning, Wastewater, and Engineering/Survey Divisions.

Fiscal Impact

NA

Legal Review

This application has been reviewed by the Legal Department and is consistent with applicable law.

RE	R1	TN	R3	PB	LC	R&D	I&M
RP	R2	RMH	R3A	CC	HC	LM	P



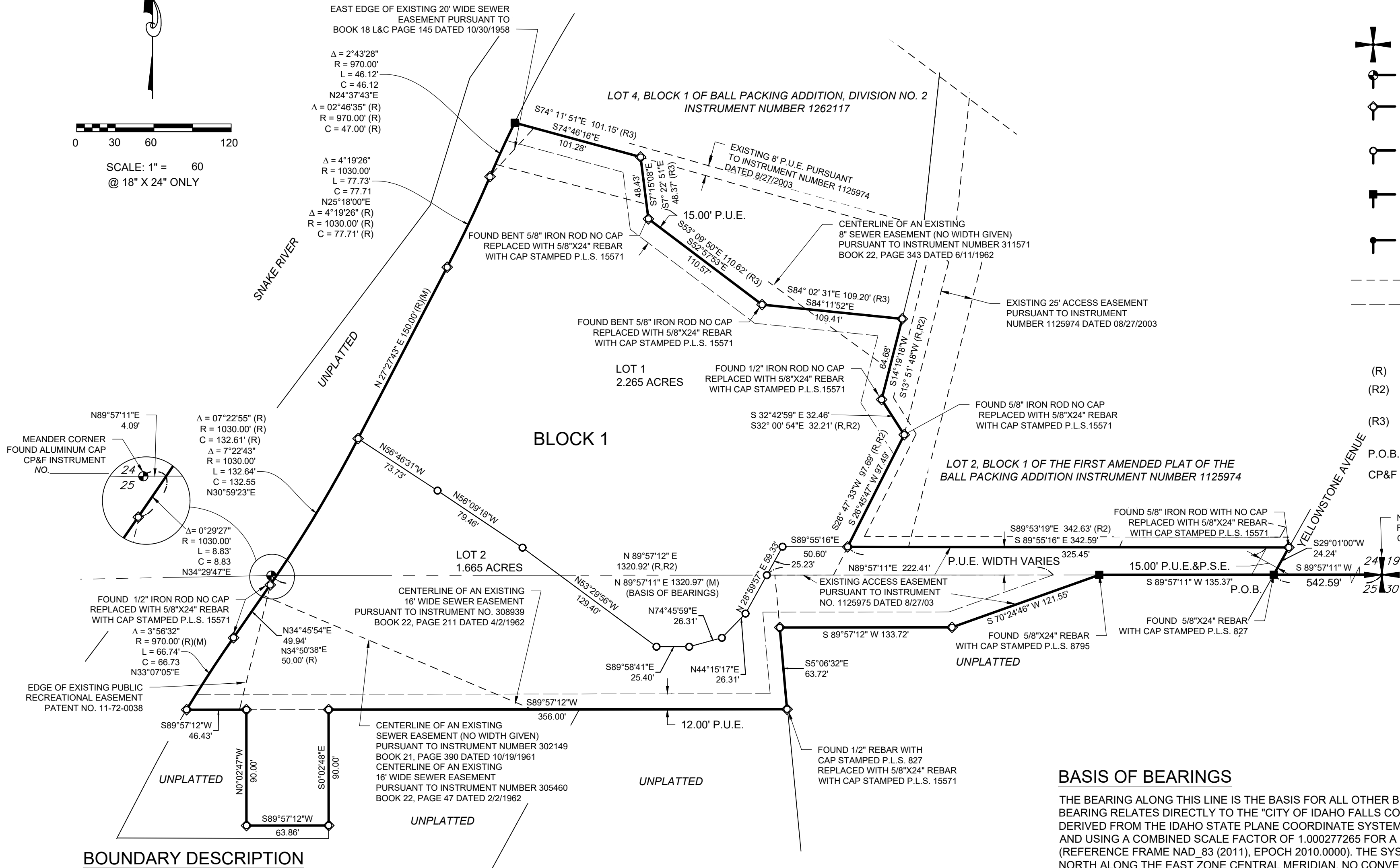


SENTINEL

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

BEING PART OF THE SOUTHEAST 1/4 OF SECTION 24 AND

THE NORTHEAST 1/4 OF SECTION 25, T.2 N. R.37 E., B.M.,



LEGEND

- PLSS Section Corner Control
- Meander Corner
- 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 5/8" Iron Rod with cap marked P.L.S. 8975 Unless Otherwise Noted
- Found 1/2" Iron Rod as Noted
- Existing Easement Line As Noted
- PUBLIC UTILITY EASEMENT (P.U.E.) AND/OR PUBLIC SIDEWALK EASEMENT (P.S.E.), AS NOTED, GRANTED PURSUANT TO THE EXECUTION OF THIS INSTRUMENT
- (R) Record Of Survey Instr. No. 811422
- (R2) First Amended Plat of the Ball Packing Addition, Instr. No. 1125974
- (R3) Ball Packing Addition, Div. No. 2 Instr. No. 1262117
- P.O.B. POINT OF BEGINNING
- CP&F CORNER PERPETUATION AND FILING RECORD

BASIS OF BEARINGS

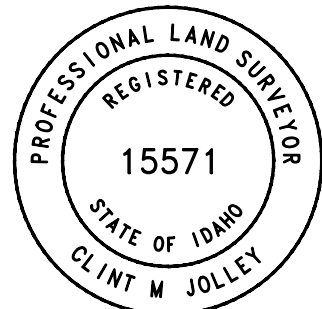
THE BEARING ALONG THIS LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS CONTROL SYSTEM OF 2004" WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) U.S. SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, (REFERENCE FRAME NAD_83 (2011), EPOCH 2010.0000). THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PLAT A SUBDIVISION WITH 1 BLOCK AND 2 LOTS FROM DEED INSTRUMENT NUMBER 1524135. THE BOUNDARY WAS ESTABLISHED USING FOUND MONUMENTS ALONG THE BOUNDARY AS WELL AS FOLLOWING PREVIOUSLY PLATTED AND RECORD OF SURVEY DIMENSIONS WHERE NO MONUMENTS WERE FOUND.

SURVEY REFERENCES

RECORD OF SURVEY INSTRUMENT NUMBER 1061234
RECORD OF SURVEY INSTRUMENT NUMBER 601190
RECORD OF SURVEY INSTRUMENT NUMBER 811422
BALL PACKING ADDITION 917053
FIRST AMENDED PLAT OF THE BALL PACKING ADDITION 1125974
BAIR ESTATES 807734



Clint M. Jolley License No. 15571 Date

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

hleinco.com

DRAWN BY JMR
DESIGN BY HLE
CHECK BY CJ

JOB NO: 2023-605

DATE: September 10, 2024

REVISIONS

DATE

SUBDIVISION PLAT
SENTINEL PROPERTIES LLC

PART OF THE SE1/4 OF SEC 24 AND THE NE1/4 OF SEC 25
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1

2

OF SHEETS

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SENTINEL

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

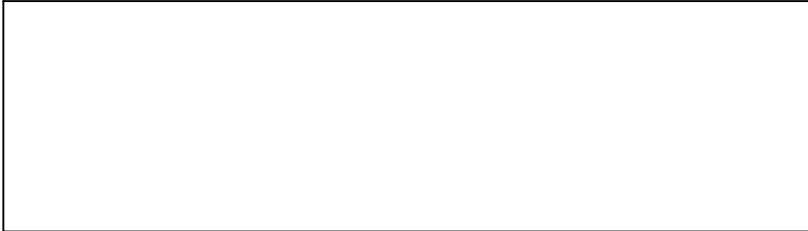
BEING PART OF THE SOUTHEAST 1/4 OF SECTION 24 AND
THE NORTHEAST 1/4 OF SECTION 25, T.2 N. R.37 E., B.M.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT SENTINEL, WAS FILED IN THE OFFICE
OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

BONNEVILLE COUNTY RECORDER

DATE _____



TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF
BONNEVILLE, STATE OF IDAHO, PURSUANT TO THE REQUIREMENTS OF I.C.
§50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE
FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN
HEREON ARE CURRENT.

DATE: _____

BONNEVILLE COUNTY TREASURER

IRRIGATION WATER RIGHTS STATEMENT

WATER RIGHTS AND ASSESSMENT OBLIGATIONS ARE NOT APPURTENANT TO
THE LANDS INCLUDED WITHIN THIS PLAT. LOTS WITHIN THIS SUBDIVISION WILL
NOT RECEIVE A WATER RIGHT.

FLOOD PLAIN DESIGNATION

ZONE A2 (AREA 100-YEAR FLOOD, PER COMMUNITY-PANEL
NUMBER 160029 0005 B, WITH AN EFFECTIVE DATE OF
OCTOBER 15, 1982

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED AND THE GRANTS AND
DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED
THIS _____ DAY OF _____, 20____.

MAYOR

CITY CLERK

CITY ENGINEER
KENT J. FUGAL, PE 9247

CITY SURVEYOR
KENNETH BALDWIN ROBERTS, PLS 9755

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RUSTY
LONDON, KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OF OF THE LIMITED
LIABILITY COMPANY OF SENTINEL PROPERTIES LLC, AND THE PERSON WHO
SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING
OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND
ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO BIND SUCH LIMITED
LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY
OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE
WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____
COMMISSION EXPIRATION DATE: _____

DRINKING WATER SYSTEM CERTIFICATE

PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY, CERTIFY THAT ALL
LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE
CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM, AND SAID CITY HAS
AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS
PURSUANT TO THE PROVISIONS OF TITLE 8, CHAPTER 4 OF THE IDAHO
FALLS CITY CODE AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS
_____ DAY OF _____, 20____.

SENTINEL PROPERTIES LLC

RUSTY LONDON - MANAGER

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 HAVE BEEN SATISFIED BASED ON
DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND
SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED
SATISFACTION OF SANITARY RESTRICTIONS.

BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR
SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED
WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE
BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE
FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS
OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326,
BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING
OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

ENVIRONMENTAL HEALTH SPECIALIST, REHS

DATE:

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, SENTINEL PROPERTIES
LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE TRACT OF
LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS
CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS AND STREETS,
WHICH PLAT SHALL HEREAFTER BE KNOWN AS SENTINEL, A SUBDIVISION OF THE CITY OF
IDAHO FALLS, BONNEVILLE COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT OWNER DOES HEREBY DEDICATE GRANT AND CONVEY TO
THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNER ALSO
DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC
EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC
EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNER, OR ITS HEIRS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT
STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO
FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE
THE RIGHT, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR
PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED
PURPOSES, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER OR ITS
HEIRS, SUCCESSORS OR ASSIGNS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL
NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY
HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO
FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES FROM ANY CLAIM FOR
DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS
CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER OR ITS SUCCESSORS
OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS
SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND
ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES ORDINARY USE OF THE PUBLIC
EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL
DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL
POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, AS THE CASE MAY BE,
AGAINST SAID OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS, AND AGAINST EVERY
PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE
LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEAL AND SIGNATURE
THIS _____ DAY OF _____, 20____.

SENTINEL PROPERTIES LLC

COUNTY SURVEYOR'S VERIFICATION

I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND
THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH I.C. §50-1305.

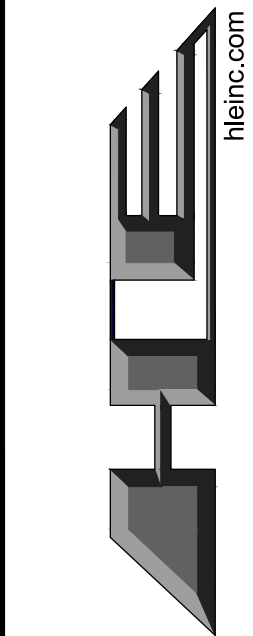
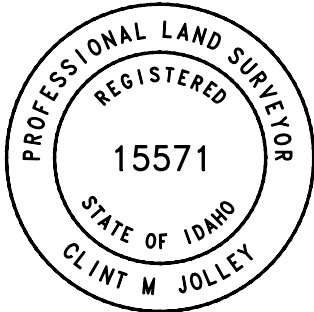
DATE: _____

BONNEVILLE COUNTY SURVEYOR, DAVID DOUGLAS ROMRELL P.L.S. 12223

SURVEYORS 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 Sentinel, 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



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

hlein.com

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DRAWN BY	DESIGN BY	CHECK BY
JMR	HLE	CJ
JOB NO: 2023-605		
DATE: September 10, 2024		
REVISIONS		DATE

SUBDIVISION PLAT
SENTINEL PROPERTIES LLC

PART OF THE SE1/4 OF SEC 24 AND THE NE1/4 OF SEC 25
BONNEVILLE COUNTY, IDAHO

SHEET NO.
2
OF 2 SHEETS

STAFF REPORT

FINAL PLAT SENTINEL

SEPTEMBER 26, 2024



Community
Development
Services

Applicant: HLE

Project Manager: David Peterson

Location: Generally located north of the north of W Sunnyside Rd, east of the Snake River, south of Pancheri Dr, west of S Yellowstone Ave.

Size: 3.930 acres

Lots: 2

Buildable: 2

Existing Zoning:

Site: HC

North: HC/I&M

South: I&M

East: I&M/HC

West: P

Existing Land Uses:

Site: Vacant

North: Lodging Facility

South: Industrial

East: Industrial/Commercial

West: Public

Future Land Use Map:

Urban Core/Mixed Use
Centers and Corridors

Attachments:

1. Subdivision and Zoning Ordinance Requirements
2. Maps and aerial photos
3. Final Plat

Requested Action: To **approve** the final plat for Sentinel by the Mayor and City Council.

History: The property was annexed into the city in 1940 and has historically been used for industrial purposes. The property was rezoned to I&M, Industrial and Manufacturing, from IM-1 after the city-wide rezone in 2018. Earlier this year, the property was rezoned from I&M to HC, Highway Commercial. A portion of the property has a Tower 2 (Wireless Communication) Overlay Zone and the entire property is within the Controlled Development Airport Overlay Zone.

Staff Comments: The final plat consists of two buildable lots on approximately 3.930 acres. A small portion of lot 2 has frontage on S Yellowstone Ave. The lots will primarily be accessed from private drive aisles off Pancheri Dr using existing access easements. The final plat maintains existing access and utility easements and provides additional easements to ensure emergency access and access to all publicly maintained utility lines. The Comprehensive Zoning Code does not require commercial lots to have frontage on public streets

The property is located in the flood plain. Any development will need to meet all requirements of the adopted flood plain ordinance.

The majority of the property is zoned HC, Highway Commercial. A small piece of the property remained I&M to preserve the existing industrial use. Both lots meet the requirements of their respective zones. A portion of the property is designated Urban Core by the Comprehensive Plan, denoting areas where people tend to shop, eat, and gather. The remainder is designated Mixed Use Centers and Corridors which identifies areas for mixed use development and regional commercial centers.

Staff Recommendation: Staff has reviewed the final plat and finds that it is consistent with the Subdivision Ordinance and Comprehensive Zoning Code and recommends approval of the final plat for Sentinel.

Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance.

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
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.	X
Residential lots do not have direct access to arterial streets.	N/A
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 arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial 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 proposed 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 R-3, 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.	N/A
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	N/A
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
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 arterial 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 150 ft 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 arterial 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.	N/A
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	No new streets as part of this plat

Zoning Ordinance:

11-3-5: PURPOSE OF COMMERCIAL ZONES

HC, Highway Commercial. 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-of-way 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	*	
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.				

11-3-7: PURPOSE OF INDUSTRIAL ZONES

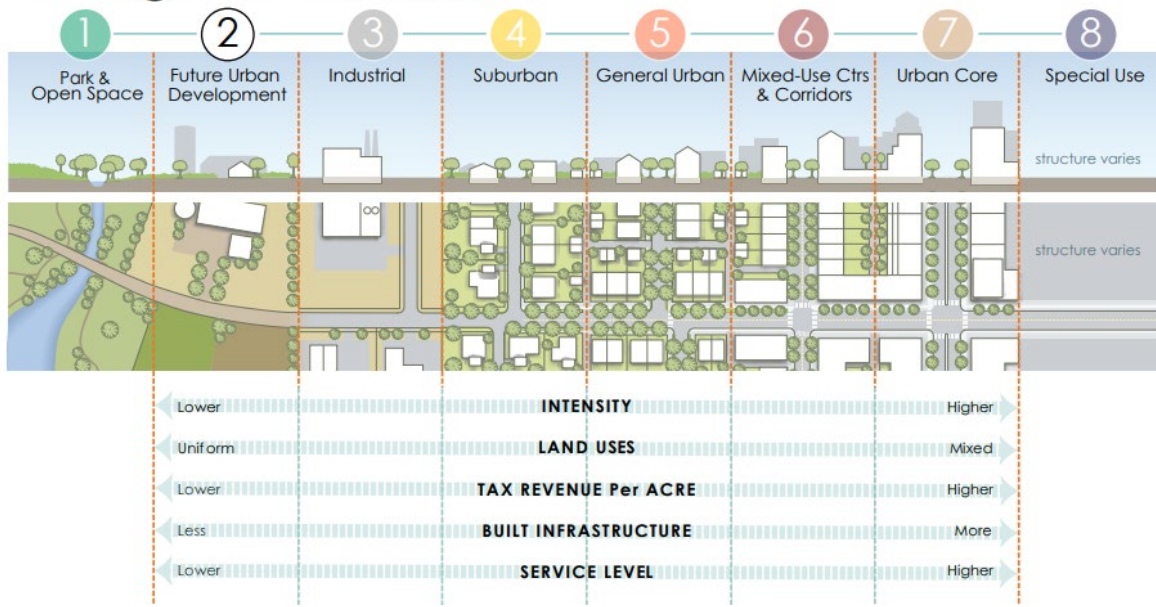
(B) I&M, Industrial and Manufacturing Zone. This zone provides an industrial zone in which the primary use of the land is manufacturing, fabricating, processing, and warehousing. Land zoned I&M should be relatively flat, open land, conveniently located close to transportation, public utilities and other 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.		

(Ord. 3233, 12-20-18)

ImaginELF Transects



7. Urban Core

Snapshot: The Urban Core Transect denotes the central area which functions as the City core and areas within or in close proximity to Downtown and South Downtown. The Urban Core also includes legacy residential subdivisions platted in a traditional grid pattern. These subdivisions tend to be characterized by taller structures, mixed-use buildings, pedestrian-oriented movement of people, commercial and entertainment enterprises. All housing types, civic buildings, town squares and transit stations are typical, but vary between neighborhoods.

Local examples: Downtown, Original Townsite, Highland Park Addition, Crows Addition, Brodбеcks Addition, Riverside Addition



6. Mixed-Use Centers & Corridors

Snapshot: The Mixed-Use Centers and Corridors Transect denotes areas where people tend to shop, eat and gather. These areas include all housing types but generally at a more intense scale than other areas. These areas also include mixed-use buildings, recreation centers and commercial uses. Mixed-Use Centers and corridors may vary in scale from large, regional commercial centers with supportive housing to smaller commercial pockets called walkable centers that support a well-connected, walkable neighborhood.

Local examples: Northgate Mile and 1st Street corridors, Intersection of 65th South and 5th West, Intersection of Skyline and Broadway, Snake River Landing

June 4, 2024

7:00 p.m.

Planning Department

City Annex Council Chambers

MEMBERS PRESENT: Commissioners Glen Ogden, Kristi Brower, Forrest Ihler, Bill Scott, Arnold Cantu, Dale Storer

MEMBERS ABSENT: Marsha McDaniel

ALSO PRESENT: Assistant Planning Director Kerry Beutler, David Peterson Planner, Naysha Foster Planner, Jacob Beck, Esq, Assistant City Attorney, and interested citizens.

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

MINUTES: Cantu moved to accept the minutes of May 7, 2024, with minor corrections, Scott seconded the motion. The motion passed unanimously.

Business:

3. PLAT 24-015: FINAL PLAT for Sentinel.

Applicant: Gilmore Jenkins, HLE, 101 South Park Ave, Idaho Falls, Idaho. Jenkins stated that the action is to recommend the final plat of Sentinel Subdivision that is located off Pancheri and Yellowstone. This was an industrial lot, and the existing industrial building has been demolished and the steel frame was relocated. This was rezoned to HC and today they are presenting a final plat to split it into two buildable lots. They want to have a larger lot to the north that will abut the Candlewood Hotel, and the planned use for that lot is for another hotel. The lower lot that extends to Yellowstone will be developed in the future with no definitive plans. The lots do not have frontage to Pancheri. They will continue to have access through the access easements to Pancheri, and whatever development happens the access will be improved to handle traffic.

Ogden asked and Beutler agreed that this is currently within a redevelopment district through the Redevelopment Agency of Idaho Falls. Ogden stated that this accomplishes some of the purposes for the redevelopment district to bring up the value and help with infrastructure. Beutler agreed that the plat is necessary to accommodate the redevelopment of the property.

Jenkins stated that there is a hotel in the works, and they will submit it to staff to ensure it meets every ordinance is met.

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

Scott asked if there is intention to have anything dedicated or will it all be private access. Peterson stated that the easements will have to be recorded with the plat before anything can be developed. Scott asked and Peterson confirmed that the Fire Chief will have input.

Ihler asked if the access easement that goes to Pancheri, is the driveway for Nugget CBD. Peterson stated that it is between the hotel and Nugget CBD. Ihler asked if it will be enhanced. Peterson stated that it will be upgraded to a more standard access.

Storer is concerned about the access to Pancheri. Storer stated that there will be requirements for the access to be improved, but why are they not seeing any access requirement coming in as part of the approval of the final plat. Storer is uncomfortable with seeing a motel moving forward with no access. Peterson stated that the motel is not going forward yet, just the plat, and that designates the legal boundary of the lot. The hotel can't go forward until the access is defined. Peterson stated that the concerns are valid and are being closely looked at by City Engineer, Fire, and Survey. The plat and defining the legal boundaries of the lot is not required, pursuant to the Subdivision Ordinance to have frontage. Storer feels like it is time to change the Subdivision Ordinance.

Cantu and Brower feel it is straight forward and any issues will be addressed.

Ihler stated that as they move through with the redevelopment district that lasts 20 years, he is sure it will flow nicely as it develops, and this is a piece to the puzzle to make the area more attractive.

Cantu moved to recommend to the Mayor and City Council approval of the Final Plat for Sentinel.

Brower seconded the motion. Ogden called for roll call vote: Brower, yes; Scott, yes; Ihler, yes; Ogden, yes; Cantu, yes; Storer, yes. The motion passed unanimously

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT FOR SENTINEL, GENERALLY LOCATED NORTH OF W SUNNYSIDE RD, EAST OF THE SNAKE RIVER, SOUTH OF PANCHERI DR, AND WEST OF S YELLOWSTONE AVE.

WHEREAS, the applicant filed an application for a preliminary plat on April 11, 2024; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June, 4, 2024; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on September 26, 2024; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 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 3.930-acre parcel generally located north of W Sunnyside Rd, east of the Snake River, south of Pancheri Dr, and west of S Yellowstone Ave.
3. The final plat includes 2 buildable lots.
4. Access to the subdivision will primarily come from Pancheri Dr, a minor arterial, with additional access from S Yellowstone Ave, a principal arterial.
5. The plat complies with all requirements of the Subdivision Ordinance and the Comprehensive Zoning Code.
6. The proposed development is consistent with the principles of the City's Comprehensive Plan and the HC, Highway Commercial and I&M, Industrial and Manufacturing Zones.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the Planning and Zoning Commission of the City of Idaho Falls approved the Final Plat.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2024

Rebecca L. Noah Casper-Mayor

Memorandum

File #: 24-346

City Council Meeting

FROM: Wade Sanner, Director
DATE: Monday, September 16, 2024
DEPARTMENT: Community Development Services

Subject

Quasi-judicial Public Hearing-Rezone from R3A, Residential Mixes Use to HC, Highway Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards on approximately 1.55 acres of a portion of Lots 4 and 5, Block 6, Hodson Addition.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)

1. Approve the Ordinance Rezoning approximately 1.55 acres of a portion of Lots 4 and 5, Block 6, Hodson Addition from R3A, Residential Mixed Use to HC, Highway Commercial, 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 R3A to HC and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is the application for Rezoning from R3A to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards for approximately 1.55 acres of a portion of Lots 4 and 5, Block 6, Hodson Addition. The Planning and Zoning Commission considered this item at its August 6, 2024, meeting and unanimously voted to recommend approval of the zone from R3A to HC to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



The rationale for rezoning must be consistent with the principles of the Comprehensive Plan, which includes policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

N/A

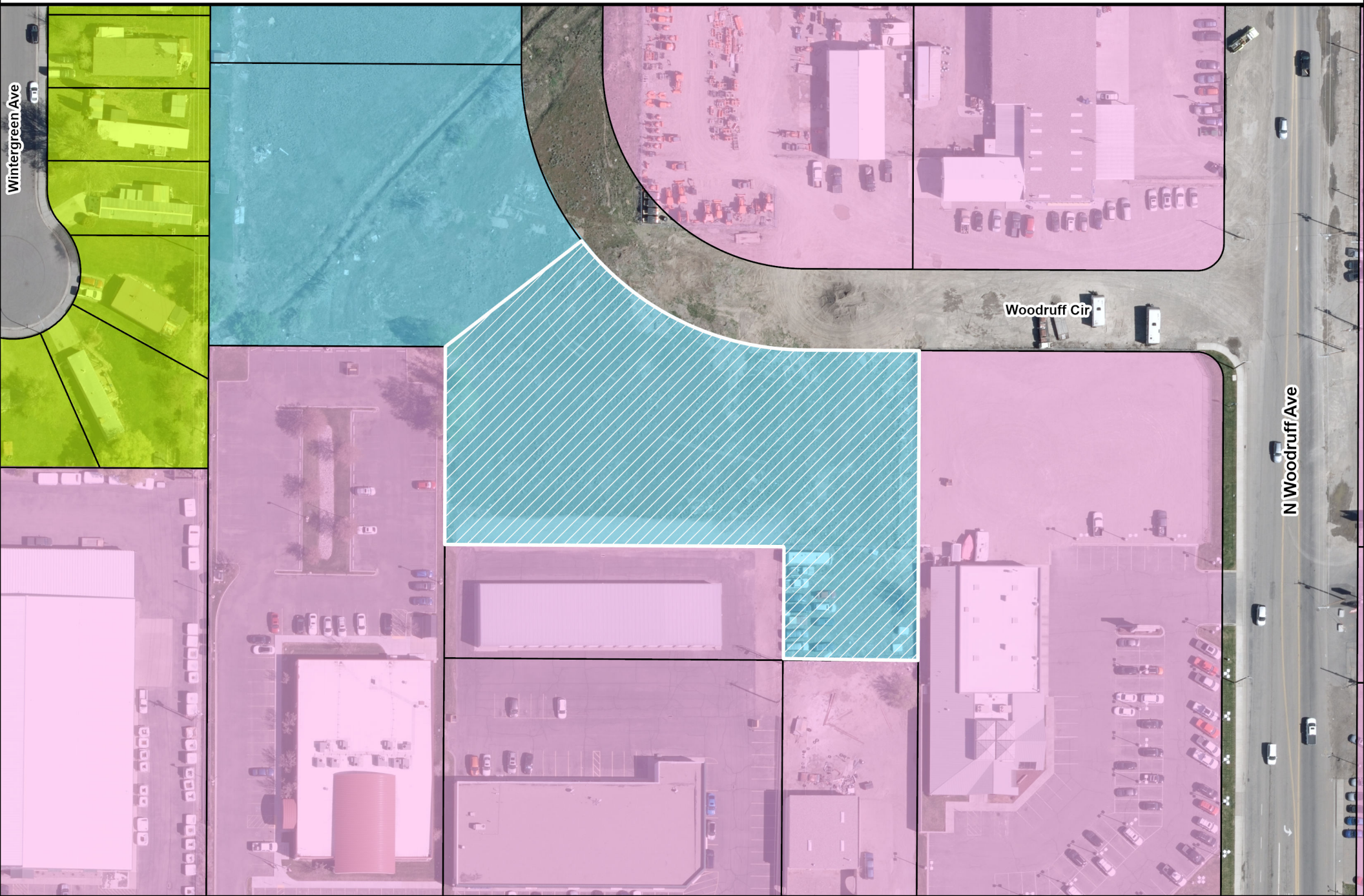
Fiscal Impact

N/A

Legal Review

The application and ordinance have been reviewed by the Legal Department pursuant to applicable law.

	RE		R1		TN		R3		PB		LC		R&D		I&M
	RP		R2		RMH		R3A		CC		HC		LM		P



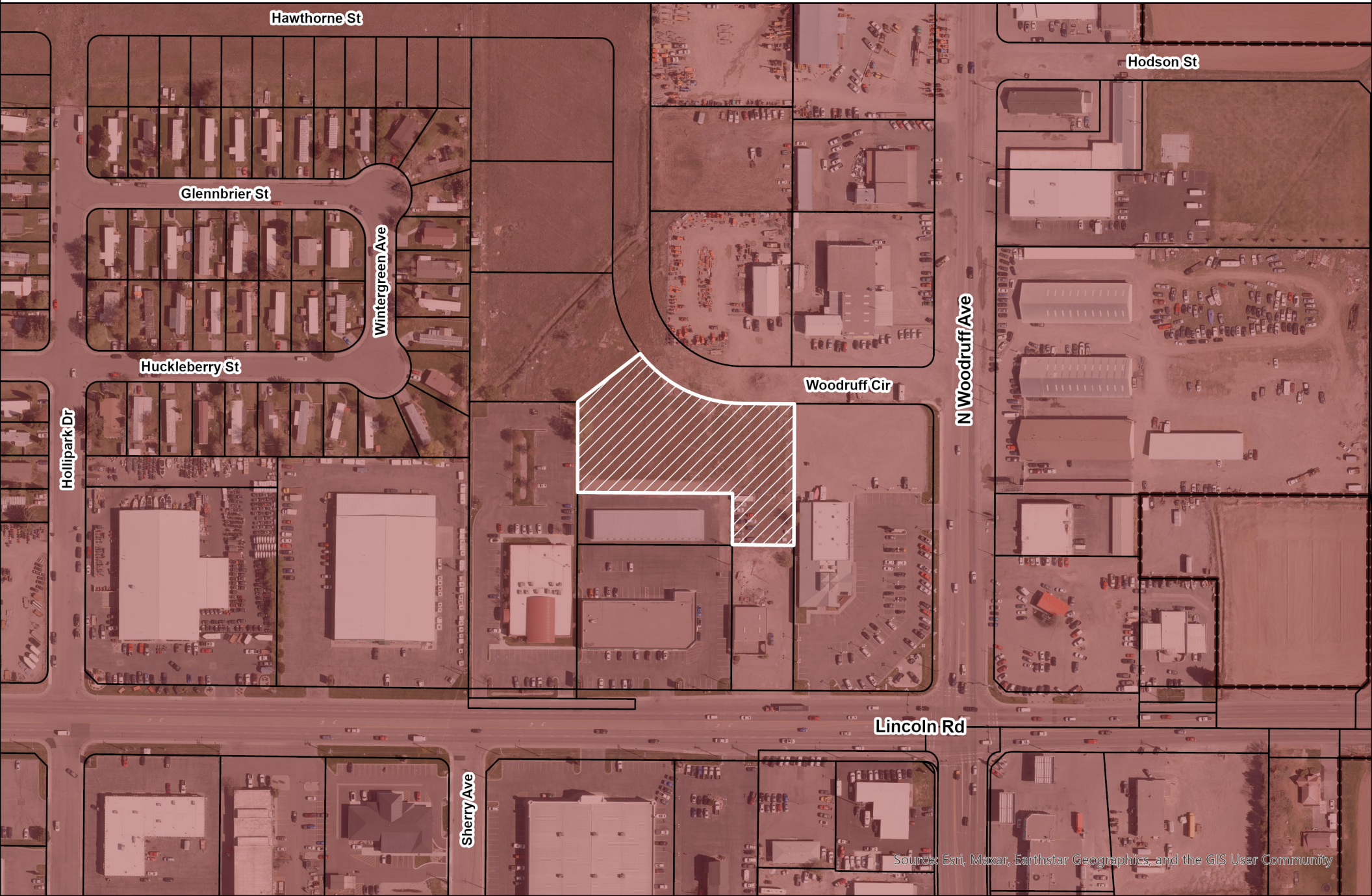


Wintergreen Ave

Woodruff Cir

N Woodruff Ave

- | | | | |
|---|---|---|--|
|  General Urban |  Mixed Use Centers and Corridors |  Special Use |  Urban Core |
|  Industrial |  Natural and Open Space |  Suburban | |



STAFF REPORT
Rezone from R3A, Residential Mixed Use
to HC, Highway Commercial
Portion of Lots 4 & 5, Block 6 of Hodson Addition
September 26, 2024



Community
Development
Services

Applicant: D2L2 Idaho LLC

Owner: Danny McFarlane

Project Manager: Naysha Foster

Location: Generally located north of Lincoln Rd, east of Wintergreen Ave, south of Hawthorne Dr, west of Woodruff Ave.

Size: Approximately 1.55 acres

Existing Zoning:

Site: R3A

North: HC

South: HC

East: HC

West: HC & R3A

Existing Land Uses:

Site: Vacant

North: Commercial

South: Commercial

East: Commercial

West: Commercial

Future Land Use Map:

Mixed Use Centers and Corridors

Attachments:

1. Zoning Ordinance Information
2. Comprehensive Plan Policies
3. Maps and aerial photos

Requested Action: To approve the rezone from R3A, Residential Mixed Use, to HC, Highway Commercial.

History: This property was annexed into the City in 2021 with an initial zoning of R3A. The property was platted in 1973 in the County as a residential subdivision.

Staff Comments: The applicant applied for the rezone on May 27, 2024. A neighborhood meeting was held according to the Zoning ordinance. The requested zone is HC, Highway Commercial. The property is contiguous to HC zoning. It fronts a local street, Woodruff Circle which intersects with Woodruff, a minor arterial. 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-of way 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.

The Comprehensive Plan designates this area as Mixed-Use Centers and Corridors, which denotes areas where people tend to shop, eat, and gather. These areas include all housing types but generally at a more intense scale than other areas. These areas include mixed-use buildings, recreation centers and commercial uses. The requested HC Zone is consistent with the Mixed-Use Centers and Corridors designation within the Comprehensive Plan.

Staff Recommendation: Staff has reviewed the application and finds the request consistent with the Comprehensive Plan and the surrounding zoning of the area. Staff and the Planning and Zoning Commission recommend approval of the rezone from R3A to HC.

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 HC zone is consistent with the Mixed Use Centers and Corridors transect in the City's adopted 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	If the commercial development creates 200 trips during peak hour the City engineer will require a traffic study to determine a wider street, turn lanes or signaled intersections.
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	The HC zone will not create a larger impact on public services than the existing R3A zone.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties	The provisions of the HC standards, including but not limited to landscape buffers, will reduce the potential for nuisances or adverse effect on adjoining properties.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment	The property is surrounded on 3 sides with HC zoning and commercial uses.
Zoning Application Questions:	Applicant's Response:
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	The property is surround on 3 sides by HC
What changes have occurred in the area to justify the request for rezone?	As the property owners we would like to build a commercial building on the property consistent with the other commercial buildings surrounding the property.
Are there existing land uses in the area similar to the proposed use?	Yes 3 sides are HC
Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	Yes

Transportation Plan: Woodruff Circle is a local street. Woodruff is a minor arterial

Zoning Ordinance:**11-3-5: PURPOSE OF COMMERCIAL ZONES****HC, Highway and General Commercial**

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-of way 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

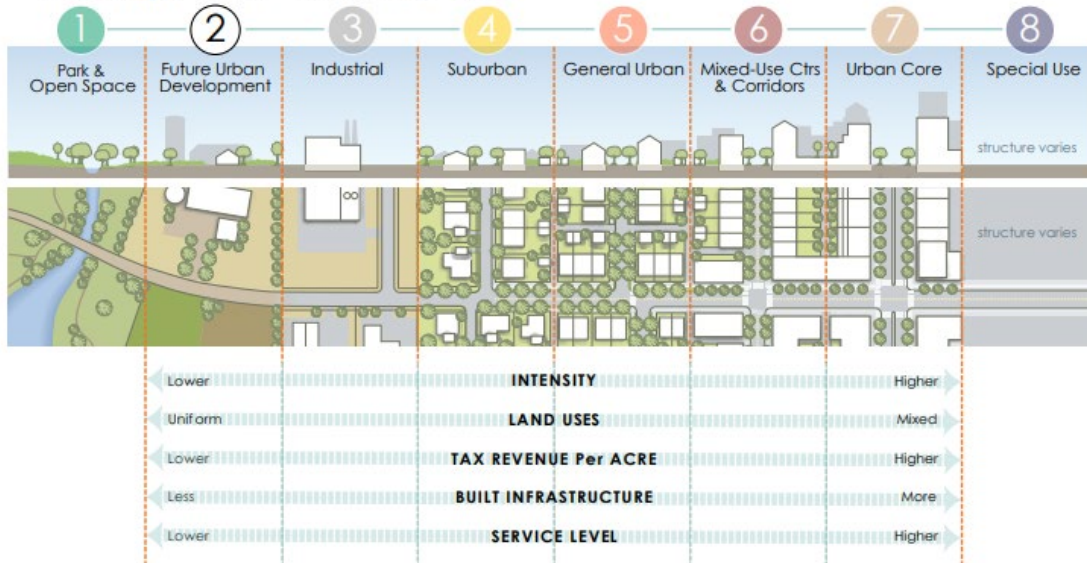
	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	

*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.

(Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)

Comprehensive Plan Policies:

ImagineIt! Transects



6

Mixed Use Ctrs & Corridors



6. Mixed-Use Centers & Corridors

Snapshot: The Mixed-Use Centers and Corridors Transect denotes areas where people tend to shop, eat and gather. These areas include all housing types but generally at a more intense scale than other areas. These areas also include mixed-use buildings, recreation centers and commercial uses. Mixed-Use Centers and corridors may vary in scale from large, regional commercial centers with supportive housing to smaller commercial pockets called walkable centers that support a well-connected, walkable neighborhood.

Local examples: Northgate Mile and 1st Street corridors, Intersection of 65th South and 5th West, Intersection of Skyline and Broadway, Snake River Landing

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

P = permitted use. C1 = administrative conditional use. C2 = Board of Adjustment conditional use. C3 = 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.

Proposed Land Use Classification	Commercial				
	PB	CC	LC	HC	PT
Accessory Use	P	P	P	P	P
Accessory Use, Fuel Station*		P	P	P	
Accessory Use, Storage Yard*		P	P	P	
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C ₂	C ₂	C ₂	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking Establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, Accessory Unit *		P	P	P	P
Dwelling, Multi-Unit*		P	P		P
Dwelling, Multi-Unit Attached*		P	P		P
Dwelling, Single Unit Attached*			P		
Dwelling, Single Unit Detached			P		
Dwelling, Two Unit			P		P
Eating Establishment		P	P	P	P
Eating Establishment, Limited	P	P	P	P	P

Proposed Land Use Classification	PB	CC	LC	HC	PT
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, Small Scale				P	
Food Store		P	P	P	P
Health Care and Social Services	P	P	P	P	P
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C ₂	C ₂	C ₂	C ₂	C ₂
Industry, Craftsman	P	P	P	P	
Industry, Light		P		P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C ₂	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C ₃	C ₃		C ₃
Public Service Facility*	C ₂	C ₂	C ₂	C ₂	C ₂
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C ₂	P	P	
Storage Facility, Indoor		P	P	P	P
Storage Facility, Outdoor				P	
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C ₂	C ₂	P	

August 6, 2024

7:00 p.m.

Planning Department

City Annex Council Chambers

MEMBERS PRESENT: Commissioners Glen Ogden, Bill Scott, Dale Storer, Forrest Ihler.

MEMBERS ABSENT: Marsha McDaniel, Arnold Cantu

ALSO PRESENT: Assistant Planning Director Kerry Beutler, David Peterson Planner, Naysha Foster Planner, Brian Stevens Planner, Jacob Beck, Esq, Assistant City Attorney, and interested citizens.

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

MINUTES: Scott moved to accept the minutes of July 2, 2024, Ihler seconded the motion. The motion passed unanimously.

Public Hearing:

1. RZN24-006: REZONE FROM R3A TO HC for Portions of Lots 4 and 5, Block 6 Hodson Addition.

Ogden opened the public hearing.

Applicant: Danny McFarlane. McFarlane owns block 1-5 here and this lot they want to rezone to HC to match surrounding zones.

Scott asked if Woodruff Circle is dedicated. McFarlane stated it is dedicated 30 years ago and they are in the final stages of approving a development agreement with the City to put the road in. Wasatch Properties has installed a water line and sewer is in and now they have to put in storm drain and asphalt.

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

Ogden asked which lot they were considering. Foster clarified Lot 4-5.

No one appeared in support/opposition.

Ogden closed the public hearing.

Ihler feels it is straight forward and surrounded by other HC. Ogden agreed with Ihler.

Ihler moved to recommend to the Mayor and City Council approval of the rezone from R3A to HC for Portions of Lots 4 and 5, Block 6, Hodson Addition, Scott seconded the motion. Ogden called for roll call vote: Scott, yes; Ihler, yes; Ogden, yes; Storer, 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 1.55 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R3A, RESIDENTIAL MIXED USE TO HC, HIGHWAY COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is HC Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation Mixed-Use Centers and Corridors; 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 August 6, 2024, and recommended approval of zoning the subject property to HC Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on September 26, 2024.

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 1.55 acres, a portion of lots 4 and 5, block 6 of Hodson Addition.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "HC Zone" 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 _____, 2024.

CITY OF IDAHO FALLS, IDAHO

Rebecca L. Noah Casper, Mayor

ATTEST:

Corrin Wilde, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, CORRIN WILDE, 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 APPROXIMATELY 1.55 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R3A, RESIDENTIAL MIXED USE TO HC, HIGHWAY COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

Corrin Wilde, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ZONE CHANGE FROM R3A, RESIDENTIAL MIXED USE, TO HC, HIGHWAY COMMERCIAL, GENERALLY LOCATED NORTH OF LINCOLN ROAD, EAST OF WINTERGREEN AVENUE, SOUTH OF HAWTHORNE DR, WEST OF N WOODRUFF.

WHEREAS, the applicant filed an application for a rezone on May 27, 2024; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on August 6, 2024; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on September 26, 2024; 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 City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 1.55 acres generally located north of Lincoln Rd, east of Wintergreen Ave, south of Hawthorne Dr, west of N Woodruff.
3. The Comprehensive Plan designates this area as Mixed-Use Centers and Corridors.
4. The proposed zoning of HC is consistent with the Comprehensive Plan map, and policies and existing zoning and land uses in the area.
5. Idaho Falls Planning and Zoning Commission recommended approval of zoning of the property to HC, Highway Commercial.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the change of zoning as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS ____ DAY OF _____, 2024

Rebecca L. Noah Casper - Mayor

Dear Property Owner or Resident:

This letter is being sent to you to let you know about a proposed parcel rezone in your area and to invite you to an informational meeting where you can learn more and can ask questions about it.

Parcel # RPA4100006004B, located off Woodruff Circle in Idaho Falls, is currently zoned Residential Mixed Use and it is proposed that it be rezoned to Highway Commercial, similar to the adjacent properties.

We welcome and encourage your participation. Your input is an important part of the City's development review process. Please join us for a neighborhood meeting to discuss the proposal on May 28, 2024 at 6:00 PM. The meeting will be held near the property at the end of the pavement on Woodruff Circle. The meeting is an opportunity for you to provide input on the project and to have your questions answered directly by the applicant.

If you are unable to attend the meeting, but would like to provide input or ask questions, please contact D2L2 Idaho LLC at the address below.

We look forward to seeing you at the meeting.

Sincerely,

D2L2 Idaho LLC
258 Main St #140
Logan UT, 84321

BRADY BUNCH PROPERTIES LLC
1445 E LINCOLN RD
IDAHO FALLS, ID 83401

BURDETTE INC
1979 N WOODRUFF AVE
IDAHO FALLS, ID 83401

D2L2 IDAHO LLC
258 S MAIN ST STE 140
LOGAN, UT 84321

DEPT OF COMMERCE & LABOR THE
317 MAIN ST
BOISE, ID 83735

DUNKLEY ROBERT L
1575 E LINCOLN RD
IDAHO FALLS, ID 83401

FARNSWORTH & GORDON
AUTOMOTIVE LLC
1895 N WOODRUFF AVE
IDAHO FALLS, ID 83401

HALFORD ELDON LEON
454 LOGAN DR
IDAHO FALLS, ID 83401

MSC HOLLIPARK TWO LLC
PO BOX 388
INKOM, ID 83245-0388

PINNACLE ASSOC LLC
2805 WASHINGTON BLVD
OGDEN, UT 84401

WARD FAYE C LT
2445 E JOHN ADAMS PKWY
IDAHO FALLS, ID 83401

From: [Naysha Foster](#)
To: [Naysha Foster](#)
Subject: FW: Neighborhood Meeting
Date: Tuesday, July 30, 2024 2:30:03 PM

From: Danny Macfarlane <danny@stack.llc>
Sent: Tuesday, July 30, 2024 2:23 PM
To: Naysha Foster <nfoster@idahofalls.gov>
Subject: Re: Neighborhood Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Naysha,

No one showed up to the neighborhood meeting. We waited for about 20 minutes after the start time.

--

Danny Macfarlane, CEO

danny@stack.llc

435.760.7488

