



CITY COUNCIL AGENDA

City of Idaho Falls
City Council Meeting
680 Park Avenue

Thursday

March 6, 2025

7:30 p.m.

Mayor

Rebecca Casper

City Council

Lisa Burtenshaw

Council President, Seat 2

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, March 6, 2025

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) Municipal Services

- 1) Bid IF-25-014, Service Line Addition Materials for Public Works **25-172**

Attachments: IF 25-014 Service Line Addition Materials for Public Works

- 2) Repair Invoice for Idaho Falls Power Bucket Truck **25-173**

Attachments: INV51609549

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) Police Department

- 1) Updates/Amendments to Title 5 City Ordinances: Chapter 4 Disorderly Conduct; Chapter 5 & 6 Animals at Large; and Chapter 10 Graffiti **25-177**

The Disorderly Conduct ordinance update is a follow-up to the Council's recently crafted Nuisance Noise ordinance (Title 5, Chapter 4, Section 11). Much of that noise ordinance is superior to what is in the current Disorderly Conduct ordinance. The proposed Disorderly Conduct ordinance would specifically prohibit activities not covered in the Noise Ordinance such as fighting, threatening, taunting and similar disorderly behavior. It also prohibits blocking sidewalks as well as interfering with Idaho Falls Regional Airport operations. Consistent with other updated ordinances, violations of the new Disorderly Conduct ordinance would result in an infraction with a fine. In addition, an escalator in the ordinance would make the incident a misdemeanor if the person was under the influence of

alcohol, drugs or any other intoxicant at the time of the offense.

The Animal Services, Animals at Large ordinance update does not change any prohibited behavior but changes the punishment for violating the ordinance. Currently, violation of this ordinance is a misdemeanor. Consistent with other ordinance updates, the proposed change would make the first violation of the ordinance an infraction punishable by a fine rather than a misdemeanor. Any additional violations in a one-year period would be misdemeanors.

The proposed Graffiti ordinance update does not change any prohibited behavior. Under the current ordinance, property owners are required to clean graffiti off their property or be faced with a misdemeanor. The proposed change, consistent with other ordinance updates, would make the first and second violations in a one-year period an infraction, and then a misdemeanor on the third violation in that one-year period. In addition, this change eliminates the provision that the City would enter private property to remove private property graffiti. The responsibility to remove graffiti would be solely the responsibility of the private property owner. This change would make the ordinance consistent with how other code violations are handled with property owners being responsible for maintaining their private property in accordance with the law.

Action Item(s):

1. Approve the Ordinance amending City Code Title 5, Chapters 5 and 6 to adjust punishments for certain animal and dog control ordinances from misdemeanors to infractions, 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 Ordinance repealing and replacing City Code Title 5, Chapters 4, Section 8 to define and prohibit disorderly conduct within the City, 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).
3. Approve the Ordinance amending City Code Title 5, Chapter 10 repeal the City abatement of graffiti and reclassifying the graffiti nuisance offense from a misdemeanor to an infraction, 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).

Attachments: Ordinance - Title 5 Animals 2.21.25
Ordinance - Title 5 Ch 10 Graffiti 2.21.25
Ordinance

B) Public Works

1) Bid Award - Commercial Water Meter Box Installation 2025

25-175

On Thursday, February 27, 2025, bids were received and opened for the Commercial Water Meter Box Installation 2025 project. The tabulation of bid results is attached. The purpose of the proposed bid award is to install commercial water meters at various locations throughout Idaho Falls.

Action Item(s):

Approve the plans and specifications; award to the lowest responsive, responsible bidder, 3H Construction LLC., in the amount of \$1,090,239.00; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Commerical Water Meter Box Install Map and Bid Tab

C) Community Development Services

- 1)** Final Plat and Reasoned Statement of Relevant Criteria and Standards, **25-174**
Snake River Landing Division No. 3, Third Amended.

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Snake River Landing Division No. 3, Third Amended. The Planning and Zoning Commission considered this item at its February 6, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Action Item(s):

1. Accept or Approve the Final Plat for Snake River Landing Division No. 3, Third Amended 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 Snake River Landing Division No. 3, Third Amended 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
Site Plans

- 2)** Legislative Public Hearing-Part 1 of 2 of the Annexation and Initial **25-170**
Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria
and Standards for approximately 7.999 acres in the SW ¼ of Section 26,
Township 2 North, Range 37 East.

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone, which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East. On February 4, 2025, the Planning and Zoning Commission unanimously voted to recommend approval of the annexation with initial zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone to the Mayor and City Council as presented.

Action Item(s):

1. Approve the Ordinance annexing approximately 7.999 acres in the SW ¼ of Section 26, Township 2

North, Range 37 East; assign a Comprehensive Plan Designation of "Mixed-Use Centers and Corridors;" and under a suspension of the rules requiring three complete and separate readings, 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 annexation of approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning
 Aerial
 Comp Plan Map
 Airport Land Use Map
 Staff Report
 Land Use Tables
 PC Minutes
 Ordinance
 Map Exhibit
 Exhibit A
 Reasoned Statement Annexation

- 3)** Legislative Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East.

25-171

Attached is part 2 of 2 of the application for Annexation and Initial Zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East. The Planning and Zoning Commission considered this item at its February 4, 2025, meeting and unanimously voted to recommended approval of the annexation with initial zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone to the Mayor and City Council as presented.

Action Item(s):

1. Approve the Ordinance establishing the initial zoning for LC, Limited Commercial with the Controlled Development Airport Overlay Zone as shown in the Ordinance exhibits under a suspension of the rules requiring three complete and separate readings; and request that it be read by title and published by summary; that the City limits documents be amended to include the area annexed herewith; and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (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 initial zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone and give authorization for the mayor to

execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
 Aerial
 Comp Plan Map
 Airport Land Use
 Ordinance
 Map Exhibit
 Exhibit A
 Reasoned Statement

6. **Announcements**

7. **Adjournment**

Memorandum

File #: 25-172

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, February 27, 2025
DEPARTMENT: Municipal Services

Subject

Bid IF-25-014, Service Line Addition Materials for Public Works

Council Action Desired

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

Accept and approve the bids from the lowest responsive and responsible bidders by item number from Core and Main and Ferguson Waterworks for a total of \$291,921.30 (or take other action deemed appropriate).

Description, Background Information & Purpose

A total of four bids were received on Tuesday, February 25, 2025. On Wednesday, February 26, 2025, HD Fowler withdrew its bid for item number 7. This purchase will provide service line materials for Public Works, Water Division projects.

Alignment with City & Department Planning Objectives



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The purchase of service line materials supports the reliable public infrastructure and transportation community-oriented result by acquiring or replacing materials required in the field.

Interdepartmental Coordination

Public Works concurs with the recommendation for award.

Fiscal Impact

Funds for the materials are within the 2024/25 Public Works, Water Division budget.

Legal Review

The Legal Department has reviewed the bid process and concurs that the desired Council action complies with state statute.

City of Idaho Falls Municipal Services Department Bid Tabulation															
Project: Service line Addition Materials Number: IF-25-014 Note: Any tied line items are awarded to vendor who submmitted bid first															
Submitted: Municipal Services Finance Division Date: February 25, 2025				Core and Main LP			Ferguson Waterworks			H.D. Fowler Co.			Mountainland Supply		
Project	Group	Item No.	Description	Bid	Comment	Awarded Amount	Bid	Comment	Awarded Amount	Bid	Comment	Awarded Amount	Bid	Comment	Awarded Amount
SERVICE LINE ADDITION	1 - Service line	1	1 INCH CTS POLY TUBING. POLY TUBING; 200 PSI SDR 9 POLY PIPE; 100 AND/OR 300 FT ROLLS; BLUE COLOR ONLY; CIF WA-824-002-68047		\$3,762.00	3 weeks max		\$3,762.00		\$3,762.00		\$4,653.00		\$4,950.00	
		2	TRACER WIRE; 12 AWG SOLID COPPER OR COPPER CLAD STEEL WIRE IN BLUE SHEATH; 30 MIL (30v) HDPE; 282 LB BREAK STRENGTH; CIF WA-827-002-26091		\$1,485.00	in stock currently		\$1,485.00		\$1,980.00		\$1,782.00		\$1,683.00	
		3	SERVICE COUPLING; 1 INCH FIPT X CTS COMP; A.Y. MCDONALD #74754 (QUICK OR GRIP JOINT ONLY); FORD #C14-44 (QUICK OR GRIP JOINT ONLY); MUELLER #H-15451; NO LEAD; CIF WA-823-002-12035		\$13,365.00	18-20 weeks		\$13,365.00		\$13,398.00		\$13,398.00		\$15,840.00	
		4	SERVICE COUPLING; 1" POLY STIFFENER FOR COPPER TUBE SIZE; STIFFENER ONLY; MUST BE MADE OF STAINLESS STEEL; MUST BE DIMPLED AND FLANGED SO STIFFENER WILL REMAIN IN PLACE IN SERVICE LINE; CIF WA-823-002-13023		\$970.20	12 -16 weeks		\$970.20		\$970.20		\$1,320.00		\$1,122.00	
		5	METER BOX: 1 INCH; THERMAL-COIL METER BOX; PIT SIZE: 18 INCH X 72 INCH; WITHOUT INSULATION PAD; METER IDLER PRE-INSTALLED; NO LEAD; CIF WA-827-002-26205		\$201,474.90	16-18 weeks		\$196,680.00		\$196,680.00		\$201,300.00		\$234,300.00	
		6	PIT BLANKET; 4 FT X 4 FT INSULATION BLANKET; 1/8 INCH THICK MINICEL POLYETHYLENE; CIF WA-827-002-26214		\$5,860.80	16 weeks		\$5,857.50		\$5,857.50		\$6,157.80		\$6,052.20	
		7	METER LID & RING SET; FOR USE ON 18" DIAMETER METER PITS; 18 INCH OPENING; INCLUDE THUMB CUTOUT FOR LIFTING OFF LID; INCLUDE CENTER CUTOUT FOR AMI; CIF WA-827-002-26000		\$57,538.80	currently in stock in SLC D&L. Based on availability upon placement of order.		\$56,760.00		\$56,760.00		\$35,019.60		\$57,750.00	
		8	SERVICE COUPLING; 1 INCH CTS COMP X COMP; NO LEAD; CIF WA-823-014-90020		\$13,041.60	16-18 weeks		\$13,041.60		\$14,018.40		\$15,576.00		\$16,737.60	
Solicitation Total				\$297,498.30	Line Total Award		\$27,891.60	\$293,426.10	Line Total Award		\$264,029.70	\$279,206.40	\$338,434.80		

File #: 25-173

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, February 27, 2025
DEPARTMENT: Municipal Services

Subject

Repair Invoice for Idaho Falls Power Bucket Truck

Council Action Desired

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

Approve payment to Altec Industries, Inc. for a total of \$79,684.73 to repair Unit 3061 (or take other action deemed appropriate).

Description, Background Information & Purpose

Idaho Falls Power Unit 3061 was damaged and required repair. ICRMP processed the insurance claim, and authorized Altec Industries, Inc. to repair the vehicle. ICRMP has agreed to reimburse the city for the repairs, less the \$5,000 insurance deductible, for a total of \$74,684.73. City requisition 97331 was submitted to request payment to Altec Industries, Inc. on Tuesday, February 5, 2025, for invoice 51609549 for the Friday, March 7, 2025, check run.

Alignment with City & Department Planning Objectives



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The approval of this invoice supports the reliable public infrastructure and transportation community-oriented result.

Interdepartmental Coordination

Idaho Falls Power concurs with the recommendation.

Fiscal Impact

Sufficient funding is available within the 2024/25 Idaho Falls Power equipment and repair budget.

Legal Review

The Legal Department concurs that the desired Council action complies with Idaho Code §67-2808(1).

**Please Remit To:**

Altec Industries, Inc.
PO Box 11407
BIRMINGHAM AL 35246-0414

For Accounting Questions:

ARINQUIRY@ALTEC.COM
205-408-8279

Page 1 of 6

SERVICE INVOICE

Invoice Number 51609549	Invoice Date 24-FEB-25
Request No. 6323628	Request Date 02-AUG-24
Terms NET 30	Sale Order No. 8618905

S
O CITY OF IDAHO FALLS
L ATTN CONTROLLER OFFICE
D PO BOX 50220
T IDAHO FALLS ID 83405
O

S CITY OF IDAHO FALLS
H ALTEC UTAH SERVICE CENTER
I 1111 S 3200 W
P SALT LAKE CITY UT 84104
T
O

Customer No. 17457		Site No. 22590		Site No. 27389919		
Customer Order No. 117883	Assembly No. 057-70501284	Customer Vehicle No. 3061	Contact Name BRANDON CRUME	Contact Phone No. 208-241-4557		
In Service Date 01-APR-20	Device Serial No. 0320BX13607	Model AT235P	Technician Ruff, Brian Timothy	Odometer		
VIN 1FD0X5HT1LEC93353	Garage	Lic. Plate No.	Driver	Eng. Meter Reading		
PTO Hours	Credit/Fleet Card Information		Crew No.	VMS Note	UP Note	
Quantity	UOM	Part Number	Description	Price	Extended Price	Charge
1	EA	020031408-	;CAP SCREW;HEX HEAD;STEEL;;;.50-13 UNC;1.50 IN L;GR	\$1.06	\$1.06	\$ 1.03
5	EA	020401405-	;WASHER;IMPERIAL;FLAT;STEEL;.50 IN ID;1.06;;;.177;AS	\$1.77	\$8.85	\$ 8.60
8	EA	020401702-	;WASHER;IMPERIAL;FLAT SAE;STEEL;.75 IN ID;1.47;;;.13	\$1.50	\$12.00	\$ 11.68
1	EA	020411401-	;WASHER;IMPERIAL;SPLIT LOCK;STEEL;.50 IN ID;;;;;NO G	\$0.49	\$0.49	\$ 0.48
2	EA	023013003-	RETAINING RING; EXTERNAL; 1.00 IN ID; BASIC	\$1.03	\$2.06	\$ 2.00
7	EA	023014001-	RETAINING RING; EXTERNAL; 1.25 IN ID; STEEL; PLATED;	\$1.02	\$7.14	\$ 6.93
6	EA	023015001-	RETAINING RING; EXTERNAL; 1.50 IN ID; BASIC	\$1.60	\$9.60	\$ 9.30
1	EA	023210005-	PIN RETAINER; FORGED; 1.25; IN OD	\$32.04	\$32.04	\$ 31.88
12	EA	879190061-	;LOCKBOLT COLLAR;FLANGED COLLAR;STEEL;.63 IN DIA;	\$15.78	\$189.36	\$ 189.36
4	EA	020391711-	NUT;;LOCK;TOP LOCK;STEEL;.75-10 UNC;;GRADE C;PLAT	\$8.39	\$33.56	\$ 32.60
2	EA	041509010-	GASKET; .03; IN T; MOTOR	\$8.63	\$17.26	\$ 8.62
1	EA	067040181-	PLACARD;ENGLISH;SAFETY;DANGER;;;;;ELECTRICAL HAZ	\$3.34	\$3.34	\$ 3.24

Sub Total \$73,899.00

Utah State Tax	4.850 %	\$3,401.31
Salt Lake County Tax	0.850 %	\$596.11
Salt Lake City City Tax	2.000 %	\$1,402.60
Mass Transit Tax District Tax	0.550 %	\$385.71

Adj Tax

Total Tax \$5,785.73

Total Invoice \$79,684.73

View your invoices, order history, and shipment information online at connect.altec.com



Please Remit To:

Altec Industries, Inc.
PO Box 11407
BIRMINGHAM AL 35246-0414

For Accounting Questions:

ARINQUIRY@ALTEC.COM
205-408-8279

SERVICE INVOICE

Invoice Number 51609549	Invoice Date 24-FEB-25
Request No. 6323628	Request Date 02-AUG-24
Terms NET 30	Sale Order No. 8618905

S
O CITY OF IDAHO FALLS
L ATTN CONTROLLER OFFICE
D PO BOX 50220
T IDAHO FALLS ID 83405
O

S CITY OF IDAHO FALLS
H ALTEC UTAH SERVICE CENTER
I 1111 S 3200 W
P SALT LAKE CITY UT 84104
T
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Customer No. 17457		Site No. 22590		Site No. 27389919		
Customer Order No.	Assembly No. 057-70501284	Customer Vehicle No. 3061	Contact Name BRANDON CRUME	Contact Phone No. 208-241-4557		
In Service Date 01-APR-20	Device Serial No. 0320BX13607	Model AT235P	Technician Ruff, Brian Timothy	Odometer		
VIN 1FD0X5HT1LEC93353	Garage	Lic. Plate No.	Driver	Eng. Meter Reading		
PTO Hours	Credit/Fleet Card Information		Crew No.	VMS Note	UP Note	
Quantity	UOM	Part Number	Description	Price	Extended Price	Charge
2	GAL	009900054-	NON-SLIP COATING; BLACK; 1 GAL; AMERICAN SAFETY	\$155.44	\$310.88	\$ 301.82
4	EA	020041413-	;CAP SCREW;HEX HEAD;STEEL;;;.50-13 UNC;2.75 IN L;GR	\$2.01	\$8.04	\$ 7.80
4	EA	020041725-	;CAP SCREW;HEX HEAD;STEEL;;;.75-10 UNC;7.50 IN L;GR	\$11.29	\$45.16	\$ 45.16
1	EA	041400062-	GEARBOX;WORM;;;30:1;;	\$1,779.13	\$1,779.13	\$ 1,770.28
2	EA	044114003-	BEARINGS;CYLINDRICAL;;;1.50 IN BORE;;;1.50 IN L	\$13.47	\$26.94	\$ 26.16
9	EA	044114004-	BEARING;CYLINDRICAL;;;1.50 IN BORE;1.75 IN OD;1.88 I	\$31.83	\$286.47	\$ 286.47
1	EA	047015016-	PIVOT PIN;;;1.25 IN OD;4.44 IN GL;5.44 IN OL;SNAP RING	\$87.91	\$87.91	\$ 87.47
2	EA	059410023-	SWITCH; PUSH/PULL; SPST; NORMALLY CLOSED; OFF-O	\$69.12	\$138.24	\$ 134.22
6	EA	047056043-	PIVOT PIN;WELDMENT;1.50 IN OD;3.13 IN GL;3.94 IN O	\$115.15	\$690.90	\$ 670.80
1	EA	047056044-	PIVOT PIN;;;1.50 IN OD;13.90 IN GL;14.75 IN OL;;DRILLE	\$145.24	\$145.24	\$ 144.52
1	EA	047024020-	PIVOT PIN;;;1.00 IN OD;7.53 IN GL;7.91 IN OL;SNAP RING	\$104.04	\$104.04	\$ 103.52
2	EA	047024022-	PIVOT PIN;;;1.25 IN OUTSIDE DIA;3.13 IN GRIP LENGTH T	\$29.30	\$58.60	\$ 58.60
1	EA	060830013-	LIGHT; PANEL MOUNT INDICATOR; ROUND; LED; RED; R	\$10.49	\$10.49	\$ 10.18

Sub Total \$73,899.00

Utah State Tax	4.850 %	\$3,401.31
Salt Lake County Tax	0.850 %	\$596.11
Salt Lake City City Tax	2.000 %	\$1,402.60
Mass Transit Tax District Tax	0.550 %	\$385.71

Adj Tax

Total Tax \$5,785.73

Total Invoice \$79,684.73

View your invoices, order history, and shipment information online at connect.altec.com



Please Remit To:

Altec Industries, Inc.
PO Box 11407
BIRMINGHAM AL 35246-0414

For Accounting Questions:

ARINQUIRY@ALTEC.COM
205-408-8279

SERVICE INVOICE

Invoice Number 51609549	Invoice Date 24-FEB-25
Request No. 6323628	Request Date 02-AUG-24
Terms NET 30	Sale Order No. 8618905

S
O CITY OF IDAHO FALLS
L ATTN CONTROLLER OFFICE
D PO BOX 50220
T IDAHO FALLS ID 83405
O

S CITY OF IDAHO FALLS
H ALTEC UTAH SERVICE CENTER
I 1111 S 3200 W
P SALT LAKE CITY UT 84104
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Customer No. 17457		Site No. 22590		Site No. 27389919		
Customer Order No.	Assembly No. 057-70501284	Customer Vehicle No. 3061	Contact Name BRANDON CRUME	Contact Phone No. 208-241-4557		
In Service Date 01-APR-20	Device Serial No. 0320BX13607	Model AT235P	Technician Ruff, Brian Timothy	Odometer		
VIN 1FD0X5HT1LEC93353	Garage	Lic. Plate No.	Driver	Eng. Meter Reading		
PTO Hours	Credit/Fleet Card Information		Crew No.	VMS Note	UP Note	
Quantity	UOM	Part Number	Description	Price	Extended Price	Charge
1	EA	067040348-	PLACARD;ENGLISH;SAFETY;;DANGER;FAILURE TO OBEY;;	\$4.40	\$4.40	\$ 4.27
2	EA	067040395-	PLACARD;;SAFETY;;;DANGER MOBILE OPERATION HAZA	\$11.44	\$22.88	\$ 22.22
1	EA	070840092-	WELDMENT;LOWER LINK	\$1,984.30	\$1,984.30	\$ 1,982.32
1	EA	070840096-	WELDMENT;UPPER LINK	\$932.79	\$932.79	\$ 931.86
1	EA	070201461-	WELDMENT; BOOM; LOWER; AT235/AT235P; HYDRAULI	\$5,578.89	\$5,578.89	\$ 5,573.32
12	EA	020290025-	;LOCKBOLT;ROUND HEAD;STEEL;.63 IN DIA;1.00-1.25 IN	\$7.52	\$90.24	\$ 90.24
5	GAL	705000608-	HYDRAULIC OIL;ISO-22;;;CONOCO SUPER HYDRAULIC;F	\$31.73	\$158.65	\$ 158.65
1	EA	070850394-	RISER WELDMENT, W/HOLES FOR LIGHT BRACKET	\$3,751.27	\$3,751.27	\$ 3,677.72
1	EA	035000296-	HYDRAULIC CYLINDER;;2.00 IN BORE;1.38 IN ROD;;120.0	\$2,903.98	\$2,903.98	\$ 2,819.40
1	EA	970062158-	PEDESTAL; WELDMENT; 51.00 IN H; PAINT; STREETSIDE	\$3,988.55	\$3,988.55	\$ 3,910.34
1	EA	970100835-	PLACARD;ENGLISH;INFORMATION;;;SERVICE TESTING;P	\$5.53	\$5.53	\$ 5.37
1	EA	970144852-	PLACARD; US DOT ANNUAL INSPECTION	\$1.41	\$1.41	\$ 1.37
1	EA	970157017-	VALVE; HYDRAULIC; SOLENOID; 5 SPOOLS; 2400.0 PSI M	\$9,054.05	\$9,054.05	\$ 8,790.34

Sub Total \$73,899.00

Utah State Tax 4.850 % \$3,401.31

Salt Lake County Tax 0.850 % \$596.11

Salt Lake City City Tax 2.000 % \$1,402.60

Mass Transit Tax District Tax 0.550 % \$385.71

Adj Tax

Total Tax \$5,785.73

Total Invoice \$79,684.73

View your invoices, order history, and shipment information online at connect.altec.com


Please Remit To:

Altec Industries, Inc.
PO Box 11407
BIRMINGHAM AL 35246-0414

For Accounting Questions:

ARINQUIRY@ALTEC.COM
205-408-8279

SERVICE INVOICE

Invoice Number 51609549	Invoice Date 24-FEB-25
Request No. 6323628	Request Date 02-AUG-24
Terms NET 30	Sale Order No. 8618905

S
O CITY OF IDAHO FALLS
L ATTN CONTROLLER OFFICE
D PO BOX 50220
T IDAHO FALLS ID 83405
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S CITY OF IDAHO FALLS
H ALTEC UTAH SERVICE CENTER
I 1111 S 3200 W
P SALT LAKE CITY UT 84104
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Customer No. 17457		Site No. 22590		Site No. 27389919		
Customer Order No.	Assembly No. 057-70501284	Customer Vehicle No. 3061	Contact Name BRANDON CRUME	Contact Phone No. 208-241-4557		
In Service Date 01-APR-20	Device Serial No. 0320BX13607	Model AT235P	Technician Ruff, Brian Timothy	Odometer		
VIN 1FD0X5HT1LEC93353	Garage	Lic. Plate No.	Driver	Eng. Meter Reading		
PTO Hours	Credit/Fleet Card Information		Crew No.	VMS Note	UP Note	
Quantity	UOM	Part Number	Description	Price	Extended Price	Charge
1	EA	970272249-	KIT;ROTATION BEARING;AT235/TA35;;;CONTAINS *HAZ	\$2,285.68	\$2,285.68	\$ 2,219.11
1	EA	970624526-	FILLER BREATHER; HYDRAULIC; IN-TANK MOUNT	\$35.08	\$35.08	\$ 34.06
2	EA	970664787-	LIGHT;MARKER;;;ROUND;LED;RED;RED LENS;;;1.09;;;0.97	\$4.43	\$8.86	\$ 8.60
1	EA	990060908-	FILTER ELEMENT; HYDRAULIC; RETURN; ELEMENT ONLY	\$39.81	\$39.81	\$ 38.65
1	EA	990961373-	WELDMENT, STEEL;FORD BOOM REST BASE;IN FRONT O	\$1,507.11	\$1,507.11	\$ 1,507.11
1	EA	991000162-	BOOM REST; WELDMENT; 9.00 IN OFFSET; 52.00 IN H;	\$843.88	\$843.88	\$ 843.88
1	EA	991054253-	WELDMENT;AT235/235P MOUNTING FRAME;FORD F45	\$2,893.43	\$2,893.43	\$ 2,893.43
1	EA	970256467-	PM INSPECTION;1 YEAR INTERVAL;SMALL AERIAL UNITS	\$465.00	\$465.00	\$ 450.00
173	HRS	970652452-	SVC;LABOR;;;SLC;PLT	\$172.00	\$29,756.00	\$ 28,545.00
1	EA	970796448-	US FEDERAL DOT INSPECTION;1 YEAR INTERVAL; 3 OR 4	\$250.00	\$250.00	\$ 205.00
		970000619-	FREIGHT		\$3,768.95	\$ 3,768.95
		970032952-	SVC;CHARGE;EDF/SHOP SUPPLIES;;;;		\$240.00	\$ 240.00
		970442705-	FRAME INSPECTION		\$726.38	\$ 726.38
		970442716-	MATERIAL;WELDING AND FABRICATION SUPPLIES		\$460.65	\$ 460.65
		970442728-	CABLE TIE HOLDERS		\$8.88	\$ 8.88
		970442728-	HEX BOLTS		\$18.80	\$ 18.80

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Customer No. 17457		Site No. 22590		Site No. 27389919	
Customer Order No.	Assembly No. 057-70501284	Customer Vehicle No. 3061	Contact Name BRANDON CRUME	Contact Phone No. 208-241-4557	
In Service Date 01-APR-20	Device Serial No. 0320BX13607	Model AT235P	Technician Ruff, Brian Timothy	Odometer	
VIN 1FD0X5HT1LEC93353	Garage	Lic. Plate No.	Driver	Eng. Meter Reading	
PTO Hours	Credit/Fleet Card Information		Crew No.	VMS Note	UP Note
Quantity	UOM	Part Number	Description	Price	Extended Price Charge
		970442730-	OUTDOOR GFI COVER		\$10.36 \$ 10.36

Call Reason:

COMPLETE JHA;MUD INSPECTION (UNIT WAS ON A TOW TRUCK AND STRUCK A BRIDGE)

Cause:

PER CUSTOMER

Correction:

COMPLETED ALL REPAIRS ON ESTIMATE.

PASSED DOT AND PM INSEPTION AFTER E STOP SWITCH WAS REPLACED.

2 ROTATION MOTOR GASKETS ARE BILLED TO SR BECAUSE ONE WAS FOUND DEFECTIVE. TSI 3186- NOT COMPLETED. TSI 3186 CAME OUT 2/20/25 AFTER THE SR WAS WORK COMPLETE.

1 - ~INITIAL INCIDENT EVALUATION

2 - ~PERFORM 1 YEAR PM INSPECTION PER ANSI 92.2 2009 SECTION 8.2.5 PER ALTEC'S MAJOR UNIT DAMAGE GUIDELINES

3 - ~PERFORM STRUCTURAL LOAD TEST PER ALTEC'S MAJOR UNIT DAMAGE GUIDELINES (ADVISE IF ADDITIONAL REPAIRS ARE NEEDED) AFTER REPAIRS ARE MADE

4 - ~PERFORM DOT INSPECTION PER ALTEC'S MAJOR UNIT DAMAGE GUIDELINES (ADVISE IF ADDITIONAL REPAIRS ARE NEEDED) (TO BE PERFORMED AFTER REPAIRS ARE MADE)

5 - ~PERFORM FULL STABILITY TEST

6 - ~PERFORM CYLINDER LOAD HOLD TEST PER ALTEC'S MAJOR UNIT DAMAGE GUIDELINES (ADVISE IF ADDITIONAL REPAIRS ARE NEEDED)

7 - ~REPLACE LEAKING LOWER CONTROL VALVE

8 - ~REPLACE DAMAGED ROTATION GEARBOX

9 - REPLACE DAMAGED ROTATION BEARING

10 - REPLACE DAMAGED ARM AND RISER ASSEMBLY

Sub Total			\$73,899.00
Utah State Tax	4.850 %	\$3,401.31	
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Salt Lake City City Tax	2.000 %	\$1,402.60	
Mass Transit Tax District Tax	0.550 %	\$385.71	
Adj Tax			
Total Tax		\$5,785.73	
Total Invoice			\$79,684.73

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VIN 1FD0X5HT1LEC93353	Garage	Lic. Plate No.	Driver	Eng. Meter Reading	
PTO Hours	Credit/Fleet Card Information		Crew No.	VMS Note	UP Note
Quantity	UOM	Part Number	Description	Price	Extended Price Charge

- 11 - REPLACE DAMAGED LOWER BOOM ASSEMBLY
- 12 - ~REPLACE DAMAGED UPPER BOOM EXTENSION CYLINDER AND PIN
- 13 - REPLACE DAMAGED SUBBASE AND FASTENERS (INCLUDES REMOVING BODY AND ASSOCIATED WIRING)
- 14 - REPLACE PEDESTAL AND PEDESTAL MOUNTING BOLTS AT MOUNTING FRAME
- 15 - REPAIR DAMAGED TRUCK BED
- 16 - INSTALL NON SKID COATING IN BED AFTER REPAIR
- 17 - (SUBLET) REPAIR FIBERGLASS/GELCOAT DAMAGE TO UPPER BOOM ASSEMBLY AND PLATFORM
- 18 - ~OPERATIONAL TEST UNIT AFTER REPAIRS ARE MADE
- 19 - REPLACE DAMAGED BOOM REST ASSEMBLY
- 20 - (SUBLET) TAKE UNIT TO BODY SHOP TO HAVE FRAME MEASURED AFTER UNIT AND SUBBASE IS REMOVED FROM FRAME (OPEN FOR CAUSE AND CORRECTION)
- 21 - SUPPLIES AND ENVIRONMENTAL DISPOSAL FEES
- 22 - FREIGHT ESTIMATE
- 23 - REPLACE DAMAGED E-STOP AT UPPER CONTROLS (RED TAG ITEM)
- 24 - REPLACE DAMAGED E-STOP AT LOWER CONTROLS (RED TAG ITEM)
- 25 - REPLACE MISSING GFCI COVER AT PLATFORM
- 26 - REPLACE 2 INOP MARKER LIGHTS (FAILS DOT INSPECTION)
- 27 - TROUBLESHOOT INOP BOOM STOW SENSOR (OPEN FOR CAUSE AND CORRECTION)
- 28 - ~REPLACE 1-10 DAMAGED PLACARDS

Sub Total			\$73,899.00
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Total Tax		\$5,785.73	
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Memorandum

File #: 25-177

City Council Meeting

FROM: Chief Bryce Johnson
DATE: Friday, February 28, 2025
DEPARTMENT: Police Department

Subject

Updates/Amendments to Title 5 City Ordinances: Chapter 4 Disorderly Conduct; Chapter 5 & 6 Animals at Large; and Chapter 10 Graffiti

Council Action Desired

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

1. Approve the Ordinance amending City Code Title 5, Chapters 5 and 6 to adjust punishments for certain animal and dog control ordinances from misdemeanors to infractions, 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 Ordinance repealing and replacing City Code Title 5, Chapters 4, Section 8 to define and prohibit disorderly conduct within the City, 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).
3. Approve the Ordinance amending City Code Title 5, Chapter 10 repeal the City abatement of graffiti and reclassifying the graffiti nuisance offense from a misdemeanor to an infraction, 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).

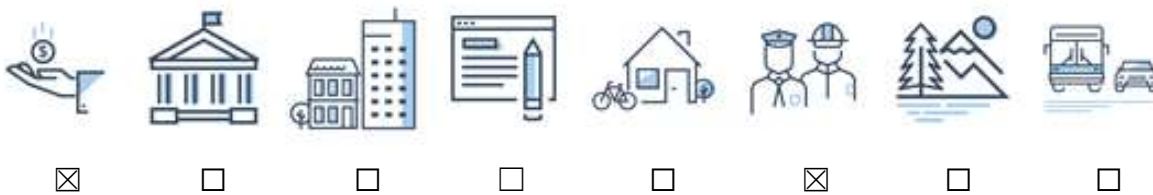
Description, Background Information & Purpose

The Disorderly Conduct ordinance update is a follow-up to the Council's recently crafted Nuisance Noise ordinance (Title 5, Chapter 4, Section 11). Much of that noise ordinance is superior to what is in the current Disorderly Conduct ordinance. The proposed Disorderly Conduct ordinance would specifically prohibit activities not covered in the Noise Ordinance such as fighting, threatening, taunting and similar disorderly behavior. It also prohibits blocking sidewalks as well as interfering with Idaho Falls Regional Airport operations. Consistent with other updated ordinances, violations of the new Disorderly Conduct ordinance would result in an infraction with a fine. In addition, an escalator in the ordinance would make the incident a misdemeanor if the person was under the influence of alcohol, drugs or any other intoxicant at the time of the offense.

The Animal Services, Animals at Large ordinance update does not change any prohibited behavior but changes the punishment for violating the ordinance. Currently, violation of this ordinance is a misdemeanor. Consistent with other ordinance updates, the proposed change would make the first violation of the ordinance an infraction punishable by a fine rather than a misdemeanor. Any additional violations in a one-year period would be misdemeanors.

The proposed Graffiti ordinance update does not change any prohibited behavior. Under the current ordinance, property owners are required to clean graffiti off their property or be faced with a misdemeanor. The proposed change, consistent with other ordinance updates, would make the first and second violations in a one-year period an infraction, and then a misdemeanor on the third violation in that one-year period. In addition, this change eliminates the provision that the City would enter private property to remove private property graffiti. The responsibility to remove graffiti would be solely the responsibility of the private property owner. This change would make the ordinance consistent with how other code violations are handled with property owners being responsible for maintaining their private property in accordance with the law.

Alignment with City & Department Planning Objectives



The requested amendments are consistent with the with the Safe and Secure Community-oriented Result.

Interdepartmental Coordination

These ordinance changes were drafted collaboratively with the City Legal Department as well as other affected City entities.

Fiscal Impact

There is no known fiscal impact.

Legal Review

Reviewed by the Legal Department.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 5, CHAPTERS FIVE AND SIX OF THE CITY CODE TO ADJUST PUNISHMENT FOR CERTAIN ANIMAL AND DOG ORDINANCES FROM MISDEMEANORS TO INFRACTIONS, PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City of Idaho Falls is authorized under the Idaho Constitution and Idaho Code § 50-302 to adopt ordinances to maintain the peace and welfare and establish penalties and fines for the violation thereof; and

WHEREAS, to maintain order and public health, the City regulates the keeping of certain animals, including dogs, within the geographic limits of the City; and

WHEREAS, the Council desires to reclassify certain animal control violations as infractions for a first offense.

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

SECTION 1: Title 5, Chapter 5, Section 6 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

...

5-5-6 ANIMALS AT LARGE.

It shall be unlawful for any owner or custodian of any animal, other than a domestic cat, to allow such animal to be, or remain, at large within the City. A person who violates this Section shall be deemed guilty of an infraction and upon conviction thereof, shall be punished by a fine set from time to time by resolution of the Council. Provided, that any person who has been previously found guilty of a violation of this Section within the period of one (1) calendar year shall be guilty of a misdemeanor.

...

SECTION 2: Title 5, Chapter 6, Section 7 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

...

5-6-7: OWNERSHIP OF DOGS LIMITED.

(A) It shall be unlawful to maintain upon the premises of any one (1) dwelling or upon the premises of any one (1) business property with more than two (2) dogs except, where accommodation or variation from these requirements is appropriate under current Idaho or federal law or where allowed by the Zoning Code or by this Chapter.

A person who violates this Section shall be deemed guilty of an infraction and upon conviction thereof, shall be punished by a fine set from time to time by resolution of the Council. Provided, that any person who has been previously found guilty of a violation of this Section within the period of one (1) calendar year shall be guilty of a misdemeanor.

...

SECTION 3: Title 5, Chapter 6, Section 10 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

5-6-10: CONTROL OF DOGS:

(A) It shall be unlawful for any person to harbor or keep on their premises, or in their control any dog which, by loud and prolonged barking or howling, disturbs the peace and quiet of the neighborhood, or of the occupants of adjacent premises.

(B) It shall be unlawful for any person to have or keep on their premises or in their control a nuisance animal.

(C) It shall be unlawful for Any owner or keeper of a dog whose dog is determined to permit their dog to be at large on or in any public street, alley, sidewalk, park or place, or upon private property without the permission of the owner or occupant thereof, is guilty of a misdemeanor.

Notwithstanding the foregoing, the Mayor may, upon application of any person, authorize dog shows, exhibitions and dog training courses to be held upon public property and where the dogs participating therein are controlled by competent attendants and the Council may designate public areas within the City which may be used, subject to such rules and regulations as may be prescribed, for the training or exercise of dogs. Dogs within such areas need not be controlled by leash, but shall be under the control of a responsible person and controlled by whistle, voice or other effective command.

Notwithstanding the foregoing, it shall be unlawful for any person to allow a dog under leash to be in any public park or recreation area designated by the Council as a public area in which dogs are not allowed, unless the dog is a service dog or is a participant in an approved dog show, exhibition or dog training course, or is otherwise allowed by law or regulation in such an area. Such areas shall be specifically designated by resolution of the Council and a sign giving notice of such prohibition shall be posted at each vehicular entrance to such public area.

(D) A person who violates any part of this Section shall be deemed guilty of an infraction and upon conviction thereof, shall be punished by a fine set from time to time by resolution of the Council. Provided, that any person who has been previously found guilty of a violation of this Section within the period of one (1) calendar year shall be guilty of a misdemeanor.

...

SECTION 4. 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 5. Codification Clause. The Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 6. Publication and Effective Date. 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, 2025.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

EMILY GEISLER, CITY CLERK

REBECCA L. NOAH CASPER, Ph.D.,
MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, EMILY GEISLER, 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; AMENDING TITLE 5, CHAPTERS FIVE AND SIX OF THE CITY CODE TO ADJUST PUNISHMENT FOR CERTAIN ANIMAL AND DOG ORDINANCES FROM MISDEMEANORS TO INFRACTIONS, PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

EMILY GEISLER, CITY CLERK

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 5, CHAPTER 10 OF THE IDAHO FALLS CITY CODE, TO REPEAL THE CITY ABATEMENT PROVISIONS AND TO RECLASSIFY GRAFFITI NUISANCE OFFENSES FROM A MISDEMEANOR TO AN INFRACTION FOR THE FIRST TWO OFFENSES IN A CALENDAR YEAR, PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City of Idaho Falls is authorized under the Idaho Constitution and Idaho Code § 50-302 to adopt ordinances to maintain the peace and welfare and establish penalties and fines for the violation thereof; and

WHEREAS, Council finds that graffiti is a blight to the aesthetics of the community, which constitutes a public nuisance; and

WHEREAS, Council finds that property owners are responsible to maintain private property, including the abatement of graffiti that may occur upon private property; and

WHEREAS, Council desires to provide for a progressive penalty approach for those who fail to abate graffiti nuisances.

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

SECTION 1: Title 5, Chapter 10 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

...

~~5-10-7: CITY ABATEMENT.~~

~~(A) City is authorized to use public funds to abate a graffiti nuisance.~~

~~(B) If the property owner or occupant or person in control of the property fails to remove the graffiti within forty-eight (48) hours following a final decision regarding the graffiti, the City may enter the property and commence abatement pursuant to Idaho Code.~~

~~(C) If the City abates the nuisance, all costs and expenses related to abatement shall be billed and assessed against the property owner and, if unpaid, shall be collectible by any lawful means including, but not limited to, creation of a special assessment collectible against the subject property, pursuant to Idaho Code. (Ord. 3178, 04-12-18)~~

5-10-87: PENALTY.

It shall be unlawful for any person to violate any provision of this Chapter. A person who violates any provision of this Section shall be deemed guilty of an infraction and upon conviction thereof, shall be punishable by a fine set from time to time by resolution of the Council. Provided, that any person who has been previously found guilty of two (2) violations of this Section within the period of one (1) calendar year shall be guilty of a misdemeanor. In addition to any punishment, fine, or penalty specified in this Chapter, a Court may order any violator to make restitution to any victim for damages or loss caused directly or indirectly by the violator's offense in the amount or manner determined by the Court. In the case of a minor, the parents or legal guardian may be ordered to make such restitution.

SECTION 2. 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 3. Codification Clause. The Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 4. Publication and Effective Date. 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, 2025.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

EMILY GEISLER, CITY CLERK

REBECCA L. NOAH CASPER, Ph.D., MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, EMILY GEISLER, 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, "AAN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 5, CHAPTER 10 OF THE IDAHO FALLS CITY CODE, TO REPEAL THE CITY ABATEMENT PROVISIONS AND TO RECLASSIFY GRAFFITI NUISANCE OFFENSES FROM A MISDEMEANOR TO AN INFRACTION FOR THE FIRST TWO OFFENSES IN A CALENDAR YEAR, PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

EMILY GEISLER, CITY CLERK

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; REPEALING AND REPLACING TITLE 5, CHAPTER 4, SECTION 8 OF THE CITY CODE TO DEFINE AND PROHIBIT DISORDERLY CONDUCT WITHIN THE CITY TO PROHIBIT THE PUBLIC FROM AGITATING FIGHTS, COMMUNICATING THREATS, OR BLOCKING THE FREE PASSAGE OF OTHER, AND TO PROVIDE FOR ENHANCED PENALTIES FOR THOSE WHO ENGAGE IN DISORDERLY CONDUCT WHILE INTOXICATED, PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City of Idaho Falls is authorized under the Idaho Constitution and Idaho Code § 50-302 to adopt ordinances to maintain the peace and welfare and establish penalties and fines for the violation thereof; and

WHEREAS, the City of Idaho Falls City Code Title 5, Chapter 4, Section 8 currently contains redundant provisions relating to disturbing the peace as enshrined in Idaho Code § 18-6409 “Disturbing the Peace”; and

WHEREAS, the Council desires to keep those within the City safe from the harm and discord that comes from others who disrupt the civil peace by agitating fights, threats, and unreasonable noise; and

WHEREAS, the Council finds that the consumption of intoxicants increases the risk of a disruption of the civil peace and desires to impose an enhanced penalty for those who disrupt the community while under the influence of any intoxicants.

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

SECTION 1: Title 5, Chapter 4, Section 8 of the City Code of the City of Idaho Falls, Idaho, is hereby rescinded in its entirety and replaced with the following language:

...

5-4-8: **DISORDERLY CONDUCT.** Any person who:

- (A) Engages in any fight or to challenges another person to fight; or threatens, urges, or provokes others to fight, batter, or assault any person; or
- (B) Taunts, intimidates, threatens, encourages, or provokes another to taunt, intimidate, or threaten any person in such a manner as to cause a person to fear for their safety; or

- (C) Obstructs the free passage or use of a sidewalk, trail, right-of-way, or other area open to the public; or
- (D) Interferes with Idaho Falls Regional Airport (“IDA”) operations; delays or interferes with any flight or any security procedures by arguing with abusive language towards airline personnel or the airport staff; fails to cooperate with directives from airline personnel or the airport staff; refuses to abide by safety or security regulations at IDA; or attempts to board an aircraft without authorization;

is guilty of an infraction. In the event that the person was also, at the time of the offense, under the influence of alcohol, any drug, or any other intoxicant, including but not limited to inhaled aerosols, that person shall be guilty of a misdemeanor.

...

SECTION 2. 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 3. Codification Clause. The Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 4. Publication and Effective Date. 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, 2025.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

EMILY GEISLER, CITY CLERK

REBECCA L. NOAH CASPER, Ph.D.,
MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, EMILY GEISLER, 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; REPEALING AND REPLACING TITLE 5, CHAPTER 4, SECTION 8 OF THE CITY CODE TO DEFINE AND PROHIBIT DISORDERLY CONDUCT WITHIN THE CITY TO PROHIBIT THE PUBLIC FROM AGITATING FIGHTS, COMMUNICATING THREATS, OR BLOCKING THE FREE PASSAGE OF OTHER, AND TO PROVIDE FOR ENHANCED PENALTIES FOR THOSE WHO ENGAGE IN DISORDERLY CONDUCT WHILE INTOXICATED, PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

EMILY GEISLER, CITY CLERK

(SEAL)

Memorandum

File #: 25-175

City Council Meeting

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, February 27, 2025
DEPARTMENT: Public Works

Subject

Bid Award - Commercial Water Meter Box Installation 2025

Council Action Desired

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

Approve the plans and specifications; award to the lowest responsive, responsible bidder, 3H Construction LLC., in the amount of \$1,090,239.00; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

On Thursday, February 27, 2025, bids were received and opened for the Commercial Water Meter Box Installation 2025 project. The tabulation of bid results is attached. The purpose of the proposed bid award is to install commercial water meters at various locations throughout Idaho Falls.

Alignment with City & Department Planning Objectives



- ☐
☐
☐
☐
☐
☐
☒
☒

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by investing in the placement of commercial water meters.

Interdepartmental Coordination

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

Fiscal Impact

Cost allocation for this project was budgeted from the Water Fund and sufficient budget authority exists for completion of the proposed activities. Roughly half the cost of this project will be paid for through a Bureau of Reclamation grant.

Legal Review

The Legal Department reviewed the bid process and concurred that the Council action complies with the requirements

of Idaho Code § 67-2805.

0-00-00-0-WTR-2015-13
2025-13

COMMERCIAL WATER METER
BOX INSTALLATION 2025
CITY PROJECT # 0-00-00-0-WTR-2025-13

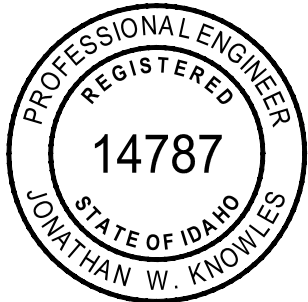



MAYOR
Rebecca L. Noah Casper
CITY COUNCIL

Michelle Ziel-Dingman
Lisa Burtenshaw
Kirk Larsen
Jim Francis
John B. Radford
Jim Freeman

ENGINEERING DIVISION
PUBLIC WORKS DIRECTOR
Chris H. Fredericksen, P.E.
CITY ENGINEER
Jon Knowles, P.E.

2025



AS BUILT DATE / BY: ____ / ____			
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY			
ENGINEERING DIVISION		COMMERCIAL WATER METER BOX INSTALLATION 2025 TITLE PAGE	
CHECKED BY: CW	DESIGN TECH: AW	DATE PLOTTED: 1/15/2025	SHEET NO. 1 OF 34

City of Idaho Falls

Engineering Division

Engineer's Estimate

Project: Commercial Water Meter Box Installation 2025

Number: 0-0-0-0-WTR-2025-13

Submitted: Jon Knowles

Date: February 27, 2025

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		3H Construction, LLC	
				Unit Price	Total Amount	Unit Price	Total Amount
DIVISION 200 - EARTHWORK							
201.4.1.D.1	Removal of Sidewalk	168	SY	\$20.00	\$3,360.00	\$78.00	\$13,104.00
DIVISION 300 - TRENCHING							
307.4.1.A.1	Miscellaneous Surface Restoration (Landscaping)	795	LF	\$78.00	\$62,010.00	\$35.00	\$27,825.00
307.4.1.F.1	Type "P" Surface Restoration (Asphalt Roadway)	140	LF	\$104.00	\$14,560.00	\$160.00	\$22,400.00
DIVISION 400 - WATER							
402.4.1.A.1	4" Valve – Gate	8	EA	\$1,300.00	\$10,400.00	\$800.00	\$6,400.00
DIVISION 700 - CONCRETE							
706.4.1.E.1.a	Concrete Sidewalks, thickness 4"	129	SY	\$234.00	\$30,186.00	\$205.00	\$26,445.00
706.4.1.E.1.b	Concrete Sidewalks, thickness 5"	27	SY	\$293.00	\$7,911.00	\$245.00	\$6,615.00
706.4.1.E.1.c	Concrete Sidewalks, thickness 7"	12	SY	\$390.00	\$4,680.00	\$385.00	\$4,620.00
SPECIAL PROVISIONS							
S0485A	Water Meter Box And Meter For 1" Service Line	127	EA	\$5,200.00	\$660,400.00	\$3,275.00	\$415,925.00
S0485B	Water Meter Box And Meter For 1.5" Service Line	61	EA	\$5,850.00	\$356,850.00	\$4,585.00	\$279,685.00
S0485C	Water Meter Box And Meter For 2" Service Line	48	EA	\$6,500.00	\$312,000.00	\$5,285.00	\$253,680.00
S0495A	4" Water Meter Manhole With Meter For 3" Service Line	1	EA	\$7,800.00	\$7,800.00	\$8,385.00	\$8,385.00
S0495B	4" Water Meter Manhole With Meter	3	EA	\$7,800.00	\$23,400.00	\$8,385.00	\$25,155.00
TOTAL					\$1,493,557.00	\$1,090,239.00	

Memorandum

File #: 25-174

City Council Meeting

FROM: Wade Sanner, Director
DATE: Thursday, February 27, 2025
DEPARTMENT: Community Development Services

Subject

Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division No. 3, Third Amended.

Council Action Desired

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

1. Accept or Approve the Final Plat for Snake River Landing Division No. 3, Third Amended 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 Snake River Landing Division No. 3, Third Amended 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 Snake River Landing Division No. 3, Third Amended. The Planning and Zoning Commission considered this item at its February 6, 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

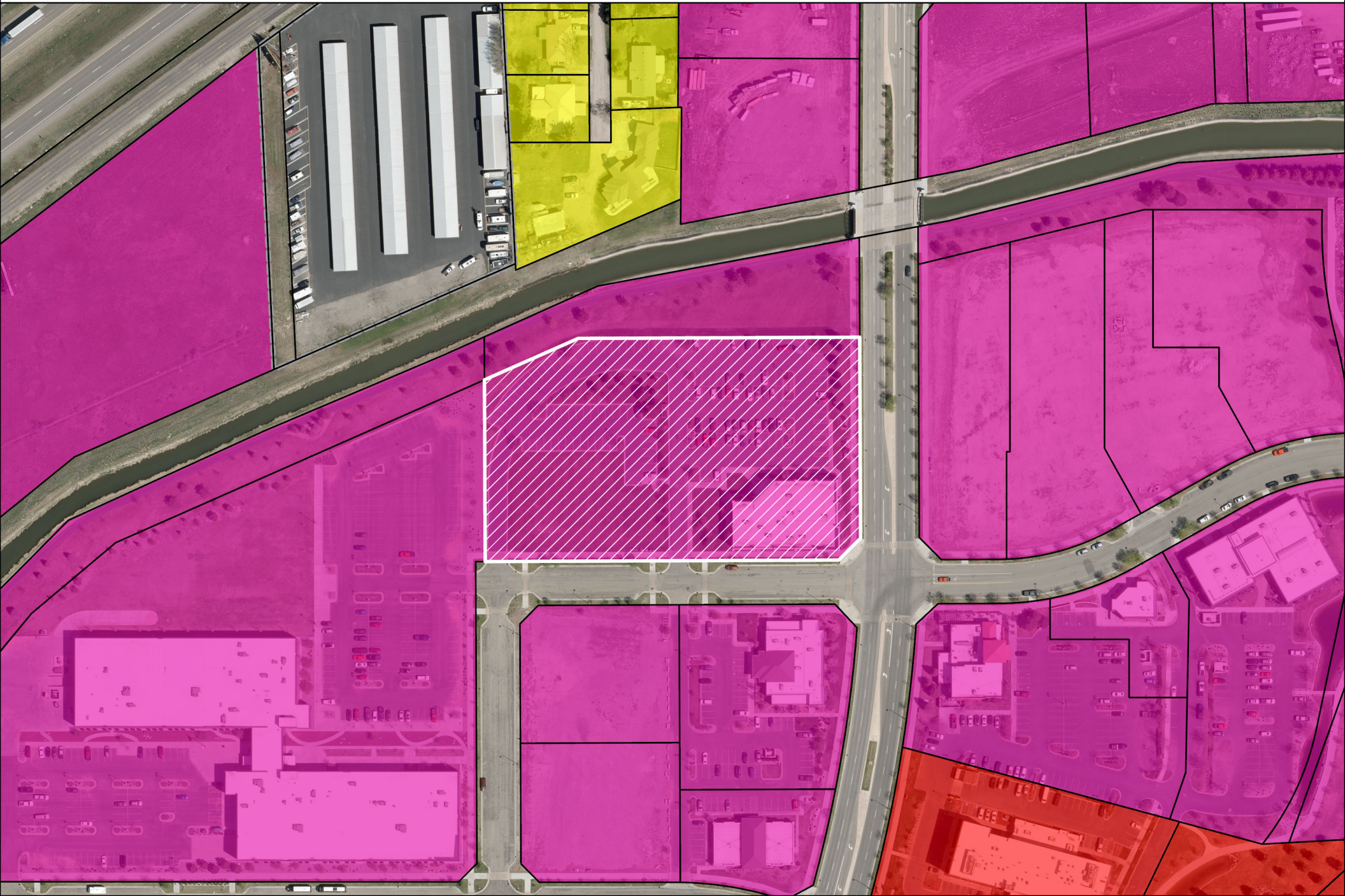
The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, as well as the Water, Planning, Wastewater, and Engineering/Survey Divisions.

Fiscal Impact

NA

Legal Review

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





Aerial

PLAT23-035 SRL Div 3, 3rd Amended



A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A REPLAT OF LOT 2, BLOCK 3 OF THE SNAKE RIVER LANDING DIVISION NO. 3
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.



LEGEND

- SURVEYOR'S NARRATIVE

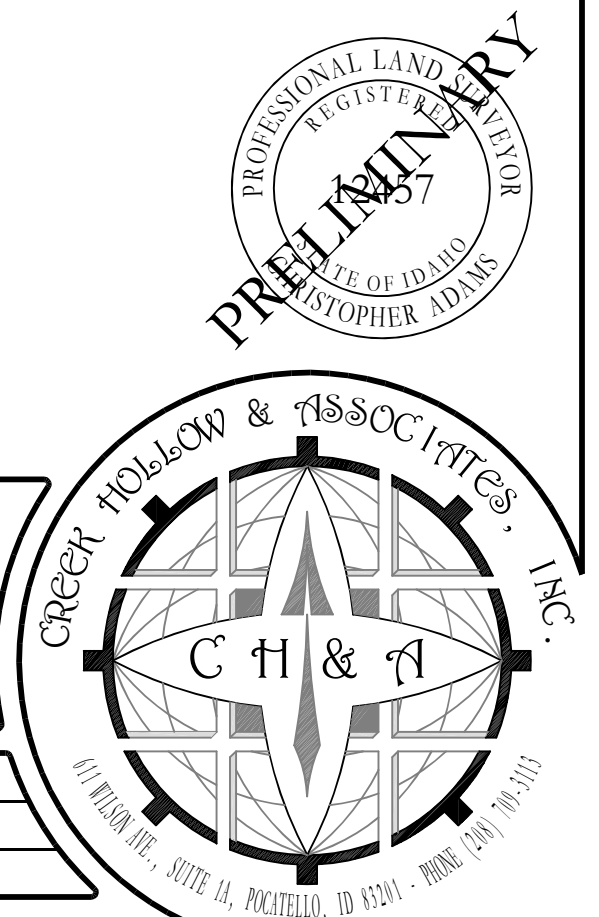
THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 2 BLOCK 3 OF
SNAKE RIVER LANDING DIVISION NO. 3, INSTRUMENT NO. 1276049.
THE EXTERIOR BOUNDARY LINES OF THE PLAT ARE THE EXTERIOR
LINES OF SAID LOT 2, BLOCK 3 AS SHOWN HEREON. THE
MONUMENTS FOUND AND SET AS SHOWN COMPLY WITH IDAHO
CODE.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.49'	1857.71'	0°37'55"	S 00°03'52" W	20.49'
C2	59.74'	1857.71'	1°50'33"	S 01°18'06" W	59.73'
R1-C1	20.33'	1857.71'	00°37'37"		20.33'
R1-C2	59.69'	1857.71'	01°50'28"		59.69'

SW 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.
BONNEVILLE COUNTY, IDAHO

SCALE: 1" = 40'

SHEET 1 OF 2



**STAFF REPORT
FINAL PLAT
SNAKE RIVER LANDING DIVISION NO 3, THIRD AMENDED
March 6, 2025**



Community
Development
Services

Applicant: Creek Hollow & Associates, Inc.

Project Manager: Naysha Foster

Location: Generally, north of Pier View Dr, east of Bluff St, south of Porter Canal, west of Snake River Parkway

Size: 1.758 acres

Lots: 2

Buildable: 1

Existing Zoning:

Site: CC

North: CC & R1

South: CC

East: CC

West: CC

Existing Land Uses:

Site: Vacant

North: Residential & Commercial

South: Commercial

East: Vacant

West: Commercial

Future Land Use Map:

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 Snake River Landing Division No 3. Third Amended.

History: The property was annexed in 2004. It was platted in 2007. A site plan was also approved in 2007 showing this area as a parking lot. The parking lot as shown on the site plan wasn't fully developed and a portion of the property was left as a future pad site for development. The property was zoned CC-1, Commercial. In 2018 the property was zoned CC, Central Commercial as part of the City-wide initiated zone change.

Staff Comments: This final plat consists of replat of the existing lot into two commercial lots. The lots will be accessed from a Pier View Dr, a local street. The current zoning is CC, Central Commercial with Controlled Development Airport Overlay Zone. The CC allows a variety of housing types and commercial uses and is centrally located in the City. Controlled Development Airport Overlay Zone allows the same uses as the CC zone.

The subdivision also includes a 30-foot cross access easement that lines up with the existing parking lot drive aisle access from Pier View Drive.

Staff Recommendation: Staff and the Planning and Zoning Commission have reviewed the final plat and finds that it is consistent with the Subdivision and Comprehensive Zoning Ordinance. Staff recommend approval of the final plat.

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.	N/A
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.	N/A
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:

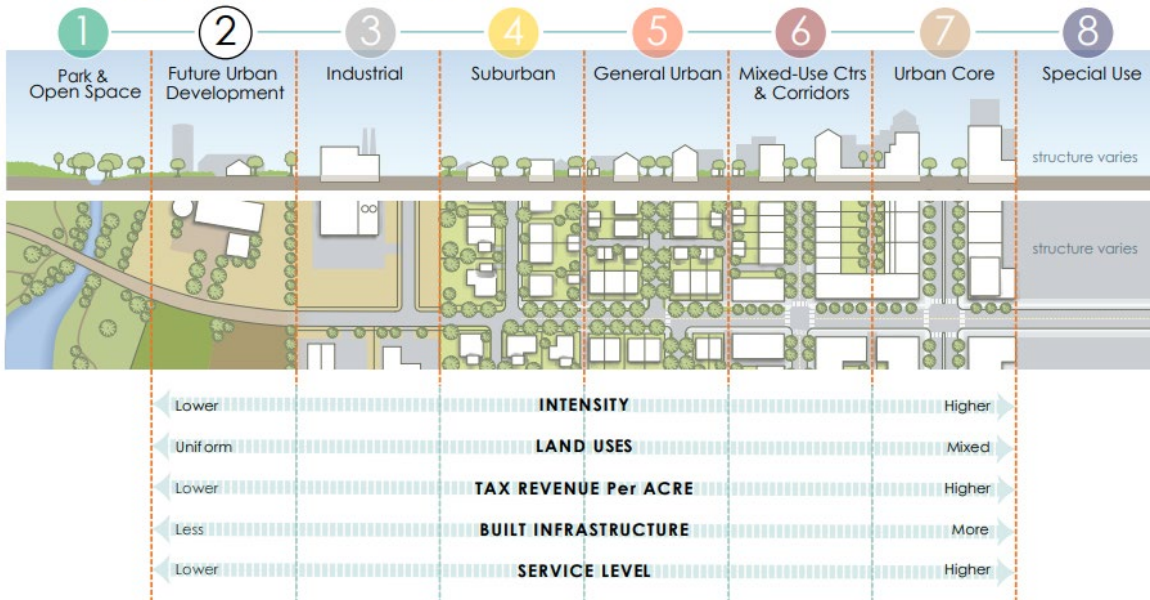
11-3-5: Purpose of Commercial Zones

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

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.				

ImagineIT Transects



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

February 6, 2024

7:00 p.m.

Planning Department

City Annex Conference Room

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

MEMBERS ABSENT: Margaret Wimborne.

ALSO PRESENT: Assistant Planning Director Kerri Beutler, Planners Naysha Foster, Caitlin Long 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 January 16, 2024, Brower seconded the motion. The motion passed unanimously.

Business:

2. PLAT 23-035: FINAL PLAT. Snake River Landing Division No. 3- Third Amended.

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

Applicant: Creek Hollow & Associates, Inc. – not present.

No discussion.

Ihler moved to recommend to the Mayor and City Council approval of the Final Plat for Snake River Landing Division No. 3, Third Amended, Storer seconded the motion. Ogden called for roll call vote: Brower, yes; Cantu, yes; Storer, yes; Ogden, yes; Scott, yes; Ihler, yes; McDaniel, yes. Motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT OF SNAKE RIVER LANDING DIVISION NO 3, THIRD AMENDED LOCATED NORTH OF PIER VIEW DR, EAST OF BLUFF ST, SOUTH OF PORTER CANAL, WEST OF SNAKE RIVER PARKWAY.

WHEREAS, the applicant filed an application for a final plat on December 27, 2023; and

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

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on March 6, 2025; 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 1.758 acre parcel located north of Pier View Dr, east Bluff St, south of Porter Canal, west of Snake River Parkway.
3. The final plat includes 1 buildable lot.
4. Access to the subdivision will come from Pier View Drive, a local street.
5. The Controlled Development Airport Overlay Zone allows the same uses as the CC, Central Commercial Zone.
6. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
7. The proposed development is consistent with the principles of the City's Comprehensive Plan and the CC, Central Commercial Zone.

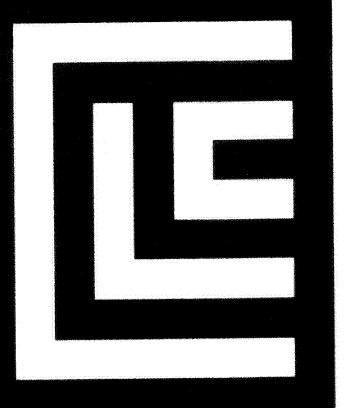
II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2025

Rebecca L. Noah Casper-Mayor



CLC ASSOCIATES
8480 E. ORCHARD RD.
SUITE 2000
GREENWOOD VILLAGE
COLORADO 80111
P 303 770 5600
F 303 770 2349
CLC@CLC.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

SITE DEVELOPMENT CONSTRUCTION PLANS
POTANDON PRODUCE LLC
SNAKE RIVER PARKWAY AND PIER VIEW DRIVE
IDAHO FALLS, IDAHO

PROFESSIONAL ENGINEER
REGISTERED
Kurt D. Mahnen
KURT D. MAHNEN
PREPARED UNDER THE
DIRECT SUPERVISION OF
KURT MAHNEN
IDAHO REGISTRATION NO.
6532 FOR AND ON BEHALF
OF CLC ASSOCIATES

DESCRIPTION
ORIGINAL PREPARATION
2ND SUBMITTAL
3RD SUBMITTAL
MYLAR CHANGE PER ROADWAY REVISIONS

DATE
07/03/07
08/02/07
08/29/07
10/16/07

PROJECT #: 07.0111
DRAWN BY: KID
DESIGNED BY: KID
CHECKED BY: KDM

3.10

LEGEND

- 1 REFER TO CONSTRUCTION NOTES
8 REFER TO PARKING SPACE COUNT

LOTS AND BOUNDARIES

- PROPERTY LINE
UTILITY EASEMENT

STREETS

- CURB AND GUTTER
HEAVY DUTY ASPHALT
STANDARD DUTY ASPHALT
EXISTING UTILITY FARM
EXISTING UTILITY FARM
PROPOSED TRANSFORMER

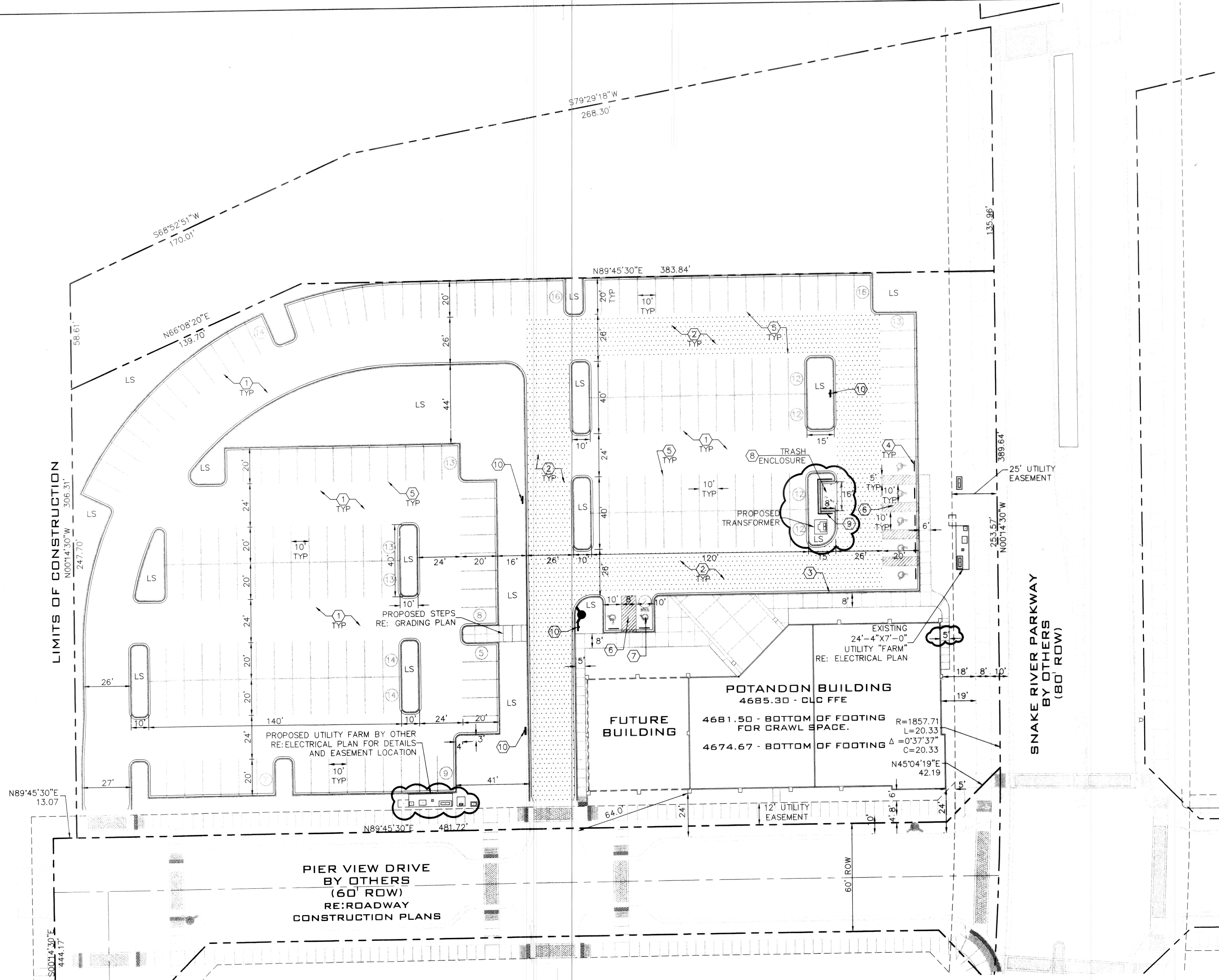
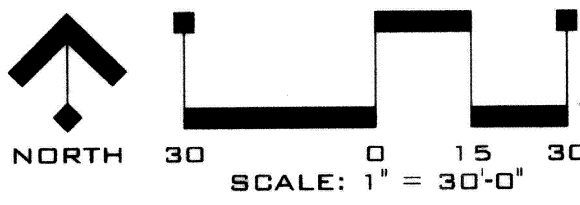
GENERAL NOTES

- REFERENCE SHEET C0.00 FOR GENERAL NOTES AND C0.01 FOR REQUIRED NOTES.
- REFERENCE GEOTECHNICAL REPORT FOR PROPOSED PAVEMENT DESIGN.
- FOR ADDITIONAL PIER VIEW DRIVE DESIGN INFORMATION REFER TO PIER VIEW DRIVE ROADWAY CONSTRUCTION DOCUMENTS.

CONSTRUCTION NOTES

- CONSTRUCT STANDARD DUTY ASPHALT PAVEMENT.
- CONSTRUCT HEAVY DUTY ASPHALT PAVEMENT.
- CONSTRUCT CONCRETE SIDEWALK. REFERENCE THIS SHEET FOR WIDTH. RE: SHEET C4.90, DETAIL D
- INSTALL CONCRETE WHEELSTOP. RE: SHEET C4.90, DETAIL E.
- PAINT 90° PARKING LOT STRIPING AS SHOWN, 4" WIDE TRAFFIC WHITE.
- PAINT HANDICAP STRIPING AND INSTALL HANDICAP SIGN. RE: SHEET C4.90, DETAIL B
- INSTALL "VAN ACCESSIBLE" SIGN ON HANDICAP PARKING SIGN POLE. RE: SHEET C4.90, DETAIL B.
- INSTALL HEAVY DUTY CONCRETE (6" MIN. DEPTH). PROPOSED (2) THREE YARD TRASH CONTAINERS.
- PROPOSED SCREEN WALL. RE: ARCH. PLANS
- INSTALL NO PARKING FIRE LANE SIGN PER CITY OF IDAHO FALL STANDARDS.

OCT 16 2007



SITE DATA	
LOT AREA	3.49 AC
BUILDING SQUARE FOOTAGE	
1ST FLOOR	11,719 SF
2ND FLOOR	11,719 SF
TOTAL	23,438 SF
FUTURE PHASE (1ST & 2ND FLOORS)	6,785 SF
PARKING	
REQUIRED	70
PROVIDED	203
LANDSCAPE	
REQUIRED	30,404 SF (20%)
PROVIDED	45,359 SF (29.84%)

2-07-24-3-#3 POTANDON BLDGS.

3-0F-15

Memorandum

File #: 25-170

City Council Meeting

FROM: Wade Sanner, Director
DATE: Tuesday, February 25, 2025
DEPARTMENT: Community Development Services

Subject

Legislative Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East.

Council Action Desired

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

1. Approve the Ordinance annexing approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East; assign a Comprehensive Plan Designation of "Mixed-Use Centers and Corridors;" and under a suspension of the rules requiring three complete and separate readings, 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 annexation of approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone, which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East. On February 4, 2025, the Planning and Zoning Commission unanimously voted to recommend approval of the annexation with initial zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



Successful annexation consideration seeks consistency with the principles of the Comprehensive Plan, including Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The annexation legal description has been reviewed for accuracy by professional surveyors in the Public Works Engineering

Division.

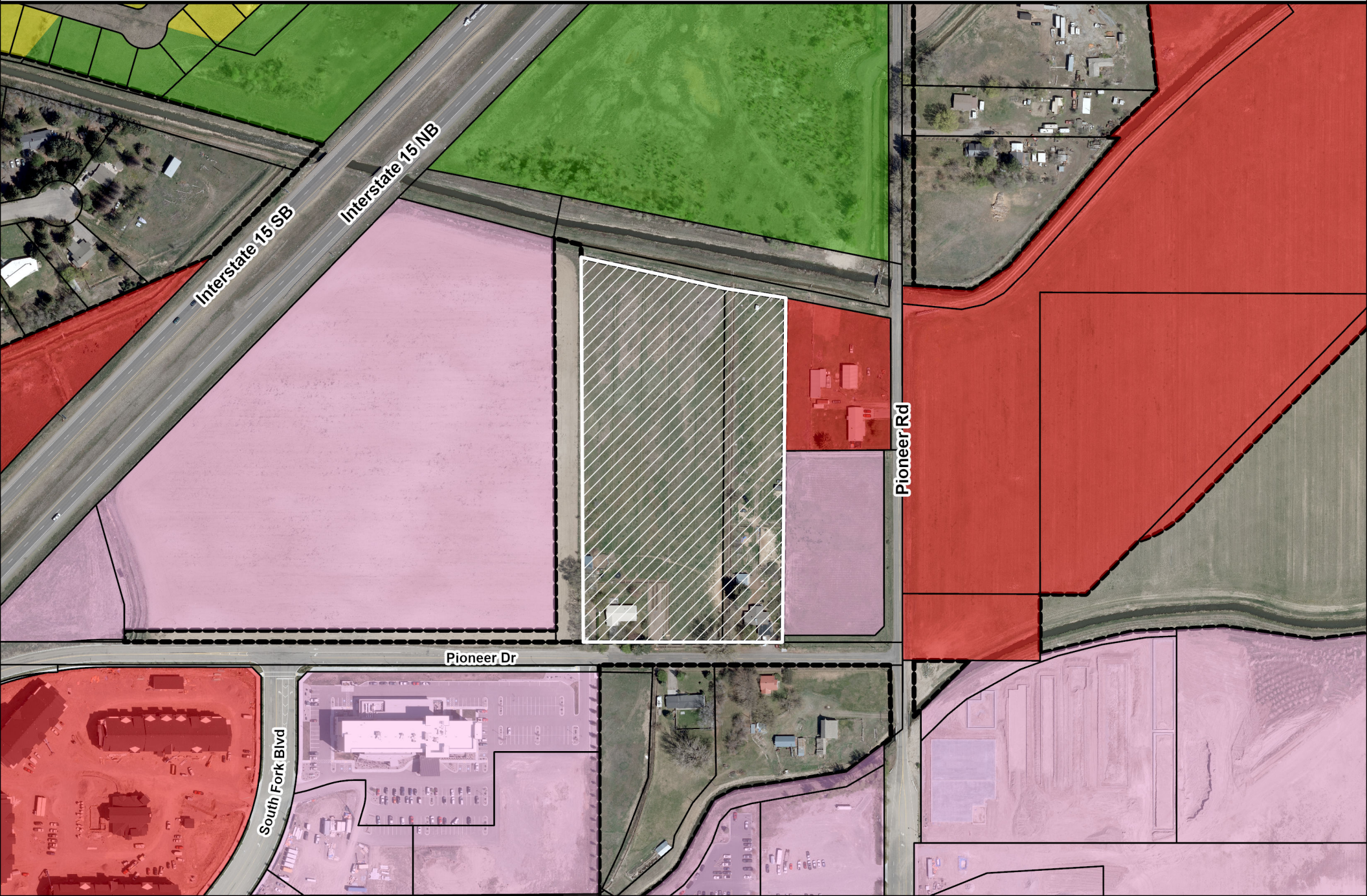
Fiscal Impact

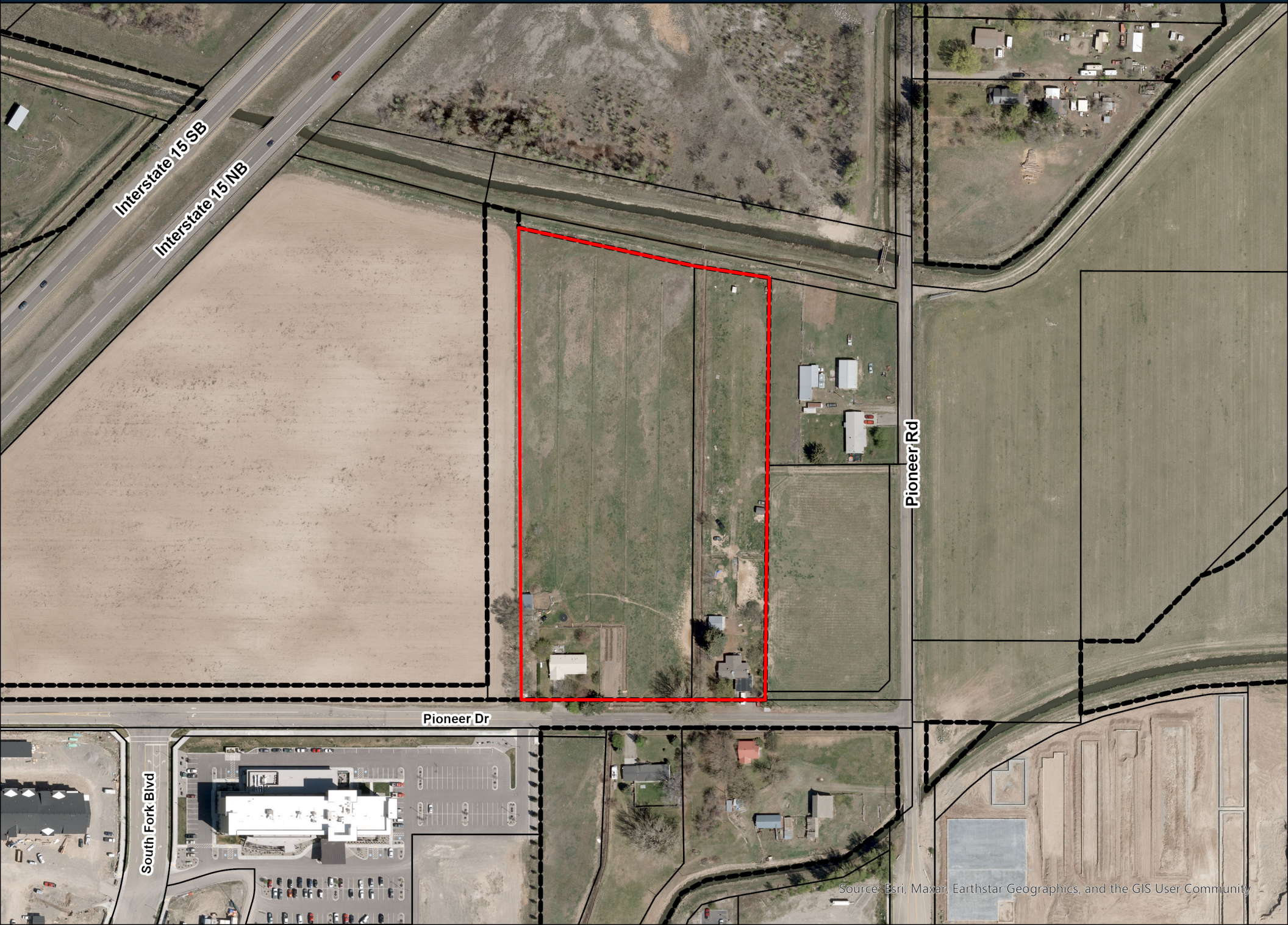
NA

Legal Review

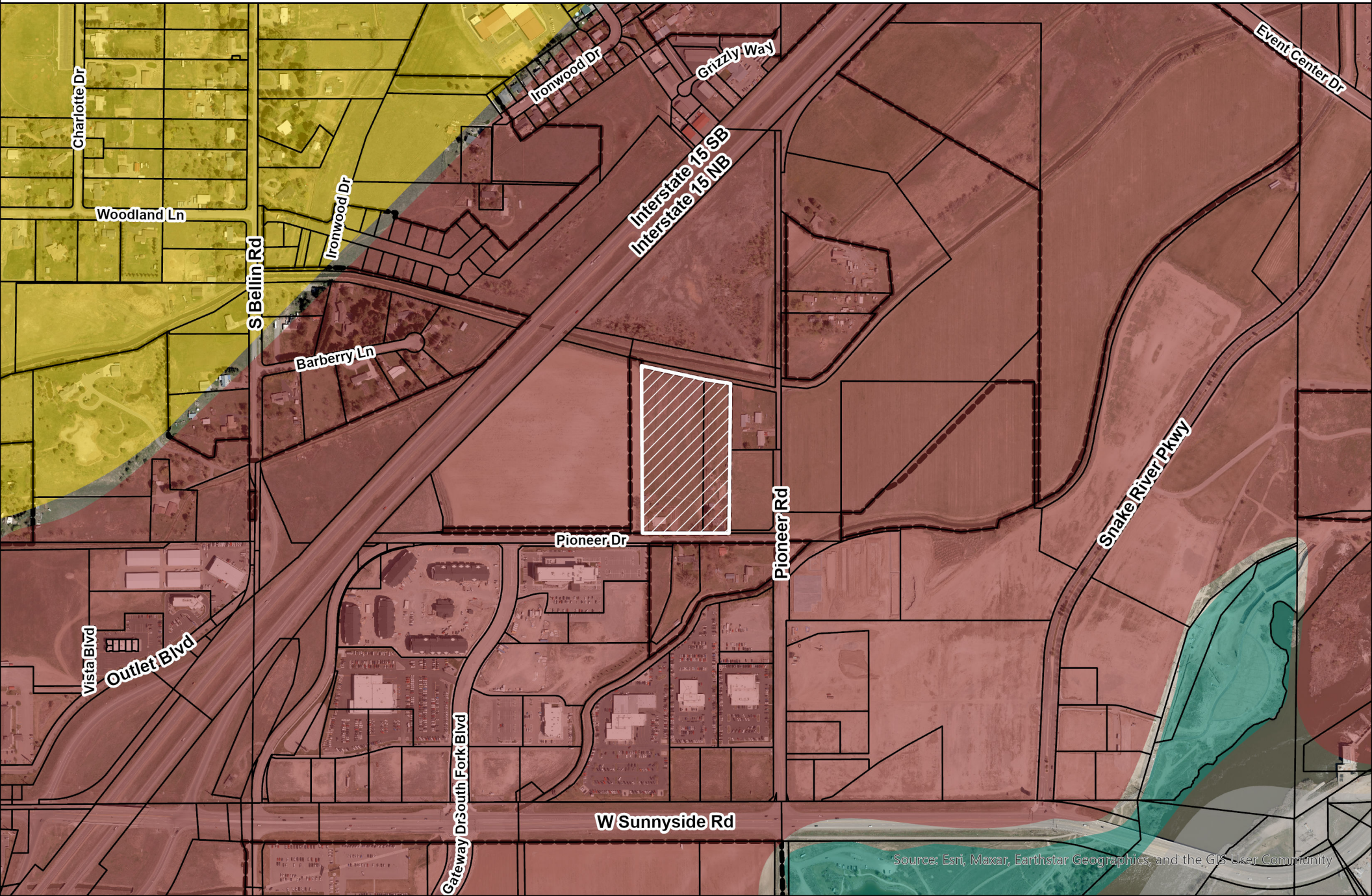
This application and ordinance have been reviewed by the Legal Department for consistency with state statues.







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

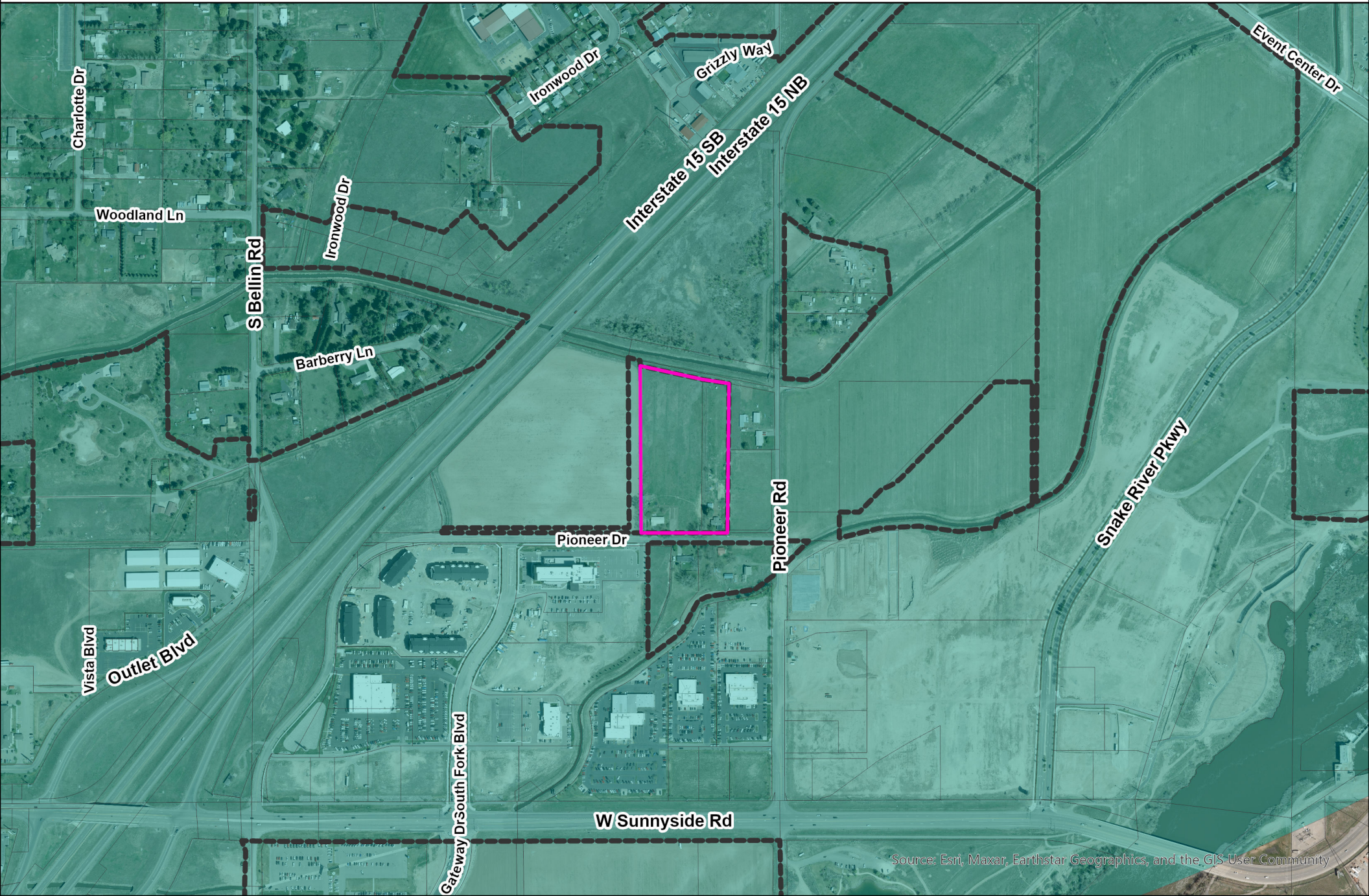




- General Urban
- Mixed Use Centers and Corridors
- Special Use
- Urban Core
- Industrial
- Natural and Open Space
- Suburban



- | | | |
|---|---|--|
|  Approach Surface |  Controlled Development Approach Surface |  Limited Development Approach Surface |
|  Controlled Development |  Limited Development |  No Development |



STAFF REPORT

**Annexation of 7.999 Acres
SW Quarter of Sec 26, T2N, R37E
Initial Zoning of LC, Limited Commercial and Airport Overlay Zone Of
Controlled Development
March 6, 2025**



Community
Development
Services

Applicant: Joshua Alan Goudge

Owner: Howard Lidia Revocable Trust and Z&H Properties LLC

Project Manager: Caitlin Long

Location: North of Pioneer Drive, east of Interstate 15, south of the Porter Canal, and west of Pioneer Road

Size: Approximately 7.999 Acres

Zoning:

Existing: County A-1
North: P
South: HC/ County A-1
East: HC/LC
West: County A-1

Proposed Zoning: LC with Airport Overlay Zone

Existing Land Uses:

Site: Residential/Ag
North: Public
South: Residential
East: Commercial
West: Vacant

Future Land Use Map: Mixed Use Centers and Corridors

Attachments:

1. Comprehensive Plan Policies
2. Zoning Information
3. Allowed Uses
4. Annexation Exhibit
5. Maps & Aerial Photos

Requested Action: To **approve** the annexation and initial zoning of LC, Limited Commercial and Airport Overlay Zone of Controlled Development.

Annexation: This annexation was requested by the property owner. The property is in the Area of Impact and contiguous to City limits along the north, east and part of the south side. Annexation of the property is consistent with the policies of the City's Comprehensive Plan.

Initial Zoning: The proposed zoning is LC with the Airport Overlay zone of Controlled Development. The property has LC and HC zoning in the vicinity. The proposed zoning is in accordance with the surrounding zoning and the Comprehensive Plan Transect of Mixed-Use Centers and Corridors. 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. The Limited Commercial Zone is a mixed-use zone of commercial and residential uses. The Airport Overlay Zone is in the Controlled Development zone. In this zone, the underlying zone land use restrictions apply.

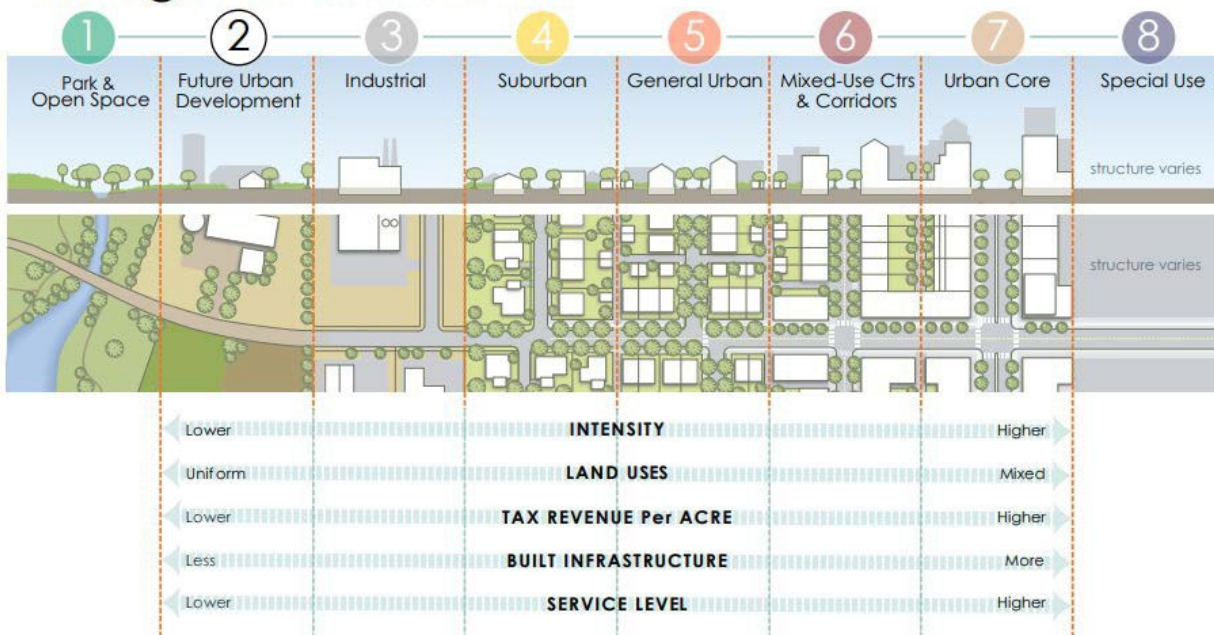
Staff Comments: This property is surrounded by City on most sides and has access to city services. The proposed zoning is in line with the surrounding zoning and Comprehensive plan.

Staff Recommendation: Staff has reviewed the annexation and initial zoning application and finds that it is consistent with the Comprehensive Zoning Code and the City's Comprehensive Plan. Staff recommends approval of the annexation and initial zoning of LC and the Airport Overlay Zone.

Comprehensive Plan Land Use

Transects: pg. 60-70

ImaginELF Transects



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

Zoning Ordinance:

11-3-5: PURPOSES OF COMMERCIAL ZONES.

LC Limited Commercial Zone. This zone provides a commercial zone for retail and service uses which supply the daily household needs of the City's residents. This Zone is usually located on major streets contiguous to residential uses. This zone is characterized by smaller scale commercial uses which are easily accessible by pedestrians and non-motorized vehicles from the surrounding residential neighborhoods, although larger scale developments such as big0box stores may still serve as anchors. Connectivity is provided with walkways that provide access to and through the development site. Parking for vehicles is understated by the use of landscaping, location, and provision of pedestrian walkways to the businesses.

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)

11-5-3: Airport Overlay Zone

- (e) Controlled Development Zone. The Controlled Development Zone is the area where aircraft are transitioning to or from en route altitude or Airport over-flight altitude to or from the standard traffic pattern altitude of eight hundred (800) to one thousand (1,000) feet above airport elevation. In this Zone, the underlying Zone land use restrictions apply, and a 7460.1 Form from the FAA is required for structures that do not meet the exceptions of Section 11-5-3(D) FAA Form 7460.1, Notice of Proposed Construction or Alteration.

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.					
	Commercial				
Proposed Land Use Classification	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
Dry Cleaning				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
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

Proposed Land Use Classification	PB	CC	LC	HC	PT
Industry, Craftsman	P	P	P	P	
Industry, Light		P		P	
Information Technology	P	P	P	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	

(Ord. 3210, 8-23-18) (Ord. 3218, 9-13-18) (Ord. 3233, 12-20-18) (Ord 3277, 10-10-19)
(Ord. 3358, 12-10-20) (Ord. 3451, 3-31-22) (Ord. 3574, 6-13-24)

February 4, 2025

7:00 p.m.

Planning Department

City Annex Council Chambers

MEMBERS PRESENT: Commissioners Arnold Cantu, Glen Ogden, Dale Storer, Bill Scott, Forrest Ihler, Matthew Meehan.

MEMBERS ABSENT: Marsha McDaniel.

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

CALL TO ORDER: Ogden called the meeting to order at 7:00 p.m. Ogden indicated that Item No. 2 has been withdrawn for now and that will be noticed when it is ready.

MINUTES: Storer moved to accept the minutes of January 7, 2025, Ihler seconded the motion. The motion passed unanimously.

Public Hearings:

1. ANNEX 24-013: ANNEXATION AND INITIAL ZONING OF LC FOR 7.9 ACRES.

Ogden opened the public hearing.

Applicant: Joshua Alan Goudge, Inland Group, 26405 N. Park Lane, Chadroy, Washington 99003

Goudge is the project manager for Inland Group, a developer out of Spokane Washington. Goudge stated that the two properties that they have under contract are in the Comprehensive Plan for Mixed Use Centers and Corridors and all around surrounded by HC and LC zoning. They are seeking LC zoning for 170 units multi-family apartment complex for a 55 + active adult apartment complex.

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

Ogden asked how many units the development is. Goudge stated it is 170 units.

No one appeared in support or opposition.

Ogden closed the public hearing.

Ogden likes to see more of this type of development with active community housing to create more of a walkable center and cuts down on some of the traffic that is created with the commercial development.

Ihler asked if they annex all the road, or just one side. Long stated that the road has already been annexed, but usually they would annex both sides of the road even if it is County.

Ihler moved to recommend to the Mayor and City Council approval of the Annexation and initial Zoning of LC, Limited Commercial and airport overlay zone of Controlled Development for approximately 7.9 Acres in the SW ¼ of Section 26, Township 2 North, Range 37 East. Cantu seconded the motion. Ogden called for roll call vote: Cantu, yes; Storer, yes; Ihler, yes; Ogden, yes; Meehan, yes; Scott, 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 ANNEXATION OF APPROXIMATELY 7.999 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City pursuant to procedures of Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the city only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands, where necessary; and

WHEREAS, City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and do not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222.

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the city; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the city; and

WHEREAS, it appears to the Council that the lands described herein below in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the city wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the city desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

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

SECTION 1. Annexation of Property. The lands described in Exhibit A are hereby annexed to the City of Idaho Falls, Idaho.

SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. The findings contained in the recitals of this Ordinance be, and the same are hereby adopted as the official City Council findings for this Ordinance, and any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

SECTION 4. 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 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

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

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this _____ day of _____, 2025.

Rebecca L. Noah Casper, Mayor

ATTEST:

Emily Geisler, City Clerk

(SEAL)

STATE OF IDAHO)
 : ss.
County of Bonneville)

I, EMILY GEISLER, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

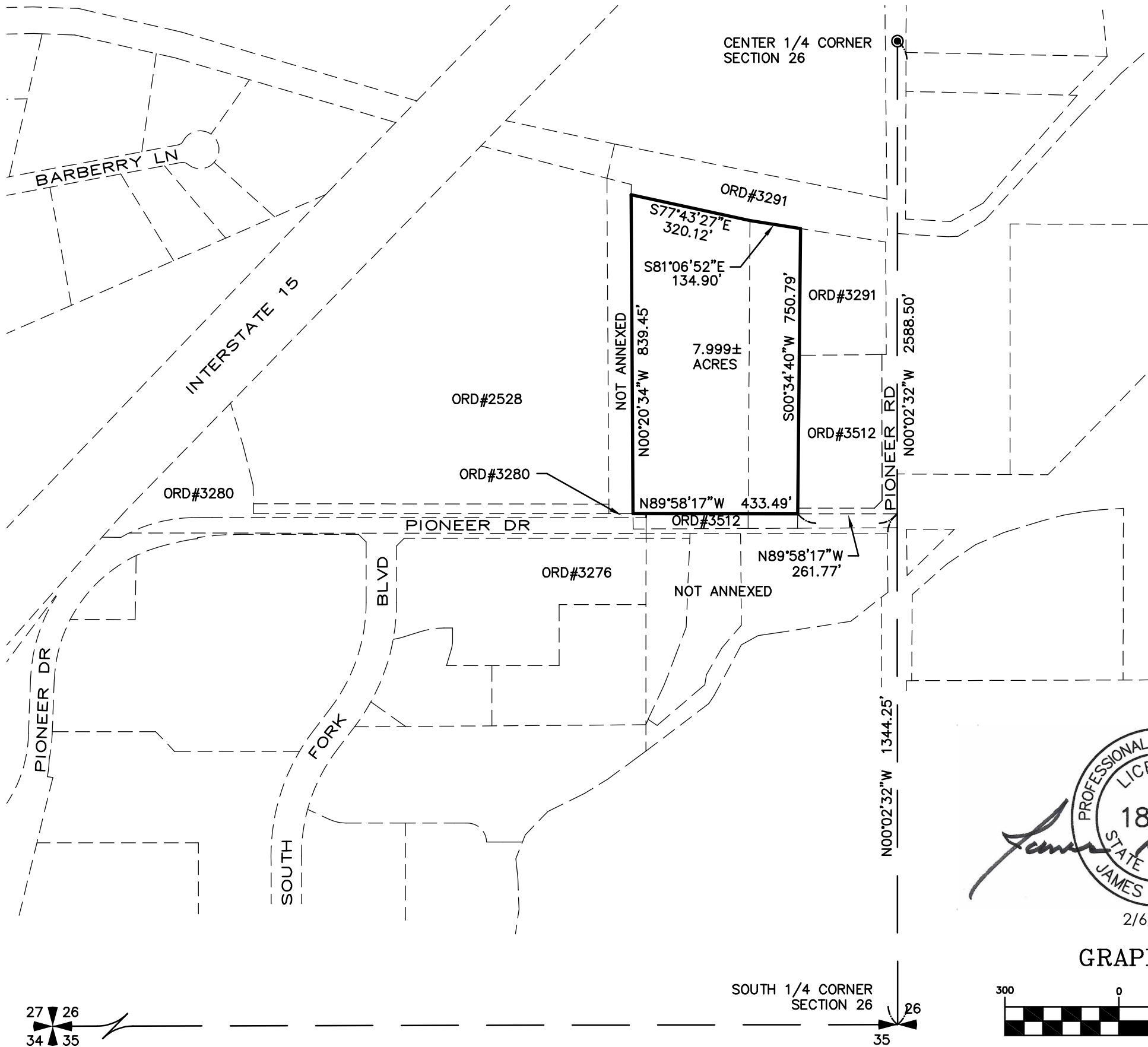
That the above and foregoing is a full, true and correct copy of the Ordinance entitled: “AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 7.999 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

Emily Geisler, City Clerk

(SEAL)

CITY OF IDAHO FALLS
BONNEVILLE COUNTY
SW1/4 OF SEC. 26, T 2 N, R 37 E, BM

ANNEXATION
ORDINANCE



ANNEXATION IN A PORTION OF THE SOUTHWEST
QUARTER, SECTION 26, T 2 N, R 37 E, B.M.

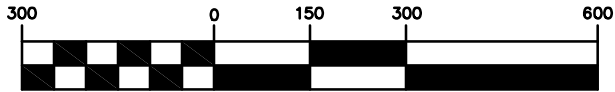
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN,
BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION
26; THENCE NORTH 0°02'32\"

PARCEL CONTAINS 7.999 ACRES, MORE OR LESS.

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS
OFFICE AS INSTRUMENT NO. _____



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



2702 N. Perry Street
Spokane, WA 99207
(509) 465-8007

www.duryea-associates.com
JOB NO. 24046-0016
SHEET 1 OF 1

Exhibit "A"

LEGAL DESCRIPTION (Page 1 of 1)

That portion of the Southwest quarter of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the South quarter corner of said Section 26; thence North $0^{\circ}02'32''$ West 1344.25 feet along the North-South centerline of said Section 26; thence North $89^{\circ}58'17''$ West 261.77 feet to an angle point in the boundary of the City of Idaho Falls Annexation Ordinance No. 3512, said angle point being the POINT OF BEGINNING; thence continuing North $89^{\circ}58'17''$ West 433.49 feet along the North boundary line of said Annexation No. 3512 and the North boundary line of the City of Idaho Falls Annexation Ordinance No. 3280; thence North $0^{\circ}20'34''$ West 839.45 feet to a point on the Southerly boundary line of the City of Idaho Falls Annexation Ordinance No. 3291; thence South $77^{\circ}43'27''$ East 320.12 feet along said Southerly boundary; thence South $81^{\circ}06'52''$ East 134.90 feet along said Southerly boundary; thence South $0^{\circ}34'40''$ West 750.79 feet along the Westerly boundary line of said Annexation No. 3291 and said Annexation No. 3512 to the point of beginning.

The hereinabove described parcel contains 7.999 acres, more or less.

Submitted by:

Firm Name: Duryea & Associates, a Division of DCI Engineers

Contact Name: James A. Locey

Phone Number: 509-227-5736

Email: jlocey@dc-engineers.com

*Overall Document Page Range to be completed by City

Overall Document Page Range: _____ of _____



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF APPROXIMATELY 7.999 ACRES GENERALLY LOCATED NORTH OF PIONEER DRIVE, EAST OF INTERSTATE 15, SOUTH OF THE PORTER CANAL, AND WEST OF PIONEER ROAD

WHEREAS, the applicant filed an application for annexation on December 19, 2024; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 4, 2025; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on March 6, 2025; 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, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 7.999 acres generally located north of Pioneer Drive, east of Interstate 15, south of the Porter Canal, and west of Pioneer Road.
3. This property is in the Area of Impact and included in the Comprehensive Plan Map.
4. The property is contiguous to City limits along the north, east and part of the south property lines.
5. The annexation was initiated by the property owner.
6. City utilities are in the vicinity of the proposed annexed area.
7. The Comprehensive Plan designates this area as Mixed-Use Centers and Corridors.
8. Idaho Falls Planning and Zoning Commission recommended approval of annexation.
9. The proposed annexation is consistent with the policies of the Comprehensive Plan.

II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2025

Rebecca L. Noah Casper - Mayor

Memorandum

File #: 25-171

City Council Meeting

FROM: Wade Sanner, Director
DATE: Tuesday, February 25, 2025
DEPARTMENT: Community Development Services

Subject

Legislative Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East.

Council Action Desired

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

1. Approve the Ordinance establishing the initial zoning for LC, Limited Commercial with the Controlled Development Airport Overlay Zone as shown in the Ordinance exhibits under a suspension of the rules requiring three complete and separate readings; and request that it be read by title and published by summary; that the City limits documents be amended to include the area annexed herewith; and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (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 initial zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is part 2 of 2 of the application for Annexation and Initial Zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 7.999 acres in the SW ¼ of Section 26, Township 2 North, Range 37 East. The Planning and Zoning Commission considered this item at its February 4, 2025, meeting and unanimously voted to recommended approval of the annexation with initial zoning of LC, Limited Commercial with the Controlled Development Airport Overlay Zone to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of initial zoning must be consistent with the principles of the Comprehensive Plan which includes many policies

and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

N/A

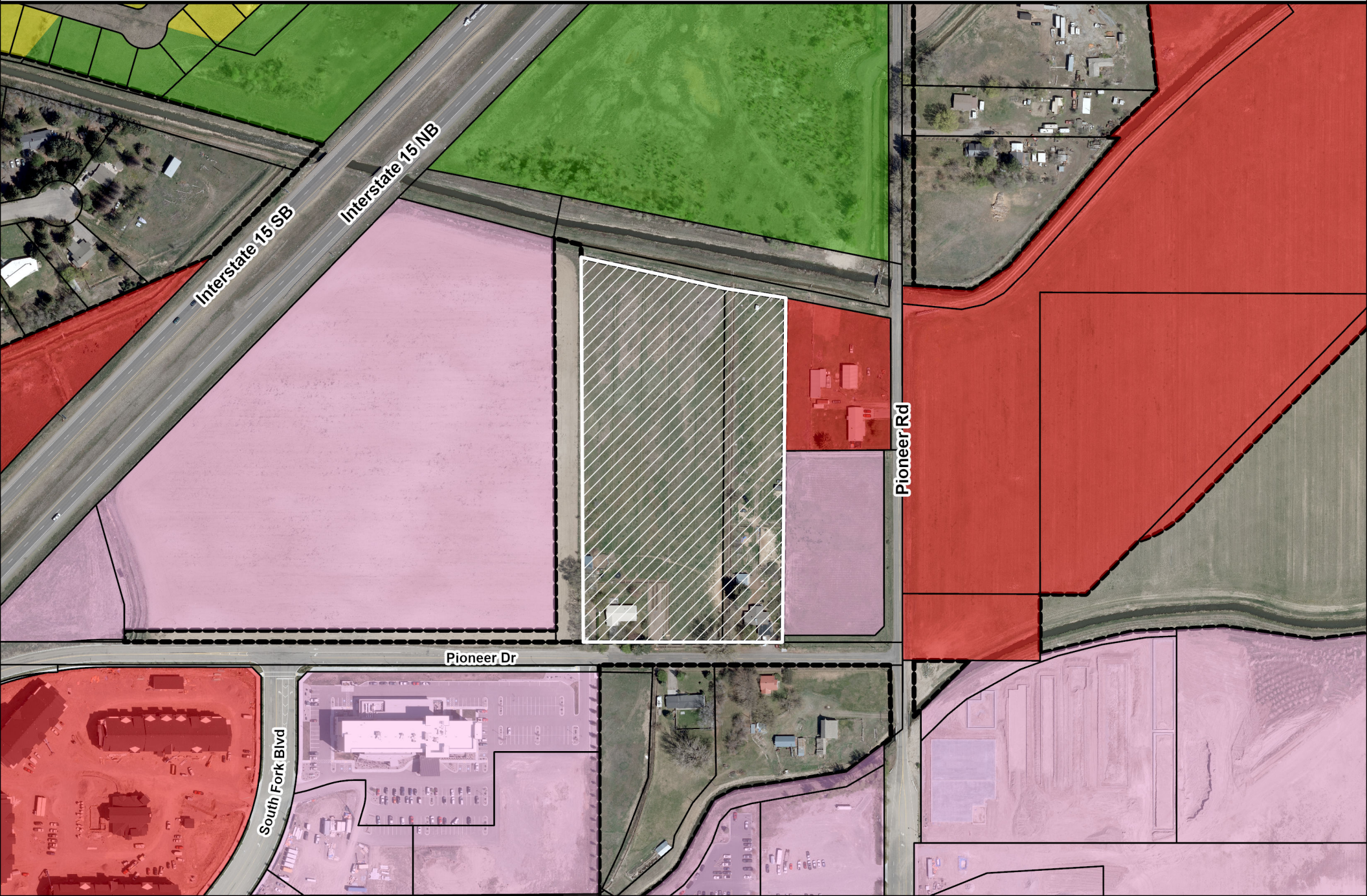
Fiscal Impact

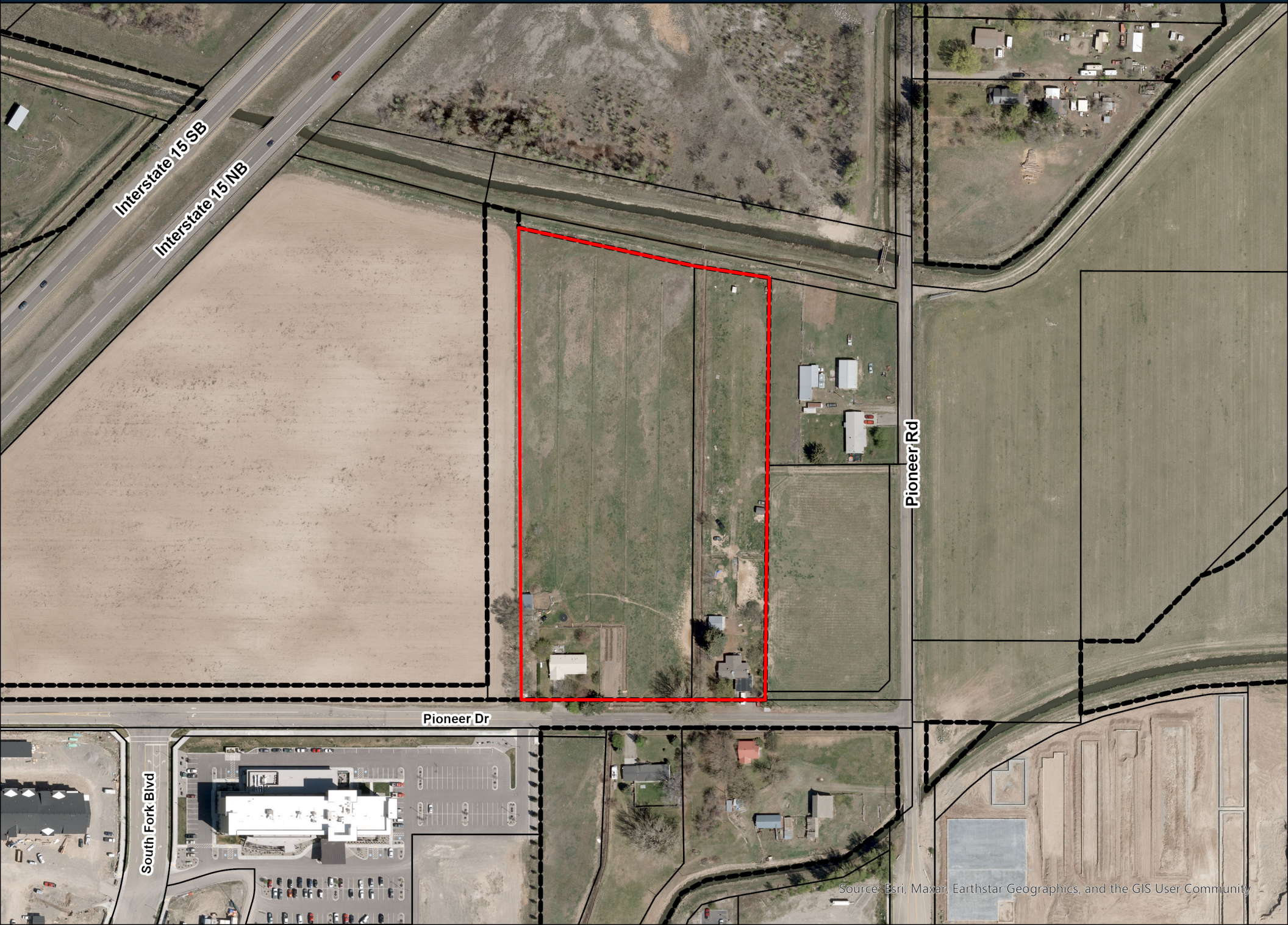
N/A

Legal Review

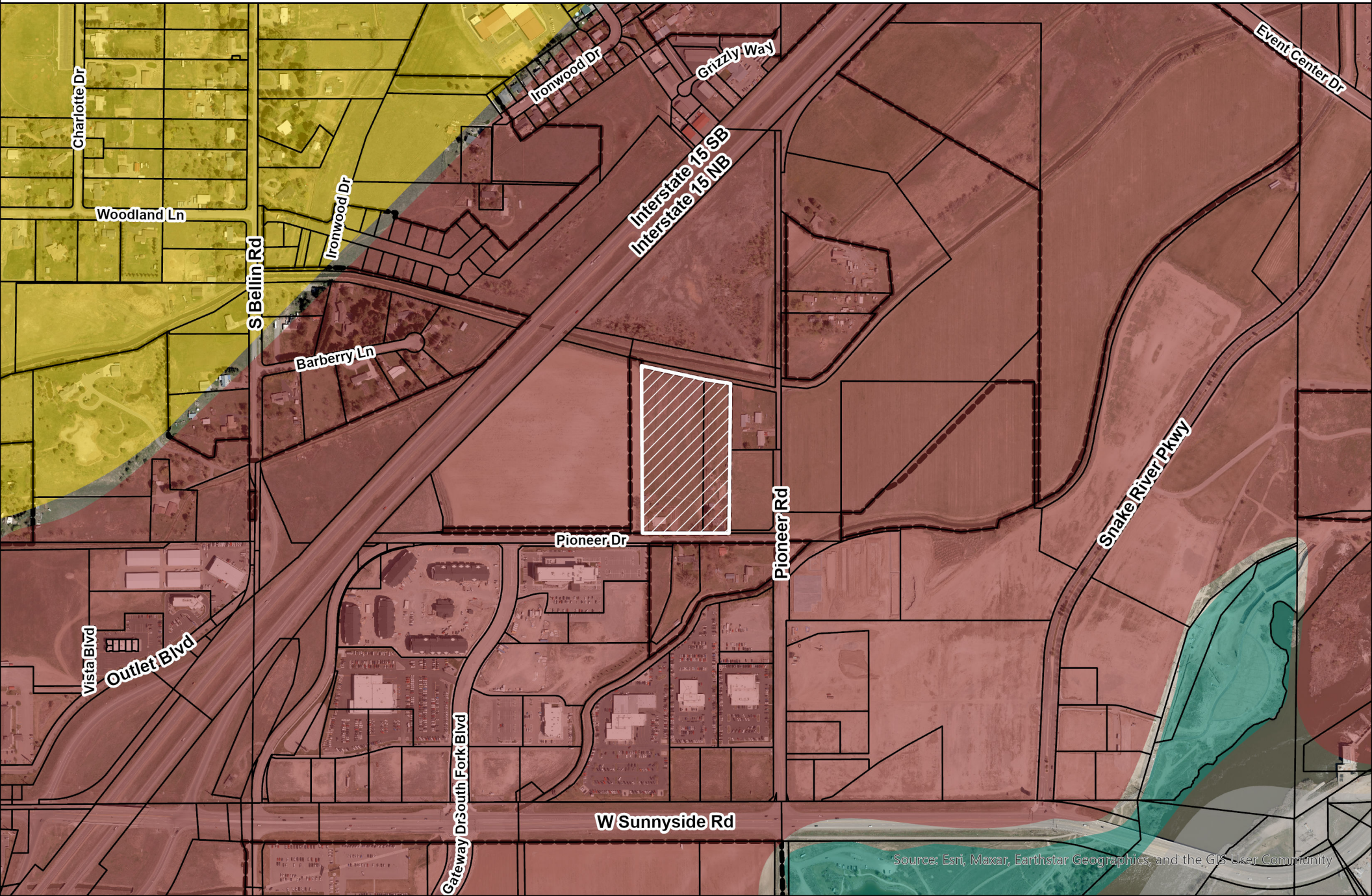
These proposed actions have been reviewed by the Legal Department and found to be compliant with applicable State statute.

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









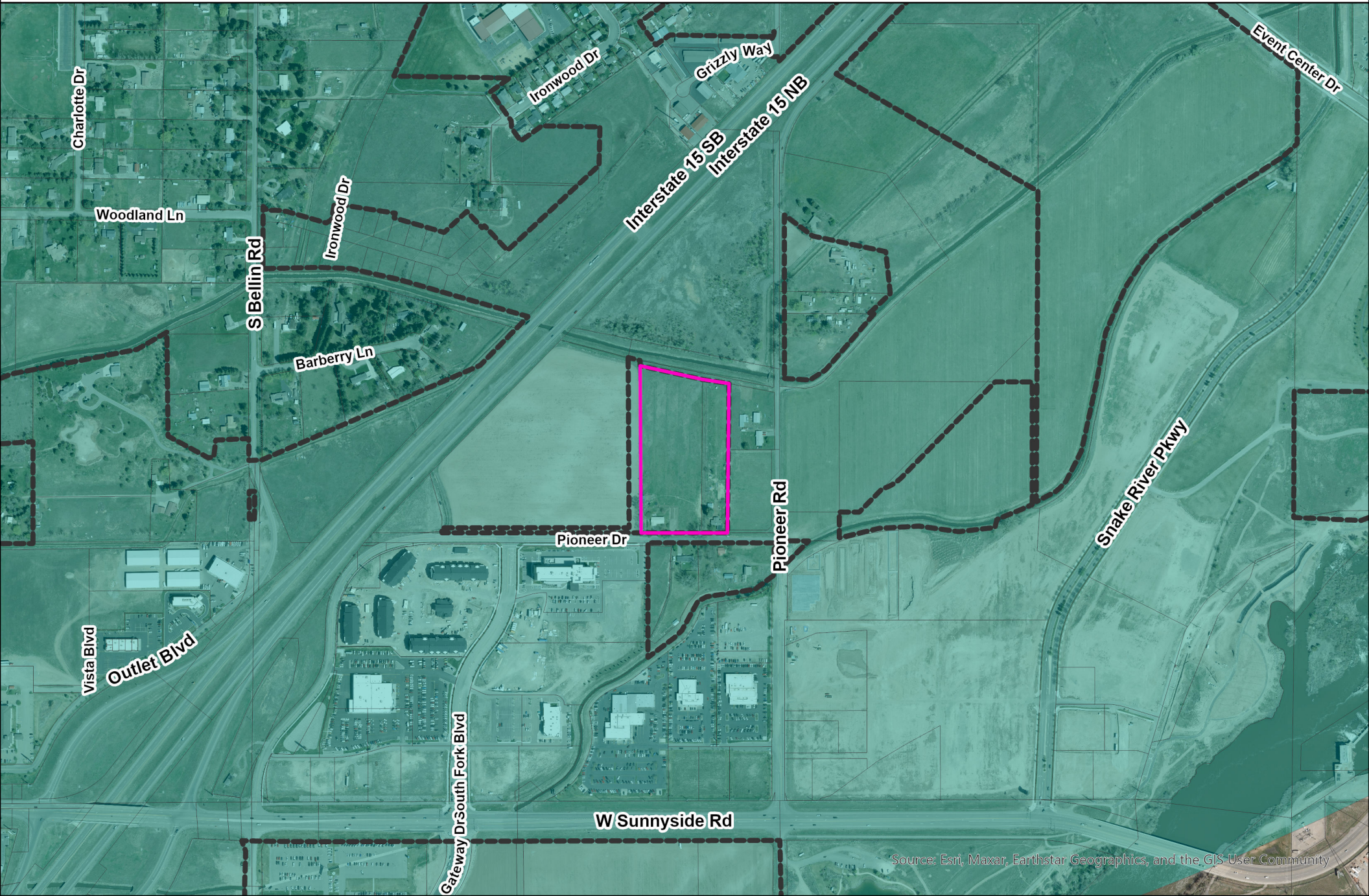


- General Urban
- Mixed Use Centers and Corridors
- Special Use
- Urban Core
- Industrial
- Natural and Open Space
- Suburban



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

- | | | |
|---|---|--|
|  Approach Surface |  Controlled Development Approach Surface |  Limited Development Approach Surface |
|  Controlled Development |  Limited Development |  No Development |



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 7.999 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS LC, LIMITED COMMERCIAL WITH CONTROLLED DEVELOPMENT AIRPORT OVERLAY ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is LC with Controlled Development Airport Overlay Zone for such annexed lands 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 principles of the City of Idaho Falls Comprehensive Plan; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as “Mixed Use Centers and Corridors”; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on February 4, 2025, and recommended approval of zoning the subject property to LC with Controlled Development Airport Overlay Zone; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve this zoning on March 6, 2025.

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

SECTION 1: Comprehensive Plan Designation. The area described in Exhibit A are hereby given a Comprehensive Plan designation of Mixed Use Centers and Corridors.

SECTION 2: Legal Description. The lands described in Exhibit A are hereby zoned as LC with the Controlled Development Airport Overlay Zone.

SECTION 3. Zoning. The property described in Section 1 of this Ordinance be and the same hereby is zoned “LC Zone with the Controlled Development Airport Overlay 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 4. 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 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

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

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, 2025.

CITY OF IDAHO FALLS, IDAHO

Rebecca L. Noah Casper, Mayor

ATTEST:

Emily Geisler, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, EMILY GEISLER, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

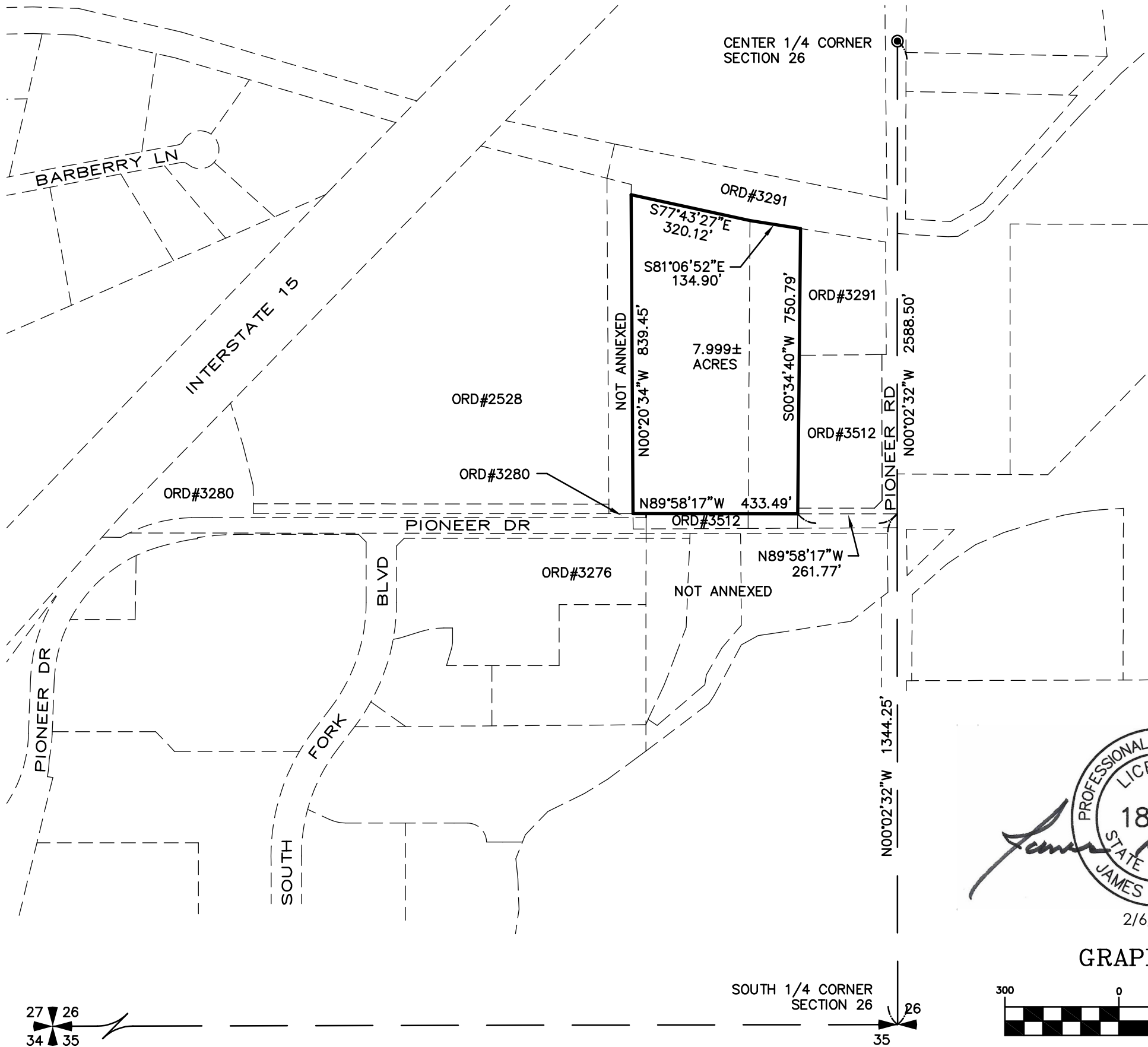
That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 7.999 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS LC, LIMITED COMMERCIAL WITH THE AIRPORT OVERLAY ZONE OF CONTROLLED DEVELOPMENT; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Emily Geisler, City Clerk

(SEAL)

CITY OF IDAHO FALLS
BONNEVILLE COUNTY
SW1/4 OF SEC. 26, T 2 N, R 37 E, BM

ANNEXATION
ORDINANCE



ANNEXATION IN A PORTION OF THE SOUTHWEST
QUARTER, SECTION 26, T 2 N, R 37 E, B.M.

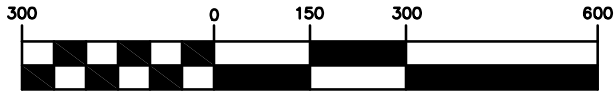
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 26,
TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN,
BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION
26; THENCE NORTH 0°02'32" WEST 1344.25 FEET ALONG THE
NORTH-SOUTH CENTERLINE OF SAID SECTION 26; THENCE NORTH
89°58'17" WEST 261.77 FEET TO AN ANGLE POINT IN THE
BOUNDARY OF THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE
NO. 3512, SAID ANGLE POINT BEING THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 89°58'17" WEST 433.49 FEET ALONG
THE NORTH BOUNDARY LINE OF SAID ANNEXATION NO. 3512 AND
THE NORTH BOUNDARY LINE OF THE CITY OF IDAHO FALLS
ANNEXATION ORDINANCE NO. 3280; THENCE NORTH 0°20'34" WEST
839.45 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF
THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 3291;
THENCE SOUTH 77°43'27" EAST 320.12 FEET ALONG SAID
SOUTHERLY BOUNDARY; THENCE SOUTH 81°06'52" EAST 134.90
FEET ALONG SAID SOUTHERLY BOUNDARY; THENCE SOUTH 0°34'40"
WEST 750.79 FEET ALONG THE WESTERLY BOUNDARY OF SAID
ANNEXATION NO. 3291 AND SAID ANNEXATION NO. 3512 TO THE
POINT OF BEGINNING.

PARCEL CONTAINS 7.999 ACRES, MORE OR LESS.

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS
OFFICE AS INSTRUMENT NO. _____



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



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Spokane, WA 99207
(509) 465-8007

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JOB NO. 24046-0016
SHEET 1 OF 1

Exhibit "A"

LEGAL DESCRIPTION (Page 1 of 1)

That portion of the Southwest quarter of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the South quarter corner of said Section 26; thence North $0^{\circ}02'32''$ West 1344.25 feet along the North-South centerline of said Section 26; thence North $89^{\circ}58'17''$ West 261.77 feet to an angle point in the boundary of the City of Idaho Falls Annexation Ordinance No. 3512, said angle point being the POINT OF BEGINNING; thence continuing North $89^{\circ}58'17''$ West 433.49 feet along the North boundary line of said Annexation No. 3512 and the North boundary line of the City of Idaho Falls Annexation Ordinance No. 3280; thence North $0^{\circ}20'34''$ West 839.45 feet to a point on the Southerly boundary line of the City of Idaho Falls Annexation Ordinance No. 3291; thence South $77^{\circ}43'27''$ East 320.12 feet along said Southerly boundary; thence South $81^{\circ}06'52''$ East 134.90 feet along said Southerly boundary; thence South $0^{\circ}34'40''$ West 750.79 feet along the Westerly boundary line of said Annexation No. 3291 and said Annexation No. 3512 to the point of beginning.

The hereinabove described parcel contains 7.999 acres, more or less.

Submitted by:

Firm Name: Duryea & Associates, a Division of DCI Engineers

Contact Name: James A. Locey

Phone Number: 509-227-5736

Email: jlocey@dc-engineers.com

*Overall Document Page Range to be completed by City

Overall Document Page Range: _____ of _____



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF LC, LIMITED COMMERCIAL WITH THE CONTROLLED DEVELOPMENT AIRPORT OVERLAY ZONE, APPROXIMATELY 7.999 ACRES, GENERALLY LOCATED NORTH OF PIONEER DRIVE, EAST OF INTERSTATE 15, SOUTH OF THE PORTER CANAL, AND WEST OF PIONEER ROAD.

WHEREAS, the applicant filed an application for annexation on December 19, 2024; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 4, 2025; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on March 6, 2025; 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, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 7.999 acres generally located north of Pioneer Drive, east of Interstate 15, south of the Porter Canal, and west of Pioneer Road.
3. The Comprehensive Plan designates this area as Mixed-Use Centers and Corridors.
4. The proposed zoning consists of 7.999 acres of LC Zone with the Controlled Development Airport Overlay Zone. The proposed zones are consistent with the policies of the Comprehensive Plan and existing zoning and land uses in the area.
5. Idaho Falls Planning and Zoning Commission recommended approval of the LC and Controlled Development Airport Overlay Zone.

II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2025

Rebecca L. Noah Casper - Mayor