



IDAHO FALLS



CITY COUNCIL AGENDA

City of Idaho Falls
City Council Meeting
680 Park Avenue

Thursday

March 20, 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

680 Park Avenue
Idaho Falls, ID 83402

Agenda

Thursday, March 20, 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) Office of the Mayor

- 1) Appointments to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2 **25-192**

Attachments: Golf_Utley_CitizenApplication_March25
 Golf_Utley_ApptMemoParks_March25
 Golf_Utley_Memo_March25
 Golf_CITY CODE TITLE 2 CH 6
 SSC_CombsApplication_March25
 SSC_CombsMemo_March25
 CITY CODE TITLE 2 CH 8_SisterCities
 WarBonnetReAppointment_March25
 WB_MOMemo_Newgard_March25
 WB_CITY CODE TITLE 2 CH 4

B) Municipal Services

- 1) IF 25-017, Purchase of Superpave Hot Mix Asphalt for Public Works **25-191**

Attachments: IF 25-017 Superpave Hot Mix Asphalt

- 2) Impact Fee Quarterly Report **25-183**

Attachments: Impact Fee Summary Report - 12.1.24-2.28.25
 Paid Impact Fee Report 12.1.24-2.28.25
 Unpaid Impact Fee Report 12.1.24-2.28.25

- 3) Treasurer's Report for January 2025 25-194

Attachments: January 2025 Treasurer's Report

C) Public Works

- 1) Elevated Water Tower Supply Line Project 25-193

D) Idaho Falls Power

- 1) Resolution Amending the Idaho Falls Power Service Policy 25-185

Attachments: 2025 IFP Service Policy and Resolution combined

E) Office of the City Clerk

- 1) City Council Meeting Minutes, January 25, 2024 25-181

Attachments: 2024 0125 City Council Meeting - Unapproved

- 2) City Council Work Session Minutes, 10 February 2025 25-178

Attachments: Work Session Minutes 02.10.25

- 3) February 2025 Licensing through the Office of the City Clerk 25-188

Attachments: February 2025 NEW Business Licenses
February 2025 RENEWED Business Licences
February 2025 Contractor Licenses

Action Item:

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

5. Regular Agenda

A) Public Works

- 1) Easement Vacation - Parkway Apartments at Snake River Landing 25-176

The owners of the property in question have requested vacation of the easement depicted within the attached exhibit and as described in the Ordinance. Public Works staff members have reviewed the request and recommend approval.

Action Item(s):

Approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Attachments: Ordinance
Parkway Division No.1 EXISTING EASEMENTS

B) Municipal Services

- 1) Bid IF-25-016, 2025 Concrete Replacement for Public Works **25-180**

A total of two bids were received. The total recommended contract award is based on a three-year average of concrete work completed, with 4S Concrete and Construction being the lowest bidder.

Action Item(s):

Accept and approve the lowest responsive responsible bid from 4S Concrete and Construction, for a total of \$334,802.00 (or take other action deemed appropriate).

Attachments: IF 25-016 Streets 2025 Concrete Replacement Bid Tabulation

- 2) Donation of Harris Tait 9100 Handheld Radios to College of Eastern Idaho's Law Enforcement Program **25-182**

The Police Department h recommends the donation of 15 Harris Tait 9100 handheld radios valued at approximately \$100.00 to \$150.00 each to the College of Eastern Idaho's Law Enforcement program. The radios were originally purchased in 2007 and are outdated. The Police Department has transitioned to the Motorola APEX 6000 handheld radios.

Action Item(s):

Approve the donation of 15 Harris Tait handheld radios to the College of Eastern Idaho and give authorization to the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Resolution 2015-01 City Property

C) Idaho Falls Power

- 1) 25-06 IFP York Substation Upgrade - Cache Valley Electric **25-187**

Idaho Falls Power solicited bids from qualified contractors to upgrade York Substation. Four bids were received with Cache Valley Electric being the lowest responsive, responsible bidder for \$2,003,594.00 plus a 10% contingency for a total bid award of \$2,203,953.40. There were two nonresponsive bidders due to a lack of an Idaho Public Works License. This project was budgeted at \$500,000 but Idaho Falls Power has moved another capital project to a future year to accommodate this more time sensitive work.

Action Item(s):

Approve this bid award to Cache Valley Electric of Salt Lake City, Utah for a total amount of \$2,203,953.40 and give the authorization to the Mayor and City Clerk to execute the necessary documents, (or take other action deemed appropriate).

Attachments: York Sub bid tab combined

D) Community Development Services

- 1)** Legislative Hearing for Consideration of an Ordinance approving Snake River West Urban Renewal District **25-190**

Attached for consideration is the ordinance approving the Snake River West Urban Renewal District. The ordinance includes four exhibits:

1. The resolution of the Planning and Zoning Commission for the City of Idaho Falls, Idaho, validating conformity of the Urban Renewal Plan for the Yellowstone Square Urban Renewal Project with the City of Idaho Falls' Comprehensive Plan.
2. The notice of hearing published in the Post Register.
3. The Urban Renewal Plan for the Yellowstone Square Urban Renewal Project, including all associated attachments.
4. Ordinance summary for publication.

Required notification and summary of the plan has been provided to the appropriate taxing entities. The plan included with the ordinance contains an outline of potential projects which may be completed with tax incrementing financing (TIF) funds and a financial feasibility study demonstrating that the expected tax revenues can cover the costs of the projects. Approval of the ordinance is the final step in the creation of the district, which will allow for TIF to be used to incentivize and assist redevelopment of the area. The Idaho Falls Redevelopment Agency (IFRA) Board approved the plan by resolution at its November 21, 2024, meeting. This is anticipated to be a 20-year plan, the maximum allowed by State Statute.

Action Item(s):

Approve the Ordinance approving the Snake River West Urban Renewal District 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

(Exhibit 1) Resolution of the Planning Commission

(Exhibit 2) Notice Published in the Post Register

(Exhibit 3) Urban Renewal Plan for the Snake River West Urban Renewal Project

(Exhibit 4) Ordinance Summary_Snake River West Plan

(Exhibit A for PC Resolution) Snake River West PC Staff Report

PWEGSHARPBP70C65_20250314_122612

Opposition Letter Diagram Snake River West

6. Announcements

7. Adjournment

File #: 25-192

City Council Meeting

FROM: Rebecca Casper
DATE: Thursday, March 13, 2025
DEPARTMENT: Mayor's Office

Subject

Appointments to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2

Council Action Desired

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

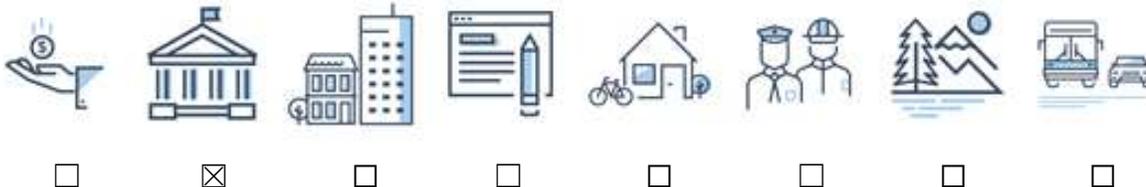
Give consent to the appointments of Christian Utley to the Golf Advisory Board, Caroline Combs to the Sister Cities Advisory Committee and the reappointment of Jeff Newgard to the War Bonnet Round Up Advisory Committee pursuant to Title 2 Chapter 6, 8 and Chapter 4 of Idaho Falls City Code respectively.

Description, Background Information & Purpose

Name:	Status:	Committee, Board, Commission
Christian Utley	New Appointment	Golf Advisory Board
Caroline Combs	New Appointment	Sister Cities Advisory Committee
Jeff Newgard	Reappointment	War Bonnet Advisory Committee

Attached for your review please find the citizen application from Christian Utley, along with memos from Parks & Recreation Director PJ Holm and Chief of Staff Margaret Wimborne and Title 2 Chapter 6. In addition, you will find the citizen application and appointment memo for Caroline Combs and Title 2 Chapter 8 and the reappointment memos for Jeff Newgard from Director Holm and Chief of Staff Wimborne and Title 2 Chapter 4.

Alignment with City & Department Planning Objectives



Involving citizens in governance and decision-making processes supports the highest values of the strategic plan.

Interdepartmental Coordination

The appointment process included coordination with Parks & Recreation and interviews with the new appointees.

Fiscal Impact

None. Service on City Boards, Commissions, and Committees is a voluntary activity. Activities and expenses necessary for

the proper function of these boards, commissions, and committees will be accounted for within the appropriate agency or department budget.

Legal Review

N/A



City of Idaho Falls
Boards, Committees and Commissions
Citizen Application

Thank you for your willingness to serve our community. Please fill out this form and attach a résumé to this application. If you wish, you may also submit a cover letter explaining your interest in city service.

Your application will be kept on file. When there is an opening on a relevant City Board, Committee or Commission, your application will be reviewed. Return the completed form to the Mayor’s office at: City of Idaho Falls Mayor’s office: P.O. Box 50220, Idaho Falls, ID 83405 or mayor@idahofalls.gov.

Name:		
Mailing Address:		
City, State, Zip:		
Email Address:		
Daytime Phone:		<input type="checkbox"/> Message? <input type="checkbox"/> Text?
Evening Phone:		<input type="checkbox"/> Message? <input type="checkbox"/> Text?
Cell Phone:		<input type="checkbox"/> Message? <input type="checkbox"/> Text?

What is your motivation for service on this/these committee(s)?

How does your background training and experience lend itself to service on this/these committee(s)?

Please list any relevant areas of expertise, education or training you possess that will be helpful for service.

FOR OFFICE USE ONLY:	
Date received by Mayor’s Office:	Date appointed:
City Division(s) application forwarded to:	Board, Committee or Commission appointed to:

Length of term (Years)

Meeting Frequency

Mayor's Office

Sister Cities Committee Three (3) As Needed

Fire Department

Fire Code Appeals Board Five (5) Yearly/As Needed

Library

Library Board Five (5) Monthly/As Needed

Municipal Services

Civic Center for the Performing Arts Committee Two (2) As Needed

Parks and Recreation

Golf Advisory Board Three (3) Every Other Month
 Parks and Recreation Commission Three (3) Monthly
 Shade Tree Committee Three (3) Monthly
 Tautphaus Park Zoological Society Three (3) Quarterly
 War Bonnet Round Up Advisory Committee Three (3) As Needed

Community Development Services

Board of Adjustment Five (5) 2nd Thursday/As Needed
 Building Code Board of Appeals Three (3) As Needed
 Electrical Board of Review Two (2) & Three (3) As Needed
 Historic Preservation Commission Three (3) 1st Thursday
 ADA Advisory Board Three (3) As Needed
 Idaho Falls Business Assistance Corp Staggering Terms Quarterly/As Needed
 Idaho Falls Redevelopment Agency Five (5) 3rd Thursday
 Mechanical Appeals Board Three (3) As Needed
 Planning Commission Six (6) 1st Tuesday
 Plumbing Appeals Board Three (3) As Needed

Public Works

Impact Fee Advisory Committee Three (Staggered Terms) As Needed

Regional Committees

Bonneville Metropolitan Planning Organization

Other

1Where not specifically required by law, City of Idaho Falls residents will be given preference. 2Four (4) members shall have professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation-related disciplines. 3All members shall be a person with a disability or have a demonstrated interest, competence or knowledge of disabilities. 4One (1) member shall be a Bonneville County resident residing within the area of city impact. Please note: Those who stand to receive a direct financial benefit from a particular position, who are involved in litigation with a relevant city department, and who are not city residents may be declared ineligible to serve on a committee. Any Information supplied may be subject to disclosure under the Idaho Public Records Law §§ 9-337 through 9-350



MEMORANDUM

TO: Margaret Wimborne, Chief of Staff

FROM: PJ Holm, Director, Parks and Recreation Department

DATE: March 6, 2025

RE: Parks and Recreation Department Boards, Committees and Commission
Appointments and Re-Appointments

The Parks and Recreation Department would also like to submit for consideration, applicant Christian Utley for appointment to the Golf Advisory Board. Christian would fill the seat formerly held by Rick Carosone who retired from the board in 2025. Christian's term would be from appointment date this spring of 2025 to December 31, 2027



MEMORANDUM

TO: Rebecca Casper
FROM: Margaret Wimborne
DATE: March 6, 2025
RE: Golf Advisory Board

I recommend the appointment of Christian Utley to Idaho Falls' Golf Advisory Board pursuant to Idaho Falls City Code Title 2 Chapter 6.

Christian Utley was recommended by the Parks & Recreation Department for service on the Golf Advisory Board. I have had the opportunity to meet with Mr. Utley, and I was impressed with his lifelong involvement with the game of golf. I believe his love of the game, and his recognition that golf can be played by grandkids and grandparents alike, will be a real asset to the advisory board.

**CHAPTER 6
GOLF ADVISORY BOARD**

SECTION:

- 2-6-1: Establishment
- 2-6-2: Purpose
- 2-6-3: Duties
- 2-6-4: Organization
- 2-6-5: Term of Office
- 2-6-6: Removal
- 2-6-7: Vacancy
- 2-6-8: Attendance
- 2-6-9: Open Meetings
- 2-6-10: Minutes
- 2-6-11: No Compensation
- 2-6-12: Indebtedness

2-6-1: ESTABLISHMENT.

The Golf Advisory Board of Idaho Falls (“Board”) is hereby established. The Mayor, with the consent of the Council, shall appoint thirteen (13) members to the Board, as set forth below:

- (A) The president of the Idaho Falls Men's Golf Association.
- (B) The president of the Idaho Falls Women's Golf Association.
- (C) The president of the Senior Golf Association.
- (D) The president of the Junior Golf Association.
- (E) The president of the Working Women's League.
- (F) Six (6) at-large members, appointed without regard to their affiliation with any group or organization.
- (G) A member of the Council, to serve ex-officio and without a vote.

2-6-2: PURPOSE.

The Board acts in an advisory capacity to the Director of Parks and Recreation in matters related to municipal golf courses and programs.

2-6-3: DUTIES.

The Board shall make recommendations to the Mayor and Council concerning the operation, maintenance, and conduct of the City golf courses. It also shall study existing City golf facilities and make recommendations concerning the advisability and feasibility of acquiring additional golf courses or facilities or of expanding or renovating existing facilities.

2-6-4: ORGANIZATION.

During the first meeting of each calendar year, the Board shall elect from its membership, by majority, a person to act as Chair and a person to act as Vice-Chair. The Chair and Vice-Chair shall serve until replaced or re-elected. The Chair shall preside at all meetings. If the Chair is absent or unable to act at any meeting, the Vice-Chair shall preside.

2-6-5: TERM OF OFFICE.

All Committee members, except for at-large members, shall serve as long as they continue to serve in the offices or capacities designated in this Chapter. All at-large members shall serve terms of three (3) years, except that the terms of the initial Board members may be less than three (3) years as necessary to provide for staggered terms of office. The terms of no more than two (2) at-large members shall expire in any calendar year. Terms of at-large members shall expire on December 31 of the third year of their appointment. All other appointed, voting Board members shall serve indefinite terms at the will and pleasure of the Mayor and Council. Board members may be reappointed.

2-6-6: REMOVAL.

A Board member may be removed from the Board by the Mayor and at the Chair's request, following two (2) consecutive meeting absences in a single year unexcused by the Chair or at any time by the majority vote of the Council.

2-6-7: VACANCY.

The Mayor, with the consent of the Council, shall appoint a qualified person to fill the unexpired term of any Board member in the event of a vacancy or in the event any member ceases to be qualified.

2-6-8: ATTENDANCE.

A quorum of Board members shall be present in order for purposes of conducting the business of the Board. Non-voting members present at meetings shall not be considered in determining the number required for a quorum or whether a quorum is present. (Ord. 3540, 9-14-23)

2-6-9: OPEN MEETINGS.

All meetings of the Board shall be open to the public and shall follow the requirements of the Idaho Open Meeting law.

2-6-10: MINUTES.

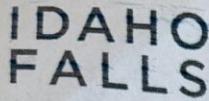
The Board shall keep minutes of its proceedings, including the vote of each voting member on every presented issue. The meeting minutes and other records of the Board shall be open to the public.

2-6-11: NO COMPENSATION.

Board members shall receive no compensation for their service on the Board; however, expenses for equipment and supplies necessary for the Board to conduct its business shall be allowed by the Council.

2-6-12: INDEBTEDNESS.

Nothing herein conveys or otherwise delegates authority to the Board to incur any liability, obligation, or indebtedness on behalf of the City without the express, written authorization of the Council.



**City of Idaho Falls
Boards, Committees and Commissions
Citizen Application**

Thank you for your willingness to serve our community. Please fill out this form and attach a résumé to this application. If you wish, you may also submit a cover letter explaining your interest in city service.

Your application will be kept on file. When there is an opening on a relevant City Board, Committee or Commission, your application will be reviewed. Return the completed form to the Mayor's office at: City of Idaho Falls Mayor's office: P.O. Box 50220, Idaho Falls, ID 83405 or www.idahofalls.gov.

Name:	Caroline Combs	
Mailing Address:	400 5701 South Big Horn Circle	
City, State, Zip:	Idaho Falls, ID, 83406	
Email Address:	tcombs2009@gmail.com	
Daytime Phone:		<input type="checkbox"/> Message? <input type="checkbox"/> Text?
Evening Phone:		<input type="checkbox"/> Message? <input type="checkbox"/> Text?
Cell Phone:	208-346-1375	<input type="checkbox"/> Message? <input type="checkbox"/> Text?

What is your motivation for service on this/these committee(s)?

Elected student president of IFSCY

How does your background training and experience lend itself to service on this/these committee(s)?

Student leader, Student rep
Team captain, basketball
National Honor Society
National Society of High School Scholars

Please list any relevant areas of expertise, education or training you possess that will be helpful for service.

FOR OFFICE USE ONLY:

Date received by Mayor's Office:	Date appointed:
City Division(s) application forwarded to:	Board, Committee or Commission appointed to:

	<u>Length of term (Years)</u>	<u>Meeting Frequency</u>
Mayor's Office		
<input checked="" type="checkbox"/> Sister Cities Committee	Three (3)	As Needed
Fire Department		
<input type="checkbox"/> Fire Code Appeals Board	Five (5)	Yearly/As Needed
Library		
<input type="checkbox"/> Library Board	Five (5)	Monthly/As Needed
Municipal Services		
<input type="checkbox"/> Civic Center for the Performing Arts Committee	Two (2)	As Needed
Parks and Recreation		
<input type="checkbox"/> Golf Advisory Board	Three (3)	Every Other Month
<input type="checkbox"/> Parks and Recreation Commission	Three (3)	Monthly
<input type="checkbox"/> Shade Tree Committee	Three (3)	Monthly
<input type="checkbox"/> Tautphaus Park Zoological Society	Three (3)	Quarterly
<input type="checkbox"/> War Bonnet Round Up Advisory Committee	Three (3)	As Needed
Community Development Services		
<input type="checkbox"/> Board of Adjustment	Five (5)	2 nd Thursday/As Needed
<input type="checkbox"/> Building Code Board of Appeals	Three (3)	As Needed
<input type="checkbox"/> Electrical Board of Review	Two (2) & Three (3)	As Needed
<input type="checkbox"/> Historic Preservation Commission	Three (3)	1 st Thursday
<input type="checkbox"/> ADA Advisory Board	Three (3)	As Needed
<input type="checkbox"/> Idaho Falls Business Assistance Corp	Staggering Terms	Quarterly/As Needed
<input type="checkbox"/> Idaho Falls Redevelopment Agency	Five (5)	3 rd Thursday
<input type="checkbox"/> Mechanical Appeals Board	Three (3)	As Needed
<input type="checkbox"/> Planning Commission	Six (6)	1 st Tuesday
<input type="checkbox"/> Plumbing Appeals Board	Three (3)	As Needed
Public Works		
<input type="checkbox"/> Impact Fee Advisory Committee	Three (Staggered Terms)	As Needed
Regional Committees		
<input type="checkbox"/> Bonneville Metropolitan Planning Organization		
Other		
<input type="checkbox"/>		

1Where not specifically required by law, City of Idaho Falls residents will be given preference. 2Four (4) members shall have professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation-related disciplines. 3All members shall be a person with a disability or have a demonstrated interest, competence or knowledge of disabilities. 4One (1) member shall be a Bonneville County resident residing within the area of city impact. Please note: Those who stand to receive a direct financial benefit from a particular position, who are involved in litigation with a relevant city department, and who are not city residents may be declared ineligible to serve on a committee. Any information supplied may be subject to disclosure under the Idaho Public Records Law §§ 9-337 through 9-350



MEMORANDUM

TO: Rebecca Casper
FROM: Margaret Wimborne
DATE: March 13, 2025
RE: Sister City Advisory Committee Appointment

I recommend appointment of Caroline Combs to the Sister Cities Advisory Committee pursuant to City Code, Title 2, Chapter 8.

Caroline Combs has been active in the Sister Cities youth program since 6th grade and was recently elected as the president of the Sister Cities Youth Association. In addition, she is very active in her high school and has served many leadership roles, including student representative and captain of her basketball team.

Caroline would fill the vacancy on the advisory committee for a non-voting member who is a senior high school student active in the Sister Cities Youth Association as outlined in the Sister Cities ordinance. She would replace Charlotte Combs who just finished her term as youth association president and consequently her time on the advisory committee.

I believe Caroline will be an asset to the Advisory Committee because of her deep knowledge of the Sister Cities program. She understands the program's value in connecting people and is eager to expand the visibility of the Sister Cities program in the community by increasing outreach. I have no doubt Caroline will contribute significantly to this committee and will enhance Idaho Falls' longstanding relationship with our Sister City Tokai-Mura Japan.

CHAPTER 8
SISTER CITIES ADVISORY COMMITTEE

SECTION:

- 2-8-1: Establishment
- 2-8-2: Purpose
- 2-8-3: Duties and Goals
- 2-8-4: Organization
- 2-8-5: Term of Office
- 2-8-6: Removal
- 2-8-7: Vacancy
- 2-8-8: Attendance
- 2-8-9: Open Meetings
- 2-8-10: Minutes
- 2-8-11: No Compensation
- 2-8-12: Funding and Donations

2-8-1: ESTABLISHMENT.

The Sister Cities Advisory Committee (“Committee”) is hereby established. The Mayor, with the consent of the Council, shall appoint the Committee, which shall consist of seven (7) voting members and three (3) ex-officio non- voting members, as set forth in this Chapter. Committee members shall demonstrate interest in the Sister City’s purposes, duties, and goals, and shall serve without compensation. Voting members of the Committee shall consist of the current Mayor or the Mayor’s appointee to the Committee; one (1) member of the Sister Cities Adult Association recommended by its President; one (1) adult leader of the Sister Cities Youth Association; one (1) member recommended by Idaho School District 91 or by School District 93; one (1) member of a business located in the City; one (1) member of a local service club or cultural or arts organization; and one (1) member of the Idaho National Laboratory or one of its contractors or affiliates.

All voting members shall be City residents and shall not be members of a Sister Cities Association, except for voting members from the Sister Cities Youth Association and Sister Cities Adult Association, who may be non-City residents and members of a Sister Cities Association. Non-voting ex-officio members of the Committee shall consist of one (1) senior high school student who is an active member of the Sister Cities Youth Association, as recommended by the Association; one (1) employee of an institution of higher education located within the City; and one (1) member of a service organization located within the City.

2-8-2: PURPOSE.

Committee is established to improve, promote, and sustain cultural understanding and to

facilitate personal and business ties, friendships, and fellowships between Tokai-mura, Japan, and the City by providing input and advice to City elected officials and staff.

2-8-3: DUTIES AND GOALS.

- (A) DUTIES. Committee duties include expansion of the Idaho Falls community's awareness of and participation in the cultural understandings made possible by the Sister Cities program; development of economic relationships and specific joint projects; cultivation of long-term personal relationships and friendships among people in both communities; development and presentation of a two-year budget for the Sister Cities program, which should be presented to and considered by the Council for annual appropriation of the Sister Cities program; and demonstration of the value to the taxpayers of Idaho Falls including economic benefits, as well as educational opportunities. When requested by the Mayor or the Council, the Committee shall report on the purposes, duties, and goals of the Committee.
- (B) GOALS. Goals to verify the continuing value of the Sister Cities program to City taxpayers may be achieved by implementing the following elements of the Sister Cities program: enhancing outreach to the community through such institutions as the Idaho Falls Library, local schools, the arts, and cultural organizations; expanding exchange opportunities through such programs as City-to-City and City Departmental-level exchanges; classroom-to-classroom or school-to-school exchanges; arts and cultural exchanges; expanding and promoting historical and cultural understandings of Japan for community travelers to Japan and for the City; in conjunction with the Idaho Falls Library and with the Museum of Idaho providing support for the Sister Cities Library exhibit; pursuing, where feasible, economic development opportunities and connections with Tokai-mura; and providing oversight of City monies budgeted for the Sister Cities program.

2-8-4: ORGANIZATION.

During the first meeting of each calendar year, the Committee shall elect from its membership, by majority, a person to act as Chair and a person to act as Vice-Chair. The Chair and Vice-Chair shall serve until replaced or re-elected. The Chair shall preside at all meetings. If the Chair is absent or unable to act at any meeting, the Vice-Chair shall preside.

2-8-5: TERM OF OFFICE.

All voting members shall serve terms of three (3) years, except that the terms of the initial Committee members may be less than three (3) years as necessary to provide for staggered terms of office. The terms of no more than three (3) voting members shall expire at any calendar year. Terms of voting members shall expire December 31 of the third year of their appointment. All non-voting ex-officio members of the Committee shall serve the greater of two (2) years or as long as they continue to serve in the offices or capacities designated in this Chapter. The Mayor's or Mayor's appointee's term shall coincide with the Mayor's term of office.

2-8-6: REMOVAL.

A Committee member may be removed from the Committee by the Mayor and at the Chair's request, following two (2) consecutive meeting absences unexcused by the Chair or at any time by the majority vote of the Council.

2-8-7: VACANCY.

The Mayor, with the consent of the Council, shall appoint a qualified person to fill the unexpired term of any Committee member in the event of a vacancy or in the event any member ceases to be qualified.

2-8-8: ATTENDANCE.

A quorum of Committee members shall be present in order for purposes of conducting the business of the Committee. Non-voting members present at meetings shall not be considered when determining the number required for a quorum or whether a quorum is present. (Ord. 3540, 9-21-23)

2-8-9: OPEN MEETINGS.

All meetings of the Committee shall be open to the public and shall follow the requirements of the Idaho Open Meeting Law.

2-8-10: MINUTES.

The Committee shall keep minutes of its proceedings, including the vote of each voting member on every presented issue. The meeting minutes and other records of the Committee shall be open to the public.

2-8-11: NO COMPENSATION.

Committee members shall receive no compensation for their service on the Committee; however, expenses for equipment and supplies necessary for the Committee to conduct its business shall be allowed by the Council.

2-8-12: FUNDING AND DONATIONS.

The Committee is authorized to seek outside funding and in-kind donations for Sister Cities projects, as may be approved by the Council and in accordance with City budget procedures. Expenditure of budgeted amount shall follow City budgeting and financial policies.



MEMORANDUM

TO: Margaret Wimborne, Chief of Staff

FROM: PJ Holm, Director, Parks and Recreation Department

DATE: February 28, 2025

RE: Parks and Recreation Department Boards, Committees and Commission
Appointments and Re-Appointments

The Parks and Recreation Department would like to submit for consideration, re-appointment of Jeff Newgard to the War Bonnet Advisory Committee. Jeff Newgard would have a three-year term ending in 12-31-2027.

A request for his re-appointment was not sent previously as we thought he may be leaving the committee



MEMORANDUM

TO: Mayor Rebecca Casper

FROM: Margaret Wimborne

DATE: March 13, 2025

RE: War Bonnet Round Up Advisory Committee Reappointments

Jeff Newgard has been recommended for reappointment to the War Bonnet Round Up Advisory Committee. Parks & Recreation staff believe Newgard's continued service on the advisory committee would be a great benefit to the War Bonnet committee as well as the rodeo itself.

CHAPTER 4
WAR BONNET ROUND UP ADVISORY COMMITTEE

SECTION:

- 2-4-1: Establishment
- 2-4-2: Purpose
- 2-4-3: Duties
- 2-4-4: Organization
- 2-4-5: Terms
- 2-4-6: Removal
- 2-4-7: Vacancy
- 2-4-8: Attendance
- 2-4-9: Open Meetings
- 2-4-10: Minutes
- 2-4-11: Funding and Donations

2-4-1: ESTABLISHMENT.

The War Bonnet Roundup Rodeo Advisory Committee (“Committee”) is hereby established. The Mayor, with the consent of the Council, shall appoint seven (7) voting members to the Committee. Those appointed should be individuals with a demonstrated interest, competence, or knowledge of various rodeo, western, and War Bonnet Round Up (“WBRU”)-related interests. Members shall be selected without regard to political affiliation, race, color, national origin, gender, family status, sex, handicap, sexual orientation, gender identity/expression or religion. Committee members shall serve without compensation. The Mayor may appoint, with the consent of the Council, additional persons with interest, expertise, and experience to be non-voting ex-officio members of the Committee. (Ord. 3542, 9-14-23)

2-4-2: PURPOSE.

The purpose of the Committee is to advise and assist the Director of Parks and Recreation, the Mayor, and the Council in preserving, developing, planning, promoting, managing, directing, and producing Idaho’s Oldest Rodeo, the WBRU and to suggest improvements to City facilities, properties, and programs related to it.

2-4-3: DUTIES.

The Committee shall have the following powers, duties, and responsibilities:

- (A) Advise the Director of Parks and Recreation regarding the preservation, development, planning, promotion, management, directing, and producing of the WBRU; and

- (B) Study the physical condition, maintenance, operation, viability, and use of City rodeo programs and facilities and make recommendations to the Director of Parks and Recreation concerning their improvement and efficient use; and
- (C) Suggest ways to create, sustain, and enhance the cultural and economic viability of the WBRU.

(Ord. 3542, 9-14-23)

2-4-4: ORGANIZATION.

During the first meeting of each calendar year, the Committee shall elect from its membership, by majority, a person to act as Chair and a person to act as Vice-Chair. The Chair and Vice-Chair shall serve until replaced or re-elected. The Chair shall preside at all meetings. If the Chair is absent or unable to act at any meeting, the Vice-Chair shall preside.

2-4-5: TERM OF OFFICE.

Each Committee member shall be appointed to serve a term of three (3) years, except that the terms of the initial Board members may be less than three years as necessary to provide for staggered terms of office. Terms of no more than three (3) members shall expire in any calendar year. Committee members may be reappointed.

2-4-6: REMOVAL.

A Committee member may be removed from the Committee by the Mayor and at the Chair's request, following two (2) consecutive meeting absences unexcused by the Chair or at any time by the majority vote of the Council.

2-4-7: VACANCY.

The Mayor, with the consent of the Council, shall appoint a qualified member to fill any unexpired term of a Committee member in the event of a vacancy.

2-4-8: ATTENDANCE.

A quorum of Committee members shall be present in order for purposes of conducting the business of the Committee. Non-voting members present at meetings shall not be considered in determining the number required for a quorum or whether a quorum is present. (Ord. 3540, 9-14-23)

2-4-9: OPEN MEETINGS.

The Committee shall meet as often as deemed necessary by the Director of Parks and Recreation. All meetings of the Committee shall be open to the public and shall follow the requirements of

the Idaho Open Meetings Law. The Director of Parks and Recreation shall keep minutes and other appropriate records pursuant to the Idaho Code.

2-4-10: MINUTES.

The Committee shall keep minutes of its proceedings, including the vote of each member on every presented issue. The meeting minutes and other records of the Committee shall be open to the public. The Committee shall provide an annual report, as approved by the Director of Parks and Recreation, to the Council in within sixty (60) days of the conclusion of the annual WBRU, which report shall include activities and accomplishments, a financial report, and any recommendations for subsequent WBRUs. The Mayor or the Council may also require special reports, as deemed necessary.

2-4-11: FUNDING AND DONATIONS.

The Committee is authorized to seek outside funding and in-kind donations for City projects, including programs and capital improvements, as may be approved by the Council and in accordance with City budget procedures.

File #: 25-191

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Wednesday, March 12, 2025
DEPARTMENT: Municipal Services

Subject

IF 25-017, Purchase of Superpave Hot Mix Asphalt for Public Works

Council Action Desired

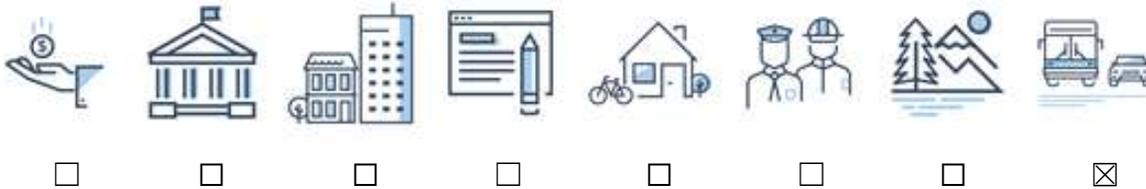
- Ordinance
- Resolution
- Public Hearing
- Other Action (Approval, Authorization, Ratification, etc.)

Accept and approve the lowest responsive responsible bid from H-K Contractors, Inc. for a total of \$197,500.00 (or take other action deemed appropriate).

Description, Background Information & Purpose

One bid was received for the purchase of the Superpave hot mix asphalt to be used to repair and maintain city streets. Units were estimated using three-year historical data.

Alignment with City & Department Planning Objectives



This purchase supports the reliable public infrastructure and transportation community-oriented result by maintaining city streets.

Interdepartmental Coordination

Public Works concurs with the award recommendation.

Fiscal Impact

Sufficient funding is available within the 2024/25 Public Works, Streets Division operating budget.

Legal Review

The Legal Department concurs that the Council action is within State Statute.

City of Idaho Falls
Municipal Services Department
Bid Tabulation

Project: Furnishing Superpave Hot Mix Asphalt **Number:** IF-25-017
NOTE: Bids submitted were per UOM, award total is estimated using three year historical data
Submitted: Municipal Services Finance Division **Date:** March 12th, 2025

			H-K Contractors, inc.			
Project	Group	Item No. Description	Bid	Estimated Usage	Comment	Awarded Amount
Superpave Hot Mix Asphalt	1 - Asphalt	1 SP2 ½” HMA , Superpave Hot Mix Asphalt: shall meet 2020 ISPWC section 810 standards. The minimum acceptable binder grade shall be 58-34. Maximum acceptable RAP content shall be 30%. ***Note: please quote per ton price***	\$79.00	2500		\$197,500.00
Total 1 - Asphalt			\$79.00	2500	Award total	\$197,500.00

File #: 25-183

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Friday, March 7, 2025
DEPARTMENT: Municipal Services

Subject

Impact Fee Quarterly Report

Council Action Desired

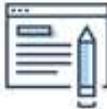
- Ordinance
 Resolution
 Public Hearing
 Other Action (Approval, Authorization, Ratification, etc.)

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

Description, Background Information & Purpose

City Code requires quarterly and annual reports to be provided to the Impact Fee Advisory Committee and Council. For the period of December 1, 2024 - February 28, 2025, a total of \$1,218,762.19 has been collected in impact fees with the issuing of permits for development. Of those impact fees, 46% were paid for multi-family and 11% for single-family development. A total of \$1,193,579.27 is in the unpaid category, which includes projects in various stages of development. For comparison purposes, last year for the same period of December 1, 2023 - February 29, 2024, a total of \$1,783,311.87 was collected in impact fees and a total of \$638,335.07 was in the unpaid category.

Alignment with City & Department Planning Objectives

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Interdepartmental Coordination

Not applicable.

Fiscal Impact

Total cash balances for impact fees as of January 31, 2025, are \$11.2M with Police at \$1.4M; Fire/EMS at \$1M; Parks at \$2.6M and Transportation at \$6.2M.

Legal Review

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

Impact Fee Activity (December 1, 2024 - February 28, 2025)

Impact Fees Paid by Category (Permits Issued)

	Multi-Family	Single-Family	Industrial	Institutional	Office	Retail	Percent Received
Police	\$ 63,792.00	\$ 12,018.75	-	27,069.75	-	84,828.22	15%
Fire	60,192.00	9,731.25	-	66,342.75	-	21,509.68	13%
Parks and Recreation	184,608.00	34,762.50	-	-	-	-	18%
Transportation	256,512.00	75,325.00	-	84,005.00	-	238,065.29	54%
	\$ 565,104.00	\$ 131,837.50	-	177,417.50	-	344,403.19	100%
Percentage by Category	46%	11%	0.0%	15%	0%	28%	100%
Total Impact Fees Received						<u>\$ 1,218,762.19</u>	51%

Impact Fees Unpaid By Category (Permits Not Issued)

	Multi-Family	Single-Family	Industrial	Institutional	Office	Retail	Percent Unpaid
Police	100,007.25	\$ 7,692.00	5,670.00	30,417.21	-	-	12%
Fire	94,363.50	6,228.00	666.00	74,546.72	-	-	15%
Parks and Recreation	289,411.50	22,248.00	-	-	-	-	26%
Transportation	402,136.00	48,208.00	17,592.00	94,393.09	-	-	47%
	885,918.25	\$ 84,376.00	23,928.00	199,357.02	-	-	100%
Percentage by Category	74.2%	7%	2.0%	17%	0%	0%	100%
Total Impact Fees Outstanding						<u>\$ 1,193,579.27</u>	49%

Total Impact Fee Activity (December 1, 2024 - February 28, 2025) \$ 2,412,341.46

Cash Balances as of January 31, 2025 \$ 11,252,181.80

Police	Fire	Parks	Transportation
\$ 1,390,170.43	\$ 1,040,437.37	\$ 2,618,413.73	\$ 6,203,160.27

Impact Fee Payments by Date
From: 12/1/2024 To: 2/28/2025

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
IFNRINSFD					
COM24-00156	INSTITUTIONAL IMPACT FEE FIRE/EMS Machining & Fabrication Engineering Laboratory (MFEL)	ISSUED	681 W 33rd N	033-2355-325.01-00	\$66,342.75
					66,342.75
IFNRINSPD					
COM24-00156	INSTITUTIONAL IMPACT FEE POLICE Machining & Fabrication Engineering Laboratory (MFEL)	ISSUED	681 W 33rd N	032-2055-325.01-00	\$27,069.75
					27,069.75
IFNRINSTR					
COM24-00156	INSTITUTIONAL IMPACT FEE TRANSPORTATION Machining & Fabrication Engineering Laboratory (MFEL)	ISSUED	681 W 33rd N	035-4655-325.01-00	\$84,005.00
					84,005.00
IFNRRTLFD					
COM24-00119	RETAIL IMPACT FEE FIRE/EMS Starbucks #71485 - Northgate & Anderson	ISSUED	791 E Anderson St	033-2355-325.01-00	\$788.98
COM24-00210	Tenant improvement in existing building	ISSUED	2748 N Holmes Ave	033-2355-325.01-00	\$1,732.50
COM24-00163	Fairfield Inn Pancheri Dr	ISSUED	651 Pancheri Dr	033-2355-325.01-00	\$18,988.20
					21,509.68
IFNRRTLDP					
COM24-00119	RETAIL IMPACT FEE POLICE Starbucks #71485 - Northgate & Anderson	ISSUED	791 E Anderson St	032-2055-325.01-00	\$3,111.52
COM24-00210	Tenant improvement in existing building	ISSUED	2748 N Holmes Ave	032-2055-325.01-00	\$6,832.50
COM24-00163	Fairfield Inn Pancheri Dr	ISSUED	651 Pancheri Dr	032-2055-325.01-00	\$74,884.20
					84,828.22
IFNRRTLTR					
COM24-00119	RETAIL IMPACT FEE TRANSPORTATION Starbucks #71485 - Northgate & Anderson	ISSUED	791 E Anderson St	035-4655-325.01-00	\$8,732.29
COM24-00210	Tenant improvement in existing building	ISSUED	2748 N Holmes Ave	035-4655-325.01-00	\$19,175.00
COM24-00163	Fairfield Inn Pancheri Dr	ISSUED	651 Pancheri Dr	035-4655-325.01-00	\$210,158.00
					238,065.29
IFRMFFD					
COM24-00068	IMPACT FEE MULTIFAMILY FIRE/EMS 24 Unit Apartment (Bldg 7)	ISSUED	2700 Snake River Pkwy, Bldg 7	033-2355-325-.01-00	\$7,524.00
COM24-00069	24 Unit Apartment (Bldg 8)	ISSUED	2700 Snake River Pkwy, Bldg 8	033-2355-325-.01-00	\$7,524.00
COM24-00070	24 Unit Apartment (Bldg 9)	ISSUED	2700 Snake River Pkwy, Bldg 9	033-2355-325-.01-00	\$7,524.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
COM24-00071	24 Unit Apartment (Bldg 10)	ISSUED	2700 Snake River Pkwy, Bldg 10	033-2355-325-.01-00	\$7,524.00
COM24-00072	24 Unit Apartment (Bldg 11)	ISSUED	2700 Snake River Pkwy, Bldg 11	033-2355-325-.01-00	\$7,524.00
COM24-00110	Yellowstone Apartments - Bldg 2 / 24 units	ISSUED	2305 Woodruff Cir	033-2355-325-.01-00	\$7,524.00
COM24-00066	24 Unit Apartment (Bldg 5)	ISSUED	2700 Snake River Pkwy, Bldg 5	033-2355-325-.01-00	\$7,524.00
COM24-00067	24 Unit Apartment (Bldg 6)	ISSUED	2700 Snake River Pkwy, Bldg 6	033-2355-325-.01-00	\$7,524.00
					60,192.00
IFRMFPD	IMPACT FEE MULTIFAMILY POLICE				
COM24-00068	24 Unit Apartment (Bldg 7)	ISSUED	2700 Snake River Pkwy, Bldg 7	032-2055-325.01-00	\$7,974.00
COM24-00069	24 Unit Apartment (Bldg 8)	ISSUED	2700 Snake River Pkwy, Bldg 8	032-2055-325.01-00	\$7,974.00
COM24-00070	24 Unit Apartment (Bldg 9)	ISSUED	2700 Snake River Pkwy, Bldg 9	032-2055-325.01-00	\$7,974.00
COM24-00067	24 Unit Apartment (Bldg 6)	ISSUED	2700 Snake River Pkwy, Bldg 6	032-2055-325.01-00	\$7,974.00
COM24-00071	24 Unit Apartment (Bldg 10)	ISSUED	2700 Snake River Pkwy, Bldg 10	032-2055-325.01-00	\$7,974.00
COM24-00072	24 Unit Apartment (Bldg 11)	ISSUED	2700 Snake River Pkwy, Bldg 11	032-2055-325.01-00	\$7,974.00
COM24-00066	24 Unit Apartment (Bldg 5)	ISSUED	2700 Snake River Pkwy, Bldg 5	032-2055-325.01-00	\$7,974.00
COM24-00110	Yellowstone Apartments - Bldg 2 / 24 units	ISSUED	2305 Woodruff Cir	032-2055-325.01-00	\$7,974.00
					63,792.00
IFRMFPR	IMPACT FEE MULTIFAMILY PARKS AND REC				
COM24-00068	24 Unit Apartment (Bldg 7)	ISSUED	2700 Snake River Pkwy, Bldg 7	034-2755-325.01-00	\$23,076.00
COM24-00069	24 Unit Apartment (Bldg 8)	ISSUED	2700 Snake River Pkwy, Bldg 8	034-2755-325.01-00	\$23,076.00
COM24-00070	24 Unit Apartment (Bldg 9)	ISSUED	2700 Snake River Pkwy, Bldg 9	034-2755-325.01-00	\$23,076.00
COM24-00071	24 Unit Apartment (Bldg 10)	ISSUED	2700 Snake River Pkwy, Bldg 10	034-2755-325.01-00	\$23,076.00
COM24-00072	24 Unit Apartment (Bldg 11)	ISSUED	2700 Snake River Pkwy, Bldg 11	034-2755-325.01-00	\$23,076.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
COM24-00110	Yellowstone Apartments - Bldg 2 / 24 units	ISSUED	2305 Woodruff Cir	034-2755-325.01-00	\$23,076.00
COM24-00066	24 Unit Apartment (Bldg 5)	ISSUED	2700 Snake River Pkwy, Bldg 5	034-2755-325.01-00	\$23,076.00
COM24-00067	24 Unit Apartment (Bldg 6)	ISSUED	2700 Snake River Pkwy, Bldg 6	034-2755-325.01-00	\$23,076.00
					184,608.00
IFRMFTR	IMPACT FEE MULTIFAMILY TRANSPORTATION				
COM24-00068	24 Unit Apartment (Bldg 7)	ISSUED	2700 Snake River Pkwy, Bldg 7	035-4655-325.01-00	\$32,064.00
COM24-00069	24 Unit Apartment (Bldg 8)	ISSUED	2700 Snake River Pkwy, Bldg 8	035-4655-325.01-00	\$32,064.00
COM24-00070	24 Unit Apartment (Bldg 9)	ISSUED	2700 Snake River Pkwy, Bldg 9	035-4655-325.01-00	\$32,064.00
COM24-00071	24 Unit Apartment (Bldg 10)	ISSUED	2700 Snake River Pkwy, Bldg 10	035-4655-325.01-00	\$32,064.00
COM24-00072	24 Unit Apartment (Bldg 11)	ISSUED	2700 Snake River Pkwy, Bldg 11	035-4655-325.01-00	\$32,064.00
COM24-00110	Yellowstone Apartments - Bldg 2 / 24 units	ISSUED	2305 Woodruff Cir	035-4655-325.01-00	\$32,064.00
COM24-00066	24 Unit Apartment (Bldg 5)	ISSUED	2700 Snake River Pkwy, Bldg 5	035-4655-325.01-00	\$32,064.00
COM24-00067	24 Unit Apartment (Bldg 6)	ISSUED	2700 Snake River Pkwy, Bldg 6	035-4655-325.01-00	\$32,064.00
					256,512.00
IFRSFFD	IMPACT FEE SINGLE FAMILY FIRE/EMS				
RES24-00818	SFR: M 1848, FB 1822, G 904, P 314	ISSUED	1571 Palm Springs Dr	033-2355-325.01-00	\$389.25
RES24-00853	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2412 Virlow St	033-2355-325.01-00	\$389.25
RES24-00852	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2408 Virlow St	033-2355-325.01-00	\$389.25
RES24-00851	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2404 Virlow St	033-2355-325.01-00	\$389.25
RES24-00838	SFR: M 1605, FB 1583, G 995, P 48	ISSUED	5873 Macrae Dr	033-2355-325.01-00	\$389.25
RES24-00839	SFR: M 1930, FB 2000, UFB 110, G 1232, CovP 36 36	ISSUED	1667 Palm Springs Dr	033-2355-325.01-00	\$389.25
RES24-00840	SFR: M 1930, FB 2000, UFB 112, G 1230, COVP 36	ISSUED	1687 Sandpiper Way	033-2355-325.01-00	\$389.25

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00854	SFR: M 1648, U 999, UFB 1648, G 775, COVP 196	ISSUED	879 Jack Ln	033-2355-325.01-00	\$389.25
RES24-00856	SFR: M 1652, FB 1652, G 849, COVP 132	ISSUED	861 Jack Ln	033-2355-325.01-00	\$389.25
RES24-00776	SFR: M 1926, FB 1807, UFB 200, G 783, P 144	ISSUED	5804 Dune Village Way	033-2355-325.01-00	\$389.25
RES24-00710	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2400 Virlow St	033-2355-325.01-00	\$389.25
RES25-00022	SFR: M 1711, FB 1300, UFB 225, G 597, COVP 15	ISSUED	4565 Radiant Dr	033-2355-325.01-00	\$389.25
RES25-00018	SFR: M 1924, U 1704, G 2234, COVP 49	ISSUED	645 Boxwood Dr	033-2355-325.01-00	\$389.25
RES25-00008	SFR: M 1733, FB 1719, G 1225, COVP 486	ISSUED	5427 Thatcher Ave	033-2355-325.01-00	\$389.25
RES24-00869	SFR: M 1790, FB 1500, UFB 290, G 896, COVP 275	ISSUED	428 Rock Hill Ln	033-2355-325.01-00	\$389.25
RES24-00864	SFR: M 1762, FB 1762, G 853, COVP 28	ISSUED	6267 Maggie Dr	033-2355-325.01-00	\$389.25
RES24-00863	SFR: M 1402, UFB 1280, G 869, COVP 36	ISSUED	580 Boxwood Dr	033-2355-325.01-00	\$389.25
RES24-00861	SFR: M 1711, UFB 1716, G 899, COVP 129	ISSUED	6203 Maggie Dr	033-2355-325.01-00	\$389.25
RES24-00779	SFR: M 1659, FB 1759, G 861, P 121	ISSUED	4499 Blackstone Dr	033-2355-325.01-00	\$389.25
RES24-00793	SFR: M 1592, FB 1547, G 879, P 29.5	ISSUED	4519 Blackstone Dr	033-2355-325.01-00	\$389.25
RES24-00799	SFR: M 2295, FB 1947, UFB 348, G 1947, P 432	ISSUED	6332 Desert Peak Dr	033-2355-325.01-00	\$389.25
RES24-00792	SFR: M 1605, FB 1583, G 995, P 55	ISSUED	957 Jack Ln	033-2355-325.01-00	\$389.25
RES24-00808	SFR: M 1816, FB 1820, G 876	ISSUED	4485 Blackstone Dr	033-2355-325.01-00	\$389.25
RES24-00797	SFR: M 1859, FB 1844, G 762, P 54	ISSUED	5830 Macrae Dr	033-2355-325.01-00	\$389.25
RES24-00814	SFR: M 2866, FB 2853, G 1582, P 336	ISSUED	6369 Glass Mountain Blvd	033-2355-325.01-00	\$389.25
					9,731.25
IFRSFPD	IMPACT FEE SINGLE FAMILY POLICE				
RES24-00853	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2412 Virlow St	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00852	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2408 Virlow St	032-2055-325.01-00	\$480.75
RES24-00851	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2404 Virlow St	032-2055-325.01-00	\$480.75
RES24-00838	SFR: M 1605, FB 1583, G 995, P 48	ISSUED	5873 Macrae Dr	032-2055-325.01-00	\$480.75
RES24-00839	SFR: M 1930, FB 2000, UFB 110, G 1232, CovP 36 36	ISSUED	1667 Palm Springs Dr	032-2055-325.01-00	\$480.75
RES24-00840	SFR: M 1930, FB 2000, UFB 112, G 1230, COVP 36	ISSUED	1687 Sandpiper Way	032-2055-325.01-00	\$480.75
RES24-00854	SFR: M 1648, U 999, UFB 1648, G 775, COVP 196	ISSUED	879 Jack Ln	032-2055-325.01-00	\$480.75
RES24-00856	SFR: M 1652, FB 1652, G 849, COVP 132	ISSUED	861 Jack Ln	032-2055-325.01-00	\$480.75
RES24-00861	SFR: M 1711, UFB 1716, G 899, COVP 129	ISSUED	6203 Maggie Dr	032-2055-325.01-00	\$480.75
RES24-00863	SFR: M 1402, UFB 1280, G 869, COVP 36	ISSUED	580 Boxwood Dr	032-2055-325.01-00	\$480.75
RES24-00864	SFR: M 1762, FB 1762, G 853, COVP 28	ISSUED	6267 Maggie Dr	032-2055-325.01-00	\$480.75
RES24-00869	SFR: M 1790, FB 1500, UFB 290, G 896, COVP 275	ISSUED	428 Rock Hill Ln	032-2055-325.01-00	\$480.75
RES25-00008	SFR: M 1733, FB 1719, G 1225, COVP 486	ISSUED	5427 Thatcher Ave	032-2055-325.01-00	\$480.75
RES25-00018	SFR: M 1924, U 1704, G 2234, COVP 49	ISSUED	645 Boxwood Dr	032-2055-325.01-00	\$480.75
RES25-00022	SFR: M 1711, FB 1300, UFB 225, G 597, COVP 15	ISSUED	4565 Radiant Dr	032-2055-325.01-00	\$480.75
RES24-00710	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2400 Virlow St	032-2055-325.01-00	\$480.75
RES24-00776	SFR: M 1926, FB 1807, UFB 200, G 783, P 144	ISSUED	5804 Dune Village Way	032-2055-325.01-00	\$480.75
RES24-00779	SFR: M 1659, FB 1759, G 861, P 121	ISSUED	4499 Blackstone Dr	032-2055-325.01-00	\$480.75
RES24-00793	SFR: M 1592, FB 1547, G 879, P 29.5	ISSUED	4519 Blackstone Dr	032-2055-325.01-00	\$480.75
RES24-00799	SFR: M 2295, FB 1947, UFB 348, G 1947, P 432	ISSUED	6332 Desert Peak Dr	032-2055-325.01-00	\$480.75

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00792	SFR: M 1605, FB 1583, G 995, P 55	ISSUED	957 Jack Ln	032-2055-325.01-00	\$480.75
RES24-00808	SFR: M 1816, FB 1820, G 876	ISSUED	4485 Blackstone Dr	032-2055-325.01-00	\$480.75
RES24-00797	SFR: M 1859, FB 1844, G 762, P 54	ISSUED	5830 Macrae Dr	032-2055-325.01-00	\$480.75
RES24-00814	SFR: M 2866, FB 2853, G 1582, P 336	ISSUED	6369 Glass Mountain Blvd	032-2055-325.01-00	\$480.75
RES24-00818	SFR: M 1848, FB 1822, G 904, P 314	ISSUED	1571 Palm Springs Dr	032-2055-325.01-00	\$480.75

12,018.75

<u>IFRSFPR</u>	<u>IMPACT FEE SINGLE FAMILY PARKS AND REC</u>				
RES25-00022	SFR: M 1711,FB 1300, UFB 225, G 597, COVP 15	ISSUED	4565 Radiant Dr	034-2755-325.01-00	\$1,390.50
RES25-00018	SFR: M 1924, U 1704, G 2234, COVP 49	ISSUED	645 Boxwood Dr	034-2755-325.01-00	\$1,390.50
RES25-00008	SFR: M 1733, FB 1719, G 1225, COVP 486	ISSUED	5427 Thatcher Ave	034-2755-325.01-00	\$1,390.50
RES24-00869	SFR: M 1790, FB 1500, UFB 290, G 896, COVP 275	ISSUED	428 Rock Hill Ln	034-2755-325.01-00	\$1,390.50
RES24-00864	SFR: M 1762, FB 1762, G 853, COVP 28	ISSUED	6267 Maggie Dr	034-2755-325.01-00	\$1,390.50
RES24-00863	SFR: M 1402, UFB 1280, G 869, COVP 36	ISSUED	580 Boxwood Dr	034-2755-325.01-00	\$1,390.50
RES24-00861	SFR: M 1711, UFB 1716, G 899, COVP 129	ISSUED	6203 Maggie Dr	034-2755-325.01-00	\$1,390.50
RES24-00856	SFR: M 1652, FB 1652, G 849, COVP 132	ISSUED	861 Jack Ln	034-2755-325.01-00	\$1,390.50
RES24-00854	SFR: M 1648, U 999, UFB 1648, G 775, COVP 196	ISSUED	879 Jack Ln	034-2755-325.01-00	\$1,390.50
RES24-00840	SFR: M 1930, FB 2000, UFB 112, G 1230, COVP 36	ISSUED	1687 Sandpiper Way	034-2755-325.01-00	\$1,390.50
RES24-00839	SFR: M 1930, FB 2000, UFB 110, G 1232, CovP 36 36	ISSUED	1667 Palm Springs Dr	034-2755-325.01-00	\$1,390.50
RES24-00838	SFR: M 1605, FB 1583, G 995, P 48	ISSUED	5873 Macrae Dr	034-2755-325.01-00	\$1,390.50
RES24-00851	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2404 Virlow St	034-2755-325.01-00	\$1,390.50
RES24-00852	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2408 Virlow St	034-2755-325.01-00	\$1,390.50

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00853	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2412 Virlow St	034-2755-325.01-00	\$1,390.50
RES24-00818	SFR: M 1848, FB 1822, G 904, P 314	ISSUED	1571 Palm Springs Dr	034-2755-325.01-00	\$1,390.50
RES24-00710	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2400 Virlow St	034-2755-325.01-00	\$1,390.50
RES24-00776	SFR: M 1926, FB 1807, UFB 200, G 783, P 144	ISSUED	5804 Dune Village Way	034-2755-325.01-00	\$1,390.50
RES24-00779	SFR: M 1659, FB 1759, G 861, P 121	ISSUED	4499 Blackstone Dr	034-2755-325.01-00	\$1,390.50
RES24-00793	SFR: M 1592, FB 1547, G 879, P 29.5	ISSUED	4519 Blackstone Dr	034-2755-325.01-00	\$1,390.50
RES24-00799	SFR: M 2295, FB 1947, UFB 348, G 1947, P 432	ISSUED	6332 Desert Peak Dr	034-2755-325.01-00	\$1,390.50
RES24-00792	SFR: M 1605, FB 1583, G 995, P 55	ISSUED	957 Jack Ln	034-2755-325.01-00	\$1,390.50
RES24-00808	SFR: M 1816, FB 1820, G 876	ISSUED	4485 Blackstone Dr	034-2755-325.01-00	\$1,390.50
RES24-00797	SFR: M 1859, FB 1844, G 762, P 54	ISSUED	5830 Macrae Dr	034-2755-325.01-00	\$1,390.50
RES24-00814	SFR: M 2866, FB 2853, G 1582, P 336	ISSUED	6369 Glass Mountain Blvd	034-2755-325.01-00	\$1,390.50

34,762.50

<u>IFRSFTR</u>	<u>IMPACT FEE SINGLE FAMILY TRANSPORTATION</u>				
RES24-00710	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2400 Virlow St	035-4655-325.01-00	\$3,013.00
RES25-00022	SFR: M 1711, FB 1300, UFB 225, G 597, COVP 15	ISSUED	4565 Radiant Dr	035-4655-325.01-00	\$3,013.00
RES25-00018	SFR: M 1924, U 1704, G 2234, COVP 49	ISSUED	645 Boxwood Dr	035-4655-325.01-00	\$3,013.00
RES25-00008	SFR: M 1733, FB 1719, G 1225, COVP 486	ISSUED	5427 Thatcher Ave	035-4655-325.01-00	\$3,013.00
RES24-00869	SFR: M 1790, FB 1500, UFB 290, G 896, COVP 275	ISSUED	428 Rock Hill Ln	035-4655-325.01-00	\$3,013.00
RES24-00864	SFR: M 1762, FB 1762, G 853, COVP 28	ISSUED	6267 Maggie Dr	035-4655-325.01-00	\$3,013.00
RES24-00863	SFR: M 1402, UFB 1280, G 869, COVP 36	ISSUED	580 Boxwood Dr	035-4655-325.01-00	\$3,013.00
RES24-00861	SFR: M 1711, UFB 1716, G 899, COVP 129	ISSUED	6203 Maggie Dr	035-4655-325.01-00	\$3,013.00

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>CASE STATUS</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>PAYMENT AMOUNT</u>
RES24-00856	SFR: M 1652, FB 1652, G 849, COVP 132	ISSUED	861 Jack Ln	035-4655-325.01-00	\$3,013.00
RES24-00854	SFR: M 1648, U 999, UFB 1648, G 775, COVP 196	ISSUED	879 Jack Ln	035-4655-325.01-00	\$3,013.00
RES24-00840	SFR: M 1930, FB 2000, UFB 112, G 1230, COVP 36	ISSUED	1687 Sandpiper Way	035-4655-325.01-00	\$3,013.00
RES24-00839	SFR: M 1930, FB 2000, UFB 110, G 1232, CovP 36 36	ISSUED	1667 Palm Springs Dr	035-4655-325.01-00	\$3,013.00
RES24-00838	SFR: M 1605, FB 1583, G 995, P 48	ISSUED	5873 Macrae Dr	035-4655-325.01-00	\$3,013.00
RES24-00851	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2404 Virlow St	035-4655-325.01-00	\$3,013.00
RES24-00852	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2408 Virlow St	035-4655-325.01-00	\$3,013.00
RES24-00776	SFR: M 1926, FB 1807, UFB 200, G 783, P 144	ISSUED	5804 Dune Village Way	035-4655-325.01-00	\$3,013.00
RES24-00779	SFR: M 1659, FB 1759, G 861, P 121	ISSUED	4499 Blackstone Dr	035-4655-325.01-00	\$3,013.00
RES24-00793	SFR: M 1592, FB 1547, G 879, P 29.5	ISSUED	4519 Blackstone Dr	035-4655-325.01-00	\$3,013.00
RES24-00799	SFR: M 2295, FB 1947, UFB 348, G 1947, P 432	ISSUED	6332 Desert Peak Dr	035-4655-325.01-00	\$3,013.00
RES24-00792	SFR: M 1605, FB 1583, G 995, P 55	ISSUED	957 Jack Ln	035-4655-325.01-00	\$3,013.00
RES24-00808	SFR: M 1816, FB 1820, G 876	ISSUED	4485 Blackstone Dr	035-4655-325.01-00	\$3,013.00
RES24-00797	SFR: M 1859, FB 1844, G 762, P 54	ISSUED	5830 Macrae Dr	035-4655-325.01-00	\$3,013.00
RES24-00814	SFR: M 2866, FB 2853, G 1582, P 336	ISSUED	6369 Glass Mountain Blvd	035-4655-325.01-00	\$3,013.00
RES24-00853	Townhouse (4 Plex)/Bldg 5: M 682, U 994, G 290, P 38	ISSUED	2412 Virlow St	035-4655-325.01-00	\$3,013.00
RES24-00818	SFR: M 1848, FB 1822, G 904, P 314	ISSUED	1571 Palm Springs Dr	035-4655-325.01-00	\$3,013.00
					75,325.00
					1,218,762.19

Outstanding Impact Fees Payments by Date

From: 12/1/2024 To: 2/28/2025

<u>CASE NUMBER</u>	<u>CASE NAME</u>	<u>LOCATION</u>	<u>ACCOUNT CODE</u>	<u>CASE STATUS</u>	<u>AMOUNT</u>
IFNRINDFD	INDUSTRIAL IMPACT FEE FIRE/EMS				
COM24-00234	BK MACHINE (Shell Only)	1050 Hollipark Dr	033-2355-325.01-00	UNDER_RVW	\$666.00
					\$666.00
IFNRINDPD	INDUSTRIAL IMPACT FEE POLICE				
COM24-00234	BK MACHINE (Shell Only)	1050 Hollipark Dr	032-2055-325.01-00	UNDER_RVW	\$5,670.00
					\$5,670.00
IFNRINDPR	INDUSTRIAL IMPACT FEE PARKS AND REC				
COM24-00234	BK MACHINE (Shell Only)	1050 Hollipark Dr	034-2755-325.01-00	UNDER_RVW	\$0.00
					\$0.00
IFNRINDTR	INDUSTRIAL IMPACT FEE TRANSPORTATION				
COM24-00234	BK MACHINE (Shell Only)	1050 Hollipark Dr	035-4655-325.01-00	UNDER_RVW	\$17,592.00
					\$17,592.00
IFNRINSFD	INSTITUTIONAL IMPACT FEE FIRE/EMS				
COM25-00018	New Two Story Charter School	555 Aspen Meadow Drive	033-2355-325.01-00	UNDER_RVW	\$57,580.50
COM24-00243	Christ Community Church Addition	5742 S 5th W	033-2355-325.01-00	UNDER_RVW	\$16,966.22
					\$74,546.72
IFNRINSPD	INSTITUTIONAL IMPACT FEE POLICE				
COM25-00018	New Two Story Charter School	555 Aspen Meadow Drive	032-2055-325.01-00	UNDER_RVW	\$23,494.50
COM24-00243	Christ Community Church Addition	5742 S 5th W	032-2055-325.01-00	UNDER_RVW	\$6,922.71
					\$30,417.21
IFNRINSPR	INSTITUTIONAL IMPACT FEE PARKS AND REC				
COM25-00018	New Two Story Charter School	555 Aspen Meadow Drive	034-2755-325.01-00	UNDER_RVW	\$0.00
COM24-00243	Christ Community Church Addition	5742 S 5th W	034-2755-325.01-00	UNDER_RVW	\$0.00
					\$0.00
IFNRINSTR	INSTITUTIONAL IMPACT FEE TRANSPORTATION				
COM25-00018	New Two Story Charter School	555 Aspen Meadow Drive	035-4655-325.01-00	UNDER_RVW	\$72,910.00
COM24-00243	Christ Community Church Addition	5742 S 5th W	035-4655-325.01-00	UNDER_RVW	\$21,483.09
					\$94,393.09
IFRMFFD	IMPACT FEE MULTIFAMILY FIRE/EMS				
COM25-00036	Terrace Gate - 24 Plex Apartment	1170 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00024	Terrace Gate - 24 Plex Apartment 1,004.25 sq ft units	1060 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00035	Terrace Gate - 24 Plex Apartment	1142 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00030	Terrace Gate - 24 Plex Apartment	1020 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00034	Terrace Gate - 24 Plex Apartment	1122 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
RES24-00858	Garage ADU	494 E 11th St	033-2355-325-.01-00	ON_HOLD	\$313.50
COM24-00235	Building 6 (F) - 24 Unit Apartment Building	1522 Quail Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00031	Terrace Gate - 24 Plex Apartment	1028 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00032	Terrace Gate - 24 Plex Apartment	1048 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM24-00236	Building 7 (G) - 24 Unit Apartment Building	1522 Quail Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM24-00239	Building 10 (J) - 12 Unit Apartment Building	1522 Quail Dr	033-2355-325-.01-00	UNDER_RVW	\$3,762.00

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
COM24-00237	Building 8 (H) - 24 Unit Apartment Building	1522 Quail Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM24-00238	Building 9 (I) - 24 Unit Apartment Building	1522 Quail Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
COM25-00033	Terrace Gate - 24 Plex Apartment	1104 S Skyline Dr	033-2355-325-.01-00	UNDER_RVW	\$7,524.00
					\$94,363.50
IFRMFPD	IMPACT FEE MULTIFAMILY POLICE				
COM25-00036	Terrace Gate - 24 Plex Apartment	1170 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM25-00035	Terrace Gate - 24 Plex Apartment	1142 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM25-00034	Terrace Gate - 24 Plex Apartment	1122 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
RES24-00858	Garage ADU	494 E 11th St	032-2055-325.01-00	ON_HOLD	\$332.25
COM24-00235	Building 6 (F) - 24 Unit Apartment Building	1522 Quail Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM24-00236	Building 7 (G) - 24 Unit Apartment Building	1522 Quail Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM25-00033	Terrace Gate - 24 Plex Apartment	1104 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM24-00237	Building 8 (H) - 24 Unit Apartment Building	1522 Quail Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM24-00238	Building 9 (I) - 24 Unit Apartment Building	1522 Quail Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM24-00239	Building 10 (J) - 12 Unit Apartment Building	1522 Quail Dr	032-2055-325.01-00	UNDER_RVW	\$3,987.00
COM25-00032	Terrace Gate - 24 Plex Apartment	1048 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM25-00031	Terrace Gate - 24 Plex Apartment	1028 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM25-00030	Terrace Gate - 24 Plex Apartment	1020 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
COM25-00024	Terrace Gate - 24 Plex Apartment 1,004.25 sq ft units	1060 S Skyline Dr	032-2055-325.01-00	UNDER_RVW	\$7,974.00
					\$100,007.25
IFRMFPR	IMPACT FEE MULTIFAMILY PARKS AND REC				
COM24-00237	Building 8 (H) - 24 Unit Apartment Building	1522 Quail Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM24-00238	Building 9 (I) - 24 Unit Apartment Building	1522 Quail Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM24-00236	Building 7 (G) - 24 Unit Apartment Building	1522 Quail Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM24-00239	Building 10 (J) - 12 Unit Apartment Building	1522 Quail Dr	034-2755-325.01-00	UNDER_RVW	\$11,538.00
COM25-00032	Terrace Gate - 24 Plex Apartment	1048 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM25-00033	Terrace Gate - 24 Plex Apartment	1104 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM25-00031	Terrace Gate - 24 Plex Apartment	1028 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM24-00235	Building 6 (F) - 24 Unit Apartment Building	1522 Quail Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM25-00030	Terrace Gate - 24 Plex Apartment	1020 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
RES24-00858	Garage ADU	494 E 11th St	034-2755-325.01-00	ON_HOLD	\$961.50
COM25-00034	Terrace Gate - 24 Plex Apartment	1122 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
COM25-00024	Terrace Gate - 24 Plex Apartment 1,004.25 sq ft units	1060 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM25-00035	Terrace Gate - 24 Plex Apartment	1142 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00
COM25-00036	Terrace Gate - 24 Plex Apartment	1170 S Skyline Dr	034-2755-325.01-00	UNDER_RVW	\$23,076.00

\$289,411.50

IFRMFTR **IMPACT FEE MULTIFAMILY TRANSPORTATION**

COM24-00239	Building 10 (J) - 12 Unit Apartment Building	1522 Quail Dr	035-4655-325.01-00	UNDER_RVW	\$16,032.00
COM24-00238	Building 9 (I) - 24 Unit Apartment Building	1522 Quail Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM24-00237	Building 8 (H) - 24 Unit Apartment Building	1522 Quail Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM24-00236	Building 7 (G) - 24 Unit Apartment Building	1522 Quail Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM24-00235	Building 6 (F) - 24 Unit Apartment Building	1522 Quail Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
RES24-00858	Garage ADU	494 E 11th St	035-4655-325.01-00	ON_HOLD	\$1,336.00
COM25-00036	Terrace Gate - 24 Plex Apartment	1170 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00035	Terrace Gate - 24 Plex Apartment	1142 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00024	Terrace Gate - 24 Plex Apartment 1,004.25 sq ft units	1060 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00034	Terrace Gate - 24 Plex Apartment	1122 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00033	Terrace Gate - 24 Plex Apartment	1104 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00030	Terrace Gate - 24 Plex Apartment	1020 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00031	Terrace Gate - 24 Plex Apartment	1028 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00
COM25-00032	Terrace Gate - 24 Plex Apartment	1048 S Skyline Dr	035-4655-325.01-00	UNDER_RVW	\$32,064.00

\$402,136.00

IFRSFFD **IMPACT FEE SINGLE FAMILY FIRE/EMS**

RES24-00857	SFR: M 1713, FB 1712, G 916, COVP 128	858 Jack Ln	033-2355-325.01-00	ISSUED2	\$389.25
RES25-00023	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2416 Virlow St	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00844	* ON HOLD per Gen Cont **SFR: M 2554, G 1682, COVP 54	617 Boxwood Dr	033-2355-325.01-00	ON_HOLD	\$389.25
RES24-00865	SFR: M 1762, FB 1762, G 853, COVP 28	867 Jack Ln	033-2355-325.01-00	ISSUED2	\$389.25
RES25-00027	SFR: M 1639, FB 1609, UFB 0, G 881, COVP 74	1631 Palm Springs Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES25-00019	SFR: M 2344, U 341, FB 2313, G 1338, COVP 576	680 Castlerock Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES25-00025	SFR: M 2170, FB 1941, UFB 240, G 1037, COVP 96	5707 Long Cove Dr	033-2355-325.01-00	FEES_DUE	\$389.25
RES24-00868	SFR: M 1742, FB 1500, UFB 242, G 860, COVP 360	5125 River Bend Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES25-00026	SFR: M 2068, FB 1841, UFB 227, G 1035, COVP 65	5768 Dune Village Way	033-2355-325.01-00	UNDER_RVW	\$389.25
RES24-00871	SFR: M 1712, FB 1267, UFB 115, G 473, COVP 74.5	184 Galena Summit Dr	033-2355-325.01-00	REINSP_FEE	\$389.25

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES25-00005	Twin Home: M1096, U 492, FB 1102, G 404, COVP 64	347 Eliza Joy Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES25-00031	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2420 Virlow St	033-2355-325.01-00	FEES_DUE	\$389.25
RES25-00004	Twin Home: M 676, U 854, FB 670, G 404, COVP 12	341 Eliza Joy Ln	033-2355-325.01-00	FEES_DUE	\$389.25
RES25-00032	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2424 Virlow St	033-2355-325.01-00	FEES_DUE	\$389.25
RES25-00046	SFR: M 1706, UFB 1578, G 865, COVP 230	5813 Macrae Dr	033-2355-325.01-00	UNDER_RVW	\$389.25
RES25-00033	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2428 Virlow St	033-2355-325.01-00	FEES_DUE	\$389.25

\$6,228.00

IFRSFPD		IMPACT FEE SINGLE FAMILY POLICE			
RES25-00023	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2416 Virlow St	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00027	SFR: M 1639, FB 1609, UFB 0, G 881, COVP 74	1631 Palm Springs Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES25-00019	SFR: M 2344, U 341, FB 2313, G 1338, COVP 576	680 Castlerock Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00025	SFR: M 2170, FB 1941, UFB 240, G 1037, COVP 96	5707 Long Cove Dr	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00026	SFR: M 2068, FB 1841, UFB 227, G 1035, COVP 65	5768 Dune Village Way	032-2055-325.01-00	UNDER_RVW	\$480.75
RES25-00031	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2420 Virlow St	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00032	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2424 Virlow St	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00033	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2428 Virlow St	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00046	SFR: M 1706, UFB 1578, G 865, COVP 230	5813 Macrae Dr	032-2055-325.01-00	UNDER_RVW	\$480.75
RES25-00004	Twin Home: M 676, U 854, FB 670, G 404, COVP 12	341 Eliza Joy Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES25-00005	Twin Home: M1096, U 492, FB 1102, G 404, COVP 64	347 Eliza Joy Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00871	SFR: M 1712, FB 1267, UFB 115, G 473, COVP 74.5	184 Galena Summit Dr	032-2055-325.01-00	REINSP_FEE	\$480.75
RES24-00868	SFR: M 1742, FB 1500, UFB 242, G 860, COVP 360	5125 River Bend Ln	032-2055-325.01-00	FEES_DUE	\$480.75
RES24-00865	SFR: M 1762, FB 1762, G 853, COVP 28	867 Jack Ln	032-2055-325.01-00	ISSUED2	\$480.75
RES24-00844	* ON HOLD per Gen Cont **SFR: M 2554, G 1682, COVP 54	617 Boxwood Dr	032-2055-325.01-00	ON_HOLD	\$480.75
RES24-00857	SFR: M 1713, FB 1712, G 916, COVP 128	858 Jack Ln	032-2055-325.01-00	ISSUED2	\$480.75

\$7,692.00

IFRSFPR		IMPACT FEE SINGLE FAMILY PARKS AND REC			
RES25-00033	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2428 Virlow St	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES25-00032	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2424 Virlow St	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES25-00046	SFR: M 1706, UFB 1578, G 865, COVP 230	5813 Macrae Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES25-00031	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2420 Virlow St	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES25-00005	Twin Home: M1096, U 492, FB 1102, G 404, COVP 64	347 Eliza Joy Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50

<u>CASE_NUMBER</u>	<u>CASE_NAME</u>	<u>LOCATION</u>	<u>ACCOUNT_CODE</u>	<u>CASE_STATUS</u>	<u>AMOUNT</u>
RES24-00871	SFR: M 1712, FB 1267, UFB 115, G 473, COVP 74.5	184 Galena Summit Dr	034-2755-325.01-00	REINSP_FEE	\$1,390.50
RES25-00026	SFR: M 2068, FB 1841, UFB 227, G 1035, COVP 65	5768 Dune Village Way	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00868	SFR: M 1742, FB 1500, UFB 242, G 860, COVP 360	5125 River Bend Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES25-00025	SFR: M 2170, FB 1941, UFB 240, G 1037, COVP 96	5707 Long Cove Dr	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES25-00019	SFR: M 2344, U 341, FB 2313, G 1338, COVP 576	680 Castlerock Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES25-00027	SFR: M 1639, FB 1609, UFB 0, G 881, COVP 74	1631 Palm Springs Dr	034-2755-325.01-00	UNDER_RVW	\$1,390.50
RES24-00865	SFR: M 1762, FB 1762, G 853, COVP 28	867 Jack Ln	034-2755-325.01-00	ISSUED2	\$1,390.50
RES24-00844	* ON HOLD per Gen Cont **SFR: M 2554, G 1682, COVP 54	617 Boxwood Dr	034-2755-325.01-00	ON_HOLD	\$1,390.50
RES25-00023	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2416 Virlow St	034-2755-325.01-00	FEES_DUE	\$1,390.50
RES24-00857	SFR: M 1713, FB 1712, G 916, COVP 128	858 Jack Ln	034-2755-325.01-00	ISSUED2	\$1,390.50
RES25-00004	Twin Home: M 676, U 854, FB 670, G 404, COVP 12	341 Eliza Joy Ln	034-2755-325.01-00	FEES_DUE	\$1,390.50
					\$22,248.00
IFRSFTR	IMPACT FEE SINGLE FAMILY TRANSPORTATION				
RES25-00032	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2424 Virlow St	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00033	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2428 Virlow St	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00046	SFR: M 1706, UFB 1578, G 865, COVP 230	5813 Macrae Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES25-00031	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2420 Virlow St	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00005	Twin Home: M1096, U 492, FB 1102, G 404, COVP 64	347 Eliza Joy Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00026	SFR: M 2068, FB 1841, UFB 227, G 1035, COVP 65	5768 Dune Village Way	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00871	SFR: M 1712, FB 1267, UFB 115, G 473, COVP 74.5	184 Galena Summit Dr	035-4655-325.01-00	REINSP_FEE	\$3,013.00
RES24-00868	SFR: M 1742, FB 1500, UFB 242, G 860, COVP 360	5125 River Bend Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00025	SFR: M 2170, FB 1941, UFB 240, G 1037, COVP 96	5707 Long Cove Dr	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00019	SFR: M 2344, U 341, FB 2313, G 1338, COVP 576	680 Castlerock Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES25-00027	SFR: M 1639, FB 1609, UFB 0, G 881, COVP 74	1631 Palm Springs Dr	035-4655-325.01-00	UNDER_RVW	\$3,013.00
RES24-00865	SFR: M 1762, FB 1762, G 853, COVP 28	867 Jack Ln	035-4655-325.01-00	ISSUED2	\$3,013.00
RES25-00023	Townhouse (4 Plex)/Bldg 6: M 682, U 994, G 290, P 38	2416 Virlow St	035-4655-325.01-00	FEES_DUE	\$3,013.00
RES24-00844	* ON HOLD per Gen Cont **SFR: M 2554, G 1682, COVP 54	617 Boxwood Dr	035-4655-325.01-00	ON_HOLD	\$3,013.00
RES24-00857	SFR: M 1713, FB 1712, G 916, COVP 128	858 Jack Ln	035-4655-325.01-00	ISSUED2	\$3,013.00
RES25-00004	Twin Home: M 676, U 854, FB 670, G 404, COVP 12	341 Eliza Joy Ln	035-4655-325.01-00	FEES_DUE	\$3,013.00
					\$48,208.00

CASE NUMBER

CASE NAME

LOCATION

ACCOUNT CODE

CASE STATUS

AMOUNT

\$1,193,579.27

File #: 25-194

City Council Meeting

FROM: Mark Hagedorn, City Treasurer
DATE: Thursday, March 13, 2025
DEPARTMENT: Municipal Services

Subject

Treasurer’s Report for January 2025

Council Action Desired

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

Receive the Treasurer’s Report for January 2025 (or take other action deemed appropriate).

Description, Background Information & Purpose

A monthly Treasurer’s Report is required for City Council review and approval pursuant to Idaho Statutes Title 50-208(1). The attached document is the Treasurer’s report for January 2025.

For the month of January 2025, cash and investments total \$215.8M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at \$100.4M, which includes revenues of \$39.7M for charges for services and taxes and intergovernmental revenues of \$45.2M. Total fiscal year-to-date distributions reconciled to the general ledger were reported at \$74.4M. This includes salary and benefits of \$31.1M and operating costs of \$31.2M.

Alignment with City & Department Planning Objectives

							
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The monthly Treasurer’s Report supports the good governance community-oriented result by providing evidence of sound fiscal management. It enables trust by providing transparency.

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A



City of Idaho Falls

Treasurer's Report

January 31, 2025

Table of Contents

Page 1 Bank Reconciliation - Bank and Ledger Balances

Page 2 Cash by Fund - Balances for the reported month in comparison to previous years

Page 3 Revenue and Expense Summary - Significant categories in relation to the overall budget

Page 4 Summary of Significant Adjustments - Adjustments made by Finance office

Prepared By: Mark Hagedorn, City Treasurer



City of Idaho Falls
Bank Reconciliation Summary
January 31, 2025

Account By Institution:	Beginning Bank Balances	Deposits	Withdrawals	Ending Bank Balances
Mountain West- Workers Comp	\$ 100,000	\$ -	\$ -	\$ 100,000
Bank of Idaho 8013 Utilities	1,000,000	11,603,408	(11,603,408)	1,000,000
Bank of Idaho 1952 PFC	3,419,496	199,428	(103,617)	3,515,306
Bank of Idaho 2720 Payroll	1,000,000	9,898,477	(9,898,477)	1,000,000
Bank of Idaho 9134 Accounts Payable	-	6,839,916	(6,839,916)	-
Bank of Idaho 2845 Treasurer's Office	1,133,670	7,757,570	(7,792,124)	1,099,116
Bank of Idaho 2886 Sweep	4,135,548	67,510,850	(66,070,510)	5,575,888
Bank of Idaho 1500- Vendor Payments	-	26,972,082	(26,972,082)	-
Frontier Bank 0590- Evidence	33,190	733,105	-	766,295
Wells Fargo 0017- Safe Keeping	3,606,354	65,726,264	(68,571,985)	760,634
Wells Fargo 0962- Grants	-	-	-	-
Wells Fargo 4394-Power Payments	-	178,472	(178,472)	-
Wells Fargo 7687-EMS	-	418,495	(418,495)	-
Investment Portfolio	175,729,054	66,354,778	(37,674,168)	204,409,664
Total Financial Institution Balances	\$ 190,157,312	\$ 264,192,845	\$ (236,123,254)	\$ 218,226,903
Reconciling Items:	Beginning	Deposits	Withdrawals / Market Value	Ending
Current Reconciling Items	\$ (931,005)	\$ (1,907,960)	\$ 479,691	\$ (2,359,274)
Total Reconciled Balances	\$ 189,226,308	\$ 262,284,885	\$ (235,643,563)	\$ 215,867,629
General Accounting Ledger	Beginning Ledger Balances	Debits	Credits	Ending Ledger Balances
Cash (Accounts 101 and 102)	\$ 112,869,427	\$ 54,243,211	\$ (27,852,594)	\$ 139,260,044
Designated/Restricted Cash (106 and 107)	58,536,915	1,444,020	(580,219)	59,400,716
MERF Cash (105)	17,534,620	838,065	(1,471,460)	16,901,224
Payroll Liability Cash (80)	285,346	5,429,257	(5,408,958)	305,645
Monthly Reconciling Items				
Total General Ledger Balances	\$ 189,226,308	\$ 61,954,552	\$ (35,313,231)	\$ 215,867,629



City of Idaho Falls
Summary of Cash by Fund and Year
January 31, 2025

#	FUND	2022	2023	2024	2025
1	GENERAL FUND	\$ 30,771,237	\$ 35,169,813	\$ 34,686,365	\$ 37,522,760
2	GENERAL CIP FUND	-	-	-	(41,230)
10	STREET FUND	5,493,102	9,477,557	13,051,588	12,374,539
11	RECREATION FUND	939,552	340,238	397,278	806,189
12	LIBRARY FUND	4,469,169	4,820,998	4,753,434	4,531,482
13	AIRPORT PFC FUND	898,452	2,190,694	2,799,904	3,515,298
14	MUNICIPAL EQUIP. REPLCMT.	216,517	-	-	-
15	EL. LT. WEATHERIZATION FD	3,774,252	3,683,785	-	-
16	BUSINESS IMPROVEMENT DISTRICT	47,543	37,691	44,126	(37,271)
18	GOLF FUND	(496,495)	(306,475)	(317,209)	(448,897)
19	RISK MANAGEMENT FUND	3,585,404	3,953,589	4,328,322	4,598,166
20	SELF-INSURANCE FUND	4,602,757	4,555,187	4,676,508	6,010,359
21	AIRPORT CFC FUND	-	-	425,058	921,385
23	EMERGENCY MEDICAL SERVICES	(686,150)	539,498	1,984,742	2,181,027
24	WILDLAND FIRE FUND	839,510	883,034	968,161	1,608,263
32	POLICE IMPACT FEES	-	68,819	544,032	1,390,170
33	FIRE IMPACT FEES	-	21,831	325,645	1,040,437
34	PARKS IMPACT FEES	-	51,469	788,046	2,618,414
35	STREETS IMPACT FEES	-	266,247	2,303,576	6,203,160
41	PUBLIC WORKS CIP FUND	2,594,583	2,756,304	3,099,060	3,882,646
42	STREET CIP FUND	890,093	850,706	723,069	1,101,037
43	BRIDGE & ARTERIAL FUND	849,259	965,120	1,189,052	1,077,033
45	SURFACE DRAINAGE FUND	193,957	162,787	671	-
46	TRAFFIC LIGHT CIP FUND	1,313,566	1,220,325	1,381,767	1,204,289
47	PARKS CIP FUND	140,354	(315,872)	(150,792)	1,728
49	ZOO CIP FUND	441,550	515,131	739,515	877,052
50	FRONTIER CENTER CIP FUND	203,499	204,870	214,077	1,650,398
51	GOLF CIP FUND	534,283	154,983	166,642	304,224
52	POLICE CIP FUND	(1,153,136)	(2,007,923)	(4,105,513)	(181,996)
60	AIRPORT FUND	208,505	(502,864)	(1,271,924)	1,932,349
61	WATER FUND	17,490,448	19,759,307	24,315,403	27,034,378
62	SANITATION FUND	5,883,906	6,245,643	6,982,257	7,641,260
64	IDAHO FALLS POWER FUND	29,000,249	53,186,106	49,985,023	59,884,195
67	FIBER FUND	1,444,871	657,893	1,001,459	549,641
68	WASTEWATER FUND	29,118,397	33,268,628	26,750,994	24,115,144
TOTAL		\$ 143,609,234	\$ 182,875,119	\$ 182,780,337	\$ 215,867,629



City of Idaho Falls
Monthly Revenue and Expense Summary
January 31, 2025

Revenue

<u>Fund Type</u>	<u>Taxes / Intergovernmental</u>	<u>Charges for Services</u>	<u>Permits / Fees</u>	<u>Interest</u>	<u>Other Financing Sources</u>	<u>Total</u>	<u>Budget</u>	<u>%</u>
General Fund	\$ 32,124,079	\$ 449,113	\$ 731,601	\$ (107,303)	\$ 656,729	\$ 33,854,219	\$ 72,624,269	46.62%
Special Revenue Funds	8,056,772	3,262,701	9,898	6,159	836,014	12,171,544	30,614,595	39.76%
Internal Service Funds	-	-	-	(20,556)	1,902,339	1,881,783	3,625,000	51.91%
Impact Fee Funds	-	-	2,727,362	9,343	-	2,736,705	4,057,270	67.45%
Capital Improvement Funds	584,939	57,104	-	(29,237)	796,829	1,409,634	8,673,618	16.25%
Enterprise Funds	(1,022,111)	41,466,484	-	(117,883)	8,032,423	48,358,913	191,396,176	25.27%
Total Revenue	\$ 39,743,678	\$ 45,235,402	\$ 3,468,861	\$ (259,477)	\$ 12,224,334	\$ 100,412,798	\$ 310,990,928	32.29%

Expenditures

<u>Fund Type</u>	<u>Personnel Cost</u>	<u>Operating Expense</u>	<u>Capital</u>	<u>Debt</u>	<u>Interfund</u>	<u>Total</u>	<u>Budget</u>	<u>%</u>
General Fund	\$ 18,025,792	\$ 5,369,707	\$ 866,254	\$ -	\$ (3,945,674)	\$ 20,316,079	\$ 76,296,881	26.63%
Special Revenue Funds	4,693,253	2,815,107	1,133,596	-	687,379	9,329,335	38,789,287	24.05%
Internal Service Funds	31,830	1,358,609	-	-	-	1,390,439	6,890,292	20.18%
Impact Fee Funds	-	-	-	-	-	-	7,638,000	0.00%
Capital Improvement Funds	-	119,106	1,066,578	-	(34,736)	1,150,948	14,376,000	8.01%
Enterprise Funds	8,300,788	21,502,670	11,973,601	1,100,000	(577,233)	42,299,826	228,680,220	18.50%
Total Expenditures	\$ 31,051,663	\$ 31,165,199	\$ 15,040,029	\$ 1,100,000	\$ (3,870,264)	\$ 74,486,627	\$ 372,670,680	19.99%



City of Idaho Falls Summary of Significant Adjustments January 31, 2025

The transparency of financial adjustments is crucial for maintaining trust and accountability, particularly in the governmental sector. Financial adjustments refer to changes made to financial statements or records to correct errors, account for new information, or comply with accounting standards. Transparency in financial adjustments involves providing clear and comprehensive information about the nature, reasons, and impact of the adjustments. The Finance Division is committed to providing a high level of transparency with the adjustments made to budget line items and purchase orders. Budget and purchasing type adjustments do not require Council approval unless they create an authorization to spend above \$75,000. Typically, budget adjustments are not considered authorizations to spend unless they add to the overall budget of the City or Department.

Significant Budget Adjustments

Reallocation of Budget

There are no significant budget adjustments this month

File #: 25-193

City Council Meeting

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, March 13, 2025
DEPARTMENT: Public Works

Subject

Elevated Water Tower Supply Line Project

Council Action Desired

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

That the Council make a finding that it is impractical to obtain three (3) bids for the Elevated Water Tower Supply Line project and authorize Public Works to acquire the work from qualified public works contractor(s) on the open market, as permitted by Idaho Code § 67-2805 (2)(a)(viii), (or take other action deemed appropriate).

Description, Background Information & Purpose

On Wednesday, February 19, 2025, a bid opening was scheduled for the Elevated Water Tower Supply Line project. No bids were received. Public Works seeks Council approval to turn to the open market to secure qualified public works contractor(s) to complete the work.

Alignment with City & Department Planning Objectives



-

This action supports the community-oriented result of good governance by complying with Idaho Statute 67-2805 for the procurement of public works construction where no bids were received.

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 will come from Water Funds. Sufficient funding and budget authority exist for completion of the proposed improvements.

Legal Review

The Legal Department reviewed the bid process and concurred that the Council action desired is compliant with Idaho

State Statute.

2-37-24-1-WTR-2020-35
2025-017

File #: 25-185

City Council Meeting

FROM: Bear Prairie, General Manager
DATE: Friday, March 7, 2025
DEPARTMENT: Idaho Falls Power

Subject

Resolution Amending the Idaho Falls Power Service Policy

Council Action Desired

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

Approve the resolution amending the Idaho Falls Power Service Policy and give authorization to the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Idaho Falls Power (IFP) reviews and updates the utility’s Service Policy annually to ensure the policy remains a useful and relevant tool for customers.

Alignment with City & Department Planning Objectives



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Improving the IFP Service Policy with added clarity and safety measures demonstrates readiness for good governance and a safe community. It also supports the customer exchange and safety elements of the IFP Strategic Plan.

Interdepartmental Coordination

IFP coordinated with City Attorney as mentioned below.

Fiscal Impact

This is a policy review and update, so there is no impact to the IFP budget.

Legal Review

The Legal Department reviewed the updates to the service policy.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING THE REVISED IDAHO FALLS POWER SERVICE POLICY (2025); PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City owns and operates a municipal electric utility, Idaho Falls Power (“IFP”), employing a number of dedicated employees in the electric trade and providing services to many customers; and

WHEREAS, the City has authorized IFP to promulgate written rules and regulations and /or customer service policies regarding its delivery of electrical services pursuant to Idaho Falls City Code; and

WHEREAS, IFP has developed a service policy relative to procedures for new and existing services (the “Service Policy”); and

WHEREAS, the Council agrees that the updated and revised Service Policy attached is an appropriate service policy to help ensure consistent and fair conditions of delivery of electrical services by IFP.

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

1. On behalf of Idaho Falls Power, the Idaho Falls City Council hereby endorses and adopts the attached Idaho Falls Power Service Policy (2025) as the governing set of rules, regulations, and/or customer service policies regarding delivery of electrical services by IFP to electric customers.
2. That all prior Service Policies are hereby superseded and no longer applicable.

ADOPTED and effective 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 Resolution
entitled, “A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A
MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING
THE REVISED IDAHO FALLS POWER SERVICE POLICY (2025);
PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY
SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

EMILY GEISLER, City Clerk

(SEAL)



SERVICE POLICY

Effective ~~2024~~2025

This Policy provides information on the Idaho Falls Power (IFP) procedures for new and existing services and what will be required of a Customer desiring electric service. This Policy is based in part on current Idaho Falls City Code. It is to be used only as a guide and shall not be considered to be complete with respect to all possible service configurations or special or extenuating circumstances. Questions pertaining to this Policy should be directed to the Engineering Manager, or the Distribution Superintendent at (208) 612-8430. **Any deviations from this Policy must receive prior IFP written approval.**

Changes new to this edition:

1. Minor grammatical, spelling, and clarifying edits have been made, along with enhancements to improve the clarity and readability of the policy.
2. Developers in outlying areas without existing IFP and IFF infrastructure may face additional costs for power and fiber installation, beyond standard fees, and may need to provide offsite easements for line extensions. (Section II. A. 3.)
3. Clarified responsibility for providing and maintaining secondary wire to residential units, along with the addition of Figure 34 to visually represent ownership. (Section II. D.)
4. Updated multi-family service requirements and added recommendations for new high-density developments.
5. Included additional details on temporary three-phase power. (Section II. F. 4.)
6. Updated details on lighting control panels and foundations, and updated Figures 26 and 27. (Section II. H.)
7. Clarified conduit, conductor, and trench completion requirements, and implemented a 2-year contractor warranty for trenching and backfilling in freezing temperatures. (Section III. A., B., and C.)
8. Added requirements for upgrading self-supported meter bases, including those in mobile home parks. (Section III. C. 10. b.)
9. Fiber markers to be installed with fiber boxes and expanded the explanation of future-use fiber conduit requirements. (Section III. D.)
10. Implemented a new rough-in inspection requirement for meter packs.
11. Expanded requirements for CT cabinets and updated Figure 16. (Section V. E.)
12. Provided enhancements to Figures 1, 2, 3, 7, and 32.
13. ~~4.~~ Simplified Figure 11 and added general notes to guide new construction.
14. Added new Figure 35 – Fiber Ground Sleeve Dimensions,

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I. DEFINITIONS:

CHARGING STATION: IFP-supplied equipment that is leased to a customer for the purpose of charging electrically powered vehicles.

CITY: City of Idaho Falls, Idaho.

COMMERCIAL: Development that is non-residential or, for the purpose of construction and maintenance of the electric infrastructure, a development that is Multi-Family Housing with three or more attached units with a meter pack (master-metered). (See International building code for more information about the commercial classification)

CONTRACTOR: Any person or entity who is doing work that will require electric service or other interaction from IFP. Contractor is a general term that can apply to one (1) or more property developer, owner, owners' agent, or other entity performing work at location.

CT METER: A metering system where the current is measured indirectly with a current transformer.

CUSTOMER: The person(s) who will be the owner(s) of the property where the service is provided and who shall be responsible for the ongoing costs of maintenance and service.

CUSTOMER-GENERATOR: A customer with a small generation facility (solar, wind, etc.) who has a net-metering agreement with IFP.

GENERATION EQUIPMENT: Equipment (solar panels, small wind, gas-generators, etc.) used in the generation of electricity.

ISPCW: Idaho Standards for Public Works Construction

IFP: The City of Idaho Falls, Idaho, dba Idaho Falls Power.

[IFF: The City of Idaho Falls, Idaho, dba Idaho Falls Fiber.](#)

INFILL LOTS: Platted or unplatted property left after development has been complete or that have been developed in the past and the structures have since been removed that may be subject to line extension fees.

MASTER-METERED: One (1) meter that measures the electrical service for more than one (1) living unit or commercial interest.

MOBILE HOME PARK: Development that has three or more stand-alone residential units built on parcel(s) under common ownership, wired to HUD standards, and typically mobile homes where each unit has a self-supported meter base, or that is master metered.

NEMA: National Electrical Manufacturers Association, organization that develops standards for electrical equipment.

NESC: National Electric Safety Code, which is the governing standards for electric utilities.

NET ENERGY: The difference between the electricity consumed by the Customer-Generator and the electricity produced by the Customer-Generator's Generation equipment and facility.

NET-METERING: A system in which a small generation facility, (e.g., renewable energy generators), are connected to the power grid and surplus power is transferred onto the grid, allowing customers to offset the cost of power drawn from IFP.

PRIMARY: The parts of the IFP system that are operated at a nominal 15kv phase-phase. Actual operating voltages are 12,400 volts phase-phase and 7,200 volts phase-ground.

RESIDENTIAL: Single Family Detached Home (independent meter attached to a wall), Multi-Family Housing (two 2-units with a meter pack or master-metered), and Single Family Attached (individual service to each house-unit with meter attached to the individual houseunit).

SECONDARY: The parts of the IFP system that are operated below 600 volts.

SELF-CONTAINED METER: A non-instrumented single-phase meter under four hundred (400) amps (class 320) or a three- (3) phase meter under two hundred (200) amps.

II. SERVICE REQUIREMENTS

SERVICE FEES: CONSISTENT WITH IDAHO FALLS CITY CODE, ALL FEES OR COSTS, APPLICABLE TO LINE EXTENSIONS FOR RESIDENTIAL OR COMMERCIAL INDIVIDUAL CUSTOMERS OR DEVELOPMENTS SHALL BE PAID IN ADVANCE OF ANY INSTALLATION OF ELECTRICAL INFRASTRUCTURE. APPLICABLE FEES ARE PUBLISHED IN THE FEE SCHEDULE ESTABLISHED BY CITY COUNCIL RESOLUTION.

A. General Service Requirements:

1. A Customer desiring new electric service from IFP must first secure a building permit from the City Building Department. For all three-phase and commercial projects, it is required that the Customer coordinate service plans directly with IFP prior to seeking a building permit. The Customer shall provide a completed transformer load sheet and information necessary for IFP to provide electrical service, including but not necessarily limited to: preferred service location (overhead or underground service), single-phase or three-phase service, total connected load, electric heat and air conditioning load, required voltage, and the number and size of motors with ratings greater than ten (10) horsepower.

2. The International Building Code and International Residential Code determines if a building is commercial verses residential for the purpose of construction and maintenance of the electric infrastructure. Power consumption charges and line extension fees are based on the occupancy type and are listed in The Fee Schedule Established by City Council Resolution.

~~2-3.~~ For development in outlying areas where IFP and IFB do not have existing infrastructure, the developer may incur additional costs associated with installing power and fiber infrastructure to the site. These costs may be above and beyond the standard per-lot, per-unit, or other line extension fees. Additionally, the developer may be required to provide offsite easements necessary for the line extension to the site.

~~3-4.~~ The Customer is solely responsible for the selection, installation, and maintenance of all electrical equipment and wiring, on the load side of the point of delivery (other than IFP's meters and apparatus). The Customer shall be responsible to provide adequate protective measures for all electric motor installations.

~~4-5.~~ The Customer shall be responsible to install and maintain surge suppressors, auxiliary power units or other protective devices for the protection of computers, computer software and programming, televisions, or other equipment sensitive to voltage spikes, surges, sags, transients, noise interruptions or outages.

~~5-6.~~ The Customer shall install and maintain all suitable protective devices and equipment to protect the Customer, life and/or property, from harm or injury from electric current because IFP shall assume no duty to warn or to otherwise assist the

Customer in the selection of or use of electrical appliances, tools, equipment, or facilities.

~~6.7.~~ Whenever a Customer's equipment has characteristics which causes interference (e.g., harmonics, transients, waveform distortions, fluctuations, etc.) with IFP's service to other Customers, the Customer causing the interference shall make changes in such equipment or provide, at Customer's expense, additional equipment to eliminate the interference. Power quality of the Customer shall meet the IEEE 519 standard, ANSI C84.1 standard, and City Code 8-5-26.

~~7.8.~~ Padmounted equipment (including ground sleeves / pedestals, etc.) shall not be provided or set until curb and gutter have been installed. Approval from IFP is required prior to any deviation from this requirement.

~~8.9.~~ IFP's required easements for the electric and fiber lines shall be identified and designated prior to construction. In general, easements for electric and fiber service shall be twelve feet (12') in width. Along rights-of-way (ROW) easements shall be a minimum of fifteen feet (15'). Proposed easement width may vary depending on road classifications and IFP future planning needs.

~~9.10.~~ New utility easements of less than twelve feet (12') in width require prior approval from IFP design staff. It is the Customer's responsibility to have IFP's designated easements surveyed and dedicated to the CITY.

~~10.11.~~ All new overhead services shall attach to a weather head mounted on 2" rigid conduit. House knobs will no longer be allowed for use.

B. Commercial Service Requirements

1. Commercial services are defined as Non-residential and Multi-Family Housing that has three or more units attached with a meter pack (see International Building Code). Exceptions on case-by-case basis shall be coordinated by IFP and Building Department.

2. Prior to design, every commercial and industrial Customer shall provide the following information to IFP:

- a) A plot plan indicating the preferred service entrance location.
- b) If previously recorded public utility easements or are not available, provide easements to IFP for underground power cable, as indicated on the marked-up plot plan described above. If the indicated easement locations present problems, the Contractor is responsible to obtain permission for a different routing from IFP.
- c) Proposed transformer location (final determination will be made by IFP)
- d) A completed transformer load sheet (attached to review sheet or by pdf from IFP design)

e) All electrical requirements including number of phases, voltage, connected single-phase and three-phase loads. Determine location of loads, approximate size of loads and possible future load needs. All three-phase underground installations shall be served with Y connected secondary only (i.e. 120/208 or 277/480).

f) No service work, cable pulls, or connects will be made unless the site address is posted in a conspicuous place.

3. Determine location of service entrance, approximate size of loads, and an estimate of future electric loads

4. Provide a meter base, standard power riser, weather head, and/or suitably anchored attachment point to allow connection to IFP's designated service tap point. Install IFP provided CTs.

5. Provide necessary easements to connect the Customer to IFP's designated interconnection point. Easements are required for primary conductor only, except in rare cases where an easement for overhead secondary conductor may be necessary (because it crosses property boundaries).

6. IFP will then provide the meter and current transformers and aerial overhead conductor. Note that no Customer owned equipment will be permitted on IFP's poles.

7. Contractor / Customer is required to provide and install all secondary conductor and to ensure adequate coil at each end for IFP to terminate.

C. Commercial Service Requirements for Operation

1. The Customer is solely responsible for the selection, installation, and maintenance of all electrical equipment and wiring, on the load side of the point of delivery (other than IFP's meters and apparatus). The Customer shall be responsible to provide adequate protective measures for all electric motor installations.

2. The Customer shall be responsible to install and maintain surge suppressors, auxiliary power units or other protective devices for the protection of computers, computer software and programming, televisions, or other equipment sensitive to voltage spikes, surges, sags, transients, noise interruptions or outages.

3. The Customer shall install and maintain all suitable protective devices and equipment to protect the Customer, life and/or property, from harm or injury from electric current because IFP shall assume no duty to warn or to otherwise assist the Customer in the selection of or use of electrical appliances, tools, equipment, or facilities. Whenever a Customer's equipment has characteristics which causes interference (e.g., harmonics, transients, waveform distortions, fluctuations, etc.) with IFP's service to other Customers, the Customer causing the interference shall make changes in such equipment or provide, at Customer's expense, additional equipment to eliminate the interference. Power quality of the Customer shall meet the IEEE 519 standard, ANSI C84.1 standard, and City Code 8-5-26.

Commented [JM1]: Why do we provide and install commercial overhead secondary conductor but, the customer must provide and install commercial underground secondary conductor?

D. Residential Service Requirements

1. Residential services are defined as a Single Family Detached Home, Multi-Family Housing (two (2) -units with a meter pack or master-metered), and Single Family Attached (individual service to each house-unit with meter attached to the individual houseunit). IFP provides and installs the secondary service wire to the individual unit or duplex.

2. Line extension fees will be established by Resolution of the City Council. Additional clarification for infill lots are as follows:

- a) Infill lots that were planned with services and that have adequate IFP infrastructure are not subject to the per lot fee or other line extension fees. If it is determined that the infrastructure needs upgraded to serve than this will be billed as an extra line extension fee.
- b) Infill lots that were not planned as a residential lot are subject to the per lot fee.
- c) Infill lots that have no IFP power infrastructure fronting or adjacent to the property are subject to the per lot fee plus all other applicable line extension fees to provide power to the property as determined by IFP.

3. New underground residential electric systems shall be installed in front lot locations and shall be determined by IFP. See Section III for trenching and conduit requirements.

4. Service Entrance and Meter Base:

5-a The meter shall be located within five feet (5') of the nearest front corner of the house to the existing transformer or pedestal. Conduit is to have a maximum of 360° degree of bends. Services shall conform to Attached Figures of this Policy. Meter location requirements herein are to be used only as a guide and shall not be considered complete with respect to all possible service configurations or special extenuating circumstances. Any deviation of meter placement must have prior, written approval from IFP. The centerline of the meter should be five feet six inches (5'6") above the finished grade or walkway. If structural details prevent this, the centerline height shall be not less than four feet (4') or more than six feet (6').Power Cables:

a)(1) IFP will provide and install the necessary primary cable. IFP will provide and install the necessary secondary cable for services up to three hundred (300) amps.

b)(2) The cables will be installed in the Contractor provided conduit to connect the Contractors' service point to the City's pad-mounted transformer or pedestal. The Contractor is required to establish a final grade compacted to a minimum of ninety-five percent (95%) of maximum density at each transformer and service pedestal on location large enough for placement of

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Commented [JM2]: Crossing a driveway with prior approval should be allowed as long as there are no elbows.

IFP's transformer pad and/or pedestal. See Attached Figures of this Policy. The Contractor should coordinate work with IFP.

(3) The Contractor's service entrance equipment must be in place and approved by the electrical inspector before final hookup. Installed conduit shall be inspected by IFP to ensure proper conduit depth and installation. Cable will not be installed until the trench has been backfilled.

5. Residential Secondary Service Ownership:

e)a) IFP owns the secondary service wire from the transformer or secondary pedestal to the service connection point. See Attached Figure 34 of this Policy for more detail.

6. High Voltage Transformers and Sectionalizing Cabinets:

a) The high voltage equipment shall not be enclosed in any manner which will restrict the dissipation of heat. A ten foot (10') minimum clearance and access must be maintained in front of the cabinet door. A two-foot (2') clearance should be maintained on all other sides of the equipment. Fences or landscaping installed within this clearance will be removed at the Customer's expense should servicing be required. See Attached Figures of this Policy.

b) Additionally, overhead service wire length has a maximum length of one hundred twenty-five feet (125').

E. Multi-Family and Single Family Attached Service Requirements

1. Conduits and conductors used to service the building will be determined by IFP for Residential only (up to two (2) -units with sharing a meter pack or individual service to each unit with meter attached to the individual unit). For Commercial applications (three units or more with a meter pack) conduits and conductors will be determined and provided by the Contractor/Customer. See Section III for trenching and conduit requirements. Secondary conductor(s) will be terminated at one (1) point Customer's premises (i.e., main breaker, disconnect or similar tap point). IFP's conductor(s) shall not be used as a bus in gutters, etc.

2. A Contractor / Developer can install a meter pack as an alternative to individual meters on individual walls. Conduits and conductors can penetrate the firewall on Single Family Attached dwellings (see building regulations and coordinate with Building Department). Easements and agreements will need to be in place between each Property Owner / Homeowner's association. Contractor / Owner shall communicate to IFP the type of construction when requesting approval.

3. Line extension fees are based on occupancy and will be established by Council Resolution. Multi-Family Housing line extension fees are only applicable when there is a meter pack of three (3) or more units.

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3-a) Typically, for Multi-Family Housing, IFP recommends that the Contractor install meter packs. This recommendation is based on the close proximity of units and other infrastructure. If meter packs are not installed, the fees will be assessed as Residential.

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F. Construction and Temporary Service

1. IFP will charge a fee for the installation and removal of power for a temporary facility to existing infrastructure (e.g., within thirty feet (30') of underground or one hundred twenty-five feet (125') from overhead tap point). This fee will be established by Resolution of the City Council and shall be paid at the City Building Department at the time of building permit application. Due to varied field conditions, the Contractor or Customer will need to coordinate a site visit with IFP staff at (208)612-8430 to determine installation requirements. If providing the service requires pole installation or transformer placement, an additional one-time fee shall be paid to IFP prior to the installation of the temporary service. Temporary Service request forms with current associated fees are available at the Building Department.

2. Examples of temporary facilities include a construction trailer or Christmas tree lot, which would require a line extension and/or transformer. Temporary power service shall be limited to three (3) months post completion for construction projects or to one (1) year of continuous service for non-construction services.

3. The Contractor or Customer must provide service pole and meter base, and have it approved by the City's electrical inspector. The service pole cannot be more than one hundred twenty-five feet (125') from the designated IFP interconnection point. The service pole shall be tall enough to allow for appropriate traffic clearance and be strong enough to support the service conductors.

3.4. Generally, three-phase temporary power is not permitted. Contractor or Customer to submit a request to IFP for their assessment. If approved, line extension fees will be based by Resolution of the City Council.

G. Requesting Changes to Existing Services (service upgrades)

1. Any Customer may request a change to an existing service, including upgrades, expansion, extension, or relocation. Customers requesting change in existing service shall pay labor and materials costs associated with the service change. All payments will be made in advance of the change in service. Residential service upgrades must comport to City Code 10-3-5(Z)(8) for zoning. Primarily, the use of utilities shall not be beyond that reasonably used for residential services e.g., cryptocurrency mining would not be considered a residential use.

2. The Contractor or Customer shall be responsible for costs incurred by IFP for the repair of any of its facilities damaged by the Contractor or Customer or a third party working on behalf of the Contractor or Customer. IFP will provide information and services in advance of maintenance or construction activities (such as dropping and

reconnecting overhead service lines for tree trimming) at no charge, if scheduled during regular business hours.

H. Illumination of Public Rights-of-Ways

1. It shall be the Customer or Contractor's responsibility to provide illumination (streetlights) along or within the public rights-of-way contained within a new development.

a) IFP will coordinate with the Developer regarding design and construction responsibilities for lighting.

(1) When determined by IFP, Contractor to utilize flood seals and compact compression connector Burndy YPC2A8U bg die or w-bg die; or approved equal for all connector taps.

(2) When determined by IFP, Contractor shall provide a commercial lighting control panel, foundation conduit, #10 CU THHN conductor (red-black-white-green), flood seal connectors in J-box when installing three or more streetlights in (ROW). (See Figures 26-27)

(a) Preferred commercial lighting control panels can be purchased from Myers Power Products, Inc., model MEUG20-M100TS, or an approved equivalent.

(i) Concrete base foundation is required for the panel to sit on.

(b) IFP will pull and provide the secondary wire in the Contractor's supplied conduit between the transformer and the lighting control panel.

2. All new light pole foundations and lighting conduits shall be constructed by the Contractor in accordance with current Service Policy Figure 10, ISPWC (Idaho Standards for Public Works Construction), and City of Idaho Falls standard specifications. IFP will furnish to the Contractor a bolt hole template (pending availability), anchor bolts, nuts, washers, grounding butt plate, and ground wire needed for the installation of the light poles. Contractor may utilize a precast light pole base as long as it matches all specifications.

a) The Customer shall purchase or construct a concrete light pole base per current IFP specifications in the location indicated on the IFP Contractor Map. The final light pole location will be determined by IFP. If the Customer chooses to pour in place the pole base, IFP must be contacted for inspection of pole base prior to the base being poured. Light Pole base shall conform to Attached Figures of this Policy. A light pole will not be installed on the pole foundation until it has cured a minimum of seven (7) days. When the temperature is forty (40°) degrees or lower the pole foundation shall be covered with an insulated tarp.

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3. Contractor to ensure adequate backfill at proposed light pole bases and utilize ¾" gravel to maximize compaction.
4. IFP will install poles and luminaires along or within the public rights-of-way with the cost of materials paid by the Contractor prior to installation, except in the commercial applications described above.

I. Required Conductor Clearances

1. See Service Policy Figures for required clearances of overhead power lines to driveways, parking lots, alleys, areas of farm and construction equipment, pedestrian traffic, vehicular traffic, railroads, water ways, and other miscellaneous clearance exhibits. If the clearance is not shown, please contact IFP staff. Note all clearances are derived from the NESC.
2. Contact IFP at (208) 612-8430 for permits, inspections, authorizations, and clearances not addressed in this Policy.

J. Fault Current Calculations

1. The NEC requires that new service entrance equipment is rated to interrupt the available fault current. To assist customers, IFP is providing the tables below showing a calculated maximum potential secondary fault current (Isc) and the information necessary to allow the calculations of the maximum fault current for most applications.
2. The tables are built with the following assumptions:
 - a) The tables do not use an infinite buss but the maximum primary fault current of IFP's system which is 8000 amps.
 - b) The tables were developed with a minimal 15 feet of secondary conductor (wire) is installed from the transformer. For a more accurate calculation the customer can use the actual length of conductor and actual conductor size. Calculating tools such as Eaton Bussmann's FC² application can be used.

K. Motor Starting

1. Motor starts may cause unacceptable disturbances to IFP's distribution and transmission systems or the service of other customers. It will be the CUSTOMER's responsibility to correct such disturbances including but not limited to installing a motor start device i.e., reduced-voltage or soft-start motor controls or variable frequency drives (VFD), or modifications to IFP's facilities at the CUSTOMER's expense, in compliance with current local laws, ordinances, and state tariffs.
2. Upon the CUSTOMER's request, IFP will furnish permitted starting currents that are based on frequency of starts and time of day the motors will be started and impedance of the distributions system.

3. IFP may limit the maximum size and type of any motor that may be operated at any specific location on its system.

<i>3-Phase Padmount Transformers</i>					
Transformer KVA	Secondary Voltage L-L	Secondary Voltage L-N	Lowest %Z	Isc w/ 15ft Wire	Wire Size
45	208	120	2.8	4216	4/0
75	208	120	0.9	17773	4/0
75	480	277	1.3	6508	4/0
112.5	208	120	1.2	22129	1-500
112.5	480	277	1.9	6668	4/0
150	208	120	1.1	30138	1-500
150	480	277	1.2	13147	4/0
225	208	120	1.5	35161	2-500
225	480	277	1.4	17074	1-500
300	208	120	1.4	48886	3-500
300	480	277	1.3	23330	1-500
500	208	120	1.5	71114	4-500
500	480	277	1.5	32504	2-500
750	208	120	5.4	34719	6-500
750	480	277	3	25812	3-500
1000	208	120	5.8	42437	8-500
1000	480	277	5.5	19591	4-500
1500	480	277	5.6	27583	5-500
2000	480	277	5.6	35237	7-500
2500	480	277	5.5	42818	8-500

<i>1-Phase Padmount Transformers</i>					
Transformer KVA	Secondary Voltage L-L	Secondary Voltage L-N	Lowest %Z	15ft 1/0 AL Isc L-L	15ft 1/0 AL Isc L-N
15	240	120	1.1	5008	6192
25	240	120	1	8355	9246
37.5	240	120	1.6	7931	8895
50	240	120	1	13950	13131
75	240	120	2.4	9952	10487
100	240	120	1.3	18221	15395
167	240	120	1.8	20181	16286

<i>1-Phase Polemount Transformers</i>					
Transformer KVA	Secondary Voltage L-L	Secondary Voltage L-N	Lowest %Z	15ft #2AL Isc L-L	15ft #2AL Isc L-N
15	240	120	1.1	4721	5382
25	240	120	1	7585	7549
37.5	240	120	1.6	7234	7314
50	240	120	1	11928	9954
75	240	120	2.4	8878	8357
100	240	120	1.3	14917	11202
167	240	120	1.8	16206	11667

III. TRENCH AND CONDUIT

A. General Requirements

1. Please contact the applicable IFP Design staff as noted on the approval drawings or through the main IFP engineering office at (208) 612-8430 prior to starting any trench and conduit work.
2. All conduit installed by or for IFP/IFF shall be for the exclusive use of IFP/IFF. Builder/contractors are required to coordinate with Idaho Falls Power regarding future use conduit associated with Electric Vehicle charging infrastructure.
3. IFP requires all IFP-owned conductor to be in conduit. The Customer shall provide and install all conduits as required from the IFP identified interconnection location through new or existing easements to the Customer's transformer pad as set out in Section 2.A.1 of this Policy. In the event it is necessary for IFP to loop feed through the Customer's property, the Customer may be required to open an additional trench to place conduit from the transformer to an exit point from the Customer's property. The Customer may also be required to provide easements for the trench. All electric conduits shall be PVC Schedule 40 (see note 3 and 4 for exceptions). All elbows shall be PVC Schedule 40 large radius sweep (36") or as otherwise specified by IFP (see note 3 and 4 for exceptions). At the discretion of IFP design staff, fiber glass elbow may be required. RGS elbows and conduit must be used at riser poles or where conduit will be exposed out of the ground. Conduits must be capped and labeled to identify routing. Conduit must be marked per IFP standards e.g., standard 2-in. x 4-in. piece of wood, rebar, tracer wire, etc. No conduit run shall have more than 360 degrees of bends. Maximum lengths of conduit runs shall be determined by IFP. Conduit shall only be bent with approved methods (i.e., blanket warmer or rigid conduit bender). No torches allowed.
4. 2" HDPE SDR 13.5 continuous duct can be utilized by the Contractor instead of 2 1/2" PVC Schedule 40 as specified on the Contractor Map for proposed 1/0 single phase primary conductor. Conduit to be red in color or black with red stripes (red conduit preferred). If possible, HDPE to be ordered with "IFP" stamped on conduit. The HDPE can be turned up inside of ground sleeves and secondary pedestals or Contractor may transition to 2" PVC Schedule 40 large radius sweep (36") with Perma-Guard/UL fittings by Arnco Shur-Lock II or approved equal by IFP.
 - 4-a) If HDPE conduit is turned up inside ground sleeves, the Contractor must ensure that the conduit is perpendicular to the ground and aligned in a straight line.
5. On all conduit runs of 75 feet or greater and all services from the meter base to the transformer / secondary pedestal; the contractor will install 2500 lb. "mule tape". When available, and only if requested, IFP will provide used mule tape.

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6. Contractor will install pull string for fiber optic conduit runs (future use conduit). Developer / Contractor shall provide all construction staking and layout of new electrical facilities per design.

7. All conduit, including bell ends, shall be supplied and installed by the Contractor. Bell ends shall be installed at transformers, secondary pedestals, sectionalizing cabinets, and light pole locations. See attached Figures of this Policy for installation guidelines. Conduits must be capped and labeled to identify routing.

B. Primary Conduit

1. The minimum power trench shall have a minimum depth of fifty-four inches (54") and maximum depth of sixty inches (60") below finish grade (Conduit to be installed 48" below finish grade). Including 6" of sand bedding below and above top of conduits. See below for bedding requirements. Minimum trench width shall be twenty-four inches (24"), unless otherwise noted. Before final backfill, IFP shall be notified when the conduit is in place. IFP will inspect all conduit installations before backfilling for proper depth and installation. Trench to be backfilled within two weeks of IFP conduit installation. Failure to obtain an inspection prior to backfill may result in the re-excavation of the trench.

2. Minimum primary conduit depth can be reduced to eighteen inches (18") of cover below final grade through basalt or other rock upon prior approval of IFP. Rigid galvanized steel (RGS) conduit shall be provided and installed by the Contractor where trench depth is less than forty-eight inches (48"). IFP will specify the conduit size.

3. IFP will specify the conduit size. Contact applicable IFP staff upon completion of pulling a mandrel through the conduit to ensure the conduit is free from obstructions. Any additional or future costs due to broken, damaged, obstructed or poorly assembled conduits will be paid by the Customer.

4. IFP will provide the pole and all primary conductors, if crossing existing streets with overhead primary conductor to a pole located near the new service location. The Contractor shall provide and install the first length (i.e. ten feet (10') of RGS conduit) up the pole above the contractor supplied RGS elbow. All elbows at the base of the pole shall be a large radius three-foot (3') RGS steel. All conduits installed on IFP poles ~~will~~ must be mounted on approximately eight-inch (8") standoffs, supplied by IFP.

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5. If an underground road crossing is made, the Contractor will provide all conduit and will bore conduit beneath the roadway or provide a trench in which to install conduit. The use of high-density polyethylene (HDPE) continuous conduit shall be used at select road crossing locations with prior approval from IFP. Conduit shall be Perma-Guard/UL and fittings shall be Arnco Shur-Lock II or an approved equal approved by IFP. IFP will inspect all conduit installations before backfilling for

proper depth and installation. Trenches across existing roadways must also be approved by the City Public Works Department.

6. A minimum of six inches (6") of sand bedding is required above and below all conduits. An IFP staff may determine that the native soil is suitable for bedding material. Additionally, bury/caution tape shall be buried two feet (2') above the top of conduit. IFP will inspect all conduit installations before backfilling for proper depth and installation. Prior to cable installation, trenches must be backfilled and transformer and sectionalizing cabinet ground sleeves as well as secondary pedestals must be in place.

7. In all cases the Contractor shall be responsible for backfill and compaction of cable trenches and repair of street crossings. Per City standards, all electrical trenches shall be compacted to a minimum of ninety-five percent (95%) of maximum density to prevent settlement. Failure to properly repair the street wherein defects (e.g. settlement) appear within one (1) year will result in the City billing the responsible party for all costs incurred by the City to fix the roadway.

7-8. When the Contractor performs trenching and backfilling during sustained freezing temperatures, they must provide a two (2) year warranty for the integrity of the trench and new infrastructure. The Contractor must ensure that the trench does not settle, transformer pads or other pedestals remain level, and finished product meets IFP standards.

8-9. A minimum of one foot (1') clearance shall be maintained between primary high voltage cable and all other utilities and service voltage cables, except at crossings (where a separation should exist to allow future repairs of either utility approximately two inches (2") minimum).

C. Secondary Conduits

1. The trench for secondary conduit shall have a minimum depth of thirty inches (30") below final grade. Minimum trench width shall be twenty-four inches (24"), unless otherwise noted. Before final backfill, IFP shall be notified when the conduit is in place. IFP will inspect all conduit installations before backfilling for proper depth and installation. Trench to be backfilled within two weeks of IFP conduit installation. Failure to obtain an inspection prior to backfill may result in the re-excavation of the trench.

2. Minimum secondary conduit depth can be reduced to eighteen inches (18") of cover below final grade through basalt or other rock upon prior approval of IFP. Rigid galvanized steel (RGS) conduit shall be provided and installed by the Contractor where trench depth is less than thirty inches (30"). IFP will specify the conduit size.

3. IFP will specify the conduit size (exception: commercial secondary conduit). Contact applicable IFP staff upon completion of pulling a mandrel through the

conduit to ensure the conduit is free from obstructions. Any additional or future costs due to broken, damaged, obstructed or poorly assembled conduits will be paid by the Customer.

4. The Customer provides, installs, and retains ownership of all commercial secondary service conductors and conduits from building (or load) to transformer (or source).

5. Contractor / Developer shall not terminate secondary conductor on the lugs of the common bus work or point of termination until IFP line crews can perform a continuity check or 'wring out' the conductors.

6. When service can be met from an existing power pole, the Contractor shall install all secondary cable to the pole and shall provide sufficient secondary cable to reach from the pole top connection point to the Customer's meter base or other point of connection. The Customer shall provide and install the first length (i.e. ten feet (10') RGS conduit up the pole above the contractor supplied RGS elbow. All conduits installed on IFP poles ~~will~~ must be mounted on approximately eight inches (8") standoffs, supplied by IFP. Commercial secondary trench and cable are the Customer's responsibility, and no easements will be required by IFP. All future maintenance, locating, and repair of secondary shall be the Customer's responsibility.

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7. Contractor shall provide and install necessary meter bases, current transformer (CT) boxes, and install IFP provided CTs in CT boxes. Commercial metering requirements are contained in Section V. of this Policy, with additional commercial metering requirements in Section V.E. of this Policy.

8. Following such installations, IFP will install meter, meter wiring, etc.; place a transformer on the concrete pad; pull primary cable through Contractor-installed conduit; and connect primary cables to the primary terminals of the pad-mounted transformer. IFP makes up secondary connections in the transformer and provides connectors for standard cable up to and including five hundred (500) kcm. If greater than five hundred (500) kcm cable is to be used, the Contractor provides connectors and/or other special facilities. Finally, IFP connects the primary cable to its power system at the designated tap point after all requirements are met.

a) Paralleled secondary commercial conductors shall be marked with color coordinated tape to ensure phases interrelate.

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9. Where the service is fed from an overhead transformer, the Contractor or Customer will install conduit to the pole where the transformer is mounted.

a) The Contractor or Customer will install rigid galvanized, three- (3') foot radius elbow and one (1) ten (10') foot length of rigid galvanized steel conduit up the pole (for residential the size of conduit is to be determined in Contractor's Map, for commercial the size is determined by Electrician).

- b) The Contractor or Customer will provide enough conductor to make connection to the transformer and coil it at the top of the end of the riser.
- c) IFP will inspect all conduit installations before backfilling for proper depth and installation. Meter base shall be framed and braced before the power cable will be pulled into the base. After IFP inspects conduit, an authorization for backfill sticker will be placed on conduit or meter base.
- d) All trenches will be compacted to a minimum of ninety-five percent (95%) of maximum density to prevent settlement.

10. It shall be the property owner's responsibility to maintain integrity of secondary conduit at their expense. On residential secondary conduit extensions, IFP will provide transformer ground sleeves, ground rods, and secondary pedestals. Following IFP providing the ground sleeve and pedestal, and before transformer or service pedestal is installed, the Contractor shall install two ten-foot (10') length of two and one-half inches (2½") schedule 40 PVC secondary conduit with three foot radius (3') sweep, if required from each transformer and/or pedestal on approximately a 45° degree angle into each lot to be served with electrical service (unless otherwise noted on Contractor's Map). See Attached Figures of this Policy.

a) Contractor / Customer will connect to existing conduit stubs and extend to the house per Figure 11 and Figure 32 of the attached Figures.

(1) Schedule forty (40) PVC conduit is acceptable for the riser and the two-foot (2') radius elbow at the house if mounted within the framed wall. If surface mounted on the house or self-supported-meter base, the riser to the meter base and adjacent elbow shall be RGS or schedule eighty (80) PVC with PVC slip coupling. Any exceptions to this shall be coordinated with IFP prior to construction.

(+)b) The Contractor or Customer must ensure that conduit is installed for all new secondary runs or when upgrading a self-supported-meter base, extending it all the way from the transformer or secondary pedestal to the meter base. Example of this would be in a mobile home park.

b)c) Three-inch (3") conduit with three-foot radius (3') sweeps shall be required from pedestal or transformer to the meter panel if residential service has up to a 400-amp panel. Coordinate with IFP.

11. Any residential secondary service that is connected from another secondary service or has multiple services interconnecting (daisy chain) will be deemed Commercial. IFP will not be responsible nor maintain those services, unless prior approval by IFP.

D. Fiber Conduits

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1. Contractor shall provide and install two-inch (2") future use conduit (fiber conduit) in the trench per Contractor's Map. With prior approval from IFP, orange one and a quarter inch (1.25") HDPE conduit may be used instead.

a) Future use conduit (fiber conduit) shall be stubbed up into ~~Idaho Falls Power IFP-supplied~~ fiber boxes.

b) Location of fiber boxes shall be determined by Idaho Falls Power. The Contractor or Customer must install the IFP-supplied fiber marker in front of each fiber box.

2. For residential construction, the Contractor or Customer shall provide and install a one-inch (1") future-use (fiber conduit) from existing fiber box to the house. ~~As an option Alternatively,~~ the Contractor or Customer ~~can may~~ utilize ~~Idaho Falls Power IFP-supplied~~ three-quarter inch (3/4") micro duct (see figure 32). For commercial construction, the Contractor or Customer shall provide and install a two-inch (2") future-use (fiber conduit) from the existing fiber box to the building. This requirement also applies to meter packs in multi-family dwellings as defined previously in the policy. If no meter pack is present, proceed with individual runs of future-use conduit as specified for residential construction.

a) Minimum of twenty-four inches (24") of burial depth.

3. Contractor or Customer to ensure both ends of the conduit are capped off with a PVC cap and marked Idaho Falls Fiber. Contractor or Customer shall ensure that end of conduit will be capped and marked in accordance with IFP standards e.g. standard 2-in. x 4-in. piece of wood.

IV. PADMOUNT EQUIPMENT REQUIREMENTS

A. Single-Phase Transformers

1. Transformer ground sleeves and ground rods shall be provided by IFP, but shall be picked up at the IFP warehouse and/or IFP designated facility and installed by the Contractor in conformance with Attached Figures of this Policy. The ground sleeve location shall be compacted to a minimum of ninety-five percent (95%) of maximum density prior to placement. The top of the transformer pad shall be installed a minimum of six inches (6") above final grade. The pad shall be level and aligned accordingly. A minimum ten-foot (10') clear area is required in front of the transformer and a minimum of two-foot (2') clearance is required on the other three (3) sides of the transformer. The transformer location will be determined by IFP.

B. Three-Phase Transformers

1. The Customer shall purchase or construct a concrete transformer pad per current IFP specifications in the location indicated on the marked-up plot plan. A minimum ten-foot (10') clear area is required in front of the transformer pad and a minimum of two-foot (2') clearance is required on the other three (3) sides of the pad. The final

transformer location will be determined by IFP. If the Customer chooses to pour their own pad, IFP must be contacted for inspection of transformer form prior to the pad being poured. Pad design shall conform to Attached Figures this Policy. The pad location shall be compacted to a minimum of ninety-five percent (95%) of maximum density prior to concrete placement. The pad shall be level and aligned accordingly. A transformer will not be installed on the pad until it has cured a minimum of seven (7) days. No more than eight (8) conduits on the secondary side of a transformer shall be installed. When the temperature is forty (40°) degrees or lower the pad shall be covered with an insulated tarp. Transformer ground sleeves and ground rods shall be provided by IFP, but shall be picked up at the IFP warehouse and installed by the Contractor in conformance with Attached Figures of this Policy.

- a) When more than eight conduits are required for the secondary service, coordinate with IFP for the installation of a secondary cabinet to be located adjacent to the transformer. This secondary cabinet will also be used for the CT metering equipment in many applications.

C. Sectionalizing Cabinets, Ground Sleeves, Secondary Pedestals, and Fiber Boxes

1. Primary sectionalizing cabinet, ground sleeves, ground rods, secondary pedestals, and fiber boxes shall be provided by IFP, but shall be picked up at the IFP warehouse and/or IFP designated facility and installed by the Contractor in conformance with Attached Figures of this Policy. The top of the sectionalizing ground sleeve shall be installed a minimum of six inches (6”) above final grade. A minimum ten-foot (10’) clear area is required in front of the primary voltage switch cabinet and a minimum of two-foot (2)’ clearance is required on the other three (3) sides. The location of the ground sleeves, ground rods, and secondary pedestals will be determined by IFP.

D. Modifying Exterior Appearance of Equipment

1. Painting of IFP padmounted equipment shall not be allowed. Wrapping will be allowed with preapproval only. Conditions include; all of standard warning placards and transformer data to be included in the wrap, the wrap cannot cover the fins due to cooling requirements, and no commercial advertising.

V. GENERAL METERING REQUIREMENTS

These general metering requirements cover only the common meter installations. Any non-conventional, infrequent, or special applications or installations should receive prior approval by IFP and are not included in these metering requirements. Wiring diagrams and other meter information may be obtained from the IFP Metering Department. All meters installed by IFP are owned by IFP and all maintenance of the meters shall be completed by IFP.

A. Location of and Restricted Meters

1. Protection from ice, snow, rain, or other damage shall be provided by the Customer for metering equipment, when location so demands. A meter shall not be located where it will be subjected to shock, vibration, or other damage. The Customer shall be responsible for the cost of repair for damage to the metering equipment due to lack of protection.
2. Meters shall be installed on the exterior of the structure and at a location which will be readily accessible at all times for reading, inspecting and testing. The meter shall not be contained inside a cabinet or utility closet. IFP does not recognize EUSERC standards.
3. Residential meters shall be front yard accessible unless prior approval for another location from IFP is obtained.
4. Meters shall be installed only in sockets which are plumb in all directions and securely fastened to the structure.
5. The centerline of the meter should be five foot, six inches (5'6") above the finished grade or walkway. If structural details prevent this, the center line height shall be not less than four feet (4') or more than six feet (6') in height. See Attached Figures of this Policy.
6. In multiple meter installations such as apartment buildings or shopping centers, meters may be mounted in horizontal rows. The maximum allowable height from ground or walkway to the center line of the meter shall be six foot, six inches (6'6"). The minimum allowable height shall be two feet (2').
 - 6-a) Contractor / Customer must verify the rough-in placement and check the height of the meter base with Idaho Falls Power Meter Department personnel.
7. In apartment or multiple-use buildings, meters shall not be installed above the first-story level or in the basement.
8. Sufficient access and working space shall be provided around all metering equipment to permit ready and safe operation, maintenance, and testing of such equipment, with a minimum of three feet (3') front working space, minimum of 6 feet, 6 inches (6'6") head room and a minimum of three feet (3') wide plus permitting 180° degree opening of equipment doors or hinged panels.
9. Meters shall NOT be mounted on IFP owned poles or pad mount transformers.
10. If a service has been disconnected for any reason, IFP reserves the right to require an inspection prior to energizing.
11. IFP will no longer allow 120V two wire services. New or upgraded services must be 120/240 three wire or larger.

B. Meter/Point of Service Disconnect

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1. External main disconnect(s) shall be required on all new Residential points of service and meter base replacements. External main disconnect(s) shall be located after the meter.

- a) Provides point of disconnect for Customer side work, up to and including the main panel.
- b) Provides an accessible fire department point of disconnect in the event of a structure fire.
- c) Provides an accessible location of IFP to drop the load when working on the meter.
- d) External main disconnect will not be required if there is a dedicated transformer for the load and if the transformer has a disconnect switch inside of it.

2. IFP strongly recommends an external main disconnect on Commercial points of service.

C. Determining Self-Contained or CT Metering

1. If a Customer is CT metered, the metering shall be only for one (1) building under residential or commercial rate.

2. The City will require CT meters for all 120/240V single-phase services greater than four hundred (400) amps and all three-phase services -greater than two hundred (200) amps. Max amperage allowed for 120/208V single-phase is two hundred (200) amps.

3. When installing a CT cabinet, the hinge side of the cabinet will be opposite the meter installation to prevent damage to the meter by the cabinet door.

D. Residential Metering Requirements

1. All 120/240V single-phase Customers with a main switch ampacity between two hundred one (201) and four hundred (400) amperes will be metered with a self-contained, three hundred twenty (320) amp meter base. See Section V. E. of this Policy for meter base requirements.

E. Commercial Metering Requirements

1. All meters, voltage, and current leads, used with instrument transformers, shall be furnished and installed by IFP meter department personnel. CTs shall be furnished by IFP. Installation of CTs shall be coordinated with IFP meter department personnel.

2. 2. If a splice cabinet or CT cabinet is used, the customer will be required to provide all the mechanical lugs for that cabinet if the cabinet supplies power exclusively to that customer alone. The customer will must also provide mechanical lugs for use inside the transformer for wiring sized 500 mcm or larger wiring. IFP will provide lugs for use inside the transformer for IFP -owned conductors.

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3. All three-phase Customers with a main switch ampacity up to and including two hundred (200) amperes will be metered with a self-contained meter. All loads in excess of two hundred (200) amperes will be CT metered.

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4. All meters or instrument transformers must be ahead of the Customer's disconnecting switch. Where multiple meter installations are required and a main switch is used, meters may be installed behind the main switch and ahead of the Customer's disconnect. No unmetered circuits will be connected to the main switch. Entrance wiring must be so arranged that metered circuits do not enter conduits, raceways or enclosures containing unmetered circuits.

5. CT installations shall not be more than fifty feet (50') from the meter base. Contractor shall install minimum one inch (1") conduit for metering conductors only. Underground metering conduit shall be buried twenty-four inches (24") in depth. Schedule 40 PVC with RGS above ground into meter base. CTs must be contained within a CT can or approved switchgear. A CT shall not be placed in transformers. If no building wall is available for mounting, see Free Standing CT Meter in Attached Figures of this Policy.

6. Enclosures for CTs shall be furnished and installed by the Customer (unless otherwise noted). Line and load connections shall be clearly labeled along with labeling all phases. All enclosures shall be at least eleven inches (11") deep and of such size as to permit ready installation of current transformers on the size of conductor used. The table of enclosures for CTs, will be used as a guide for the minimum nominal size of metal cabinet to be used. Ct cabinets shall have a #10 or larger conductor to bond the meter base to the CT cabinet. All enclosures and meter bases shall have provisions for installing security seals and shall be installed at an accessible location on outside of building. IFP will not allow any Customer equipment to be installed on, or holes drilled in the transformer. Enclosures for CTs will be used on both underground and overhead instrument metered installations. The top of CT enclosure shall not exceed six feet (6') above finished grade. The bottom of CT enclosure shall not be less than two feet (2') above finished grade. Any variances to these requirements shall be determined by IFP.

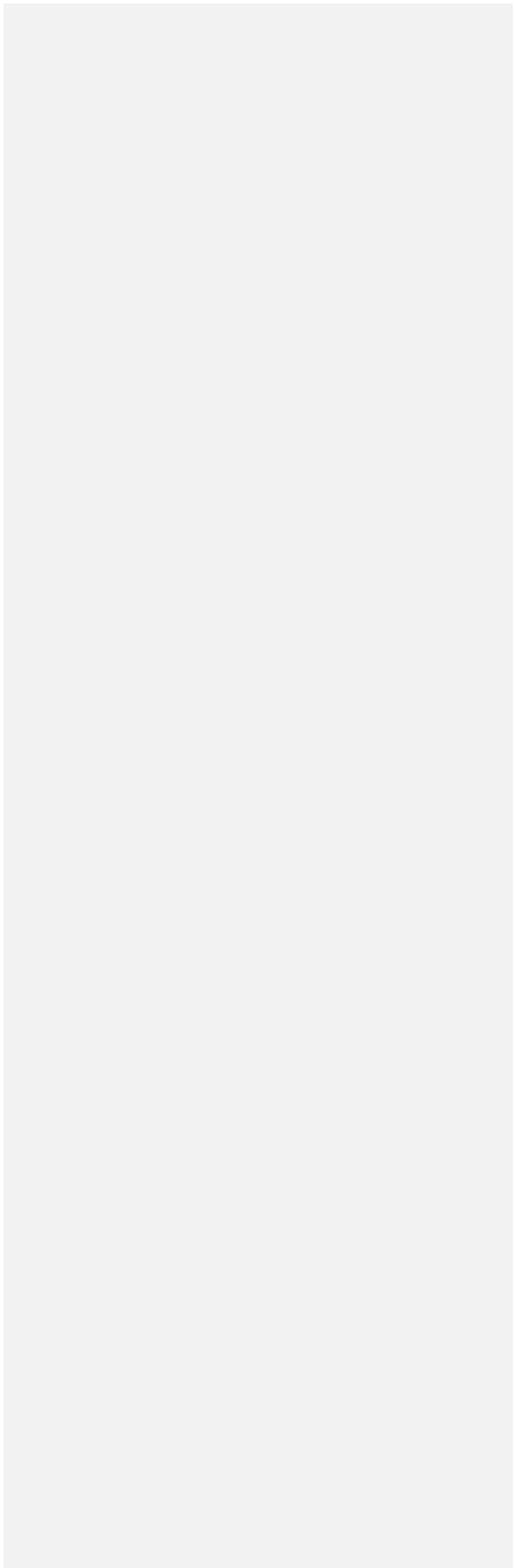
a) For services greater than 801 amps, the CT metering will be installed in an IFP approved pad mounted CT cabinet located adjacent to the transformer (Contractor may use wall mounted CT enclosure for service ampacities of greater than 801 amps if the CT enclosure is rated for and meets minimum UL ratings). Contractor to provide CT cabinet (See Attached Figure 16 of this Policy). CT cabinet to be split bus per American Midwest Power Service Connection Cabinet or approved equal. Coordinate with IFP for required footprint and termination detail. Ground sleeve and ground rod shall be provided by Contractor and installed in conformance with Attached Figures of this Policy. The ground sleeve location shall be compacted to a minimum of ninety-five percent (95%) of maximum density prior to placement. The top of the CT ground sleeve shall be

installed a minimum of six inches (6") above final grade. A concrete pad can be utilized instead of a ground sleeve but must have an 18"-24" deep basement for the conduits. Concrete pad must meet CT cabinet manufacturer standards for strength of the fully loaded CT cabinet and be a minimum of six inches (6") above finished grade. A minimum three-foot (3') clear area is required in front of the CT cabinet and a minimum of two-foot (2') clearance is required on the other three (3) sides of the CT cabinet. The CT cabinet location will be determined by IFP. Conductor will be provided and installed by IFP from Transformer to padmounted CT Cabinet on services greater than 801 amps. 4" conduit from Transformer to CT cabinet can have 24" radius elbows. CT Cabinet will be owned and maintained by Developer / Owner. CT Cabinet to be secured by an IFP-owned padlock.

(1) CT Cabinet must meet minimum specifications given from American Midwest Power drawing "Service Connection Cabinet 'SCC' with CT provision" as follows or approved equal:

- (a) Cabinet is free standing NEMA 3R. Frame is 12 gauge steel galvanized steel bolted together and include leveling provisions. All side plates are pan formed galvanized steel and are bolted to the frame with tamper-resistant zinc plated bolts. Enclosure is primed and painted transformer green enamel.
- (b) Supporting structure for bus bars is bolted to framework such as that any phase bar can be relocated vertically as required to meet job requirements.
- (c) Bus Bars are electrical grade plated aluminum #6101T65 per ASTM specifications # B317 supported on 17" centers using double plastic insulators Copper bus available on special order. Current density is 750A/square inch maximum for Aluminum bus and 1000A/square inch maximum for Copper bus. Each bus bar is punched with 16 sets of 9/16" square holes on 2" horizontally and 1 3/4" centers vertically.
- (d) Ratings are 2000A, 2500A, 3000A, 3600A, and 4000A at 600V maximum 3Ø-4W, 3Ø-3W, 1Ø-3W. All cabinets shall have bus braced for 85,000A RMS amperes short circuit current rating.
- (e) Connectors in a range of #2 to 750 MCM are available in set screw type or compression type for field or factory installation. Connectors will be factory installed on right side of bus unless otherwise specified. Up to (12) – 750 MCM or (24) – 250MCM conductors can be installed on each side, per bar.
- (f) Meets Standards – ETL listed and labeled conforms to U.L. standard 1773 termination boxes. Conforms to NEMA standards. Meets National Electrical Code requirements. Meets Power Company requirements.

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7. CT meter bases located within six feet (6') of the pad mount transformer shall be grounded and bonded to transformer to prevent touch potential.

ENCLOSURE FOR CURRENT TRANSFORMERS (CTs)

Service Entrance Conductor Ampacity	Minimum CT Cabinet Size (W x H x D)
401 & Above - 10	36" x 48" x 11" (hinged door type) or smaller cabinet as approved by IFP
400 & Below - 30	36" x 48" x 11" (hinged door type)
401 - 800	36" x 48" x 11" (hinged door type)
Over 801	To be coordinated and approved by IFP

F. Meter Bases

These meter base specifications cover all self-contained meter bases and transformer-rated meter bases.

1. The Customer or Contractor shall furnish meter bases and enclosures for all meter installations. All meter bases and enclosures will be installed by the Contractor and incorporated into the Customer's wiring.
2. Meter bases must be listed and installed to meet the National Electric Code and the National Electric Safety Code. Combination socket and disconnecting devices are approved for use, provided the base meets all other specifications and is wired on the line-side of the Customer's disconnecting device. Corrosion inhibitor shall be used on all connections to aluminum conductors.
3. All self-contained commercial service installations shall have factory installed lever or link bypass.
 - a) IFP will allow exceptions to the bypass requirements for services with minimal and interruptible load. Services for commercial sprinkler systems controls is an example.
4. IFP will not provide new three-phase, three-wire self-contained service without a grounded neutral system.
5. Single-Phase Meter Bases

a) 120/240V Single-phase 320 residential meter base shall have factory installed lever or link bypass. 120/240V Single-phase meter bases over four hundred (400) amperes shall be CT instrument metered using six (6) point socket type meter base with drilled and tapped mounting plate for test switch provisions.

b) All 120/208V self-contained single-phase meter base installations shall be of a five (5) terminal socket-type meter base and installed such that the fifth terminal is in the 9 o'clock position. Two hundred (200) ampere is the maximum on 120/208V single-phase meter.

6. Three-Phase Meter Bases

a) Two hundred (200) ampere and below self-contained meter base installations on three-phase service shall be a seven (7) point terminal socket type meter base.

b) Three-phase meter bases greater than two hundred (200) amperes shall have a CT instrument metered installation using a thirteen (13) terminal socket-type meter base with a drilled and tapped mounting plate for connection of test switch equipment. Installation of Meters

7. Authorized IFP personnel shall install meter on Customer provided meter base after the following steps have been taken:

a) Must pass Inspection by Electrical Inspector.

b) Customer to sign up for service at City of Idaho Falls Utility Billing.

c) Utility Billing will then submit the connect order to IFP.

8. IFP generally installs meters within five (5) working days after confirmation of connect order from Utility Billing.

G. Removal of Meters

1. Only authorized IFP personnel shall be allowed to remove meters from meter bases on the Customer's premises.

H. Meter Identification

1. All commercial buildings and ~~all multi-unit dwellings, unit including duplexes, triplexes, fourplexes, and similar structures, meter bases,~~ must be permanently labeled ~~prior to before~~ meters ~~being are~~ energized, ~~regardless of whether a meter pack is present.~~ ~~An electrician will be required to coordinate with Idaho Falls Power for an onsite verification that the meter socket is connected to the correct unit (208-612-8430) before CO is issued.~~ Labels must be complete before meters can be installed. Labels shall be of a raised or embossed type, minimum size 3/4" x 2" engraved plastic ~~and must be Permanently attached with a sticky back.~~ Letter or numbers must be a minimum of 7/16". Common gas and electric meters must have the same space designation marking i.e., numbers or letters. The building owner is responsible for proper identification of electric meters. ~~The building owner could be held responsible~~

for IFP costs associated with correcting billing errors caused by mixing wiring or mislabeled meters. If two electric services serve one building or space, a warning tag must be located at each meter point indicating such per NEC Article 230.2E. Labels, as described above, marked with voltage and phasing information are required if two or more services with different voltages or phasing are supplied to a building.

Commented [LB7]: How are the fee's assessed?

I. Master Metering

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1. IFP's retail rates are intended for application to individual customers or units of service. Master metering is prohibited. Except as specifically excepted hereinafter. Master metered mobile home parks, multi-occupant residential buildings, commercial buildings and shopping centers connected prior to July 1, 2010, may continue to receive master metered service.
2. Mobile Home Parks built before July 1, 2010, whose space for tenants have been sub-metered by the park Owners, need not be individually metered by IFP. Mobile home park tenants will be charged the same rate for electric service, as though they were directly metered and billed by IFP.
3. Multi-occupant residential buildings, commercial buildings and shopping centers may be master metered if the electric heating, ventilation, air conditioning or water heating systems are centrally located and cannot be controlled by the individual tenants.
4. A Master-Metered Customer may install sub-metering for individual spaces at the Customer's own expense. Any master metering system must be maintained by the building owner and installed by licensed electricians. Master metered Customers may also utilize a reasonable allocation procedure to determine a tenant's usage for the purpose of reimbursing the master metered customer. Such a procedure shall constitute an allocation and not a resale. Such terms must comply with City Code 8-5-9. The Customer shall indemnify IFP for any and all liabilities, actions or claims for injury, loss or damage to persons or property arising from the allocation of service by the customer.
5. IFP will not sell or otherwise provide meters or associated equipment required for sub-metering, nor test and maintain customer owned meters.

VI. SECURITY LIGHTING

A. Program Requirements

1. IFP can provide security lighting for private property for a fixed monthly charge.

2-a) The Customer will pay a fixed monthly charge for each luminaire, based upon the type of luminaire and wattage. The rates are published in the City Fee Resolution.

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~~3.2~~ Security lights can only be affixed to IFP owned poles with the cost of installation paid by the Customer.

~~4.3~~ The City retains ownership of all facilities and equipment.

~~5.4~~ For more information contact IFP Energy Services at (208) 612-8430.

VII. CUSTOMER GENERATION

A. Generation Facility Design and Installation Requirements

1. All new electric generation equipment that a Customer desires to connect to the IFP distribution system shall be approved by IFP prior to connecting the generation equipment to the IFP distribution system.

2. Customer's operating such generation equipment are required to file a Customer Interconnection Agreement Application and adhere to the following conditions:

B. Generation Facility Design Specifications:

1. Facility Description

a) The Generation Facility shall be designed, constructed, and operated in a manner such that it will interconnect and operate in parallel with IFP's electric supply system, in a safe and efficient manner without disruption, impairment, damage or loss of operational efficiency to IFP's electric supply system.

b) The operation of the Generation Facility is intended to offset a Customer-Generator's electric energy purchases from Idaho Falls Power.

c) The Customer-Generator shall be responsible for the design, installation and operation of the generation system and shall obtain and maintain all required permits and approvals.

d) Any modifications to the system (aside from routine maintenance), including installation of additional generation equipment, replacement panels, or added parts shall only be made following the prior written approval of IFP.

2. Generation Facility Fuel Type and Size Limitations

a) The Customer's Generation Facility shall have a maximum annual generating capacity of no more than the previous twelve (12) months of electric usage, exception to sizing limits can be made with IFP approval if historic consumption warrants.

b) For new residential construction the Customer's Generation Facility shall not exceed five (5) kilowatts. After the first twelve (12) months of consumption history, the Customer may reapply for additional generation.

c) Commercial facilities will be based upon an Electrical Engineer's calculations not to exceed the estimated annual kilowatt consumption per meter. Facility must be reviewed and approved by IFP for capacity and qualifying specifications.

d) All Generation Facilities are subject to review and inspection at IFP's sole discretion. It is not IFP's intent to compensate a facility that generates more than its annual consumption. In cases of excess generation, IFP may require the Generation Facility arrangements to be renegotiated.

3. Generation Facility Installation Standards and Code Compliance:

a) Customer-Generator shall provide the electrical interconnection on the Customer-Generator side of the meter between the Generation Facility and IFP's system. IFP shall make reasonable modifications to their system necessary to accommodate the generation system, with all IFP system modifications being paid for by the Customer. The cost for such modifications will be estimated by IFP, with Customer payment due in advance of installation.

b) The Generation Facility shall include all equipment necessary to meet applicable safety, power quality, and interconnection requirements. These requirements are, or may include,

- (1) IFP's policies
- (2) National Electrical Code
- (3) National Electrical Safety Code
- (4) Institute of Electrical and Electronic Engineers (e.g., IEEE 1547),
- (5) Nationally Recognized Testing Laboratories (e.g., UL 1741)
- (6) California Rule 21
- (7) Hawaii Rule 14H
- (8) Utility best practices.

c) IFP Engineering staff must approve each design drawing prior to construction of the Generation Facility. The drawings must comport to generally accepted engineering design practices and be submitted with the application. This review will be completed within thirty (30) days of application.

d) Upon completion of construction, the City Electrical Inspector shall give final inspection and approval for the Generation Facility to commence operation.

e) The Customer-Generator shall attend an orientation session with Idaho Falls Power staff. Call (208) 612-8456 for more information.

f) The Customer-Generator shall then file an application for Net-Metering and Small Generation Interconnection Agreement Application with, and receive approval from, IFP before installing an interconnected Generation Facility on Customer-Generator property. Application forms are available at the City of Idaho Falls Building Department. The completed application and Generation Facility system design drawing should be returned to the address listed on the

application. The City of Idaho Falls Building Department will also require a building permit and electrical permit along with an additional copy of the system design for review. Review by the City of Idaho Falls Building Department and IFP will occur simultaneously. IFP may withhold approval, if for any reason the requested interconnection would result in a negative monetary or physical impact on IFP's electrical system.

4. Disconnection Device:

a) Customer-Generator shall furnish and install (on Customer-Generator side of the meter) a disconnecting device capable of fully disconnecting and isolating the facility from IFP's distribution system.

(1) The disconnecting device shall be located adjacent to IFP's bi-directional metering equipment and shall be of the visible break type, located in a metal enclosure that can be secured by an IFP-owned padlock or other security device.

(2) The disconnecting device shall be accessible to IFP's personnel at all times and shall conform to National Electric Code standards.

(3) IFP shall have the right to disconnect, with or without notice, the Generation Facility from IFP's distribution system in order to maintain safe and reliable electrical operating conditions or to protect IFP's system from damage, disruption, interference, or to preserve system reliability.

(4) The Generation Facility shall remain disconnected until such time that IFP determines conditions justifying the disconnection have been resolved.

5. Generation Facility Operational Standards:

a) Customer-Generator shall furnish, install, operate and maintain in good order and repair, without cost to IFP, all equipment required for the safe operation of the Generation Facility operating in parallel with the IFP's electrical supply system. This shall include, but is not limited to, equipment necessary to

(1) Establish and maintain automatic synchronism with IFP's distribution system,

(2) Automatically disconnect the Generation Facility from IFP's distribution system in the event of system overload or outage and

(3) For Solar Facilities with backup battery storage, the system must automatically disconnect from and not back feed onto, IFP's distribution system in the event of a system overload or power disruption.

(4) The Customer-Generator's Generation Facility shall not cause any adverse effects upon the quality or reliability of service provided to IFP's other customers.

(5) IFP reserves the right to require that the Generation Facility modifications to comport with Idaho Falls electrical system change in needs

or requirements or to negate any adverse impact the interconnected Facility has on other customers.

(6) The Generation Facility shall not cause any adverse effects upon the quality or reliability of service provided to IFP's other customers.

(7) The Customer-Generator shall operate the Generation Facility in accordance with applicable rules and regulations.

b) On an approximate three-year rotation, the Customer is required to confirm the status of the generation facility. In addition, IFP reserves the right to inspect the facility at any time for non-backfeed protection for utility safety requirements.

(1) IFP reserves the right to disconnect the generation facility, or if required the full service if the customer fails to confirm the status of the generation facility or allow for safety inspections.

6. Generation Facility Maintenance:

a) Except for bi-directional metering equipment owned and maintained by IFP, all equipment on the Customer-Generator's side of the meter, including the required disconnecting switch, shall be provided and maintained in satisfactory operating condition by the Customer-Generator at the Customer's expense and shall remain the property and responsibility of the Customer-Generator. IFP shall bear no liability for Customer-Generator's equipment or for the consequences of its operation.

C. Generation Facility Net-Metering and Power Purchases

1. Measurement of Net Energy:

a) Metering equipment shall be installed by IFP (solely at Customer-Generator's expense) to measure the flow of electrical energy to and from the customer premise.

2. Purchase of Energy:

a) The Customer-Generator agrees to sell, and IFP agrees to issue a credit for, all electrical energy generated at the Generation Facility in excess of the Customer-Generator's on-site load in accordance with the current City fee resolution.

b) WHERE CONSUMPTION EXCEEDS GENERATION:

(1) If electricity supplied by Idaho Falls Power during the billing period exceeds the electricity generated by the Customer-Generator during the billing period, the Customer-Generator:

(a) Shall be billed for the applicable non-energy charges for the billing period under the Customer's appropriate retail rate classification;

(b) Shall be billed for the net electricity supplied by IFP at the Customer's appropriate rate adopted in ordinance for the

corresponding period.

c) WHERE GENERATION EXCEEDS CONSUMPTION:

(1) If the electricity generated by the Customer-Generator exceeds the electricity supplied by IFP during the billing period the Customer-Generator:

- (a) Shall be billed for the applicable non-energy charges for the billing period under the Customer's appropriate rate classification;
- (b) Shall be financially credited for excess energy delivered to Idaho Falls Power during the billing period, at the rate adopted in ordinance for the corresponding period.

3. Renewable Energy Credits

a) The Customer-Generator will release to IFP all renewable-energy credits (RECs), renewable-energy credits (S-RECs) or other renewable attributes as appropriate based on actual on-site electric generation from the Generation Facility. Credits will be released to IFP for the duration of the interconnection to IFP's power system.

VIII. ELECTRIC VEHICLE CHARGING STATION PROGRAM REQUIREMENTS

A. Electric Vehicle Level 2 Charging Station Installation

The following are CUSTOMER requirements for those who choose to participate in an IFP electric vehicle charging station lease:

1. Location

a) The CUSTOMER is responsible for the selection of the charging station location, for both wall mount and pedestal mount charging stations with approval from IFP. Location must be approved by IFP prior to installation. IFP staff is available to assist in selecting suitable locations. To schedule an onsite assessment with an IFP representative, call (208) 612-8430.

2. Installation

a) The CUSTOMER will be responsible to install the pedestal concrete pad base, conduit and wire, or conduit and wire for a wall mount location. See Attached Figures for the specification sheets for the pedestal installation. IFP is solely responsible for the installation of the charging station on the CUSTOMER's premise. If a charging station is to be installed on premises, which is leased, rather than owned, CUSTOMER must receive all necessary consent from the premises owner for the installation of the Charging Station by the Customer and allow access for operation and maintenance by IFP.

b) Customer is responsible for acquiring all applicable permits and inspections for the construction and installation of the Station. In the event that an upgrade in

electric service or wiring is required to support the stated load of the Station this will be the sole responsibility of the Customer.

c) The CUSTOMER is responsible for all costs (labor and materials) associated with the installation site preparation: trenching, conduit, cement pedestal base, wire, etc.

3. Maintenance and Repair

a) Standard Maintenance

(1) IFP will perform standard maintenance to the charging station to ensure it is in proper working condition throughout the term of the program.

Maintenance includes cleaning the charging station connector, testing the charging voltage level, testing system functionality, and related minor work, as reasonably determined by IFP, to preserve the unimpaired function of the charging station.

(2) Customer will provide IFP access to the charging station and related equipment for maintenance between the hours of 7:00 a.m. and 7:00 p.m. local time on City business days. In the case of an emergency, Customer will allow IFP access, with notice, to the charging station and related equipment outside of normal maintenance times.

b) Equipment Damage

(1) Customer is responsible, at its sole cost and expense, for actions related to the repair and replacement of a negligently damaged charging station to include vandalism.

(2) The Customer agrees that the facilities in which the charging station is located will be kept clean and in good repair.

(3) Customer will maintain structural portions of the premises surrounding the Charging Station, including the pavement, foundation, roof structure, walls, columns, beams, parking areas, and all adjoining common areas, in good condition and repair.

(4) If temporary removal of the Charging Station is required in connection with the repair of the Charging Station or building structure, Customer will provide IFP five (5) business day's prior written notice or a shorter but reasonable period in the event of an emergency.

(5) Customer may interrupt electric service to a Charging Station to ensure safety or when needed to repair or maintain the premises. After completion of the repairs or maintenance, Customer will promptly restore the affected charging station and notify IFP.

(6) IFP will not be responsible for damages caused by operation of the Charging Station, including failure of equipment to operate as intended.

(7) IFP will not be held responsible for any damage to the Customer's property or electrical system due to negligent use of or vandalism to the Charging Station.

c) Continuity of service

(1) IFP will use reasonable diligence to supply constant electricity service to the charging station but does not guarantee the service against an irregularity or interruption.

(2) IFP may interrupt electric service to a Charging Station when necessary to maintain reliability of the electric distribution system, ensure safety, reduce peak demand, or to perform maintenance on the Charging Station or related equipment.

(3) IFP may install and operate additional meter(s), data monitoring equipment, or charge management devices which gather information regarding equipment usage.

(4) Such installation will be adjacent to or near the Charging Station but will not interfere with parking or pedestrian traffic paths on premises.

d) Labeling and signage

(1) Charging Stations will be labeled by IFP.

(2) The Lessee will not remove, mar, deface, obscure, or otherwise tamper with the Charging Station labels.

(3) Customer can install signage provided by IFP or others (as approved by IFP) to identify charging station sponsor and provide information about Charging Station care.

e) Charging Station Locations

(1) Charging Stations will be placed on the customer side of the electric meter.

(2) Power used by the Station will flow through the Customers meter and be billed at their appropriate rate class for the customer type as established in the current adopted rate resolution.

(3) The energy consumed by the Station(s) will not be metered separately or tracked independently of the Customers other electric usage at the location on the appropriate meter.

IX. SMALL WIRELESS FACILITIES

A. Purpose.

1. To provide design standards for Small Wireless Facilities (SWFs) also known as small cell installations. These standards are intended for 4G and 5G equipment installed on Idaho Falls Power (IFP) infrastructure located in the City of Idaho Falls and located in City-owned or City-controlled rights-of-ways and easements, but are also applicable to similar technologies such as wi-fi networks.

2. The City of Idaho Falls (City) encourages the deployment of small cell wireless technology within the City for the benefit it provides the citizens of Idaho Falls including increased connectivity and reliable networks and services.

3. The City desires to add this infrastructure with minimal negative impact to the character and aesthetics of our community.

4. The City has a fiduciary duty to manage the public right-of-way (ROW) for the health, safety, and welfare of the public.

5. These Design Standards are for siting and criteria for the installation of Wireless Facilities, including SWFs permitted by the City to be installed.

B. Definitions.

Applicable Codes. International building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; and adopted by the City with local amendments.

City. The City of Idaho Falls, Idaho and its officers and employees.

City Park. An area that is zoned or otherwise designated by the City as a public park for the purpose of recreational activity.

Collocate or collocation. The installation, mounting, maintenance, modification, operation, or replacement of SWF in a City-owned or City-controlled public ROW on or adjacent to a pole.

Concealment, decorated or camouflaged. Any SWF or Pole that is covered, blended, painted, wrapped, disguised, camouflaged or otherwise concealed or decorated such the SWF blends into the surrounding environment and is visually unobtrusive as allowed as a condition for City approval. Camouflage may consist of but not limited to; hidden beneath a façade, blended with surrounding area design, painted to match the supporting area, or disguised with artificial tree branches.

Decorative pole. A pole specially designed and placed for aesthetic purposes.

Design District. An area that is zoned, or otherwise designated by the City and for which the City maintains and enforces unique design and aesthetic standards on a uniform and nondiscriminatory basis.

Downtown District. The portion in the City's downtown area that is identified as having historic or aesthetic preservation or enhancement needs by the Zoning Code.

Easement. Includes any public easement or other compatible use created by dedication, or by other means, to the City for public utility purposes or any other purpose.

Highway ROW. ROW adjacent to a state or federal highway.

Historic District. An area that is zoned or otherwise designated as a historic district under City, state or federal code.

Hydroelectric Project. All hydroelectric facilities and lands within the FERC licensed boundaries of Project 2842 the Idaho Falls Project and Project 2952 the Gem State Project.

Local. Within the geographical boundaries of the City.

Location City approved and lawfully permitted location for the SWF.

Macro tower. A guyed or self-supported pole or monopole greater in height than standard ~~street lights~~streetlight poles or traffic signal masts.

Small Wireless Facility (SWF). As defined by City Zoning Code-

Network Provider or Provider. A wireless service provider or a person that does not provide wireless services and that is not an electric utility but builds or installs on behalf of a wireless service provider. a SWF

License. A written authorization for the use of the public ROW or collocation on a service pole required from the City before a network provider may perform an action or initiate, continue, or complete a project over which the City has police power.

Pole. A service pole, municipally owned utility pole, or SWF Support Pole. Poles that have conductor energized at 44kV or higher are excluded from this definition.

Private easement. An easement or other real property right that is only for the benefit of the grantor and grantee and their successors and assigns.

Public Right-of-Way or Rights of Way (ROW). The area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easement in which the City has an ownership interest or controls through contractual means. The term does not include a private easement or the airwaves above a public ROW, with regard to wireless telecommunications.

Service pole. A pole, other than a municipally owned utility pole, owned or operated by the City and located in a public ROW, including: a pole that supports traffic control functions, a structure for signage, a pole that supports lighting (other than a decorative pole); and a pole or similar structure owned or operated by the City and supporting only SWF

Traffic Signal. Any device, whether manually, electrically, or mechanically operated by which traffic is alternately directed to stop and proceed.

Wireless service. Any service, using licensed or unlicensed wireless spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public using a SWF

Wireless service provider. A person or company that provides wireless service to the public.

C. Locations of Wireless Facilities and Related Ground Equipment.

1. Most Preferable Locations

- a) Public Right-of-Way
- b) Industrial Areas

- c) Retail and Commercial areas
2. Less Preferable Locations
 - a) Historic, Design, and Downtown Districts

Any area designated by the City as a Historic, Design, or Downtown District will be subject to aesthetic requirements such as Camouflage at the nondiscriminatory discretion of the City.
 - b) Municipal Parks

ROW located in or adjacent to a street or thoroughfare that is adjacent to a municipal park or undeveloped land that is designated for a future park by zoning.
 3. Prohibited or Restricted Areas for Certain Wireless facilities, except with Separate City Agreement or Subject or Concealment Conditions.
 - a) Residential Areas

ROW that is adjacent to lots or undeveloped land that is designated for residential use by zoning.

If a SWF is installed in a residential area it shall not be placed in public-utility-easement located outside of the platted ROW.
 4. Historic, Design, and Downtown Districts.
 - a) As a condition for approval of SWF in Historic, Design and Downtown Districts, the City shall require reasonable design decoration, Camouflage, or Concealment measures for the SWF. The City requests that a Network Provider explore the feasibility of using concealment, decoration, wrapping, or Camouflage measures to improve the aesthetics of the SWF, or related ground equipment, or any portion of the nodes, poles, or equipment, to minimize visual impacts.
 - b) Network Provider shall comply with and observe all applicable City, State, and Federal historic preservation laws and requirements.
 - c) Each license application shall disclose if it is within a District with Decorative Poles or in an area of the City zoned or otherwise designated as a Historic, Design or Downtown District.
 5. Historic Landmarks
 - a) A Network Provider is discouraged from installing a SWF within three hundred feet (300”) of a historic site or structure or Historic Landmark recognized by the City, state or federal government. It is advised that each license application disclose if it is within three hundred feet (300”) of such a structure.
 6. Undergrounding Requirements

a) A Network Provider shall comply with nondiscriminatory undergrounding requirements, including City ordinances, zoning regulations, state law, private deed restrictions, and other public or private restrictions, that prohibit installing aboveground structures in a ROW without first obtaining zoning or land use approval.

b) Areas may be designated from time to time by the City as Underground Requirement Areas in accordance with filed plats and or conversions of overhead to underground areas, as may be allowed by law.

c) Each license application shall disclose if it is within an area that has undergrounding requirements.

7. Exceptions

The City at its sole, indiscriminatory, discretion may grant exception to the above prohibited locations and sizes.

D. Order of Preference for SWF Support Poles and attachments to existing facilities.

1. The preference is for all electronics except the antennae to be located in a ground mounted cabinet located behind existing walkways.

2. Existing non-decorative ~~street light~~streetlight poles

3. Traffic signal structures when such installation will not interfere with the integrity of the SWF and will not interfere with the safety of the public.

4. New SWF poles located in non-residential areas at signalized intersections.

5. Ground Equipment should be minimal and the least intrusive alternative.

E. Guidelines on Placement

1. Generally, Network Provider shall construct and maintain SWF and SWF Support Poles in a Manner that does not:

a) Obstruct, impede, or hinder the usual travel or public safety on a public ROW;

b) Obstruct the legal use of a public ROW by other utility providers;

c) Violate nondiscriminatory applicable codes;

d) Violate or conflict with the City's publicly disclosed public ROW management policies or zoning ordinances;

e) Violate the ADA; or.

f) Violate City noise or nuisance standards.

2. Licensing.

a) As defined in City Code, Idaho Falls Service Policy, City Design Criteria, and a Master License Agreement with each Network Provider or carrier.

b) All new equipment placed in the ROW shall require a ROW permit. This permit will ensure review of traffic and pedestrian safety and to review potential impacts from planned construction projects.

3. SWF facilities placement.

a) ROW. SWFs with related ground equipment shall be placed, as much as possible within two feet (2') at the outer edge of the ROW line to minimize any obstruction, impediment to the usual travel or public safety on a ROW.

b) Height above ground: SWF attachments to a pole shall be installed at least eight feet (8') above the ground, and if a SWF attachment is projecting toward the street, the attachment shall be installed no less than sixteen feet (16') above the ground.

c) SWF Spacing: SWFs shall be no closer to another SWF than a minimum of three hundred feet (300'), unless by Conditional Use Permit.

d) Installations on Traffic Signals: Installation on traffic signal structures must:

- (1) Be encased in a separate conduit than the traffic ~~light~~ light electronics,
- (2) Have a separate electric power connection than the structure,
- (3) Have a separate access point than the structure, and
- (4) Be clear of any current or potential attachment of traffic control devices (signal and signs) and ancillary devices (detection, preemption, surveillance, etc.) and not constitute a violation of the Manual on Uniform Traffic Control Devices (MUTCD).
- (5) SWFs will not be allowed on any signpost located in the ROW.

4. New SWF Support Poles.

a) All new poles must be selected from the current Idaho Falls Power list of acceptable poles by Valmont or approved equivalent.

X. JOINT USE ATTACHMENT CONSTRUCTION STANDARDS AND POLICY

A. Purpose.

1. To provide consistent construction standards for joint use attachments on IFP structures.

B. Application Procedures

1. Any communication provider ("Provider") desiring to attach to IFP poles must first have an executed Joint Use Agreement with IFP.

2. Prior to any attachment to IFP poles, Providers desiring joint use must turn in an application to IFP. No attachments to any of IFP poles shall occur until IFP has approved a Permit for such attachments.

3. Permits are required for any overlashing. Provider, Provider's affiliates, or other third party as applicable shall pay any necessary make-ready work costs to accommodate such overlashing.

C. Make-Ready Work

1. It is the Provider's responsibility to advise IFP of any required make-ready work.
2. The Provider will be required to pay for all make-ready work. This payment may be required in advance of any IFP work.

D. Pole Attachment Standards

1. All pole attachments shall be made in accordance with the most current version of the following standards, as applicable:
 - a) National Electric Safety Code ("NESC")
 - b) National Electrical Code ("NEC")
 - c) Regulations of the Occupational Safety and Health Administration ("OSHA").
 - d) Service Policy Figures 18-23.

E. Position and space

1. The top communication position on all IFP poles is reserved for City of Idaho Falls, IFP, and IFF communication equipment, solely as determined by IFP.
2. A position generally consists of twelve inches (12") of pole space.
3. Providers are permitted no more than one (1) attachment per pole without express written IFP approval.
4. A communication cross arm may be installed when vertical space on the pole is or may be limited, solely as determined by IFP. A communication cross arm is recommended when there are three (3) or more communication lines attached to a pole or as vertical clearance from ground would reasonably require.

F. Clearances

1. Minimum separation between electric service drops and communication service drops shall be twelve inches (12"), per NESC 235C1b (exception 3).
2. Minimum mid-span vertical separation between communication cables shall be six inches (6").

G. Vertical Risers

Unless otherwise directed by IFP, all risers, including those providing 120/240 volt power for communications equipment enclosure, shall be placed on the quarter faces of the pole and must be installed in sealed conduit on stand-off brackets. A two-inch

(2”) clearance in any direction from cable, bolts, clamps, metal supports, and other equipment shall be maintained.

H. Climbing Space

A clear climbing space must be maintained at all times on the face of the pole. All attachments must be placed to allow and maintain a clear and proper climbing space on the face of IFP’s poles. Communication cable/wire attachments shall be placed on the same side of the pole as those of other attaching entities.

I. Anchors and Down Guys

1. No attachment may be installed on an IFP pole until all required guys and anchors are installed. No attachment may be modified, added to, or relocated in such a way as is likely to materially increase the stress or loading on IFP poles until all required guys and anchors are installed. Placing pulling strain on IFP poles prior to supporting the pole is cause to immediately stop work.

2. Providers shall be responsible for procuring and installing all anchors and guy wires to support the additional stress placed on IFP poles joint use facilities attachments. Anchors shall be guyed adequately. Anchors and guy wires shall be installed on each IFP pole where an angle or a dead-end occurs with guy attachments to poles at or below its cable/wire attachment.

3. Providers shall not attach guy wires to the anchors of IFP or any third-party user without the anchor owner’s specific prior written consent.

4. Any down guys, if needed, shall be bonded, to the vertical ground wires of IFP’s pole where a ground wire is available.

J. Service Drops

1. Aerial service drops shall not be attached directly to the pole. Aerial service drops shall be attached to the messenger a minimum of six inches (6”) from the pole.

K. Tagging

1. All communications cables shall be identified with a band-type cable tag or other identification acceptable to IFP at each attachment within twelve inches (12”) of the pole. The tag shall be consistent with industry standards, and shall include, at minimum, the following: cable owners name, which can be read by observation from the ground.

L. Pole Removal

1. In the event a pole is abandoned or replaced, the last party attached to a pole shall be responsible for removal, disposal, and liability of such pole.

M. Nonfunctional Attachments

1. Providers shall remove any nonfunctional attachments within one (1) year of the attachment becoming nonfunctional.

XI. APPENDICES

A. Transfer of power service FAQ's

High Density Load Service - FAQ's (Crypto currency mining and Data Centers)

Frequently Asked Questions regarding Idaho Falls Power (IFP) and High Density Loads (HDL). The most common HDL loads are crypto mining operations but can also include traditional data centers.

1. What is the cost of energy?

For loads of under 1 mw, IFP has an HDL rate which can be found at:
<https://www.ifpower.org/accounts-and-services/rates-and-policies>

2. What if my load is greater than 1 mw?

For all new loads of greater than 1 mw, the rate will be negotiated and will require City Council approval. Generally, this rate will be based on the market price for power, plus the cost to deliver the energy to your site. For current market power prices, the EIA does have the historical market prices at Mid-c and Palo Verde on their web page at,
<https://www.eia.gov/electricity/wholesale/>.

3. What if my load is greater than 10 mw?

For loads over 10 mw there are significant contractual and transmission issues. If you are interested in pursuing loads above the 10 mw we would anticipate several years of power supply contract negotiations and transmission service studies and very possible additional years for transmission construction.

4. What is the cost to install a service?

IFP price for new and upgraded services is per our Service Policy available on our website. In general IFP will provide a cost to install any required equipment and upgrades to existing equipment and this must be paid prior to scheduling any jobs. Further, if extensive studies are required, IFP reserves the right require prepayment of estimated labor engineering work.

5. Where are some good sites for an HDL?

IFP does not have the time, resources, or expertise to locate sites for commercial businesses. Before we can provide any significant assistance to a customer seeking to locate an HDL in our service territory, we need a specific location and a desired peak load amount. If an excessive number of locations are desired to be researched, IFP reserves the right require prepayment of estimated labor engineering work.

6. Where can I get service from IFP?

IFP is a division of the City of Idaho Falls and serves only inside the city limits of Idaho Falls. These boundaries can be found at: <https://www.idahofallsidaho.gov/332/Maps>.

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B. High Density Load Service (Crypto currency mining) FAQ's

Transfer of power service from Rocky Mountain Power to Idaho Falls Power – FAQ's

Frequently asked questions regarding transfer of service or the removal of Rocky Mountain Power owned assets.

1. *My property has been annexed into the City and I would like to change power service provider to Idaho Falls Power. Who should I contact?*

You can initiate the request by calling the Idaho Falls Power Customer Service Manager, Wid Ritchie at 208-612-8143 writchie@ifpower.org, or the Idaho Falls Power Compliance Manager Richard Malloy at 208-612-8428 rmalloy@ifpower.org.

2. *Is there a cost to me to transfer the service?*

Idaho Falls Power pays for all the infrastructure costs, such as poles, wire, and transformers, up to the meter point. There is a revenue portion that amounts to 167% of the previous year's total bills. This cost is shared 50/50 with the customer and Idaho Falls Power. Idaho Falls Power will amortize the cost over a three - five year period as a location surcharge on the monthly utility bill. Typically, because Idaho Falls Power rates are significantly less than Rocky Mountain Power, the customer does not see an increase in the cost of their monthly bill. After the customer's location surcharge is paid, the surcharge automatically drops off.

3. *Can I voice my opinion on a buyout?*

Yes. Before approval the IPUC will hold a public hearing for all public comments.

4. *How long does it take to transfer service from Rocky Mountain Power to Idaho Falls Power?*

Typically, it has taken from five months to a year to complete the transfer of service and associated assets.

5. *Why does it take so long to transfer service?*

There are several steps that need to occur to complete the transfer; agreement between the utilities, an accounting of the cost of the assets, calculation of the revenue cost and Idaho Public Utilities Commission for approval. In our experience the most significant drivers of the schedule are the time required for Rocky Mountain Power's process and the Public Utilities Commission approval.

6. *Can Idaho Falls Power expedite the transfer?*

No. Idaho Falls Power can only forward the request to Rocky Mountain Power to initiate the transfer and Idaho Falls Power has no control over the PUC's schedule.

7. *I'm a developer and need to have Rocky Mountain Power assets removed from the property. Can I remove them?*

No. The asset exchange must be completed before any assets such as poles, transformers, conductor (wire), ect. can be taken out of service or removed.

8. *Is there someone I can contact if the transfer length of time is negatively impacting me or my business?*

Yes, you can call the Idaho Public Utilities Commission in Boise at the following address. As a part of the Idaho State government, their primary function is to serve power customer interests in the state of Idaho and as such they are receptive to customer concerns.

By written letter to:

P.O. Box 83720 Boise, ID 83720-0074
11331 W. Chinden Blvd. Building 8, Suite 201-A
Boise, ID 83714
Phone: 208.334.0300
Toll Free: 1-800-432-0369
Fax: 208.334.3762

Call or email to:

Stephen Goodson – Policy Analyst
208-344-0323 Stephen.goodson@puc.idaho.gov
Online form –<https://puc.idaho.gov/Form/ConsumerAssistance>
208-334-0369 or 1-800-432-0369

7. What if we wanted to set up individual meters all under 1mw? Would that exempt us from the negotiated rate?

For reviewing the load size IFP will consider all the usage at a specific site or for a specific customer to be one load, irrespective of the number of meters. This includes multiple corporations under one parent or common ownership.

8. What if I start with a load under 1 mw and want the flexibility to expand in the future?

The customer is responsible for the costs of any needed upgrades to IFP's infrastructure when that upgrade is caused by increased energy usage by the customer. Further, a contract and negotiated rate will be required if a customer's loads increase above 1 mw.

9. Will my HDL service be subject to disconnection?

The negotiated agreement will set out the terms and conditions under which IFP and the customer will use HDL's for load management and demand response. Also, while at IFP we pride ourselves on our level of high reliability we do not guarantee uninterrupted service. Further, if we were ever required to reduce loads we would prioritize critical loads such as medical facilities and first responder facilities.

10. What voltages does IFP provide power at?

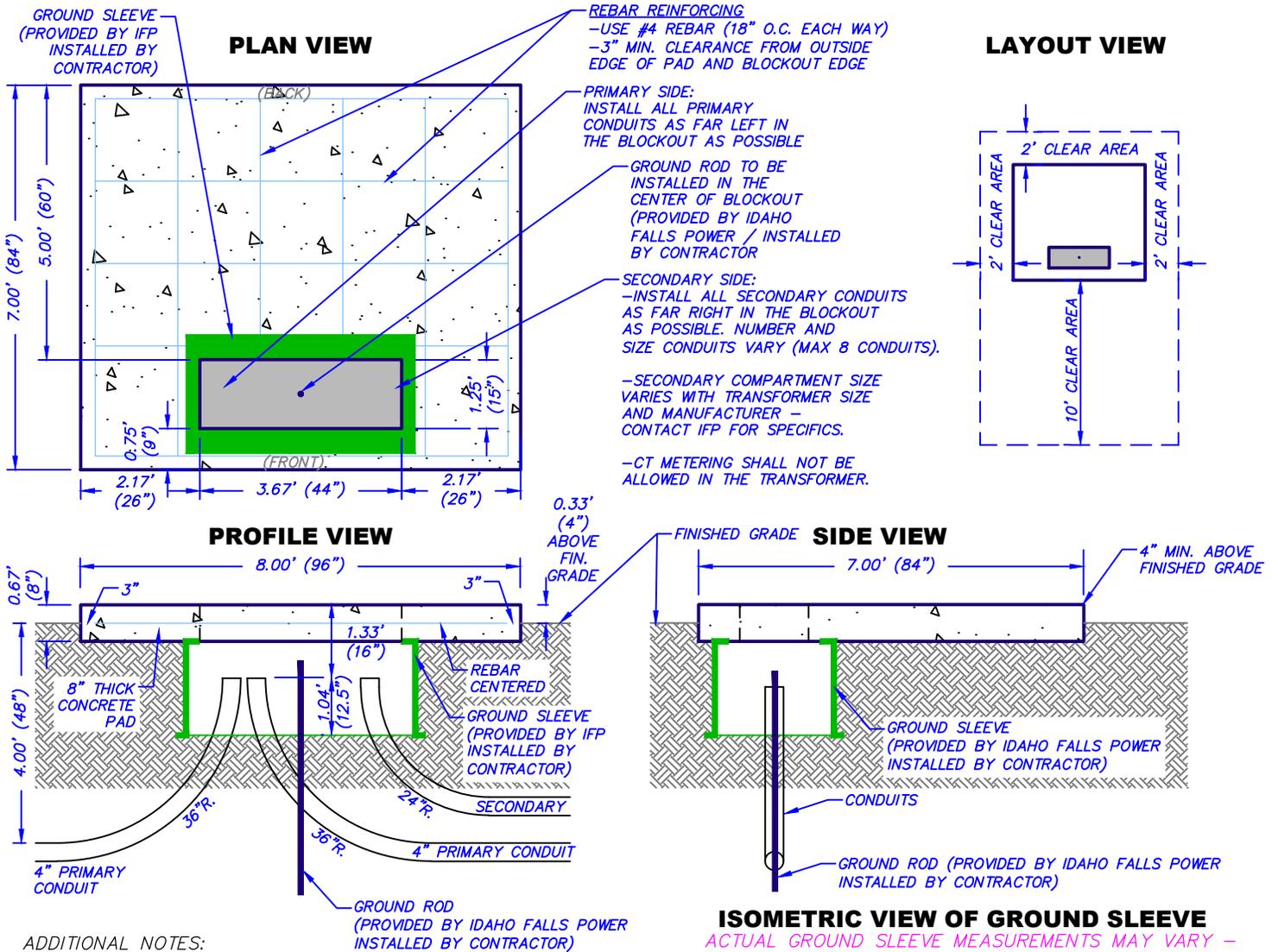
IFP can provide power at the secondary voltages of 480/277 or 208/120. Or IFP can provide a power at the primary voltage of 12.5kv and the customer would provide the required transformers. More details on IFP service can be found in our Service Policy at: <https://www.ifpower.org/accounts-and-services/rates-and-policies>.

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3. 3 PHASE TRANSFORMER PAD (LARGE)
4. SINGLE PHASE TRANSFORMER BASE (GROUND SLEEVE)
5. 3 PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)
6. SINGLE PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)
7. SECONDARY SERVICE PEDESTAL BASE (GROUND SLEEVE)
8. TYPICAL BELL END INSTALLATION DIAGRAM
9. JOINT UTILITY TRENCH
10. LIGHT POLE FOUNDATION DETAIL
11. TYPICAL RESIDENTIAL UNDERGROUND SERVICE
12. TYPICAL RESIDENTIAL OVERHEAD SERVICE
13. ELECTRICAL SERVICE REQUIREMENTS
14. FREE STANDING METER PANEL (POST MOUNTED – 1Ø)
15. FREE STANDING CT METER (POST MOUNTED – 1Ø OR 3Ø)
16. CT CABINET WITH GROUND SLEEVE (801 – 4000 AMPS)
17. RISER DETAIL
18. OVERHEAD CLEARANCES
19. OPERATION AND CUSTOMER CLEARANCES
20. APPLICATION GUIDE FOR 2017 NESC TABLE 232-1
21. APPLICATION GUIDE FOR 2017 NESC
22. GROUND CLEARANCES 2017 NESC
23. COMMUNICATION CABLE CLEARANCES
24. BOLLARD DETAIL
25. ELECTRIC VEHICLE PEDESTAL FOUNDATION PAD
26. COMMERCIAL LIGHTING CONTROL PANEL & FOUNDATION
27. COMMERCIAL LIGHTING AND DIAGRAM
28. WIRELESS ANTENNA STEEL STREET LIGHT (PADMOUNTED EQUIPMENT)
29. WIRELESS ANTENNA (STEEL MONO POLE)
30. 7' X 12' VAULT
31. 7' X 12' VAULT LID
32. FIBER / POWER SECONDARY TRENCH
- [33. FIBER / WALL MOUNT EXAMPLES](#)
- [34. RESIDENTIAL SECONDARY SERVICE OWNERSHIP](#)
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3 PHASE TRANSFORMER PAD

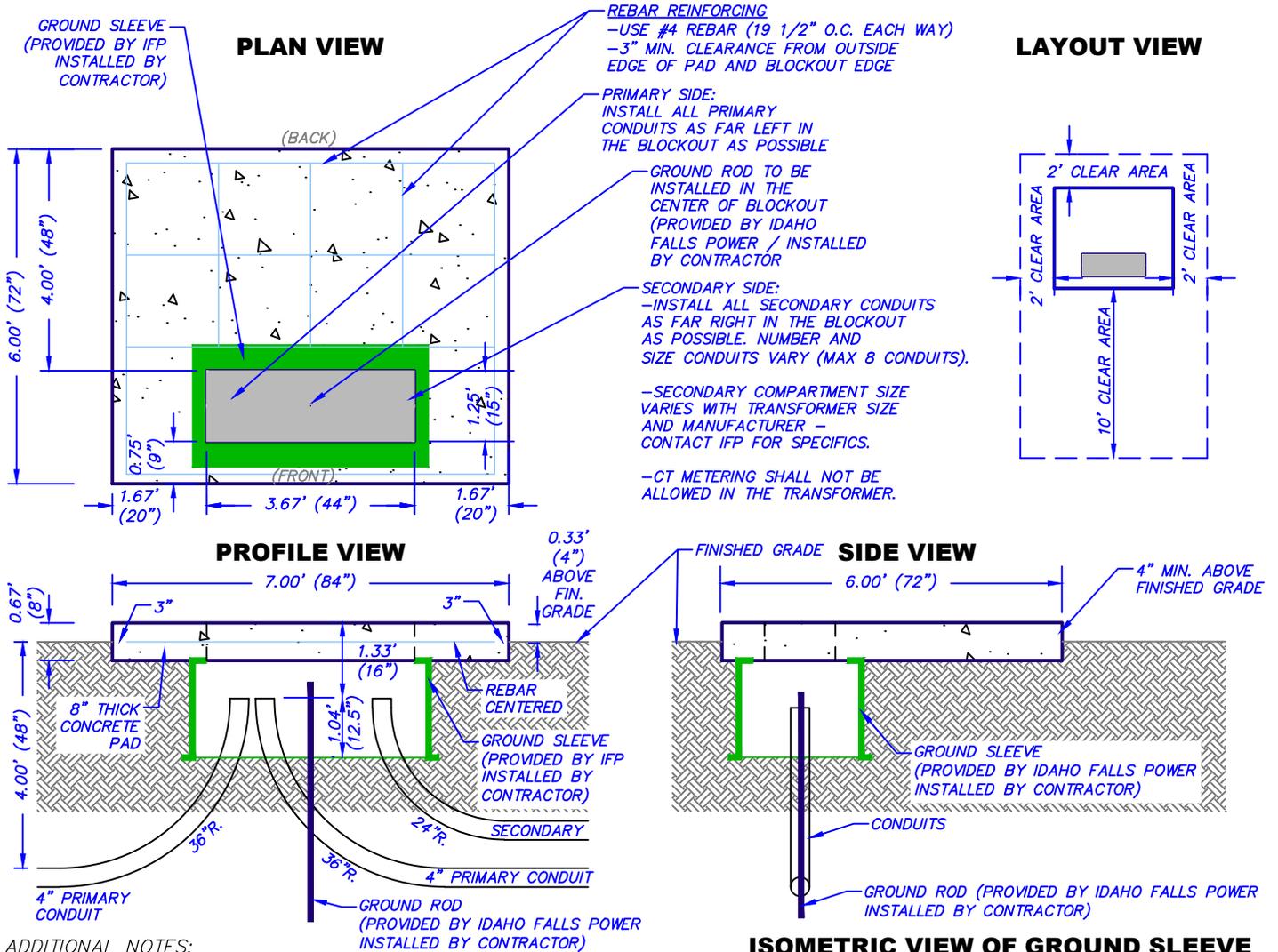


ADDITIONAL NOTES:

1. 8" PRE-CAST CONCRETE PAD IS AN ACCEPTABLE OPTION. SEE EARTHWORK AND OTHER SPECIFICATIONS REQUIREMENTS BELOW AND IN DRAWING. INSPECTION PRIOR TO PLACEMENT IS REQUIRED.
2. INSTALL CONDUITS AS SHOWN IN DETAIL. INSTALL BELL ENDS AND CAP ALL CONDUITS. IDENTIFY ALL CONDUITS FOR ROUTING. CONTRACTOR TO PLACE IFP PROVIDED GROUND SLEEVE AND GROUND ROD AS SHOWN IN DETAIL. CONTACT IFP FOR INSPECTION.
3. TRANSFORMER PAD SHALL HAVE A MINIMUM THICKNESS OF 8" CONCRETE AND SHALL BE DESIGNED WITH SUFFICIENT REINFORCING TO ACCOMMODATE A TRANSFORMER WEIGHT OF 16,000 LBS (SEE DRAWING).
4. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
5. THE TRANSFORMER WILL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40°, THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS. DO NOT PLACE PAD ON THE FROZEN EARTH.
6. TOP OF THE TRANSFORMER PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE TRANSFORMER PAD. CONTACT IFP FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

IF POURING CONCRETE PAD INSTEAD OF UTILIZING A PRE-CAST PAD, THE CONTRACTOR MUST ENSURE THE FINISHED BLOCK-OUT OPENING MEASURES 15" X 44"

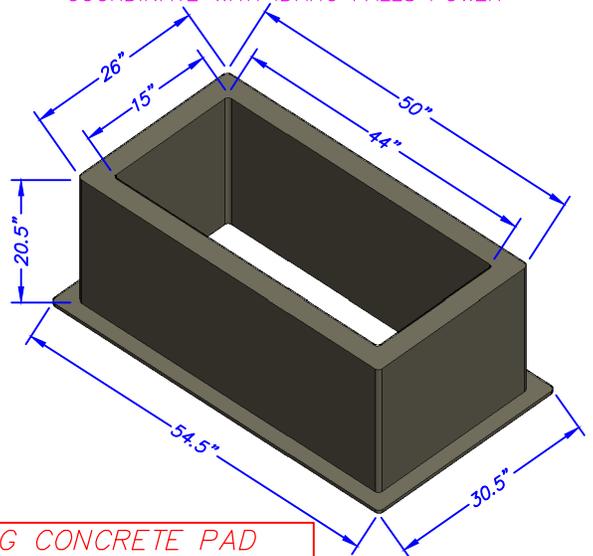
3 PHASE TRANSFORMER PAD (SMALL)



ADDITIONAL NOTES:

1. 8" PRE-CAST CONCRETE PAD IS AN ACCEPTABLE OPTION. SEE EARTHWORK AND OTHER SPECIFICATIONS REQUIREMENTS BELOW AND IN DRAWING. INSPECTION PRIOR TO PLACEMENT IS REQUIRED.
2. INSTALL CONDUITS AS SHOWN IN DETAIL. INSTALL BELL ENDS AND CAP ALL CONDUITS. IDENTIFY ALL CONDUITS FOR ROUTING. CONTRACTOR TO PLACE IFP PROVIDED GROUND SLEEVE AND GROUND ROD AS SHOWN IN DETAIL. CONTACT IFP FOR INSPECTION.
3. TRANSFORMER PAD SHALL HAVE A MINIMUM THICKNESS OF 8" CONCRETE AND SHALL BE DESIGNED WITH SUFFICIENT REINFORCING TO ACCOMMODATE A TRANSFORMER WEIGHT OF 16,000 LBS (SEE DRAWING).
4. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
5. THE TRANSFORMER WILL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40°, THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS. DO NOT PLACE PAD ON THE FROZEN EARTH.
6. TOP OF THE TRANSFORMER PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE TRANSFORMER PAD. CONTACT IFP FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

ISOMETRIC VIEW OF GROUND SLEEVE
 ACTUAL GROUND SLEEVE MEASUREMENTS MAY VARY - COORDINATE WITH IDAHO FALLS POWER

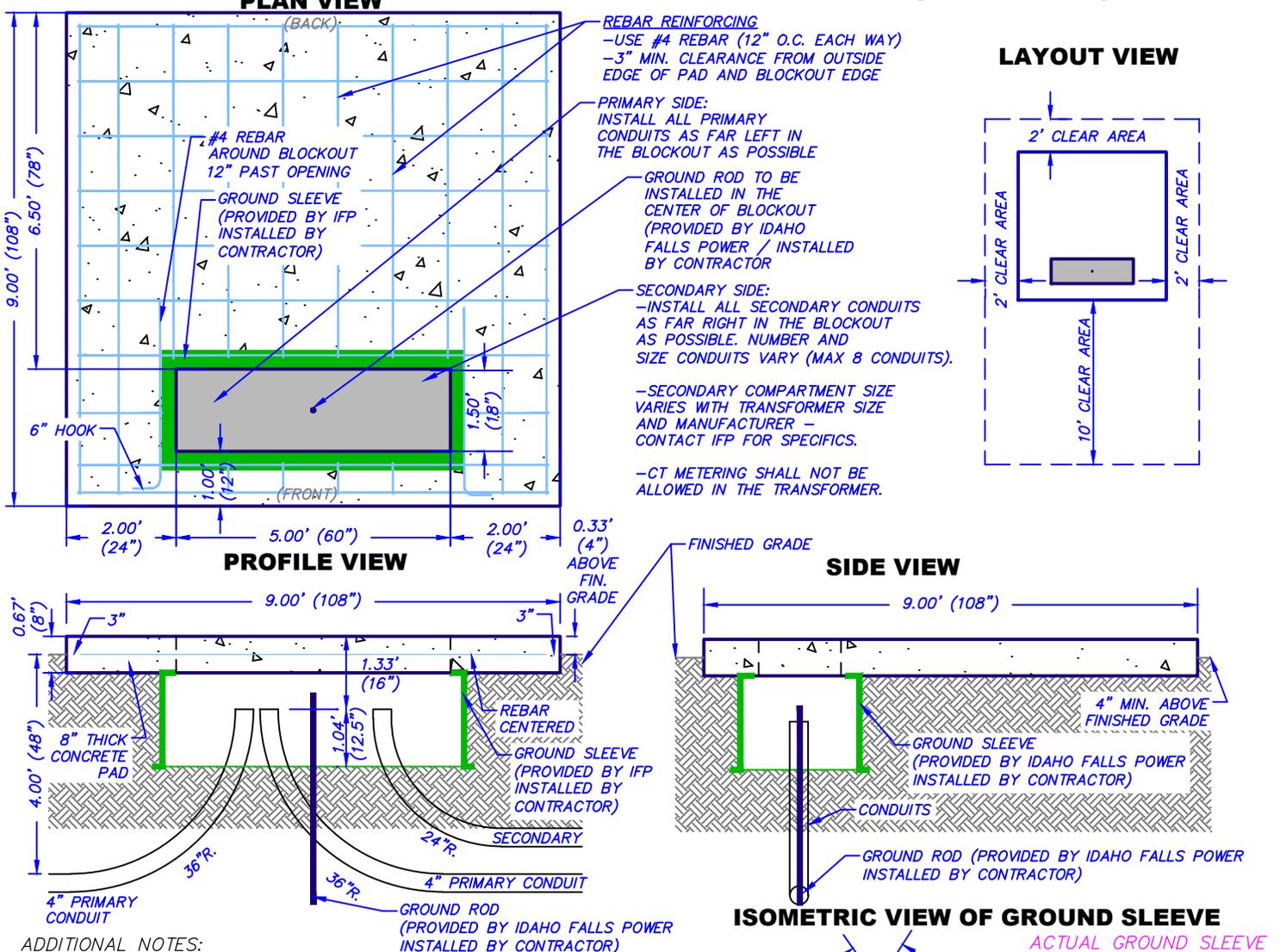


IF POURING CONCRETE PAD INSTEAD OF UTILIZING A PRE-CAST PAD, THE CONTRACTOR MUST ENSURE THE FINISHED BLOCK-OUT OPENING MEASURES 15" X 44"

FOR USE ONLY WHEN DIRECTED BY IDAHO FALLS POWER

1" = 3'

3 PHASE TRANSFORMER PAD (LARGE)



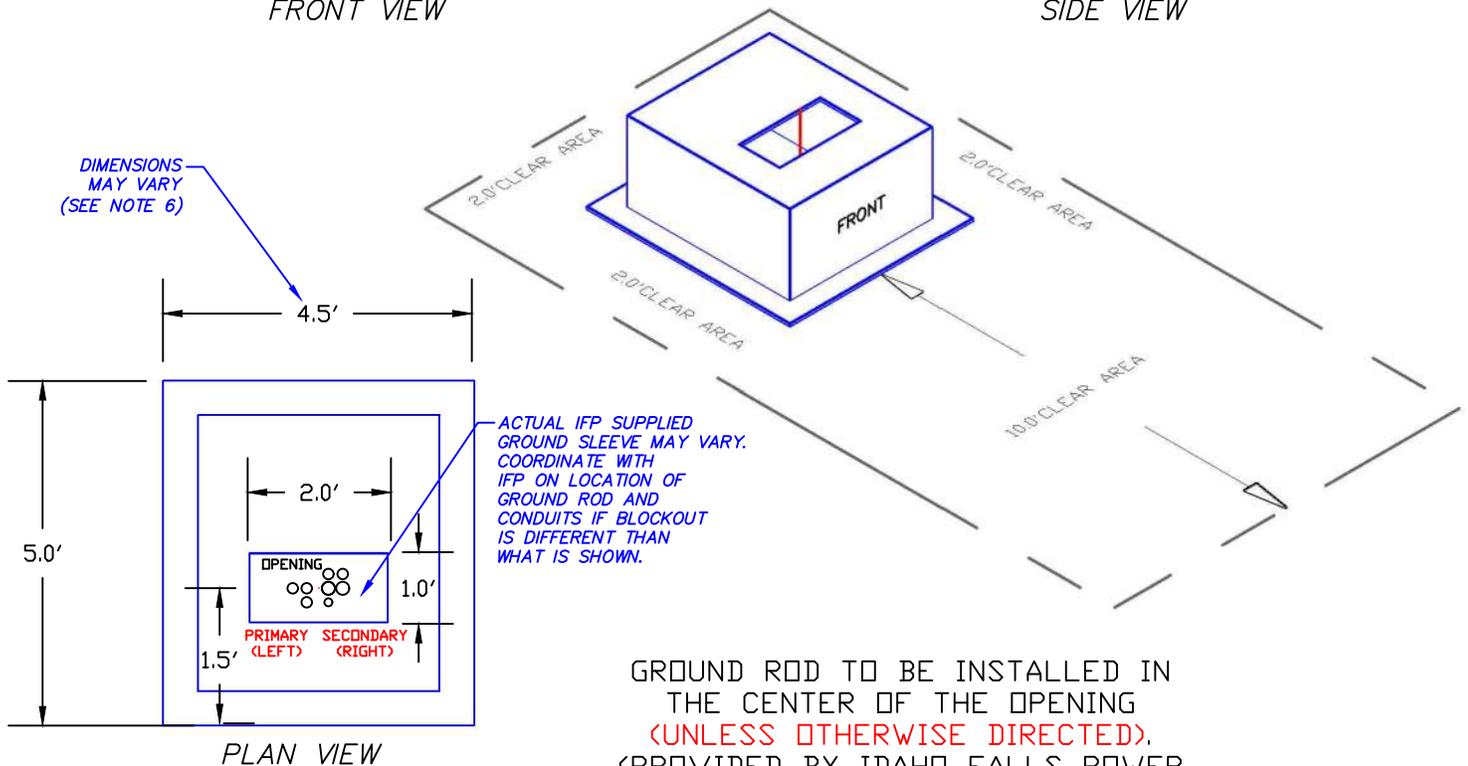
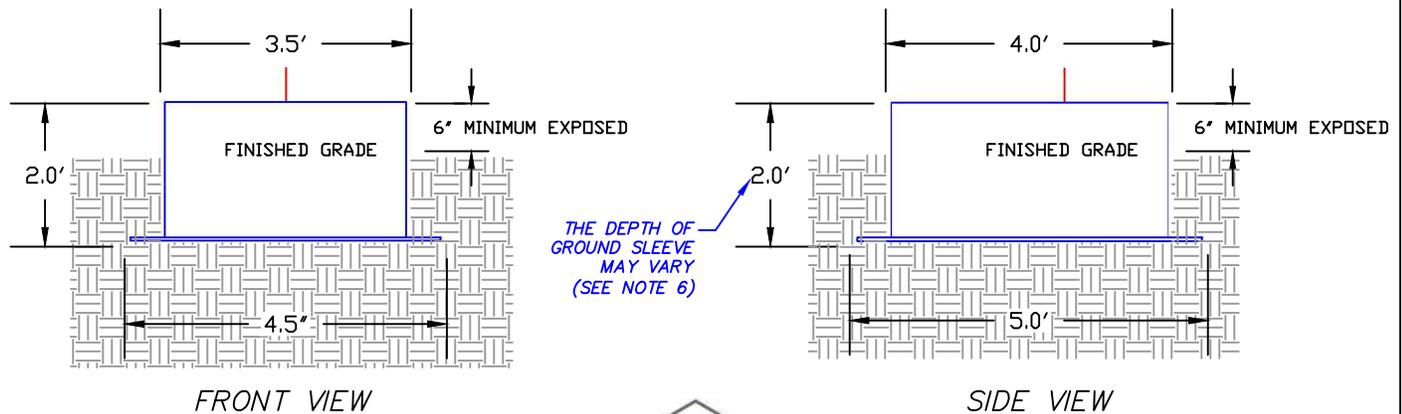
ADDITIONAL NOTES:

1. 8" PRE-CAST CONCRETE PAD IS AN ACCEPTABLE OPTION. SEE EARTHWORK AND OTHER SPECIFICATIONS REQUIREMENTS BELOW AND IN DRAWING. INSPECTION PRIOR TO PLACEMENT IS REQUIRED.
2. INSTALL CONDUITS AS SHOWN IN DETAIL. INSTALL BELL ENDS AND CAP ALL CONDUITS. IDENTIFY ALL CONDUITS FOR ROUTING. CONTRACTOR TO PLACE IFP PROVIDED GROUND SLEEVE AND GROUND ROD AS SHOWN IN DETAIL. CONTACT IFP FOR INSPECTION.
3. TRANSFORMER PAD SHALL HAVE A MINIMUM THICKNESS OF 8" CONCRETE AND SHALL BE DESIGNED WITH SUFFICIENT REINFORCING TO ACCOMMODATE A TRANSFORMER WEIGHT OF 16,000 LBS (SEE DRAWING).
4. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
5. THE TRANSFORMER WILL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40; THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS. DO NOT PLACE PAD ON THE FROZEN EARTH.
6. TOP OF THE TRANSFORMER PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE TRANSFORMER PAD. CONTACT IFP FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

IF POURING CONCRETE PAD INSTEAD OF UTILIZING A PRE-CAST PAD, THE CONTRACTOR MUST ENSURE THE FINISHED BLOCK-OUT OPENING MEASURES 18" X 60"

FOR USE ONLY WHEN DIRECTED BY IDAHO FALLS POWER

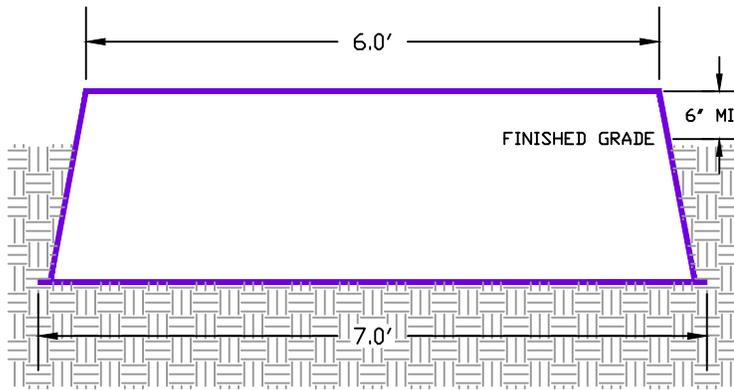
SINGLE PHASE TRANSFORMER BASE (GROUND SLEEVE)



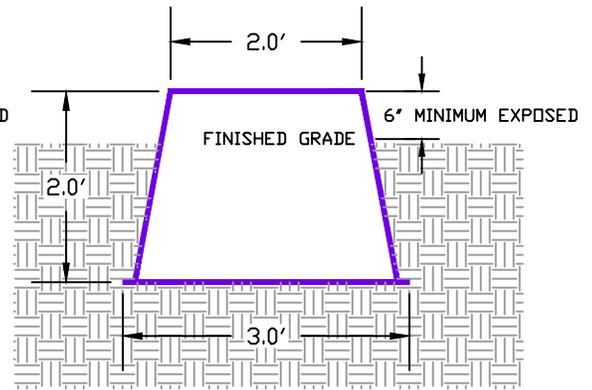
GROUND ROD TO BE INSTALLED IN THE CENTER OF THE OPENING (UNLESS OTHERWISE DIRECTED). (PROVIDED BY IDAHO FALLS POWER INSTALLED BY CONTRACTOR).

1. SINGLE PHASE TRANSFORMER BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT.
3. THE TOP OF THE BASE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE CABINET BASE.
4. ANY DEVIATION IN THE FINAL GRADE OR LOCATION OF THE CABINET BASE MUST BE APPROVED BY IDAHO FALLS POWER.
5. CT METERING WILL NOT BE ALLOWED IN THE TRANSFORMER.
6. ACTUAL DIMENSIONS OF GROUND SLEEVE MAY VARY FROM WHAT IS SHOWN IN DRAWING; VERIFY DIMENSIONS WITH IDAHO FALLS POWER PRIOR TO INSTALLATION.

3 PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)

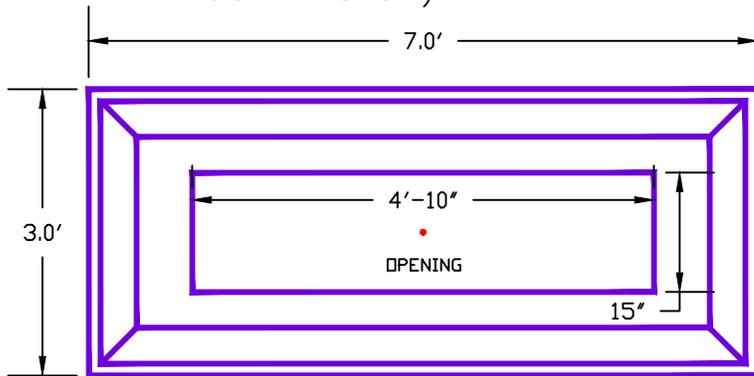
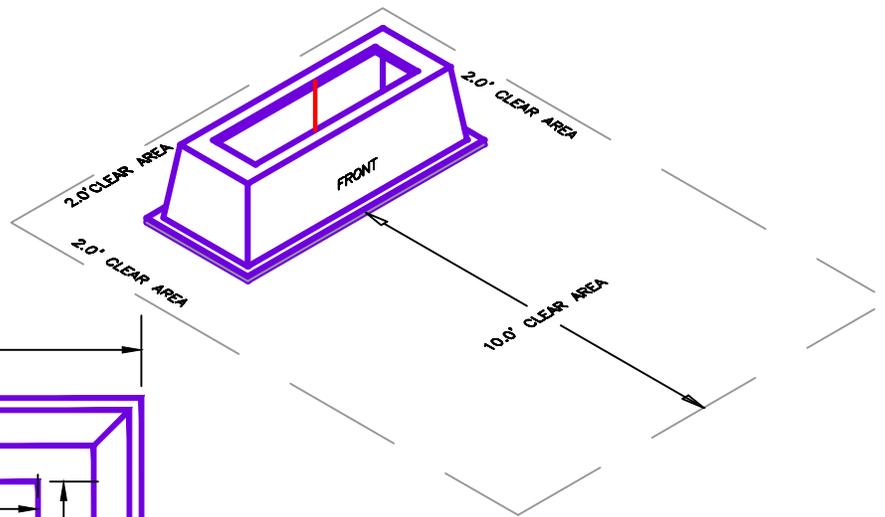


FRONT VIEW



END VIEW

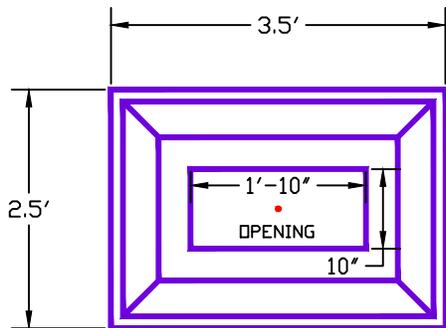
GROUND ROD TO BE INSTALLED IN CENTER OF OPENING. (PROVIDED BY IDAHO FALLS POWER INSTALLED BY CONTRACTOR).



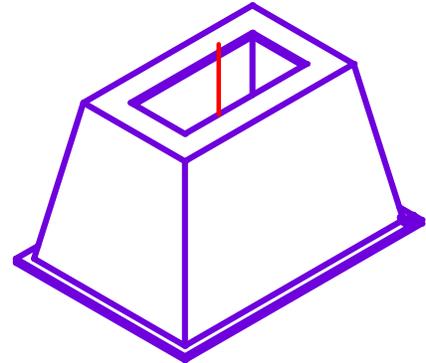
PLAN VIEW

1. 3 PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT.
3. THE TOP OF THE BASE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FINISHED GRADE.
4. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE CABINET BASE.

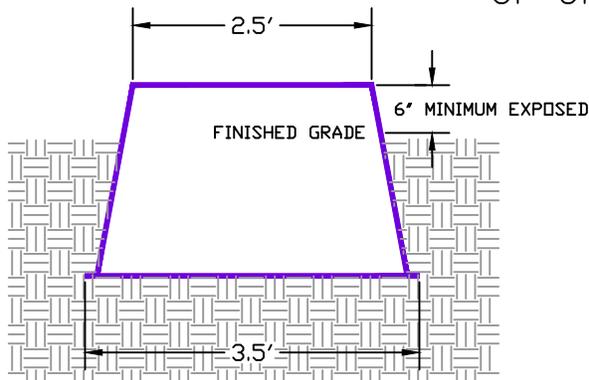
SINGLE PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)



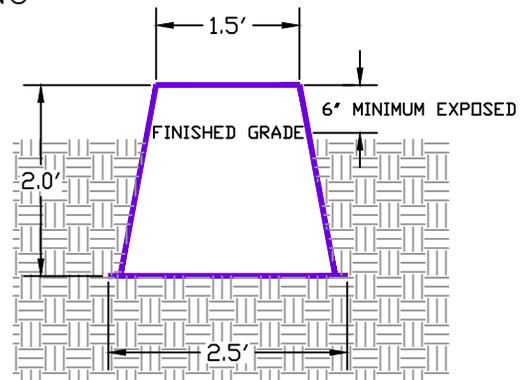
PLAN VIEW



- GROUND ROD TO BE INSTALLED IN CENTER OF OPENING



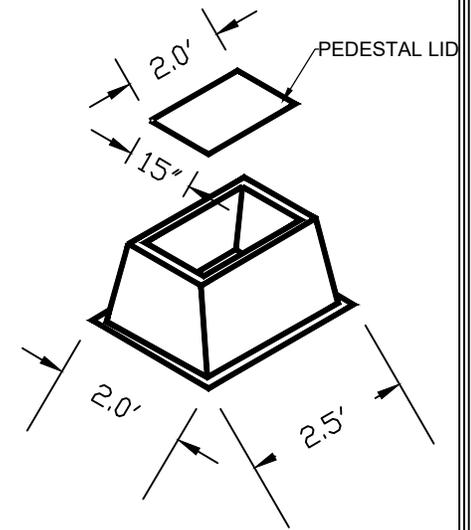
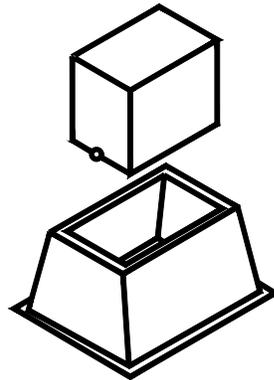
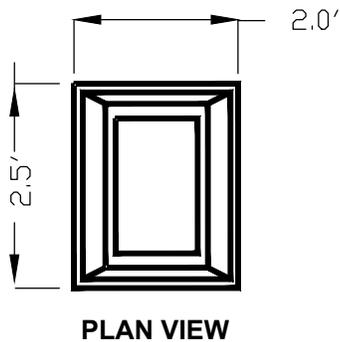
FRONT VIEW



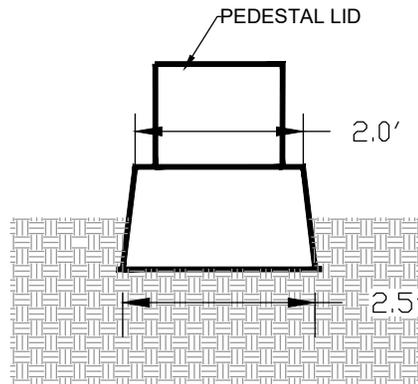
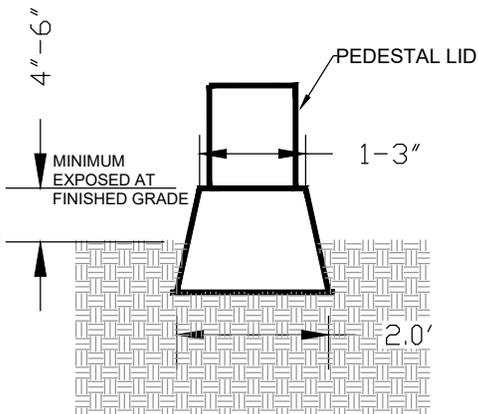
END VIEW

1. SINGLE PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT.
3. THE TOP OF THE BASE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FINISHED GRADE.
4. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE CABINET BASE.
5. ANY DEVIATION IN THE FINAL GRADE OR LOCATION OF THE CABINET BASE MUST BE APPROVED BY IDAHO FALLS POWER.

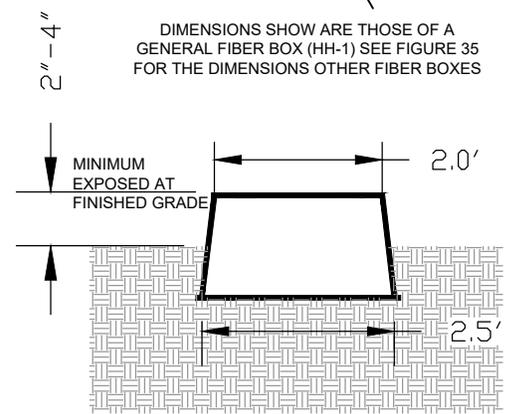
FIBER & SECONDARY SERVICE PEDESTAL BASE (GROUND SLEEVE)



DIMENSIONS SHOW ARE THOSE OF A GENERAL FIBER BOX (HH-1) SEE FIGURE 35 FOR THE DIMENSIONS OTHER FIBER BOXES



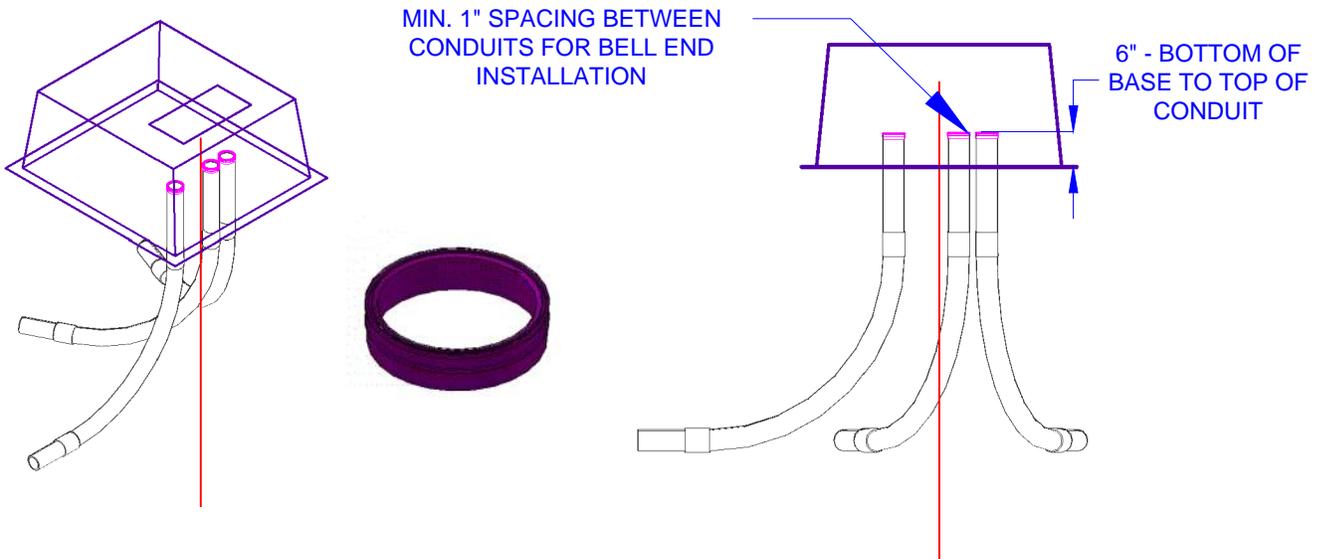
SECONDARY SERVICE PEDESTAL



GENERAL FIBER BOX

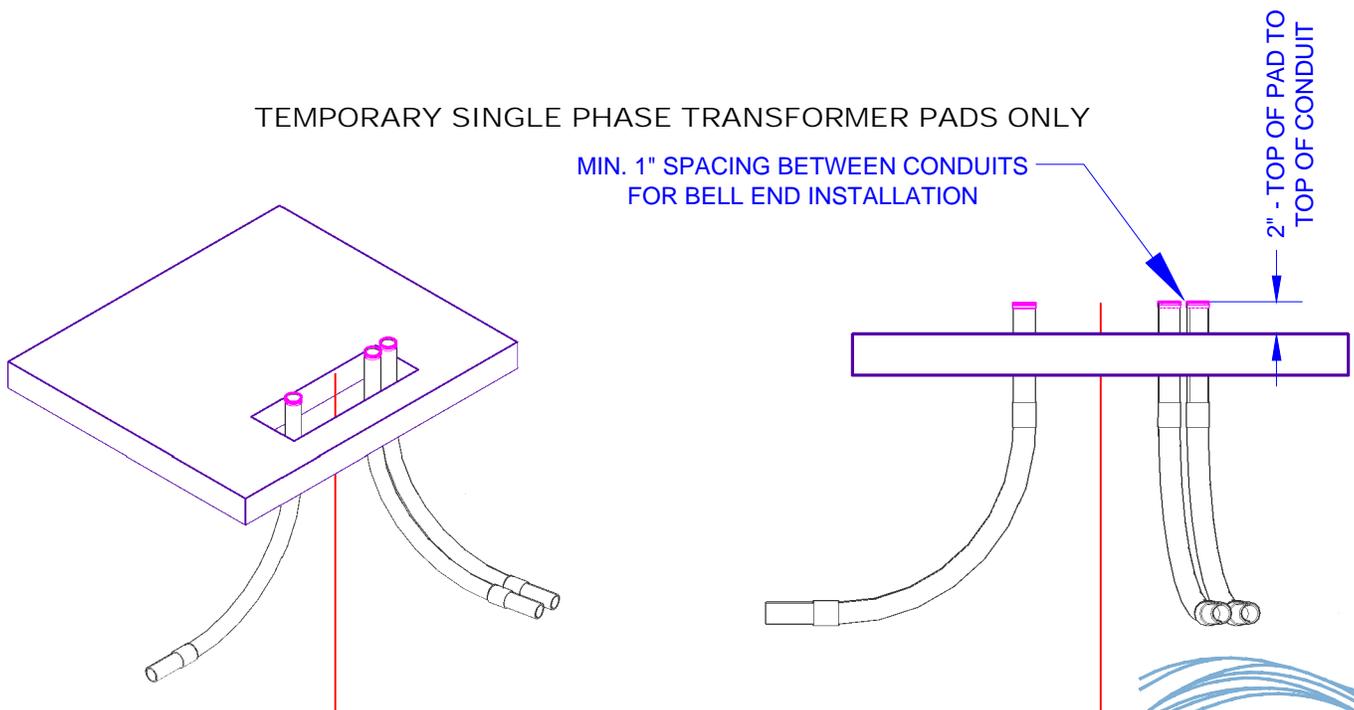
1. FIBER AND SECONDARY SERVICE PEDESTAL. BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER, BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE TOP OF THE SECONDARY BASE SHALL BE INSTALLED A MINIMUM OF 4"-6" ABOVE FINISHED GRADE AND TOP OF THE FIBER BOX SHALL BE INSTALLED A MINIMUM OF 2"-4" ABOVE FINISHED GRADE.
3. GRADES DESCRIBED ABOVE ARE ALSO APPLICABLE TO OTHER FIBER BOXES, SUCH AS HH-1, HH-3, HH-FP, AND HH-EPED. (SEE FIGURE 35 FOR MORE DETAILS.)
4. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE PEDESTAL BASE.
5. CONTRACTORS SHALL ADD FREE DRAINING AGGREGATE TO THE FLOOR OF THE FIBER BOX GROUND SLEEVE.

TYPICAL BELL END INSTALLATION DIAGRAM



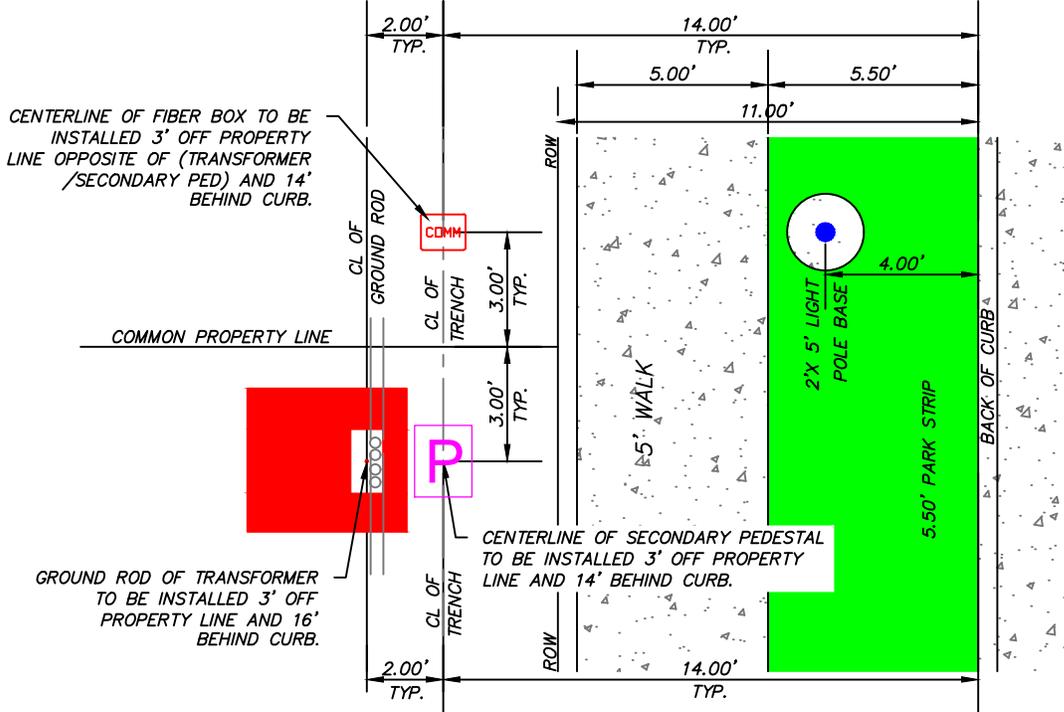
1. ALL CONDUIT (PRIMARY AND SECONDARY) MUST BE CUT TO 6" FROM BOTTOM OF BASE.
2. BELL ENDS MUST BE SUPPLIED AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. ALL CONDUITS MUST BE CAPPED AND LABELED TO IDENTIFY ROUTING.
4. BELL END INSTALLATION DETAIL TO BE USED FOR ALL ELECTRICAL FACILITIES INCLUDING SECONDARY PEDESTALS, SWITCH CABINETS, TRANSFORMERS, AND LIGHT POLE BASES.
5. TEMPORARY SINGLE PHASE TRANSFORMER PADS SHALL HAVE CONDUIT NO MORE THAN 2" ABOVE PAD.

TEMPORARY SINGLE PHASE TRANSFORMER PADS ONLY

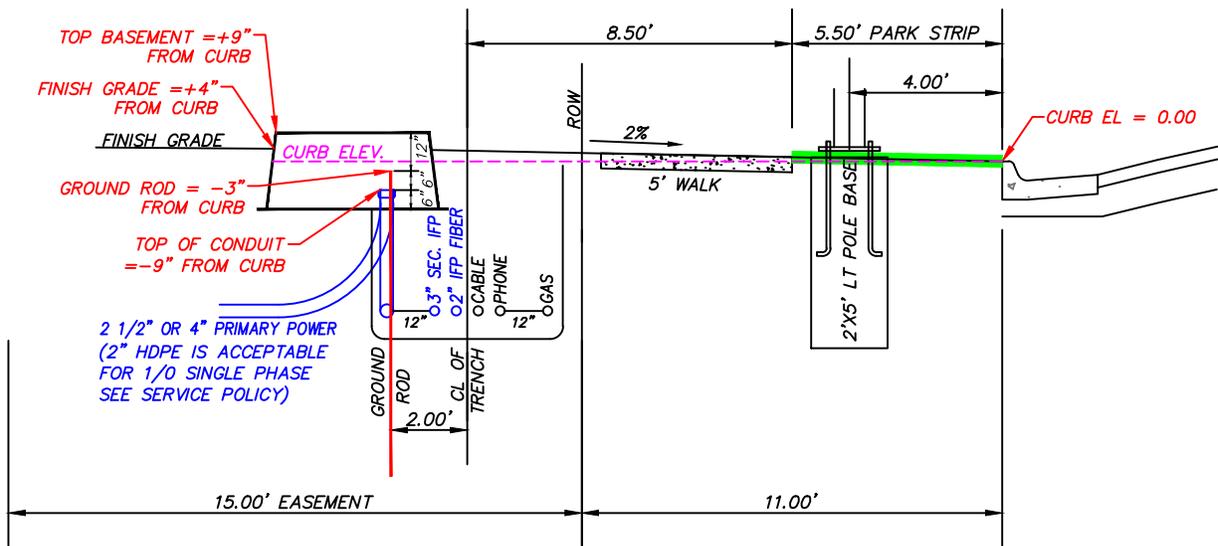


JOINT UTILITY TRENCH

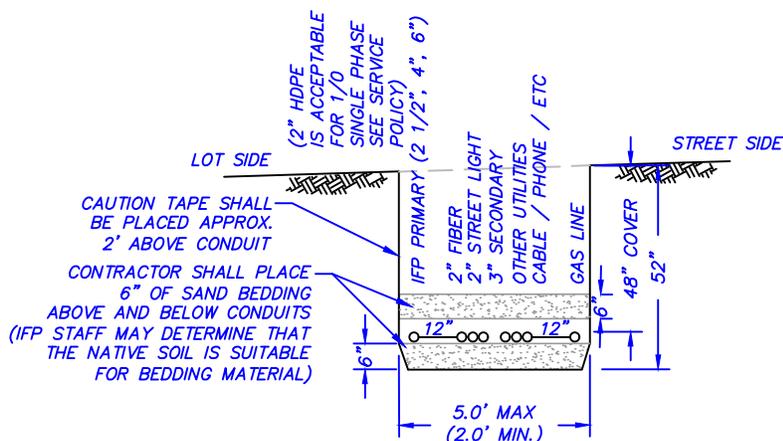
PLAN VIEW



TRENCH PROFILE

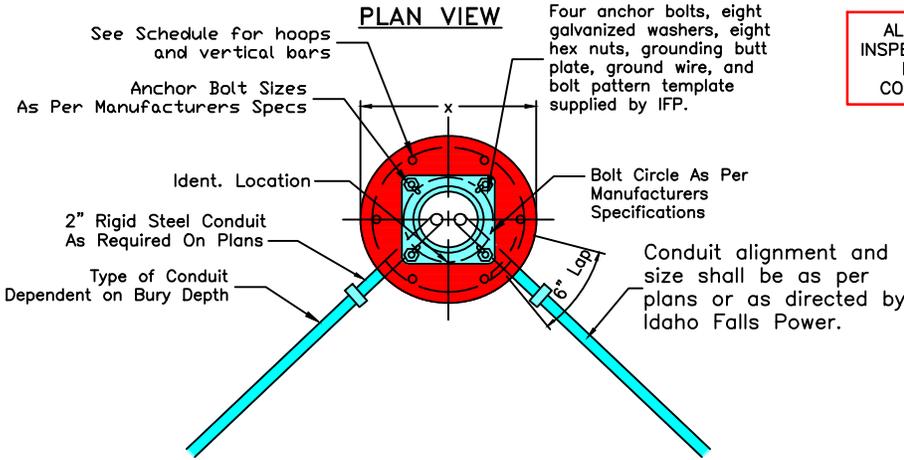


TRENCH DETAIL



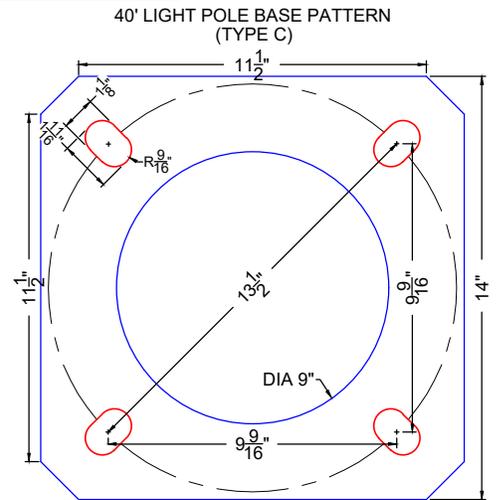
DISTANCES MAY VARY - SEE ELECTRICAL SITE PLANS PRIOR TO CONSTRUCTION

LIGHT POLE FOUNDATION DETAIL



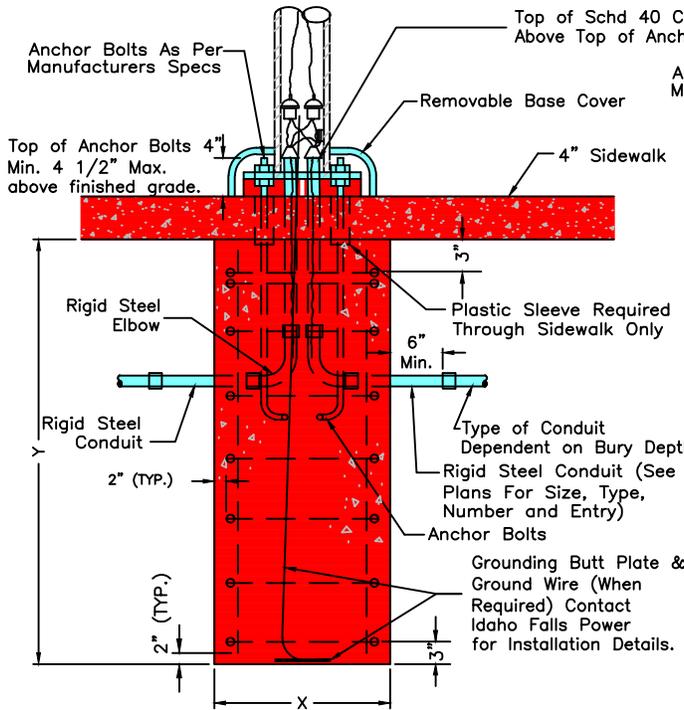
ALL BASES SHALL BE INSPECTED AND APPROVED BY IFP PRIOR TO CONCRETE PLACEMENT

NOT TO SCALE

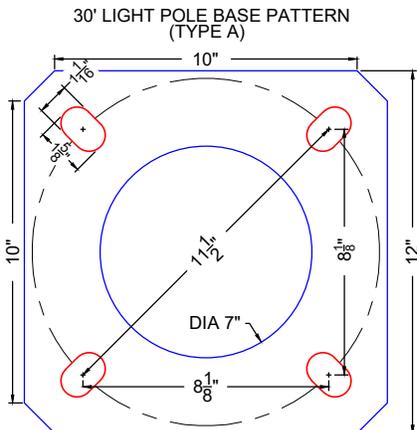
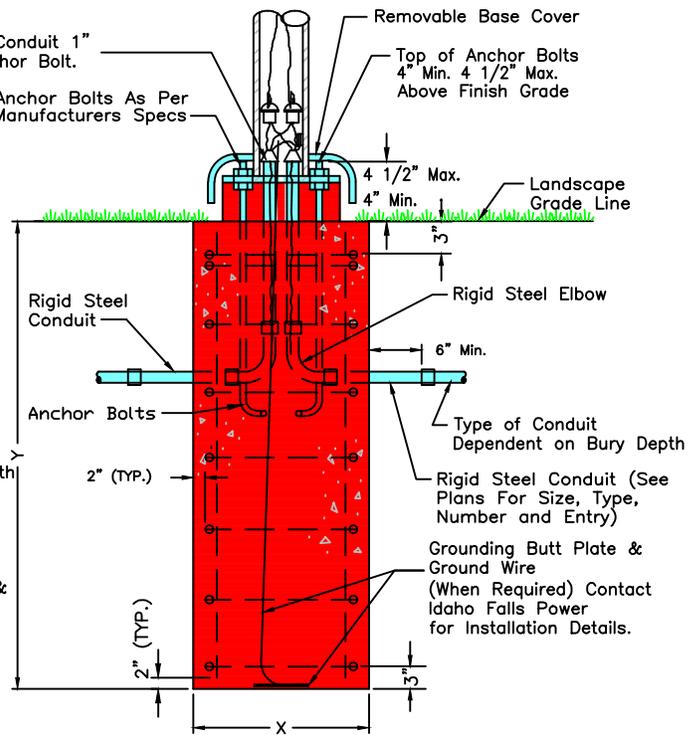


STRUCTURE TYPE	FOUNDATION TYPE	X	Y	HOOPS		VERTICAL RODS		CU. YDS. CONCRETE
				NO.	SIZE	NO.	SIZE	
30' Light Pole Pedestrian Signal Pole	A	2'-0"	5'-0"	4	#4	6	#4	0.6
40' Light Pole	C	3'-0"	8'-0"	5	#4	8	#6	2.1

**SIDE VIEW
POLE FOUNDATION BASE DETAIL
(SIDEWALK AREAS)**



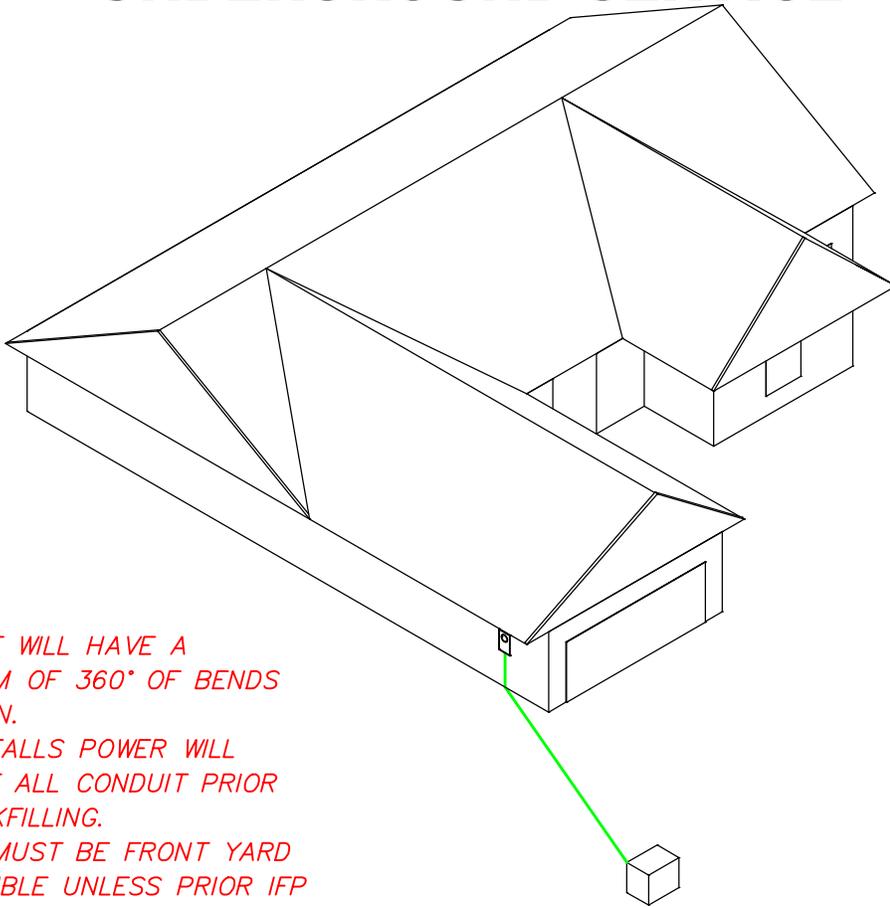
**SIDE VIEW
POLE FOUNDATION BASE DETAIL
(LANDSCAPED AREAS)**



IF PRE-CAST CONCRETE LIGHT POLE IT SHALL MEET OR EXCEED ALL SPECIFICATIONS ABOVE

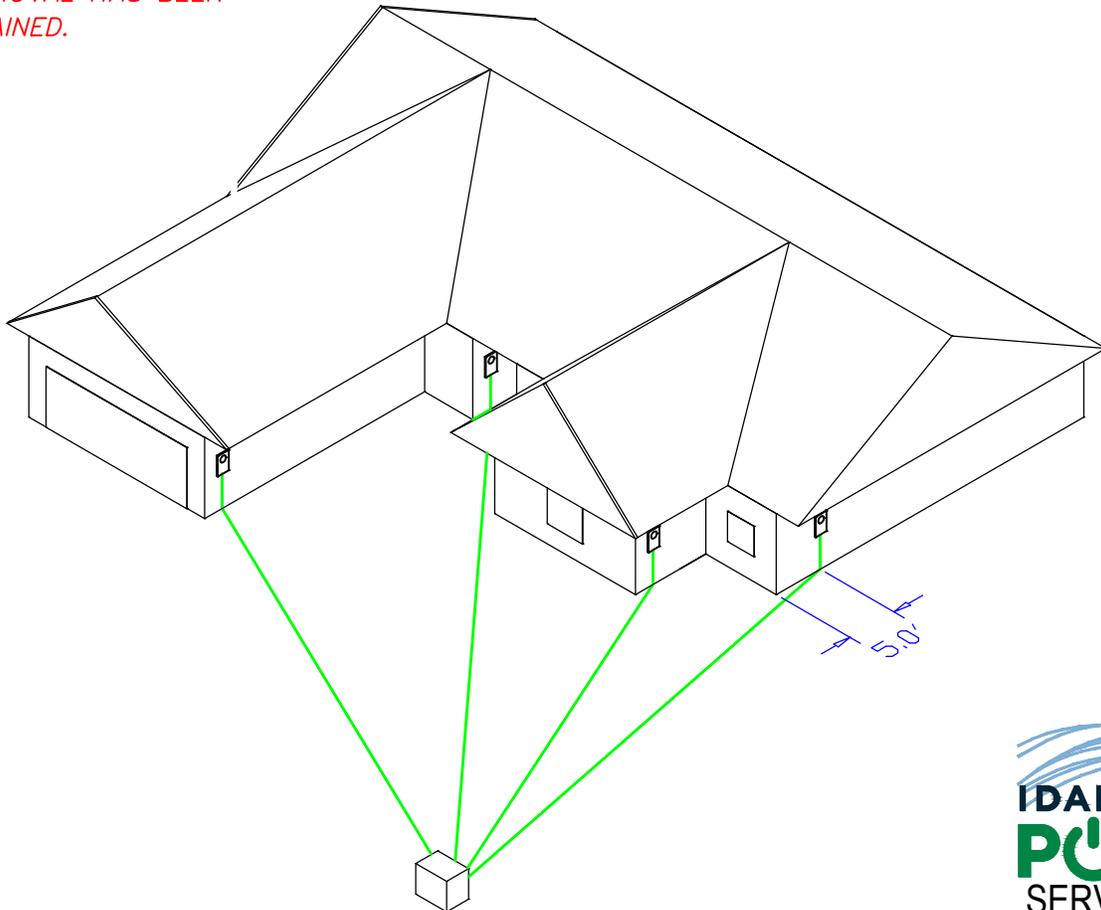
CONCRETE SHALL BE CLASS 4 CONCRETE (4,000 PSI) SEE SECTION 703.2.4 CONCRETE MIX CITY OF IDAHO FALLS SUPPLEMENTAL ISPWC STANDARDS

TYPICAL RESIDENTIAL UNDERGROUND SERVICE

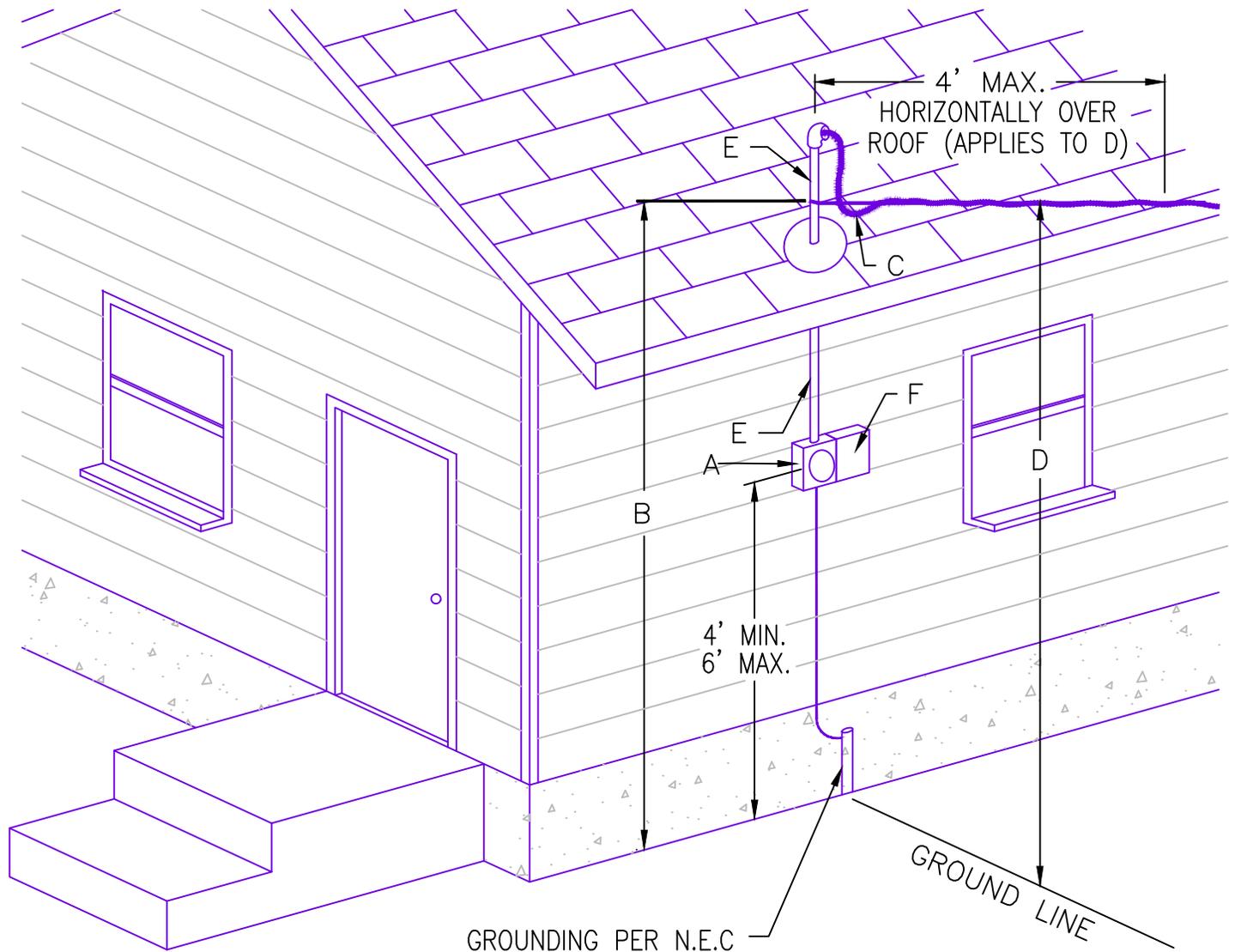


NOTES:

1. CONDUIT WILL HAVE A MAXIMUM OF 360° OF BENDS PER RUN.
2. IDAHO FALLS POWER WILL INSPECT ALL CONDUIT PRIOR TO BACKFILLING.
3. METER MUST BE FRONT YARD ACCESSIBLE UNLESS PRIOR IFP APPROVAL HAS BEEN OBTAINED.



TYPICAL RESIDENTIAL OVERHEAD SERVICE



- A. Meter location must be approved by Utility prior to installation.
- B. Point of attachment 12' minimum above finished grade, or from any platform or projection from which conductors may be reached.
- C. The cable and drip loop must be at least 18" above roof. (See NESC Rule note below)
- D. 12' above finished grade – 14' over residential driveways – 16' over streets. More if practical.
- E. Maximum 3'–6"; Service mast needs to be sized so as to support service conductors with a minimum size of 2" rigid galvanized steel (RGS) or IMC conduit. House knobs are not allowed for new or upgraded services, the point of attachment must be off of the mast.
- F. External Main Disconnect

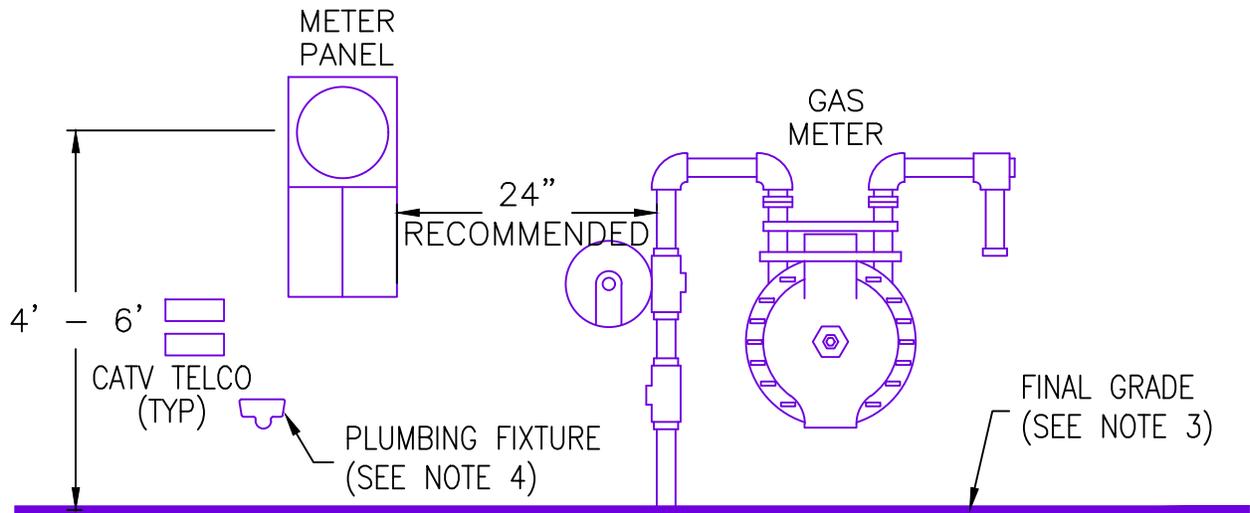
NOTE: Clearances B, C, D, and E are based on the current National Electrical Safety Code and are applicable where the voltage is limited to 150 volts to ground.

NESC RULE 234C3 covers clearance for services attached to buildings (120/240 volt services)

- 18" above roof within 6' of weatherhead
- 36" above roof more than 6' from weatherhead
- 10' over a deck
- 3' in any direction from windows
- 5' from porches, decks, fire escapes, etc

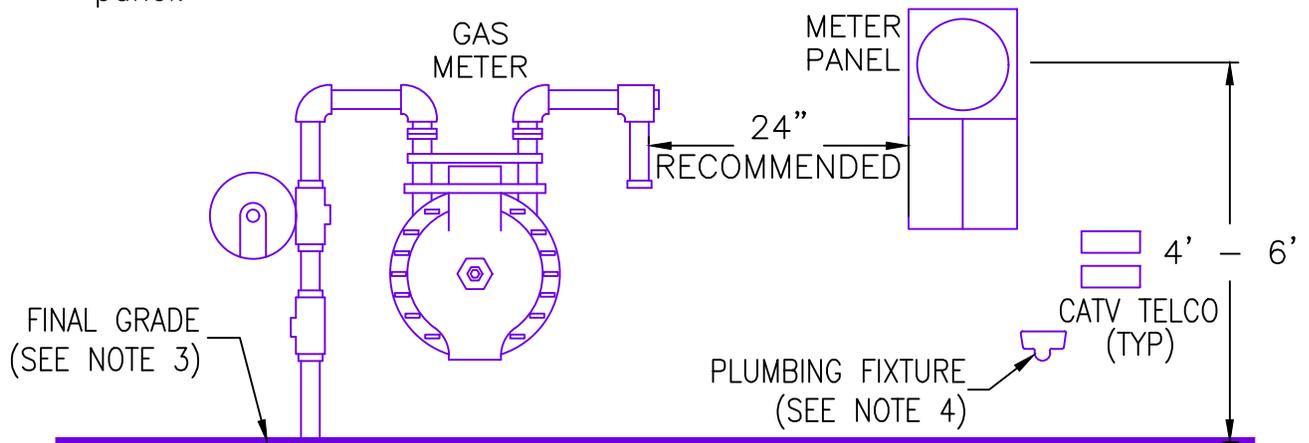
ELECTRICAL SERVICE REQUIREMENTS

SEPARATION OF METER ASSEMBLIES FOR ELECTRIC AND GAS SERVICES



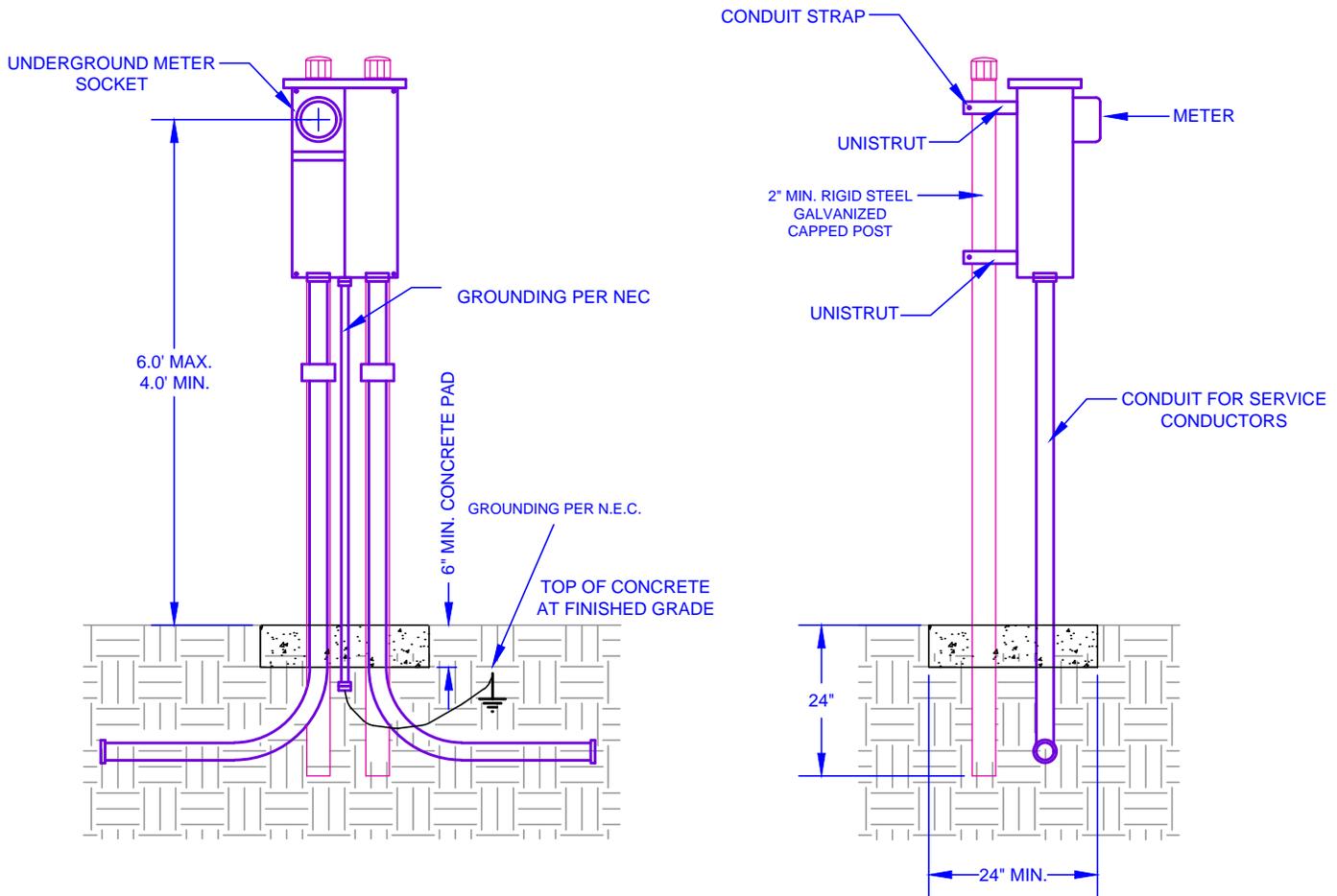
NOTES:

1. Size and dimensions of panels will vary. Drawings are not to scale.
2. This drawing pertains to both overhead and underground electric service applications.
3. Maintain 3' of clear, level and unobstructed work space in front of both meters.
4. Plumbing fixtures which extend more than 6" out from wall surface must be located a safe distance from the outside edge of the meter panel.



FREE STANDING METER PANEL

(POST MOUNTED – 1 ϕ)
(RESIDENTIAL UP TO 200 AMPS ONLY)



CUSTOMER WILL FURNISH AND INSTALL:

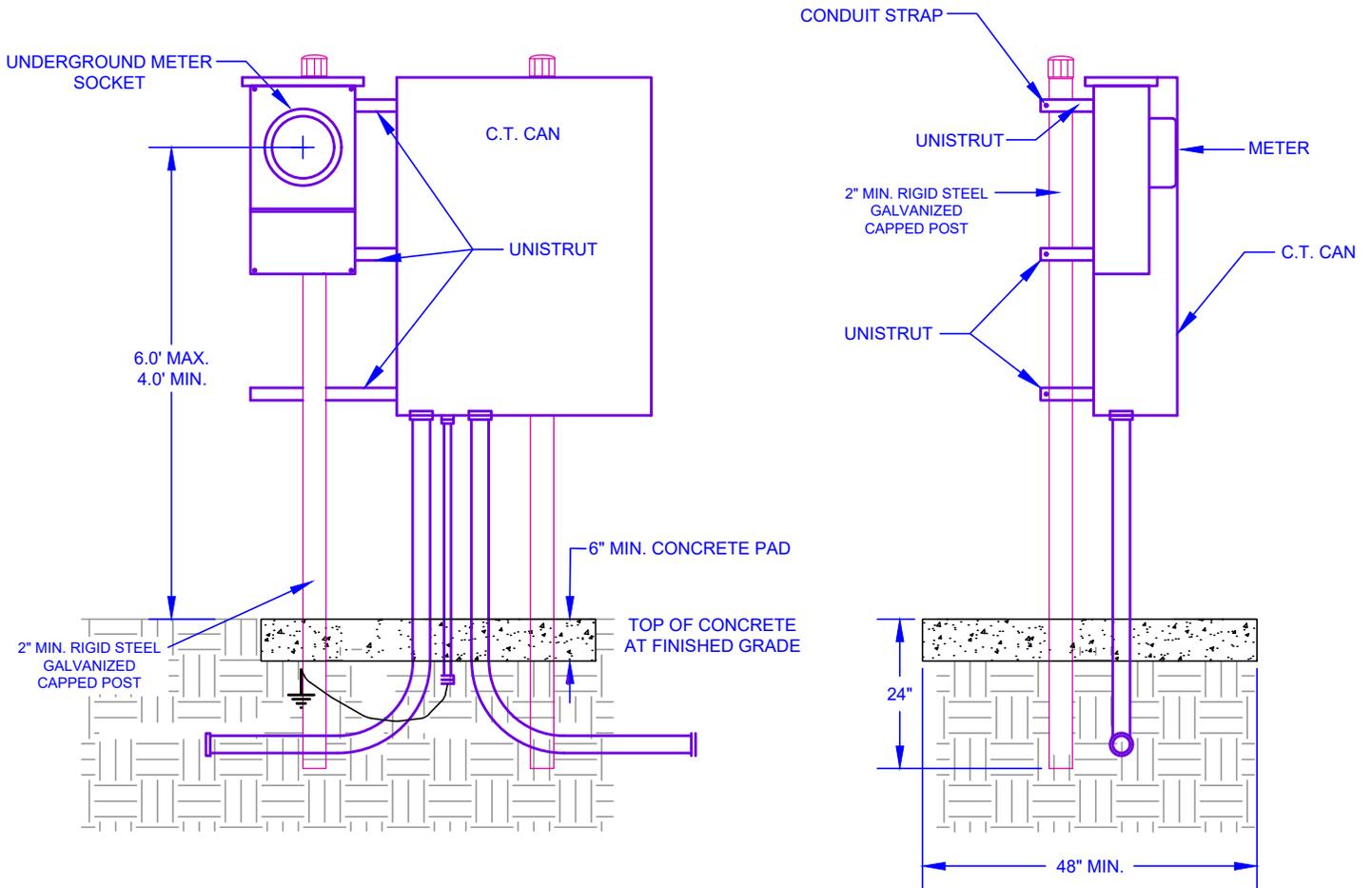
METER SOCKET ENCLOSURE (UNDERGROUND TYPE)
PEDESTAL HARDWARE
CONDUIT
RIGHT OF WAY
TRENCH EXCAVATION AND BACKFILL
GROUNDING PER NEC
CONCRETE PAD, 24" X 24" X 6" DEEP

ADDITIONAL REQUIREMENTS:

1. **WRITTEN APPROVAL** FROM THE POWER COMPANY MUST BE OBTAINED BEFORE INSTALLING A FREE STANDING PEDESTAL.
2. THE METER PEDESTAL IS TYPICALLY LOCATED ADJACENT TO, OR IN, THE EASEMENT CLOSE TO THE DRIVEWAY. THE EXACT LOCATION OF THE METER MUST BE SPECIFIED AND/OR APPROVED BY THE POWER COMPANY.
3. REFER TO SERVICE POLICY FOR UNDERGROUND AND CONDUIT REQUIREMENTS.
4. SERVICE CONDUIT MUST BE PLUMB IN ALL DIRECTIONS.
5. METER PANEL SHOWN CAN BE USED IN 3-PHASE APPLICATIONS ONLY WITH WRITTEN APPROVAL FROM IDAHO FALLS POWER.
6. FOR OL LISTED MANUFACTURED PEDESTAL SERVICE ENTRANCES, METER HEIGHT REQUIREMENTS MAY VARY.

FREE STANDING CT METER

(POST MOUNTED – 1Ø OR 3Ø)



CUSTOMER WILL FURNISH AND INSTALL:

METER SOCKET ENCLOSURE (UNDERGROUND TYPE)
PEDESTAL HARDWARE
CONDUIT
RIGHT OF WAY
TRENCH EXCAVATION AND BACKFILL
GROUNDING PER NEC
CONCRETE PAD, 48" X 48" X 6" DEEP

ADDITIONAL REQUIREMENTS:

1. **WRITTEN APPROVAL** FROM IDAHO FALLS POWER MUST BE OBTAINED BEFORE INSTALLING A FREE STANDING PEDESTAL.
2. THE METER PEDESTAL IS TYPICALLY LOCATED ADJACENT TO, OR IN, THE EASEMENT CLOSE TO THE TRANSFORMER. THE EXACT LOCATION OF THE METER MUST BE SPECIFIED AND/OR APPROVED BY IDAHO FALLS POWER.
3. REFER TO SERVICE POLICY FOR UNDERGROUND AND CONDUIT REQUIREMENTS.
4. SERVICE CONDUIT MUST BE PLUMB IN ALL DIRECTIONS.
5. C.T. CAN MUST BE ADJACENT TO METER BASE.
6. THE METER SOCKET SHALL BE LOCATED OPPOSITE THE HINGED SIDE, AND NOT ABOVE OR BELOW THE CABINET.

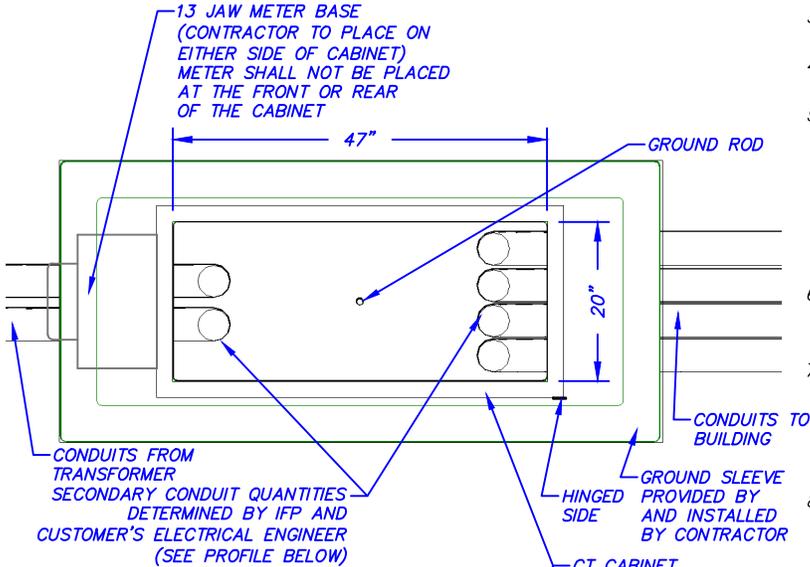
CT CABINET WITH GROUND SLEEVE (801 - 3999 AMPS)

FOR 4000 AMPS AND ABOVE CONTACT IDAHO FALLS POWER

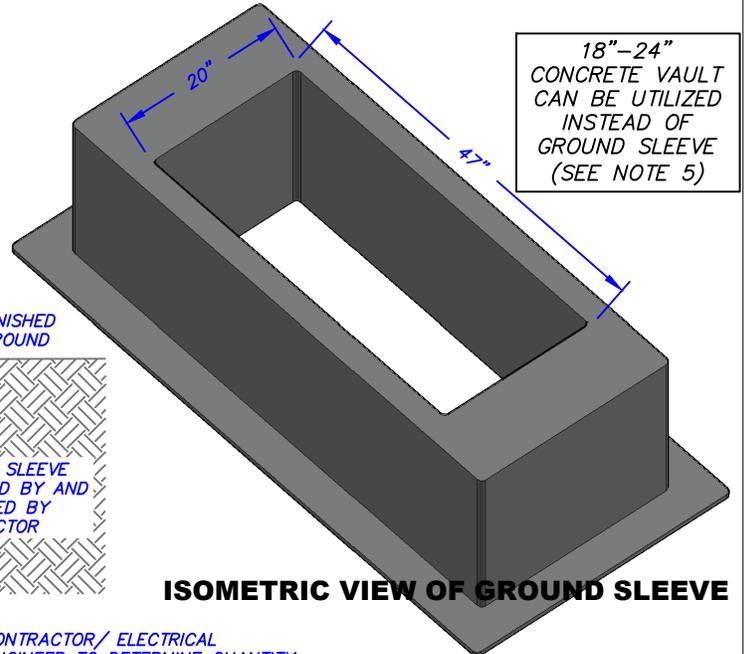
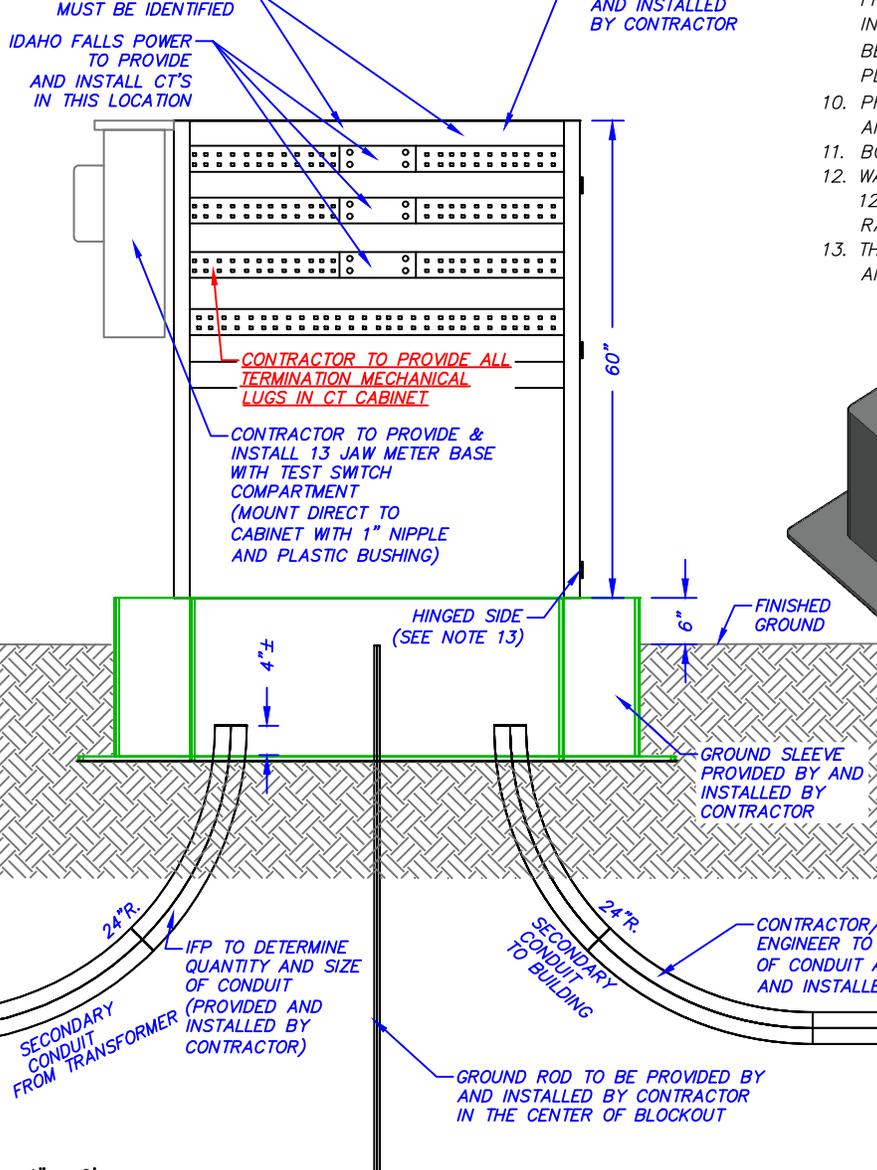
ADDITIONAL NOTES:

1. INSTALL CONDUITS AS SHOWN IN DETAIL (NUMBER OF CONDUITS AND SIZE WILL VARY PER PLANS).
2. INSTALL BELL ENDS AND CAP ALL CONDUITS.
3. 24" RADIUS ELBOW CAN BE UTILIZED. IDENTIFY ALL CONDUITS FOR ROUTING.
4. CONTRACTOR TO PLACE CONTRACTOR PROVIDED GROUND ROD AS SHOWN IN DETAIL.
5. CONTRACTOR TO PROVIDE AND INSTALL GROUND SLEEVE WITH AN OPENING TO MATCH PROPOSED CABINET AS SHOWN. (A CONCRETE PAD CAN BE UTILIZED INSTEAD OF GROUND SLEEVE BUT MUST HAVE A 18"-24" DEEP CONCRETE VAULT FOR CONDUITS AND MATCH OPENING DIMENSIONS OF CABINET - CONCRETE PAD MUST MEET CT CABINET MANUFACTURER STANDARDS FOR STRENGTH OF THE FULLY LOADED CT CABINET AND BE MIN. 6" ABOVE GRADE)
6. CONTACT IFP FOR INSPECTION. TOP OF THE GROUND SLEEVE (CONCRETE PAD) SHALL BE 6" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED.
7. CT CABINET WITH SPLIT BUS PER AMERICAN MIDWEST POWER SERVICE CONNECTION CABINET 'SCC' WITH CT PROVISION OR APPROVED EQUAL TO BE PROVIDED AND INSTALLED BY CONTRACTOR. (IDAHO FALLS POWER MUST APPROVE CT CABINET BEFORE ORDERING AND INSTALLING)
8. IDAHO FALLS POWER TO SIZE AND INSTALL SECONDARY CONDUCTOR FROM TRANSFORMER TO CT CABINET. **THE CONTRACTOR MUST SUPPLY ALL TERMINATION MECHANICAL LUGS IN CT CABINET.**
9. CONTRACTOR TO SUPPLY AND INSTALL ALL SECONDARY CONDUCTOR FROM CT CABINET TO BUILDING. CONTRACTOR TO PROVIDE AND INSTALL 13 JAW METER BASE WITH TEST SWITCH COMPARTMENT TO BE MOUNTED DIRECTLY TO THE CABINET WITH 1" NIPPLE AND PLASTIC BUSHING.
10. PROVIDE 2' CLEARANCE ON ALL SIDES EXCEPT FRONT PROVIDE 3' AND BE ABLE TO OPEN AT LEAST 90° WITHOUT ANY OBSTRUCTION.
11. BONDING WILL BE REQUIRED IF CONDUIT 90° BEND ARE METALLIC.
12. WALL MOUNTED CT METERING MAY BE ACCEPTABLE FOR UP TO 1200 AMPS SO LONG AS THE WALL MOUNTED CT METERING IS RATED FOR 1200 AMPS AND MEETS ALL UL RATINGS.
13. THE METER SOCKET SHALL BE LOCATED OPPOSITE THE HINGED SIDE, AND NOT ABOVE OR BELOW THE CABINET.

PLAN VIEW

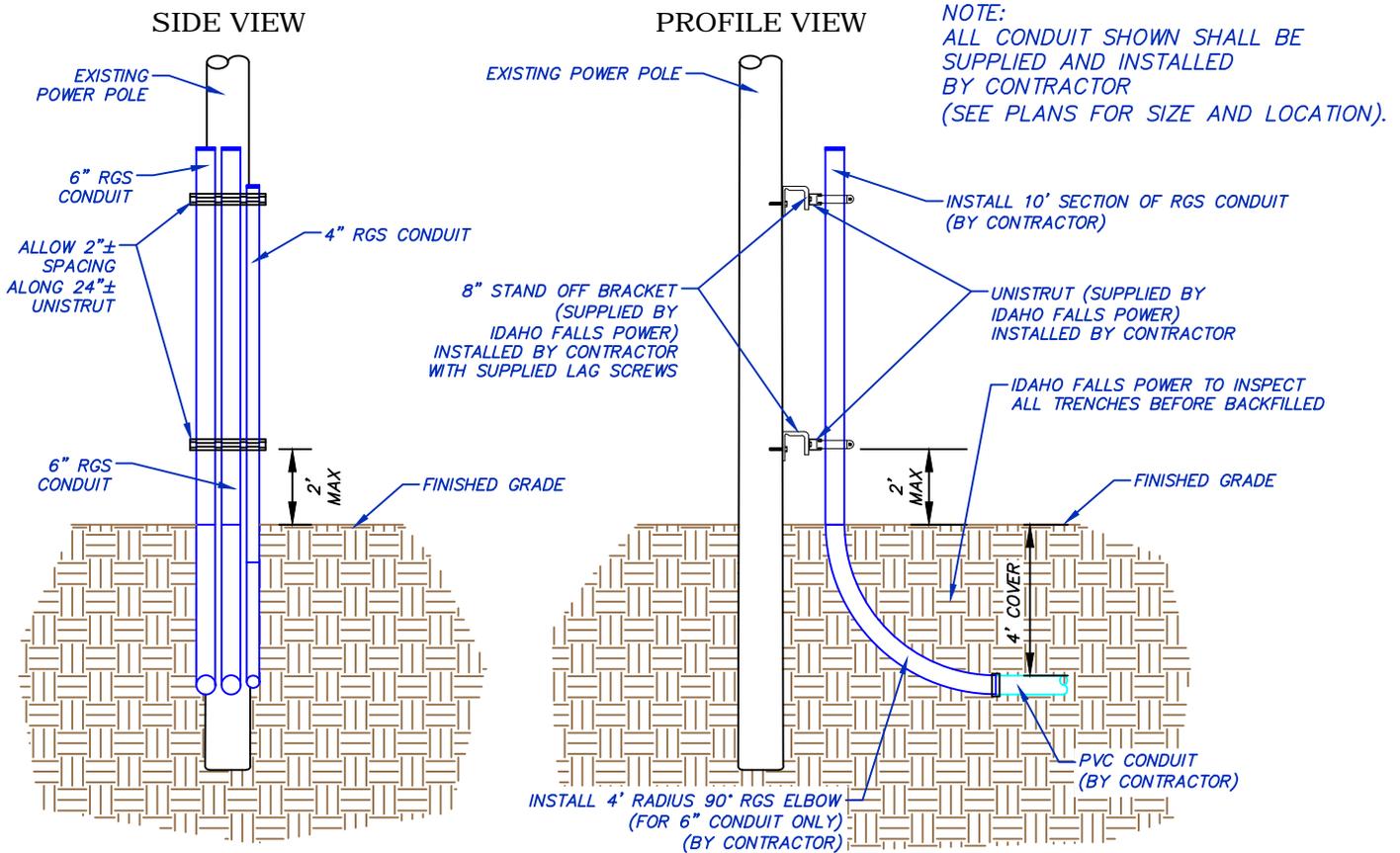


PROFILE VIEW

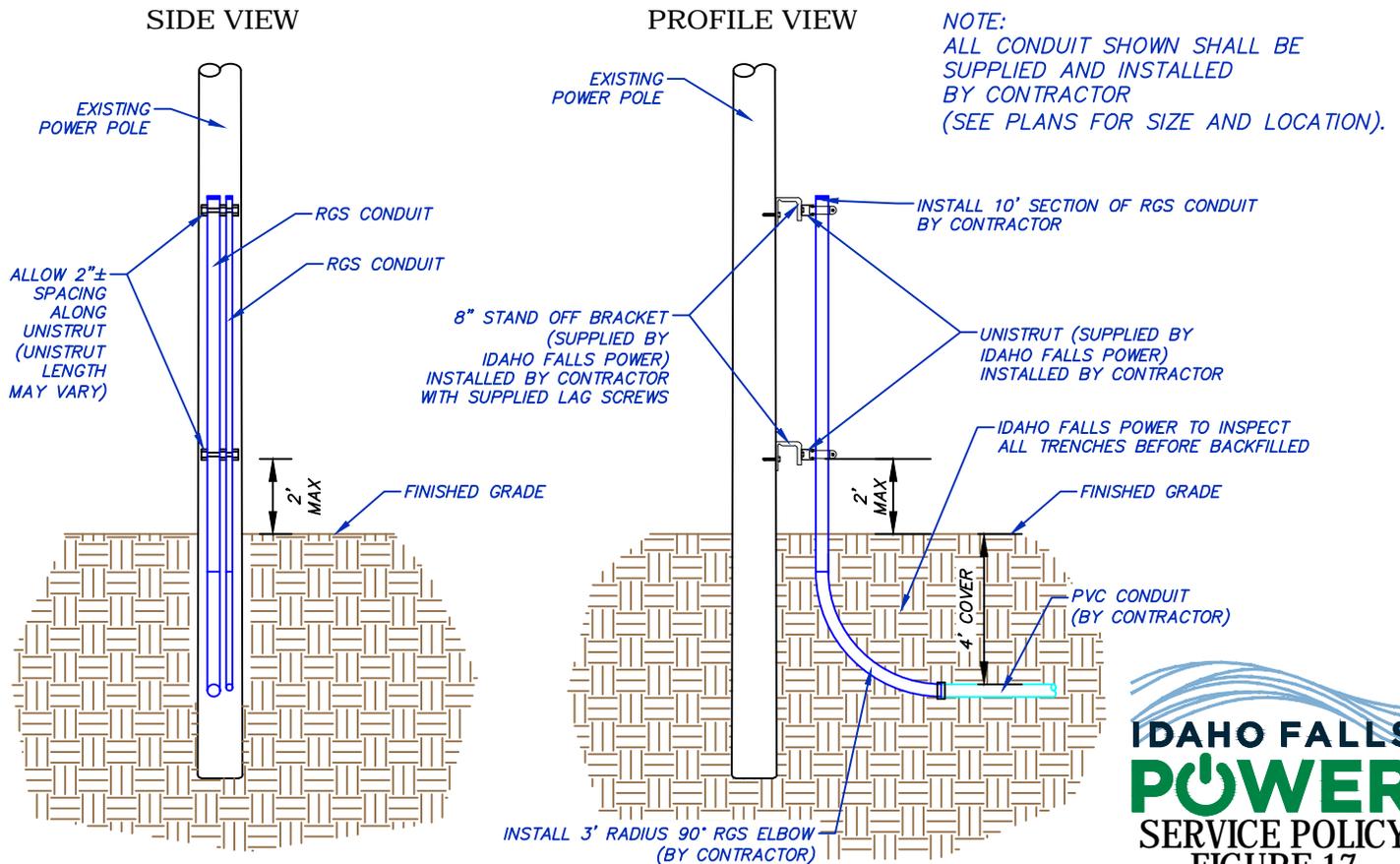


ISOMETRIC VIEW OF GROUND SLEEVE

RISER DETAIL FOR 6" CONDUIT

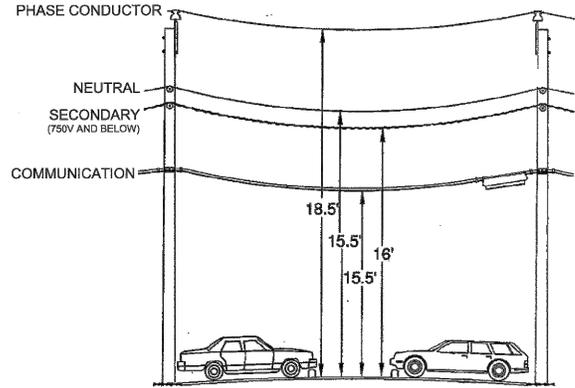
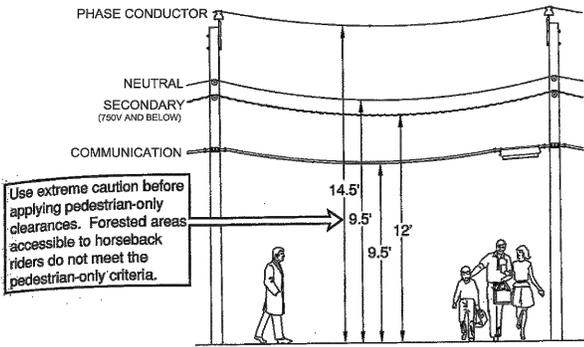


RISER DETAIL FOR 2" - 4" CONDUIT

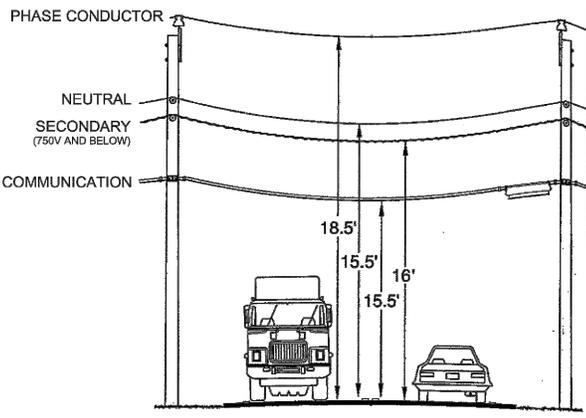


1" = 5'

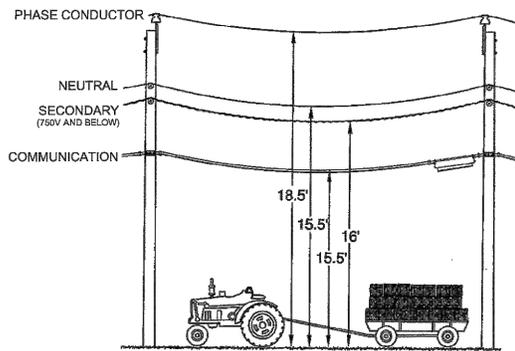
OVERHEAD CLEARANCES



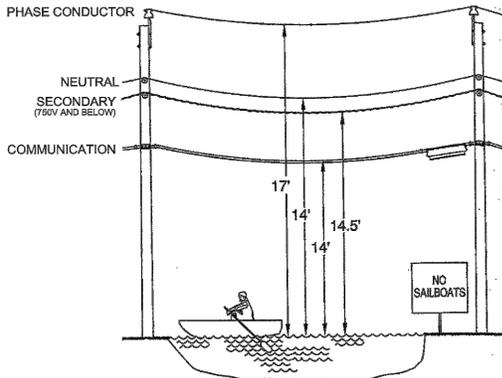
SPACES AND WAYS SUBJECT TO PEDESTRIANS OR RESTRICTED TRAFFIC ONLY



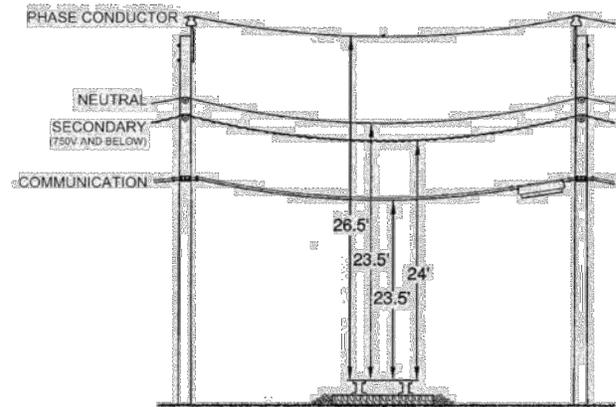
DRIVEWAYS, PARKING LOTS, AND ALLEYS



ROADS, STREETS, AND OTHER AREAS SUBJECT TO TRAFFIC



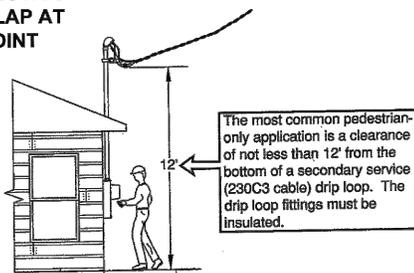
LAND TRAVERSED BY VEHICLES, SUCH AS CULTIVATED, GRAZING, FOREST, ORCHARD, ETC.



WATER AREAS NOT SUITABLE FOR SAIL BOATING OR WHERE SAILBOATING IS PROHIBITED

RAILROADS

RULES OF THE NESC AND THE NATIONAL ELECTRIC CODE (NEC) OVERLAP AT THE SERVICE POINT



OPERATION AND CUSTOMER CLEARANCES

Crane / Derrick Transmission Clearance



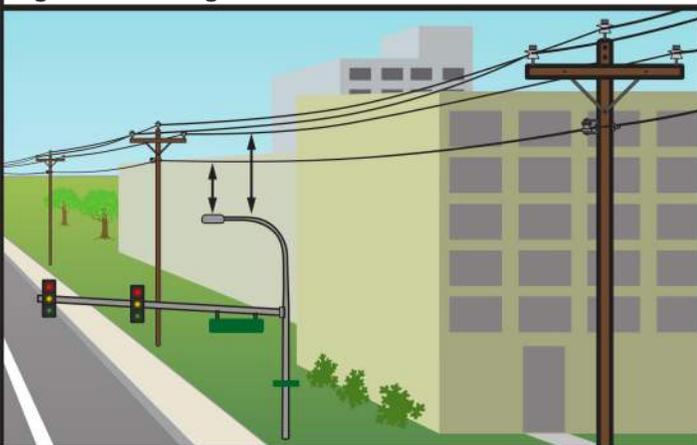
Crane / Derrick	Less than 50kV	Heavy machinery equipment (backhoes, front-end loaders, bulldozer, dump trucks)	Less than 50kV
Must Contact Electric Utility if maximum working radius in the work zone. See OSHA 1926.1408 (a) (2)	20 feet	Horizontal Minimum Clearance from. See OSHA 1926.600 (a) (6)	10 feet
Minimum Approach Distance, ONLY if Specific Controls in Place. See OSHA 1926.1408 (a) (2) (iii)	10 feet	Vertical Minimum Clearance from. See OSHA 1926.600 (a) (6)	10 feet

Scissor Lift & Scaffolding Clearance



	Uninsulated Neutral Conductor	Insulated Line less than 300 Volts	Insulated Line less than 300 Volts to 750 volts	Uninsulated Lines 750 volts to 25 kV
Distance from Scaffold See OSHA 1926.451 (f) (4)	10 feet	3 feet	10 feet	10 feet
Worker or any conductive object See OSHA 1910.333 (c) (3) (i) (B)	Avoid Contact	1 feet	1 feet	2 feet

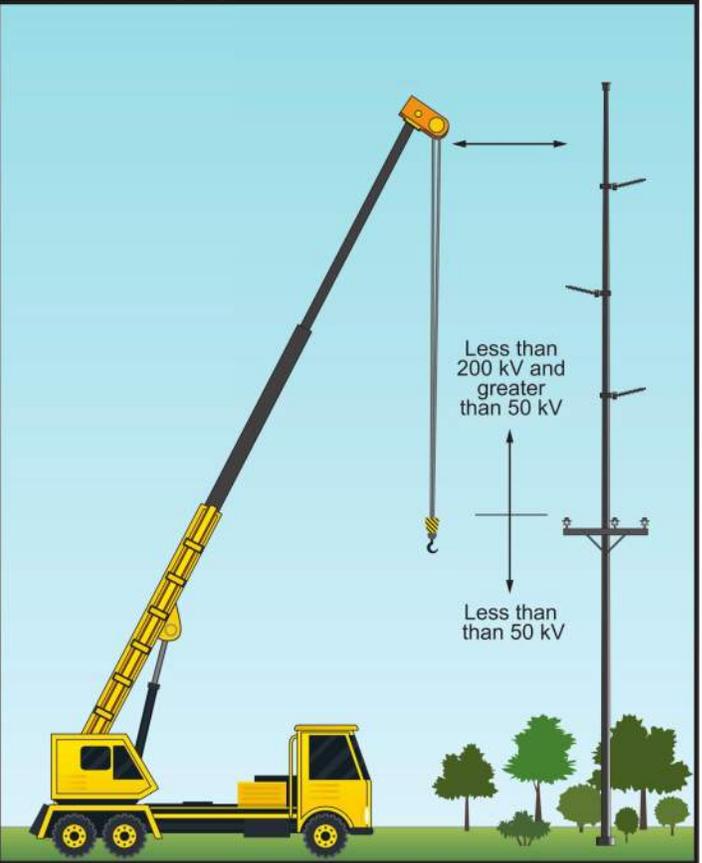
Light / Traffic Signal Pole - Vertical



	Neutral	Triplex	750 volts to 25kV
Vertical - NESC 234B2	3 feet	3 feet	4.5 feet

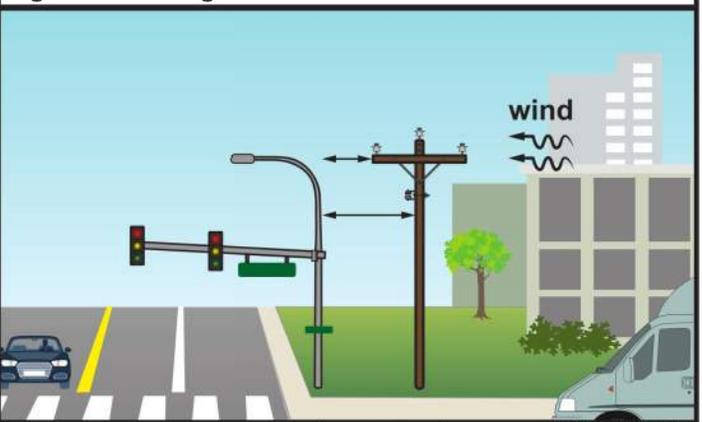
* OSHA Minimum Clearances (typ. 10 ft.) apply when working on Light / Traffic Signal Pole See OSHA 1910.333 (c) (3) (i) (B)

Crane, drilling rig & Mechanized Equipment Clearance



	Less than 50kV	Less than 200kV and Greater than 50
Must Contact Electric Utility if maximum working radius in the work zone. See OSHA 1926.1408 (a) (2)	20 feet	20 feet
Minimum Approach Distance, ONLY if Specific Controls in Place. See OSHA 1926.1408 (a) (2) (iii)	10 feet	15 feet

Light / Traffic Signal Pole - Horizontal



	Neutral	Triplex	750 volts to 25kV
Horizontal - NESC 234B1	3 feet	3 feet	5 feet
Horizontal 50MPH Wind - NESC 234B1	3 feet	3 feet	4.5 feet

* OSHA Minimum Clearances (typ. 10 ft.) apply when working on Light / Traffic Signal Pole See OSHA 1910.333 (c) (3) (i) (B)

GUIDE FOR OPERATION OF EQUIPMENT NEAR POWER LINES
AND CUSTOMER OWNED POLES TO POWER LINES

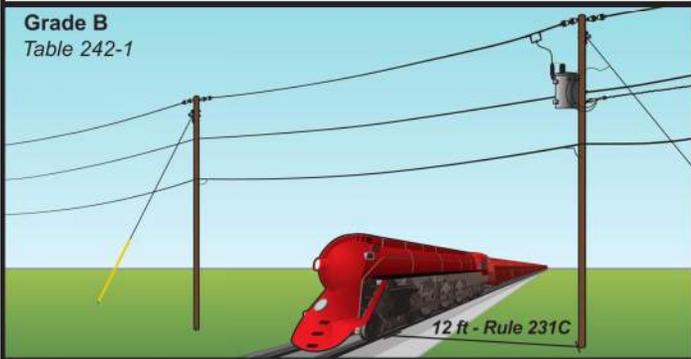
SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS

DRAWING COURTESY OF HI-LINE ENGINEERING

APPLICATION GUIDE FOR 2017 NESC TABLE 232-1

Railroads*

Grade B
Table 242-1

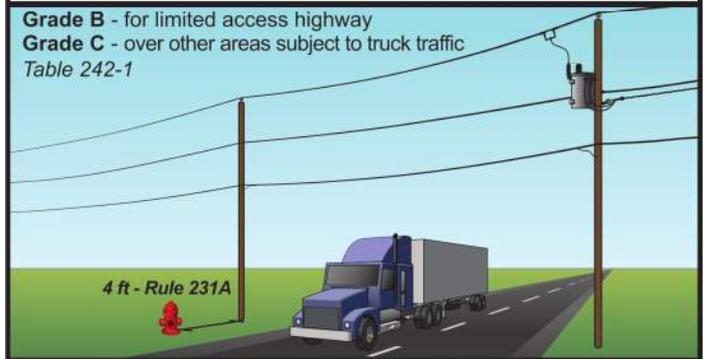


Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
23.5 ft	24.0 ft	26.5 ft			
<i>*Railroad company may require greater clearance</i>					

Trucks Over 8 Feet*

Grade B - for limited access highway
Grade C - over other areas subject to truck traffic
Table 242-1



Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
15.5 ft	16.0 ft	18.5 ft			
<i>*DOT may require greater clearance</i>					

Water - No Sailboats

Grade B - when a crossing permit is required
Table 242-1



Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
14.0 ft	14.5 ft	17.0 ft			
<i>*see NESC for sailboat clearances</i>					

Over fields, orchards, forest, etc.

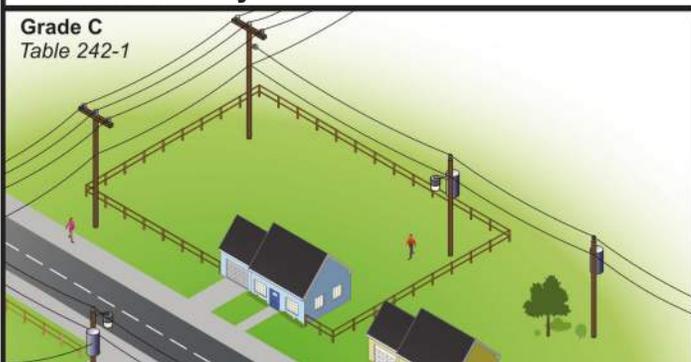


Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
15.5 ft	16.0 ft	18.5 ft			
<i>*used by vehicles over 8 feet tall or riders on horseback</i>					

Pedestrians Only*

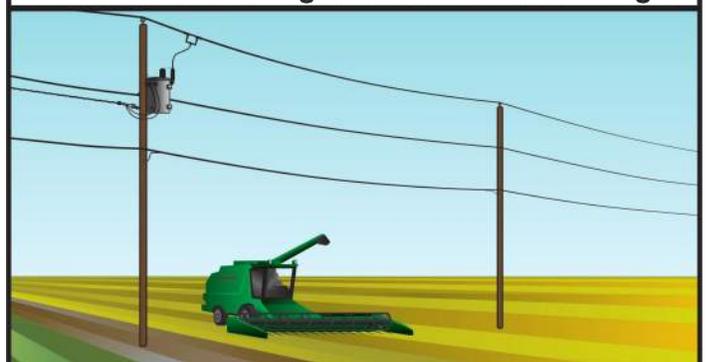
Grade C
Table 242-1



Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
9.5 ft	12.0 ft	14.5 ft			
<i>*Not normally used by trucks or riders on horseback (very steep hills, swamps, etc.)</i>					

Oversized Vehicles - greater than 14 feet in height



Vertical Clearance at Largest Vertical Sag Table 232-1

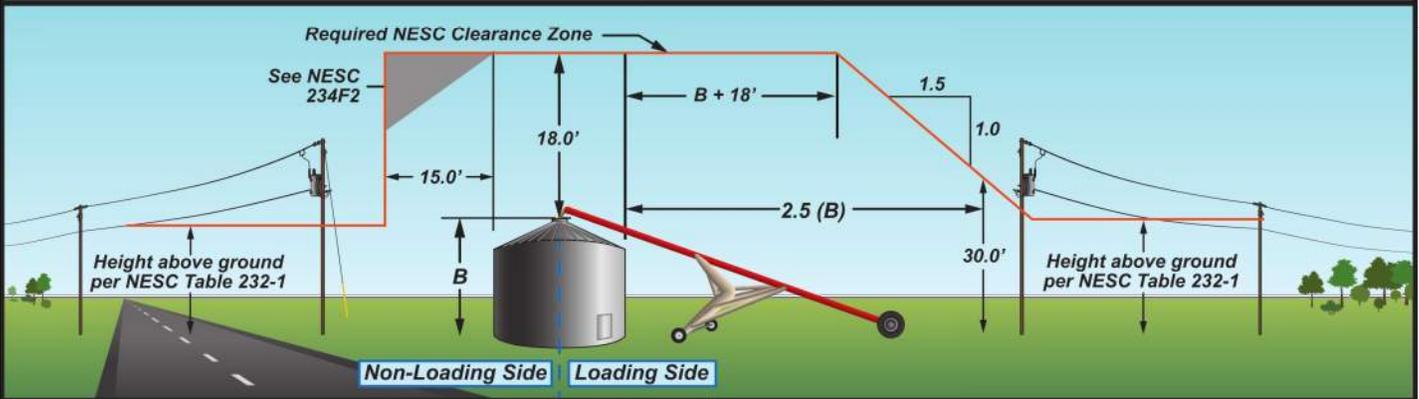
Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
X + 1.5 ft	X + 2 ft	X + 4.5 ft			
<i>X = Known Height of oversized vehicle</i>					

SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS

DRAWING COURTESY OF HI-LINE ENGINEERING

APPLICATION GUIDE FOR 2017 NESC

Clearance Over* or Near Grain Bins Loaded by Portable Auger NESC 234F2



B = Vertical height to highest filling or probing port

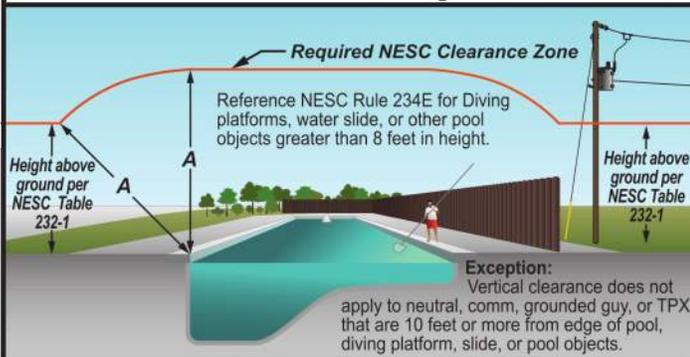
Note: If B > 12 feet, vertical height of conductors is 30 feet at a distance equal to 2.5 times B

*Largest vertical sag

Non-Loading Side is when use of portable auger is limited by:

1. Permanent building/structure
2. Physical obstruction
3. Public road or other right of way
4. Designation or agreement

Clearance Over* or Near Swimming Pools NESC 234E1

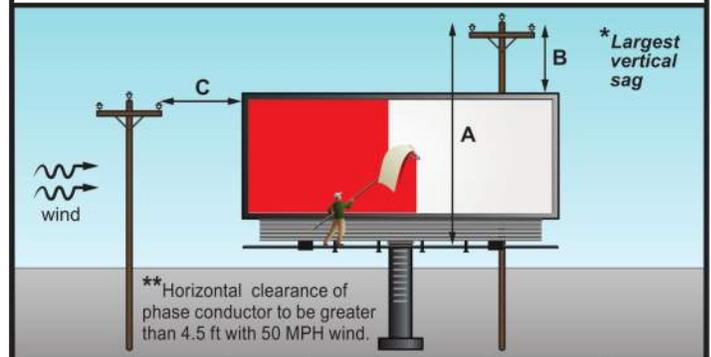


Neutral	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
22.0 ft	22.5 ft	25.0 ft		

*Largest vertical sag

Aboveground pool with deck or ladder, clearance is from highest point upon which people can stand.

Clearance Over* or Near Billboards NESC 234C



	Neutral	TPX	7.2/12.5kV	14.4/25kV	19.9/35kV
A-Where personnel walk	10.5 ft	11.0 ft	13.5 ft		
B - Other Surface	3.0 ft	3.5 ft	8.0 ft		
C - Horizontal**	4.5 ft	5.0 ft	7.5 ft		

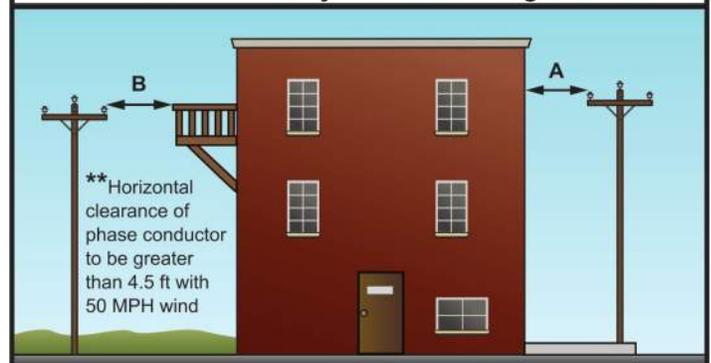
Vertical Clearance Over* Buildings NESC 234C



Roof	Neutral	TPX	7.2/12.5kV	14.4/25kV	19.9/35kV
Accessible**	10.5 ft	11.0 ft	13.5 ft		
Non-Accessible	3.0 ft	3.5 ft	12.5 ft		

*Largest vertical sag

Horizontal Clearance Adjacent to Buildings NESC 234C



	Neutral	TPX	7.2/12.5kV	14.4/25kV	19.9/35kV
A-To Walls**	4.5 ft	5.0 ft	7.5 ft		
B - Accessible Areas**	4.5 ft	5.0 ft	7.5 ft		

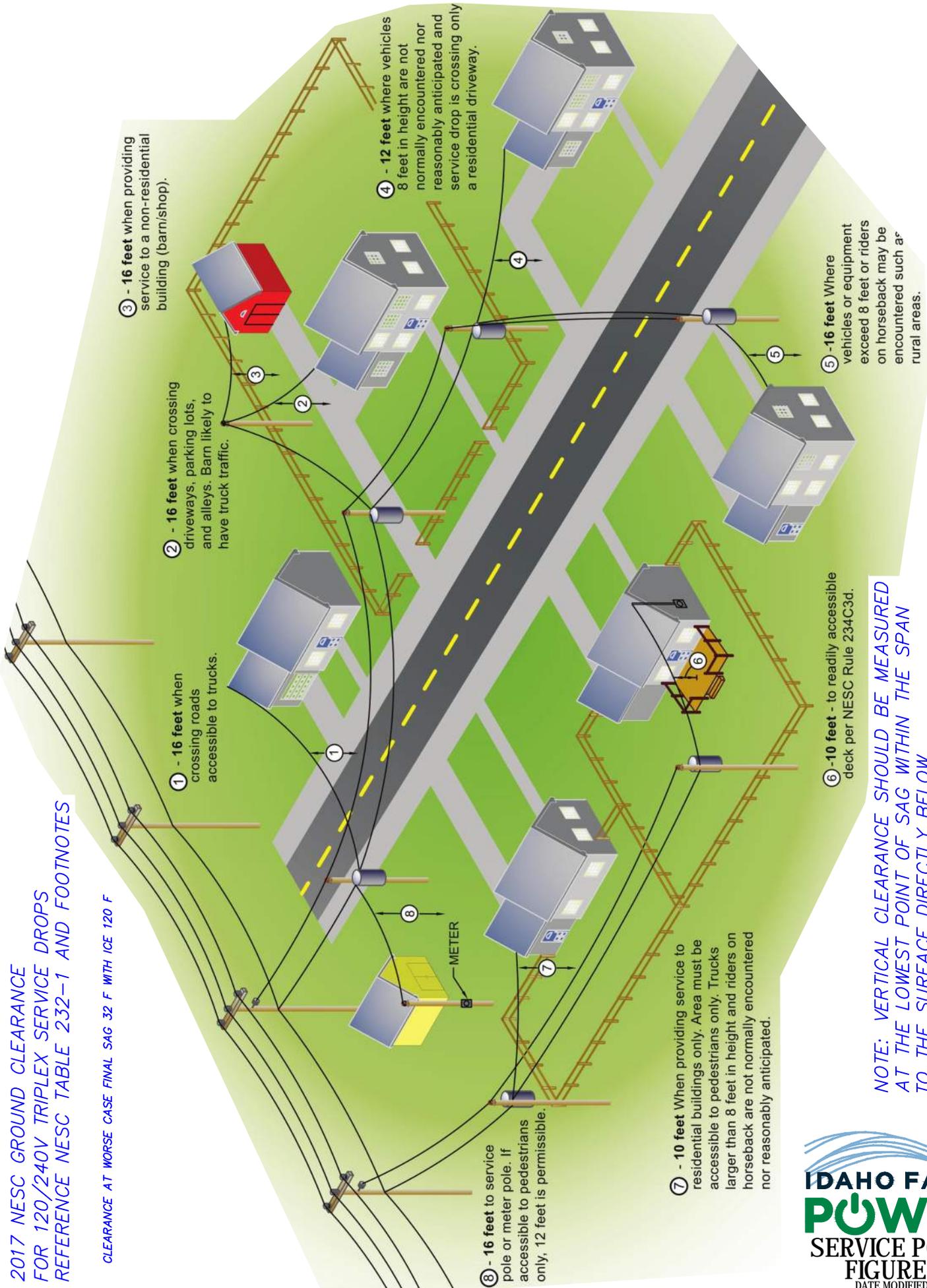
SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS

DRAWING COURTESY OF HI-LINE ENGINEERING

GROUND CLEARANCES 2017 NESC

2017 NESC GROUND CLEARANCE FOR 120/240V TRIPLEX SERVICE DROPS REFERENCE NESC TABLE 232-1 AND FOOTNOTES

CLEARANCE AT WORSE CASE FINAL SAG 32 F WITH ICE 120 F



③ - 16 feet when providing service to a non-residential building (barn/shop).

② - 16 feet when crossing driveways, parking lots, and alleys. Barn likely to have truck traffic.

① - 16 feet when crossing roads accessible to trucks.

④ - 12 feet where vehicles 8 feet in height are not normally encountered nor reasonably anticipated and service drop is crossing only a residential driveway.

⑤ - 16 feet Where vehicles or equipment exceed 8 feet or riders on horseback may be encountered such as rural areas.

⑥ - 10 feet - to readily accessible deck per NESC Rule 234C3d.

⑦ - 10 feet When providing service to residential buildings only. Area must be accessible to pedestrians only. Trucks larger than 8 feet in height and riders on horseback are not normally encountered nor reasonably anticipated.

⑧ - 16 feet to service pole or meter pole. If accessible to pedestrians only, 12 feet is permissible.

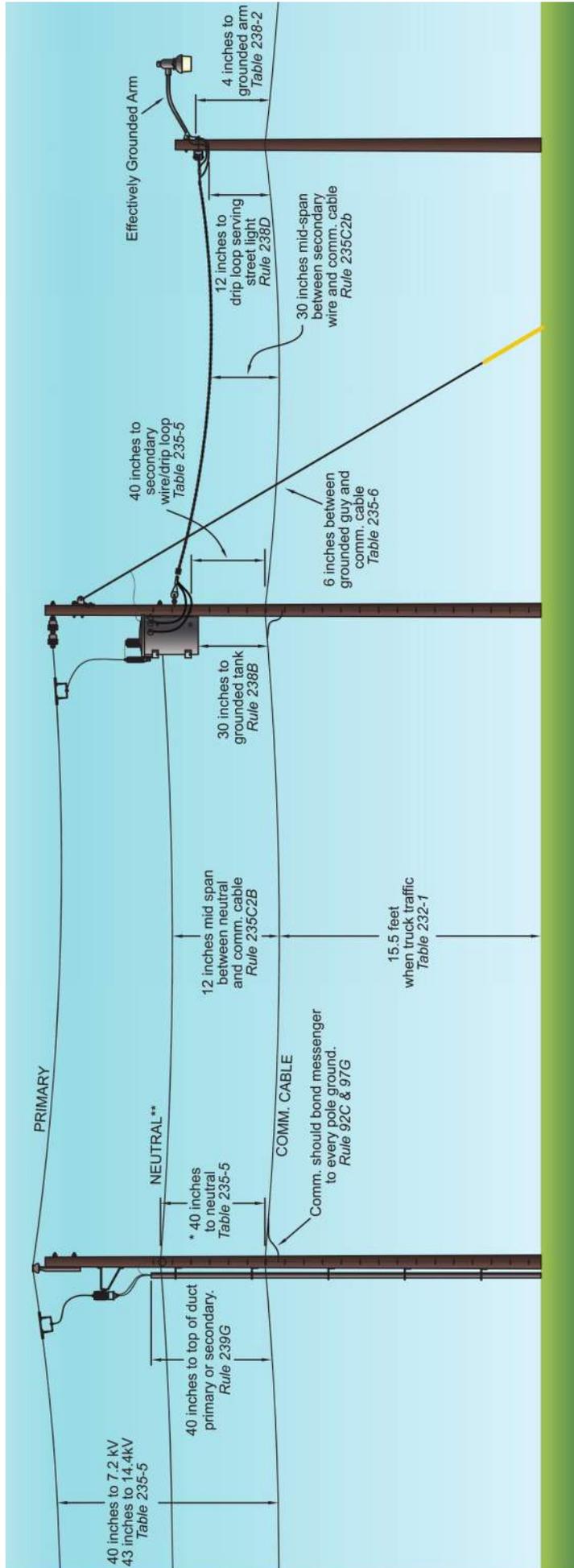
NOTE: VERTICAL CLEARANCE SHOULD BE MEASURED AT THE LOWEST POINT OF SAG WITHIN THE SPAN TO THE SURFACE DIRECTLY BELOW. TRUCKS ARE DEFINED AS ANY VEHICLE EXCEEDING 8 FEET IN HEIGHT.

IDAHO FALLS
POWER
 SERVICE POLICY
 FIGURE 22
 DATE MODIFIED: 2016

COMMUNICATION CABLE CLEARANCES

SUMMARY OF NESC CLEARANCES TO COMMUNICATION CABLES

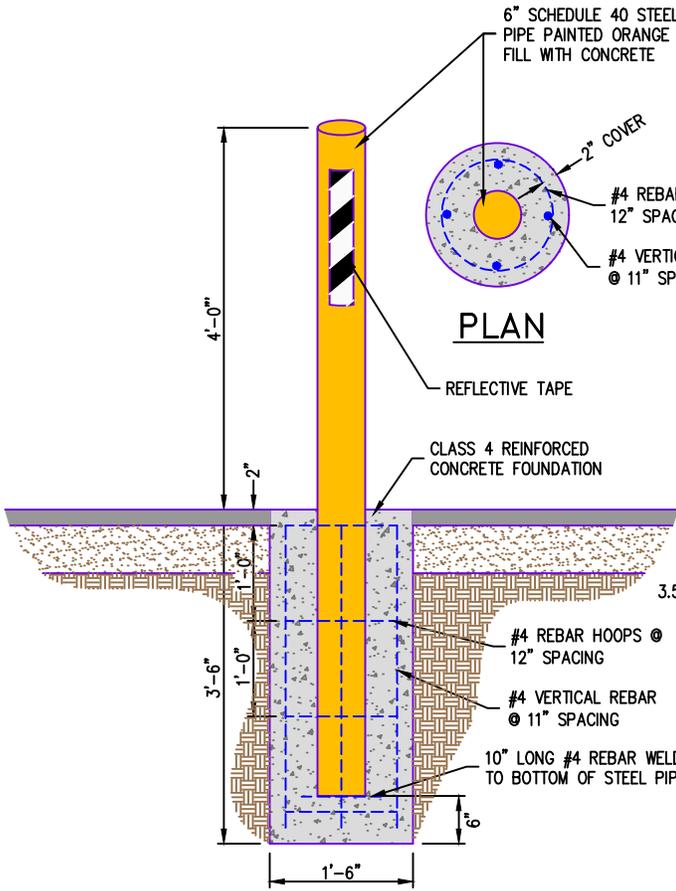
SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS



- * 30 INCHES IS ALLOWED IF THE COMMUNICATION MESSENGER IS BONDED TO THE NEUTRAL THROUGHOUT THE SERVICE AREA. TABLE 235-5
- ** FIBER OPTIC CABLES IN THE SUPPLY SPACE (RULE 224A) WILL HAVE THE SAME REQUIRED CLEARANCE TO COMMUNICATION CABLES IN THE COMMUNICATION SPACE AS A MULT-GROUNDED NEUTRAL (RULE 235C)

A COMMUNICATION WORKER SAFETY ZONE IS 40 INCHES OF CLEARANCE BETWEEN COMMUNICATION LINES AND SUPPLY LINES / EQUIPMENT PER RULE 235C4 & 238E

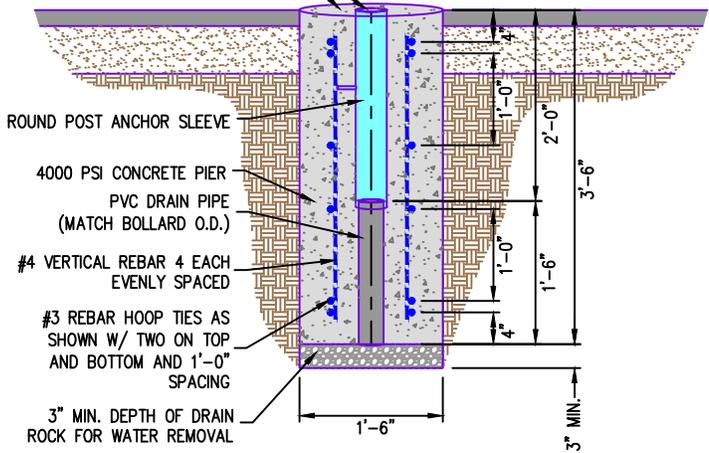
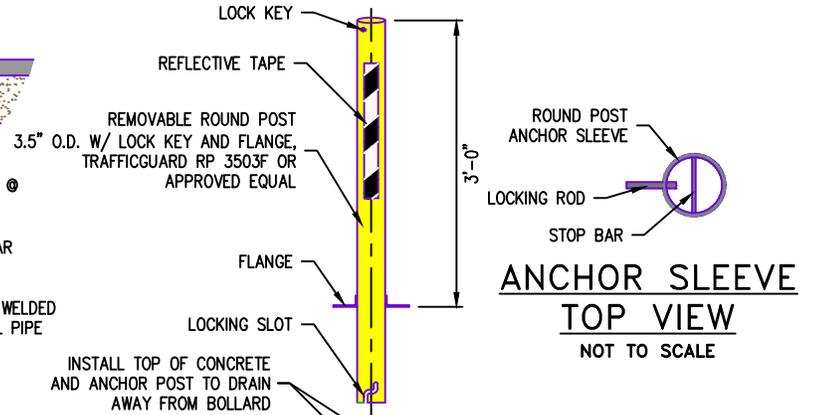
BOLLARD DETAIL



ELEVATION

PERMANENT BOLLARD

SCALE - 1"=2'



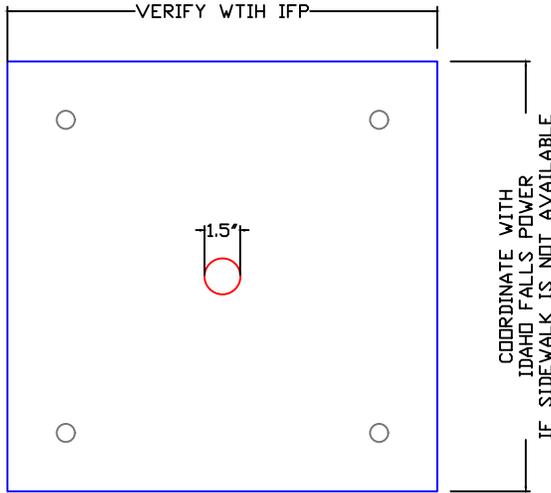
REMOVABLE BOLLARD

SCALE - 1"=2'

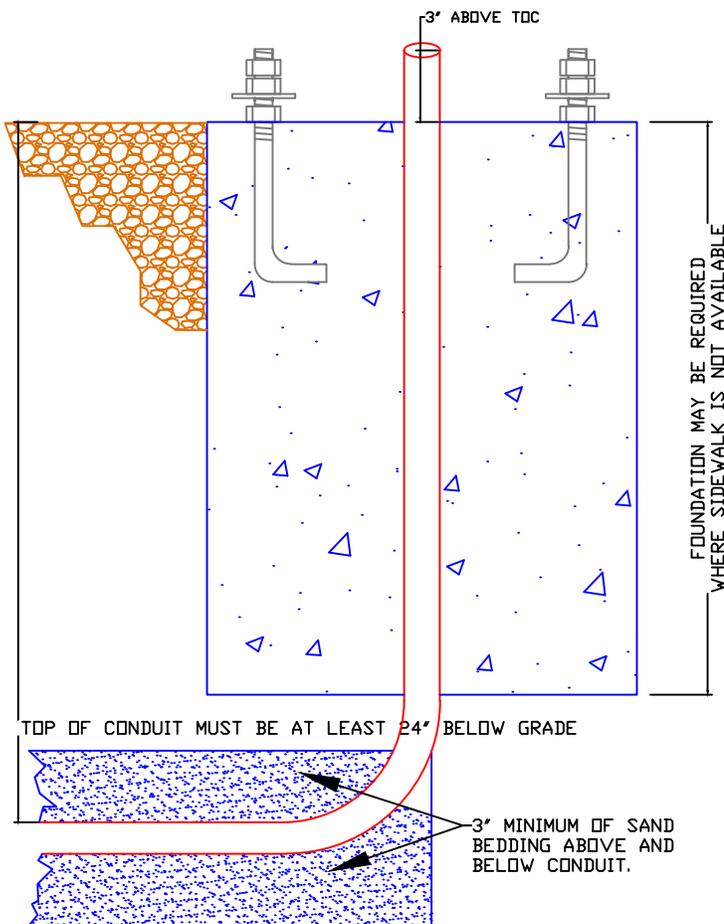
ELECTRICAL VEHICLE PEDESTAL FOUNDATION PAD

(LEVEL 2)

TOP VIEW



SIDE VIEW



ADDITIONAL COMMENTS:

1. VERIFY FOUNDATION SPECIFICATIONS CONFORM WITH ELECTRICAL VEHICLE PEDESTAL.
2. INSTALL CONDUITS TO WITHIN 3" ABOVE CONCRETE PAD.
3. CONDUIT SHALL BE MIN. 1.5" DIAMETER.
4. INSTALL BELL ENDS AND CAP ALL CONDUITS.
5. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
6. THE ELECTRIC VEHICLE PEDESTAL SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40°F, THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS.
7. DO NOT PLACE PAD ON THE FROZEN EARTH.
8. TOP OF THE ELECTRIC VEHICLE PEDESTAL PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE.
9. THE WIRE MUST PROTRUDE 72" FROM THE SURFACE OF THE CONCRETE. USE #6 AWG, 75°C COPPER WIRE TO CONNECT TO SUPPLY CIRCUIT.
10. RECOMMEND USING 4x3/8"-16 S/S L-HOOK 8" ANCHOR BOLTS. THE CENTER OF
11. THE PAD MUST BE PLACED MINIMUM 36" BEHIND THE CURB IF THERE IS NO WHEEL STOP OR MINIMUM 12" BEHIND THE CURB IF THERE IS A WHEEL STOP.
12. CONSULT ELECTRICIAN FOR TYPE OF CONDUIT TO BE USED.
13. CONSULT MANUFACTURER FOR MOUNTING AND ASSEMBLY INSTRUCTIONS.

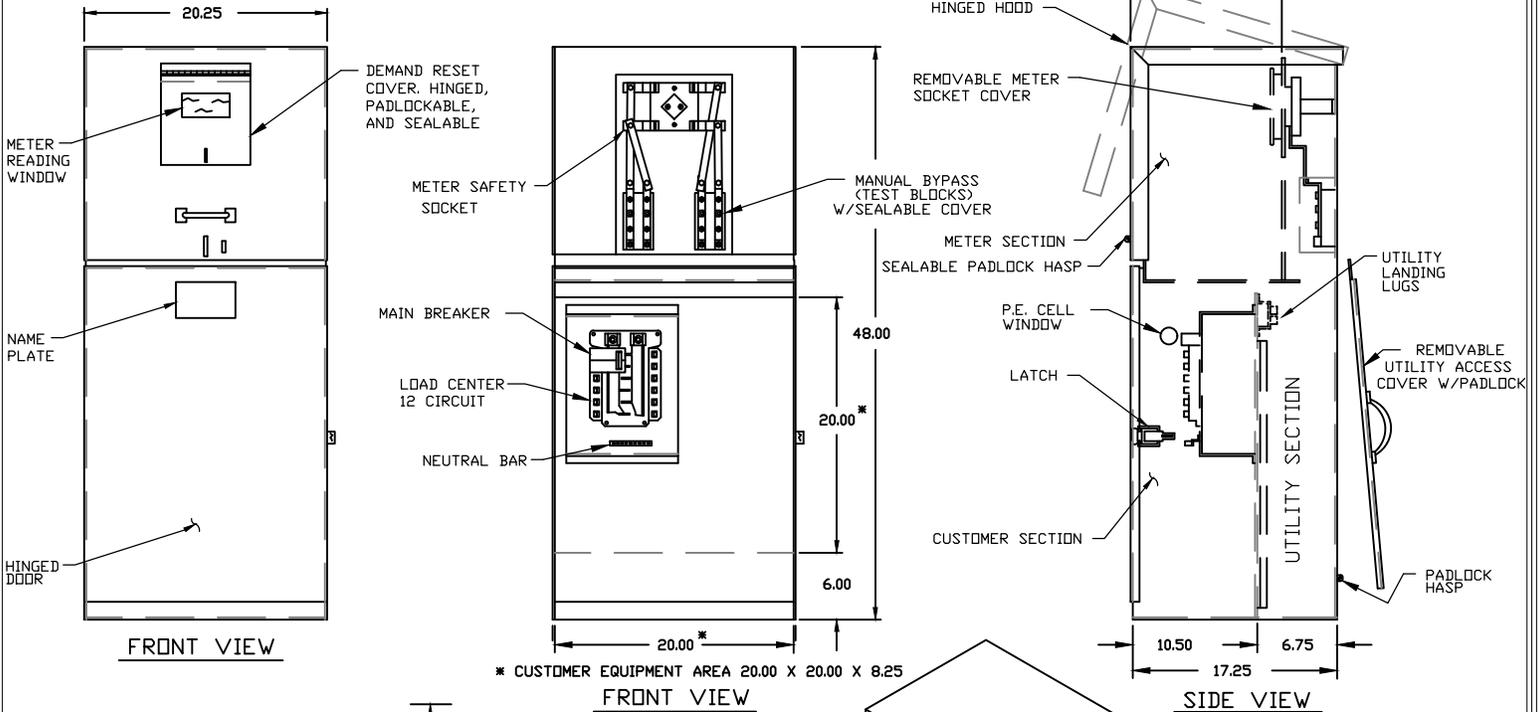
EXAMPLE OF LEVEL 2 CHARGING PAD



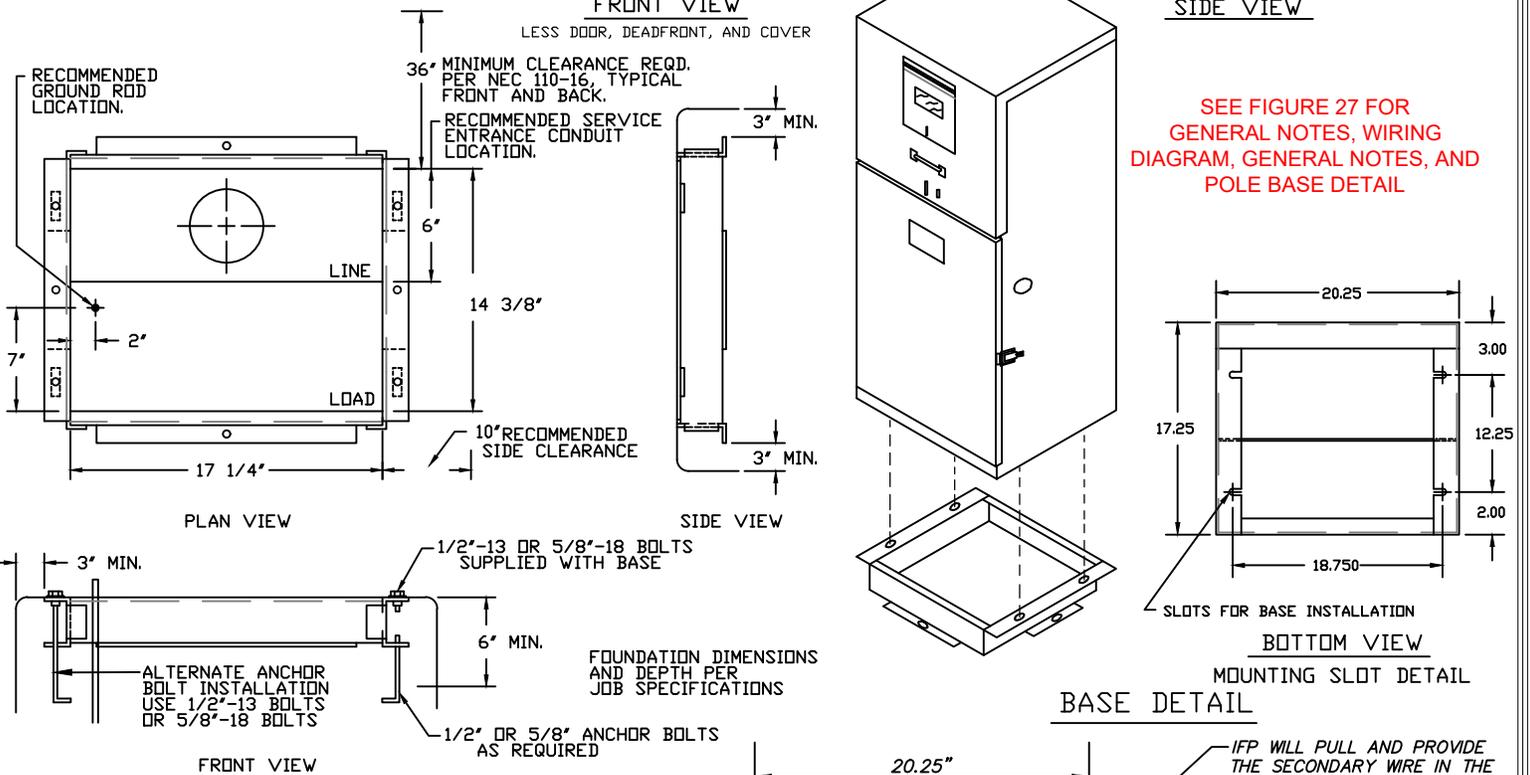
CONTRACTOR TO PROVIDE THE FOLLOWING:
 FOUNDATION, CONDUIT, WIRE
IDAHO FALLS POWER TO PROVIDE THE FOLLOWING:
 EV CHARGING STAND AND CHARGER
 SEE IDAHO FALLS POWER COMMERCIAL LEASING PROGRAM FOR MORE INFORMATION

COMMERCIAL LIGHTING CONTROL PANEL & FOUNDATION

PANEL AND BASE PROVIDED AND
INSTALLED BY CONTRACTOR



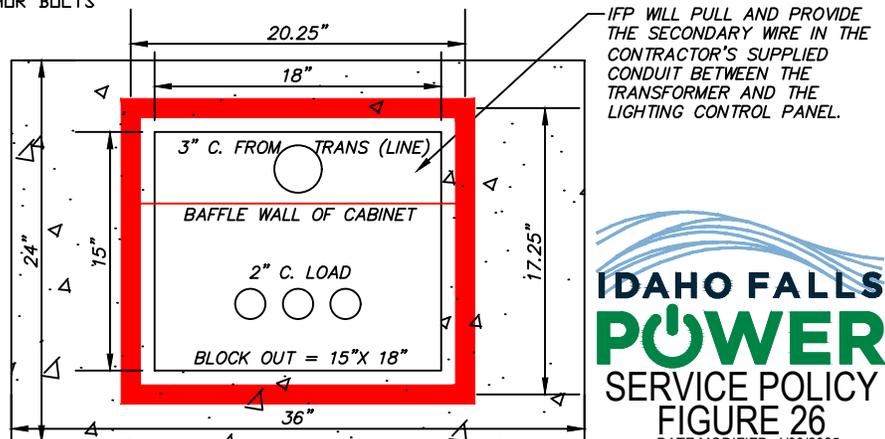
SEE FIGURE 27 FOR
GENERAL NOTES, WIRING
DIAGRAM, GENERAL NOTES, AND
POLE BASE DETAIL



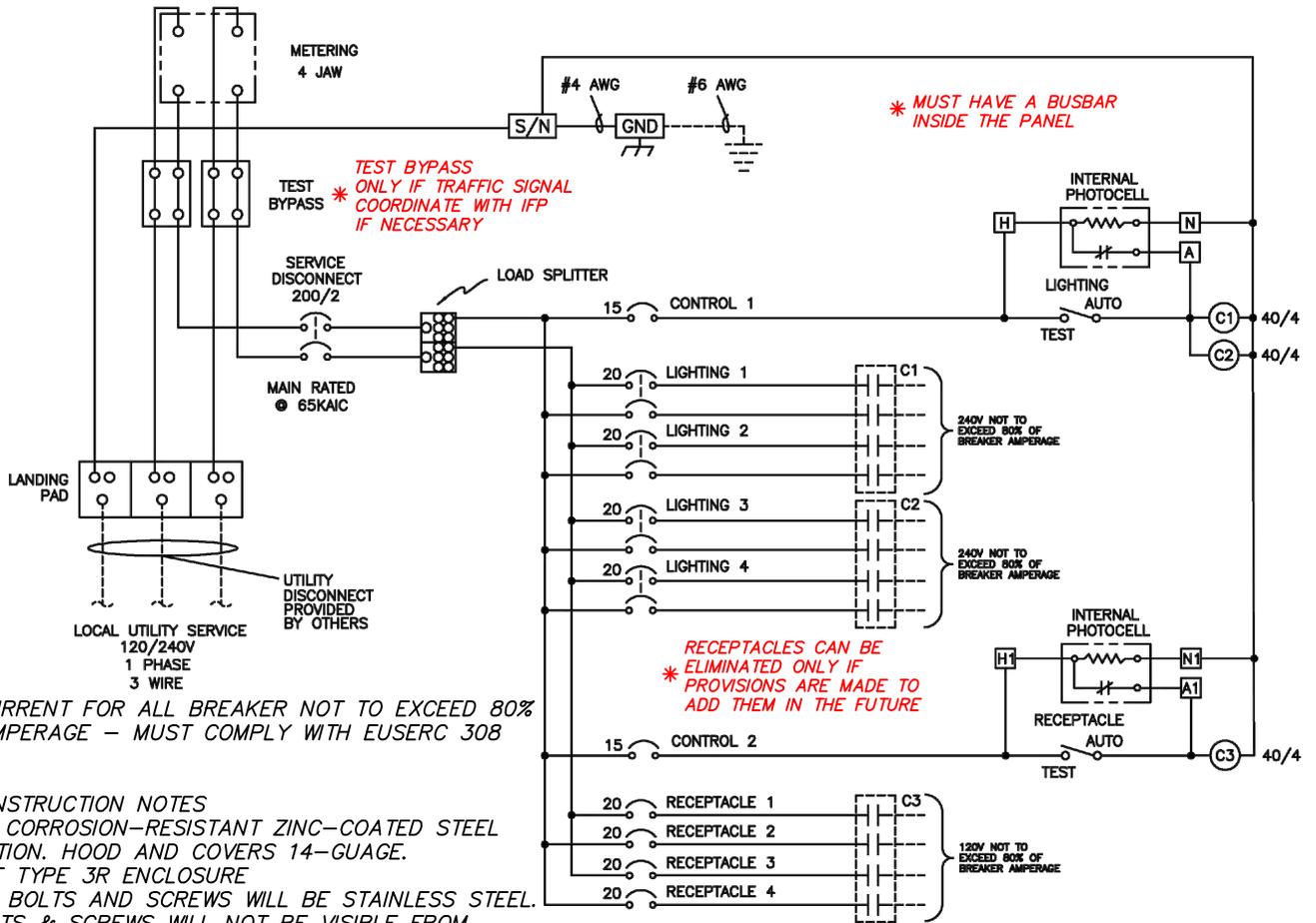
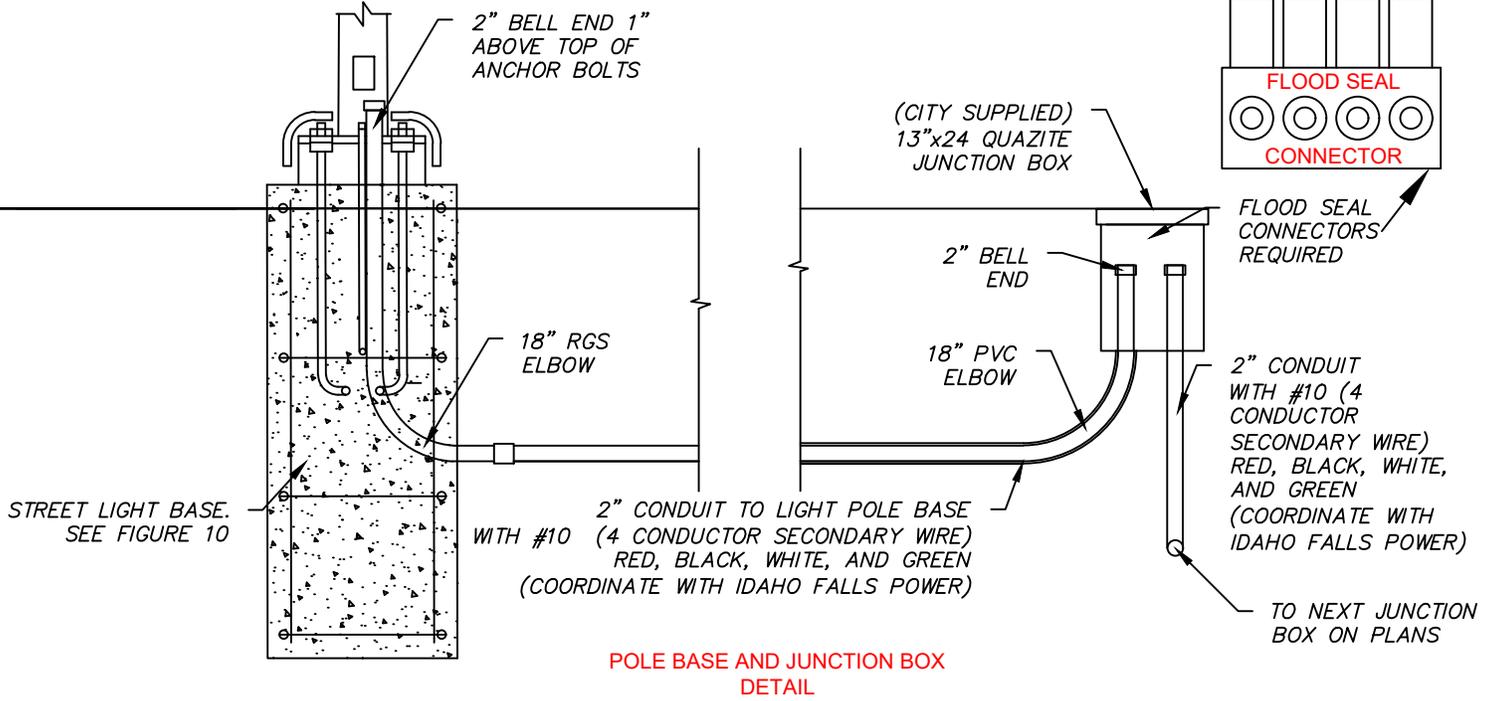
PREFERRED COMMERCIAL LIGHTING CONTROL PANELS
CAN BE PURCHASED FROM MYERS POWER PRODUCTS,
INC., MODEL NUMBER MEUG20-M100TS, OR AN
APPROVED EQUIVALENT

A CONCRETE BASE FOUNDATION IS REQUIRED FOR THE
PANEL TO SIT ON. THE CONCRETE MUST BE A MINIMUM
OF 4" THICK AND CONFORM TO MANUFACTURER'S
SPECIFICATIONS FOR THE LIGHTING PANEL. ALLOW
FOR 1" REVEAL AT FINISHED GRADE.

TYPICAL CONCRETE BASE DETAIL
FOR LIGHTING CONTROL PANEL



COMMERCIAL LIGHTING AND DIAGRAM



NOTE: LOAD CURRENT FOR ALL BREAKER NOT TO EXCEED 80% OF BREAKER AMPERAGE – MUST COMPLY WITH EUSERC 308 REQUIREMENTS

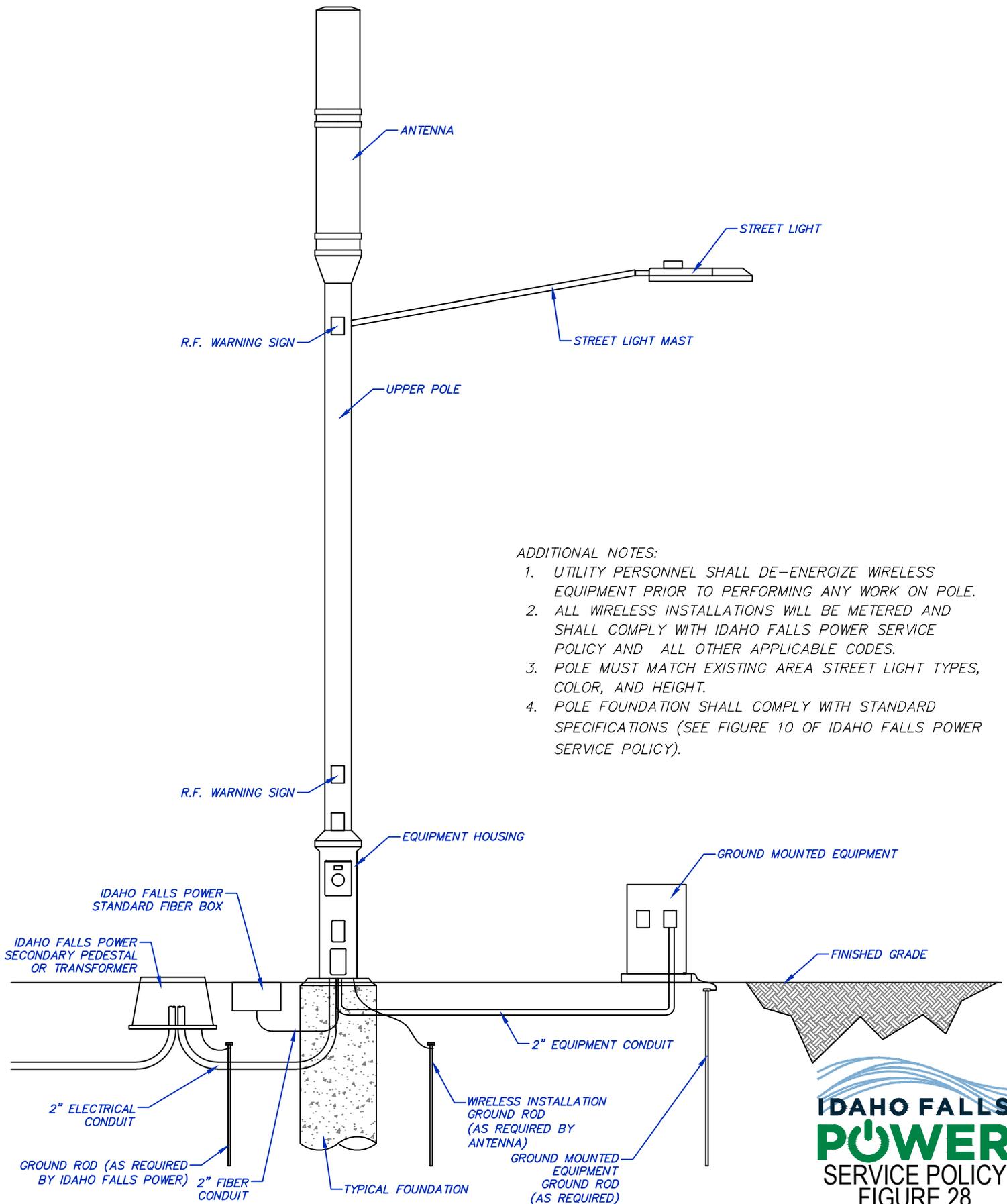
ENCLOSURE CONSTRUCTION NOTES

- 12-GAUGE CORROSION-RESISTANT ZINC-COATED STEEL CONSTRUCTION. HOOD AND COVERS 14-GUAGE.
- RAINPROOF TYPE 3R ENCLOSURE
- ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
- NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
- CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS.
- A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
- ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND UL 508A STANDARDS.
- REQUIRED TO HAVE A 100 AMP MAIN SERVICE BREAKER
- IFP WILL PULL AND PROVIDE THE SECONDARY WIRE IN THE CONTRACTOR'S SUPPLIED CONDUIT BETWEEN THE TRANSFORMER AND THE LIGHTING CONTROL PANEL.

SERVICE EQUIPMENT WIRING DIAGRAM

SEE FIGURE 26 FOR COMMERCIAL LIGHTING CONTROL PANEL AND FOUNDATION DRAWINGS

WIRELESS ANTENNA STEEL STREET LIGHT (PADMOUNTED EQUIPMENT)

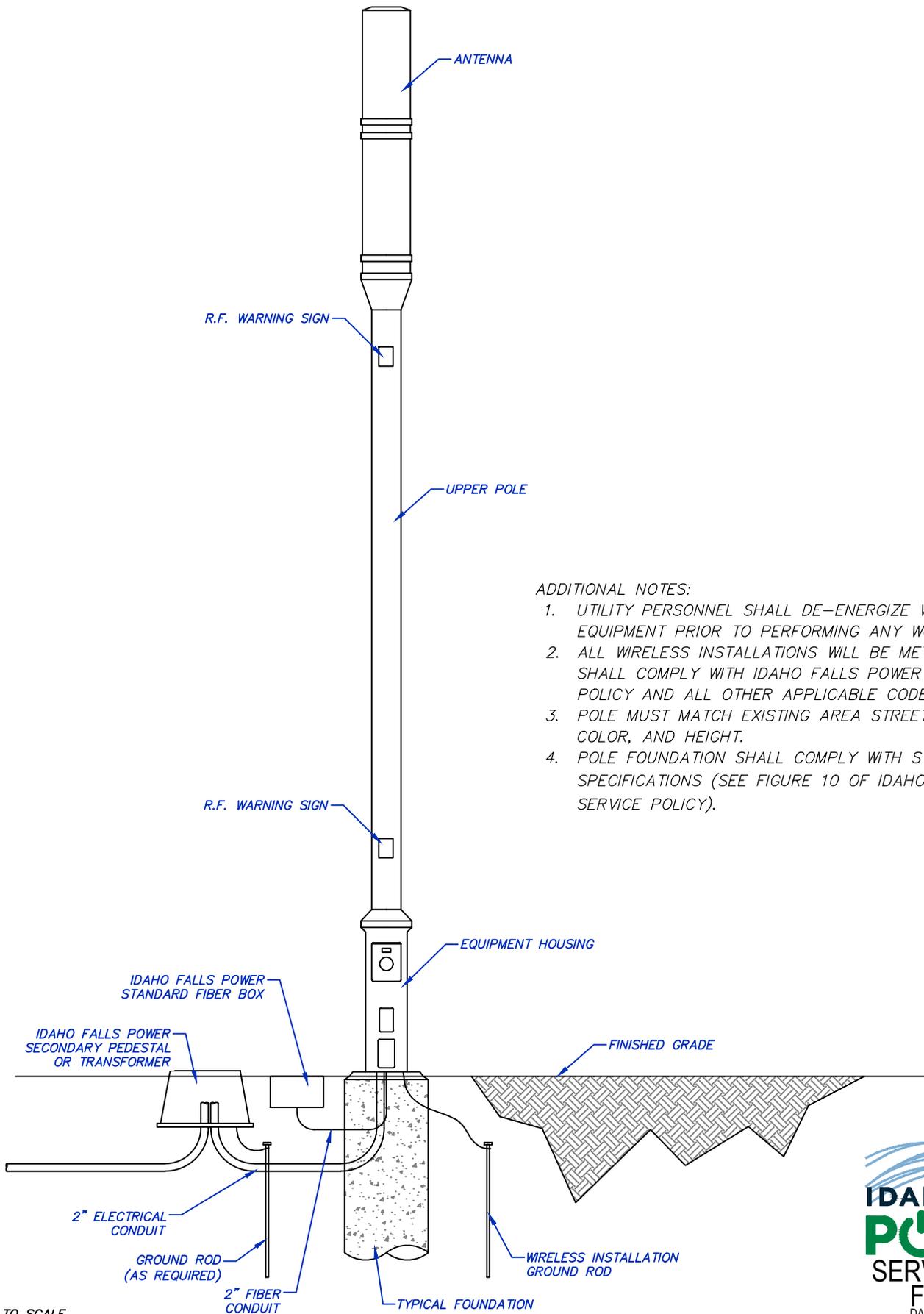


ADDITIONAL NOTES:

1. UTILITY PERSONNEL SHALL DE-ENERGIZE WIRELESS EQUIPMENT PRIOR TO PERFORMING ANY WORK ON POLE.
2. ALL WIRELESS INSTALLATIONS WILL BE METERED AND SHALL COMPLY WITH IDAHO FALLS POWER SERVICE POLICY AND ALL OTHER APPLICABLE CODES.
3. POLE MUST MATCH EXISTING AREA STREET LIGHT TYPES, COLOR, AND HEIGHT.
4. POLE FOUNDATION SHALL COMPLY WITH STANDARD SPECIFICATIONS (SEE FIGURE 10 OF IDAHO FALLS POWER SERVICE POLICY).

NOT TO SCALE

WIRELESS ANTENNA (STEEL MONO POLE)



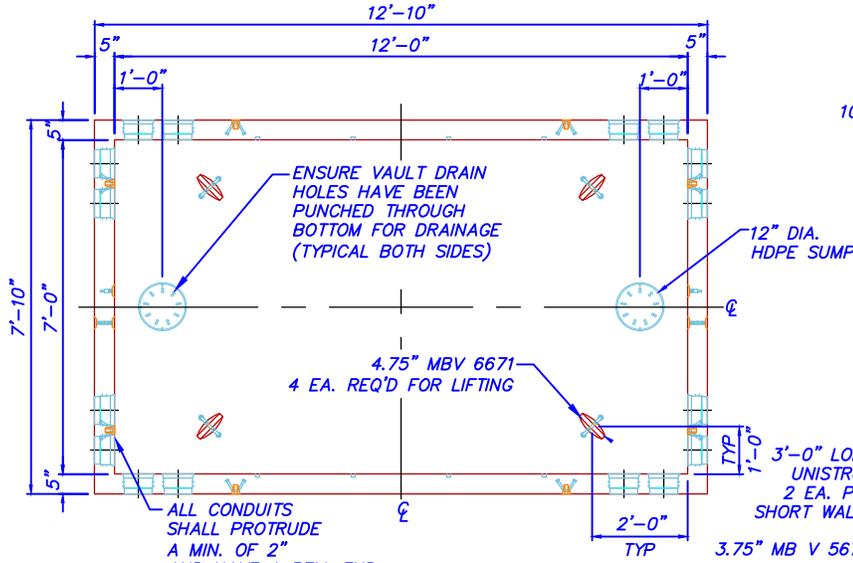
ADDITIONAL NOTES:

1. UTILITY PERSONNEL SHALL DE-ENERGIZE WIRELESS EQUIPMENT PRIOR TO PERFORMING ANY WORK ON POLE.
2. ALL WIRELESS INSTALLATIONS WILL BE METERED AND SHALL COMPLY WITH IDAHO FALLS POWER SERVICE POLICY AND ALL OTHER APPLICABLE CODES.
3. POLE MUST MATCH EXISTING AREA STREET LIGHT TYPES, COLOR, AND HEIGHT.
4. POLE FOUNDATION SHALL COMPLY WITH STANDARD SPECIFICATIONS (SEE FIGURE 10 OF IDAHO FALLS POWER SERVICE POLICY).

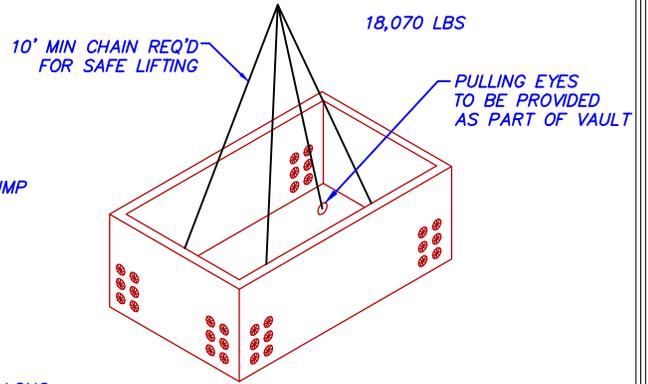
NOT TO SCALE

7' X 12' VAULT

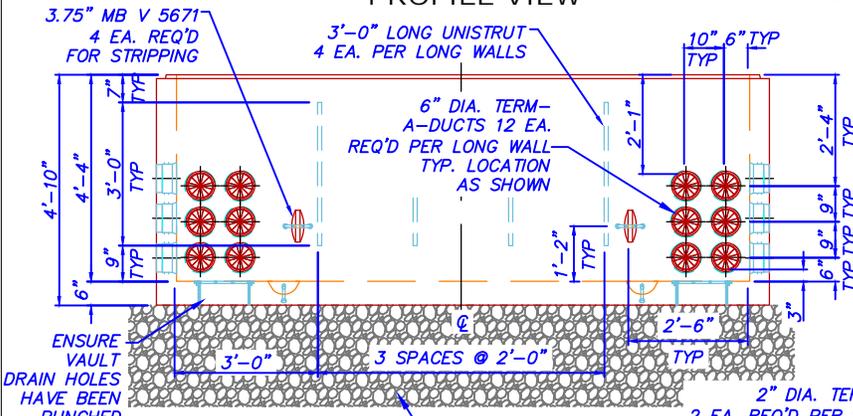
PLAN VIEW



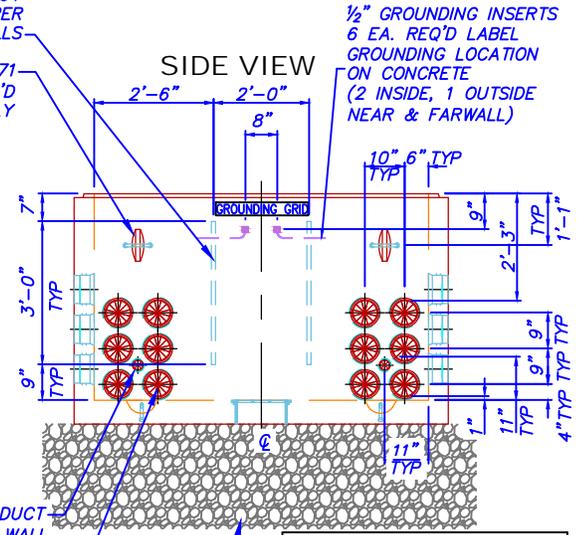
LIFTING DIAGRAM (ISOMETRIC)



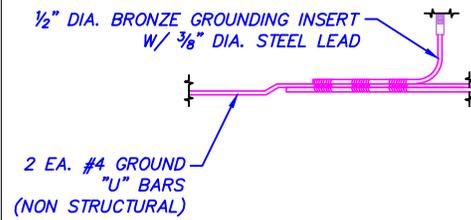
PROFILE VIEW



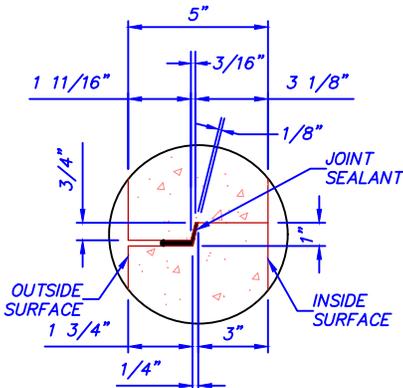
SIDE VIEW



WELD DETAIL



JOINT DETAIL



GENERAL NOTES

- MIN. DESIGN CRITERIA PER ACI-318 CODE & AS NOTED.
- DESIGN LOADING:
 - 300 PSF PEDESTRIAN LOAD.
 - SOIL WEIGHT = 120 PCF
 - DEPTH OF OVERBURDEN: 0'-0" MIN. TO 2'-0" MAX.
 - ASSUMED WATER TABLE: 5'-0" BELOW GRADE.
 - EQUIV. FLUID PRESSURE = 40 PCF
 - LATERAL LIVE LOAD SURCHARGE PER CODE.
- CONCRETE 28 DAY COMPRESSIVE STRENGTH: 5,000 PSI (MIN)
STRIPPING STRENGTH: 2,500 PSI (MIN)
- STEEL REINFORCING:
BAR: ASTM A-615 GRADE 60
- CEMENT: TYPE II/V, ASTM C-150 SPECIFICATION
FLYASH: CLASS F, ASTM C-618 SPECIFICATION
- CONTRACTOR TO VERIFY PROPER DRAINAGE INSIDE OF VAULT
- CONTRACTOR TO GROUT OR SEAL AROUND EACH CONDUIT THAT EXTENDS INSIDE OF THE VAULT
- CONTRACTOR SHALL EXTEND CONDUIT A MIN. OF 2" INSIDE OF VAULT AND CONTRACTOR SHALL INSTALL BELL ENDS

BASE PART BOM	
QTY	DESC
4 EA.	4.75" MBV 8671
8 EA.	3.75" MBV 5671
48 EA.	TERM-A-DUCT 6"
2 EA.	GRONDING GRID
2 EA.	GROND ROD
4 EA.	TERM-A-DUCT 2" W/ SEAL
36 FT	UNISTRUT P3200
2 EA.	SUMP W/ LID
4.25 YDS	MIX #1 SCC WETCAST
17,850 LBS	HANDLING WEIGHT

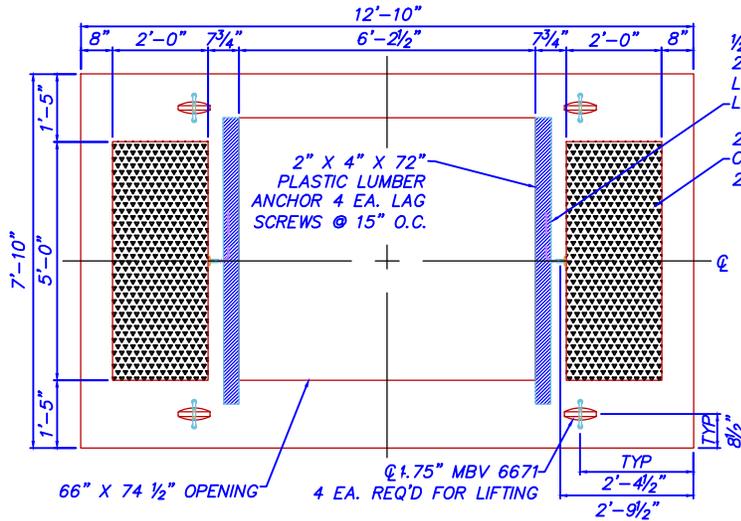
DRAWING COURTESY OF OLDCASTLE INFRASTRUCTURE



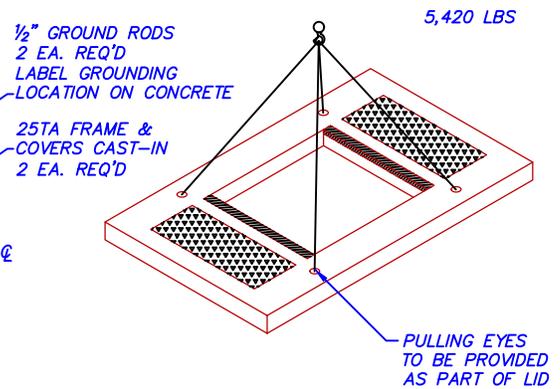
NOT TO SCALE

7' X 12' VAULT LID

PLAN VIEW



LIFTING DIAGRAM (ISOMETRIC)



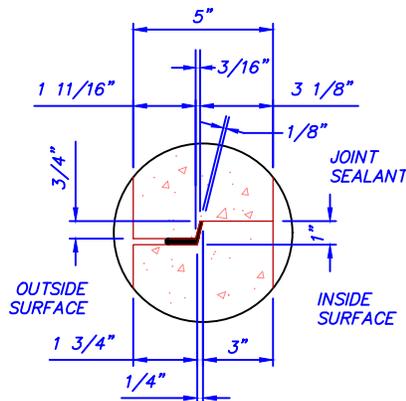
PROFILE VIEW



SIDE VIEW



JOINT DETAIL



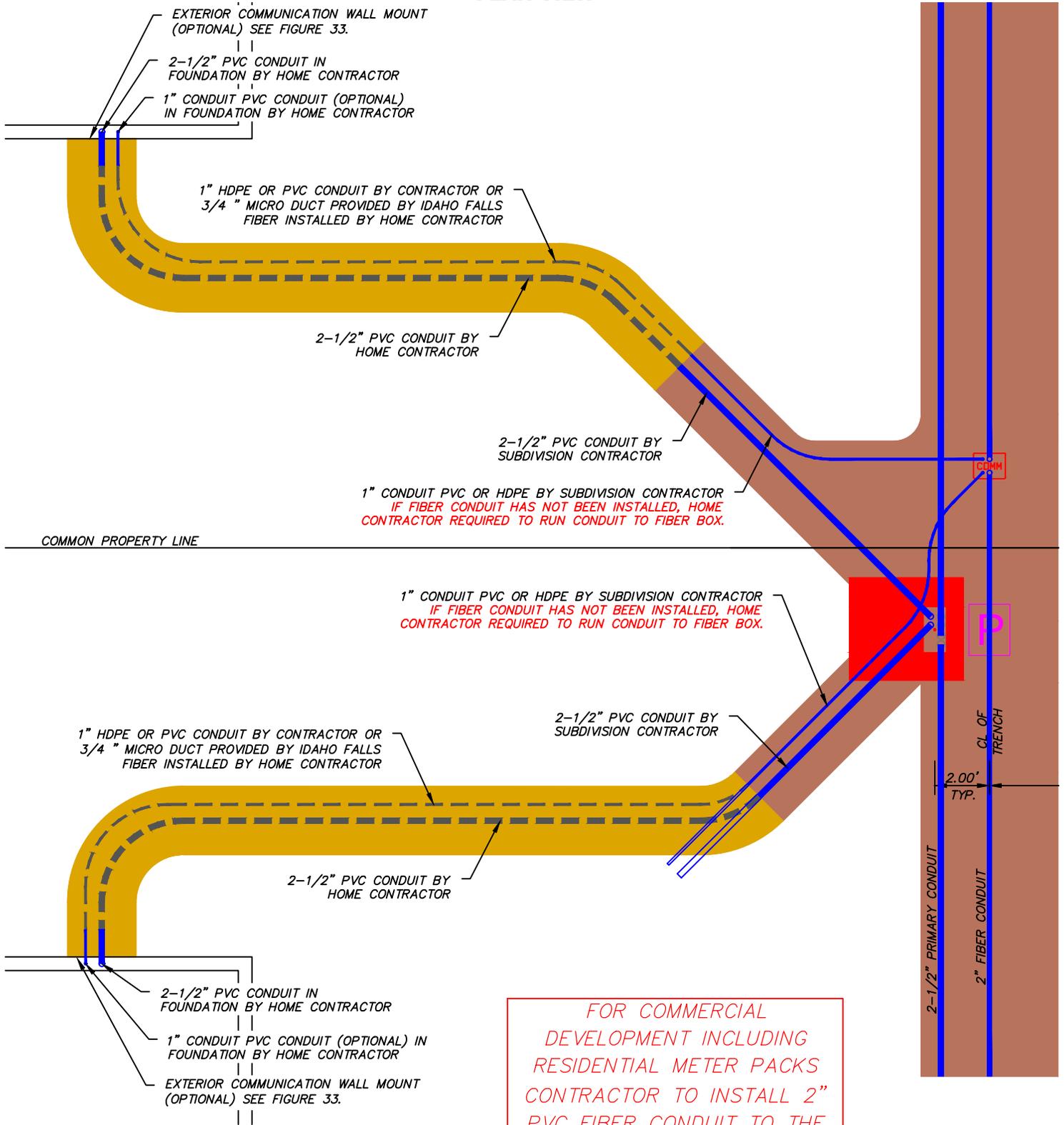
LID PART BOM	
QTY	DESC
4 EA.	4.75" MB V 6671
2 EA.	GROUND RODS
2 EA.	25 TA FRAME
2 EA.	25 TA COVER
11'-0"	PLASTIC LUMBER
1.63 YDS	MIX #1 SCC WETCAST
6,846 LBS	HANDLING WEIGHT
	#5 BAR
	#4 BAR

- MIN. DESIGN CRITERIA PER ACI-318 CODE & AS NOTED.
- DESIGN LOADING:
 - 300 PSF PEDESTRIAN LOAD.
 - SOIL WEIGHT = 120 PCF
 - DEPTH OF OVERBURDEN: 0'-0"
 - ASSUMED WATER TABLE: 5'-0" BELOW GRADE.
 - EQUIV. FLUID PRESSURE = 40 PCF
 - LATERAL LIVE LOAD SURCHARGE PER CODE.
- CONCRETE 28 DAY COMPRESSIVE STRENGTH: 5,000 PSI (MIN)
- STEEL REINFORCING:
 - BAR: ASTM A-615 GRADE 60
- CEMENT: ASTM C-150 SPECIFICATION.
- USE STD REBAR
- CONCRETE STRENGTH: 5,000 PSI
- 2,500 PSI MINIMUM STRIPPING STRENGTH REQUIRED
- CONTRACTOR TO SEAL LID TO VAULT

DRAWING COURTESY OF
OLDCASTLE INFRASTRUCTURE

FIBER / POWER SECONDARY TRENCH

PLAN VIEW



FOR COMMERCIAL DEVELOPMENT INCLUDING RESIDENTIAL METER PACKS CONTRACTOR TO INSTALL 2" PVC FIBER CONDUIT TO THE BUILDING.

- TRENCHING AND CONDUIT BY SITE CONTRACTOR
- TRENCHING AND CONDUIT BY HOME CONTRACTOR

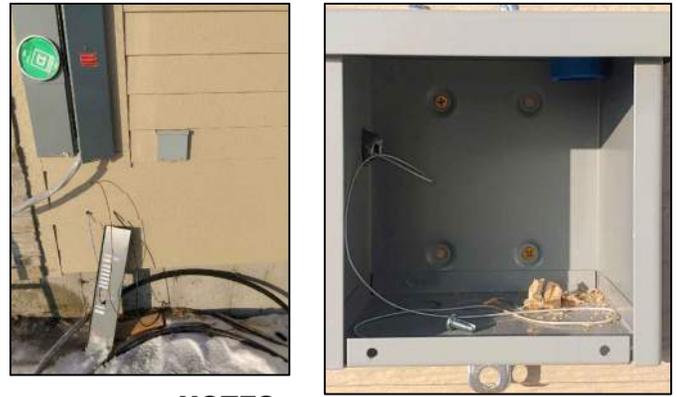
DISTANCES MAY VARY - SEE ELECTRICAL SITE PLANS PRIOR TO CONSTRUCTION

FIBER WALL MOUNTS EXAMPLES AND RECOMMENDATIONS

**EXAMPLE 1 OF EXTERIOR
COMMUNICATION WALL MOUNT**



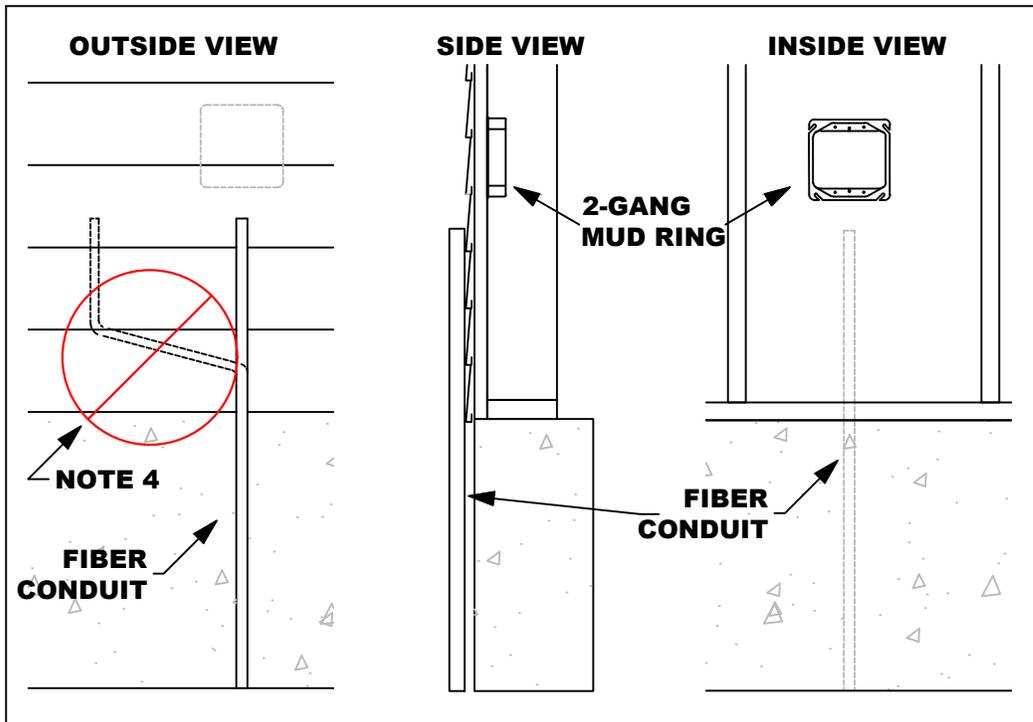
**EXAMPLE 2 OF EXTERIOR
COMMUNICATION WALL MOUNT**



**EXAMPLE 3 OF EXTERIOR
COMMUNICATION WALL MOUNT**



PREFERRED METHOD OF FIBER INSTALLATION

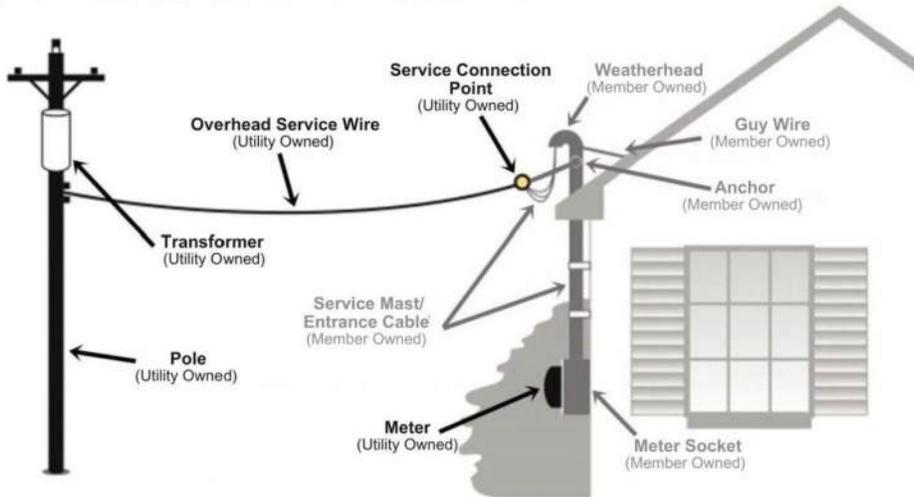


NOTES:

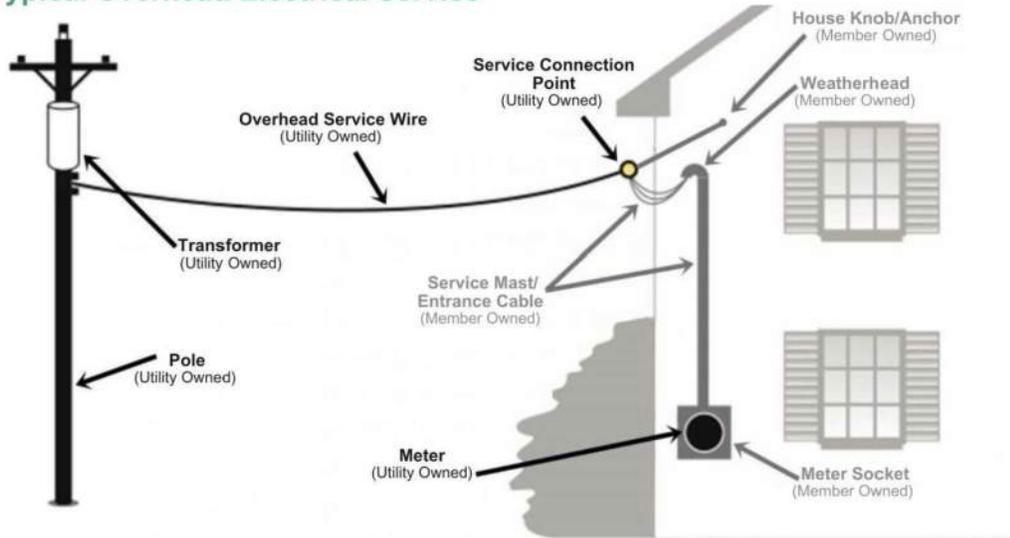
1. **FOR CONSTRUCTIONS SIMILAR OR EQUIVALENT TO EXAMPLE 1: IT IS SUGGESTED THAT THE 110V OUTLET BE PLACED IN A CORNER OF THE INTERIOR OF THE ENCLOSURE.**
2. **FOR CONSTRUCTIONS SIMILAR OR EQUIVALENT TO EXAMPLE 2 OR 3: IT IS SUGGESTED THAT THE ENCLOSURES BE A MINIMUM OF 30 CUBIC INCHES AND THAT BOTH THE MICRODUCT (TUBING FROM THE SECONDARY PEDESTAL) AND INTERDUCT (TUBING TO THE INTERIOR OF THE HOME) ARE CONTAINED IN THE ENCLOSURE.**
3. **FOR A LIST OF RECOMMENDED WALL MOUNTS CONTACT IDAHO FALLS FIBER.**
4. **ZERO BENDS IN FIBER CONDUIT.**
5. **NO CONNECTIONS TO METER BASE, IE. GEN LINK AND SURGE SUPPRESSOR WITHOUT PRIOR APPROVAL FROM IDAHO FALLS POWER (CONTACT IDAHO FALLS POWER / METER DEPARTMENT)**

RESIDENTIAL SECONDARY SERVICE OWNERSHIP

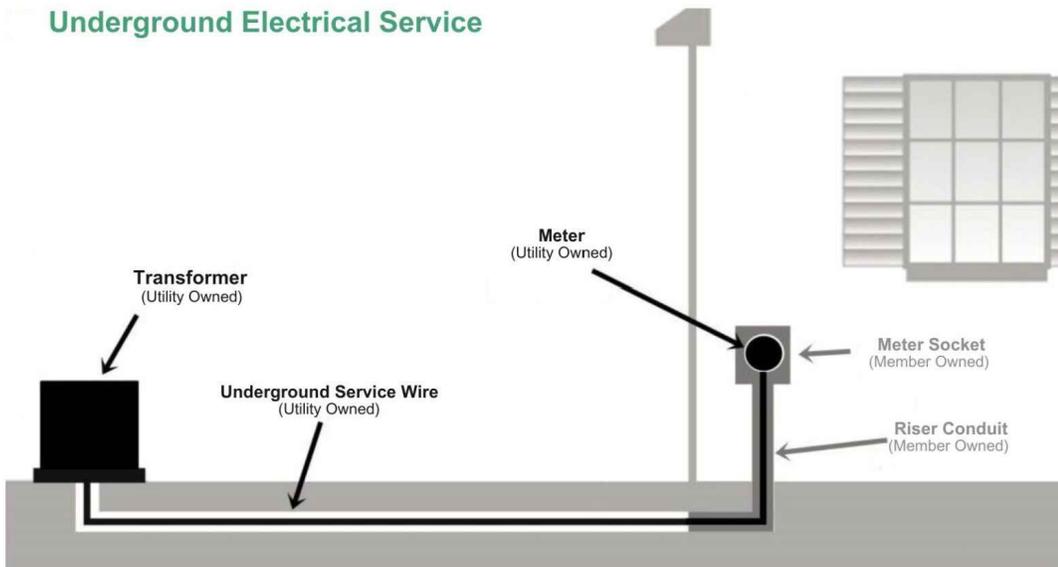
Overhead Electrical Service-Low Building



Typical Overhead Electrical Service



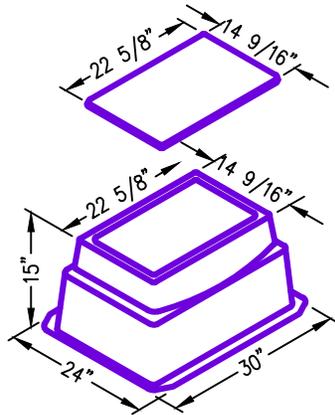
Underground Electrical Service



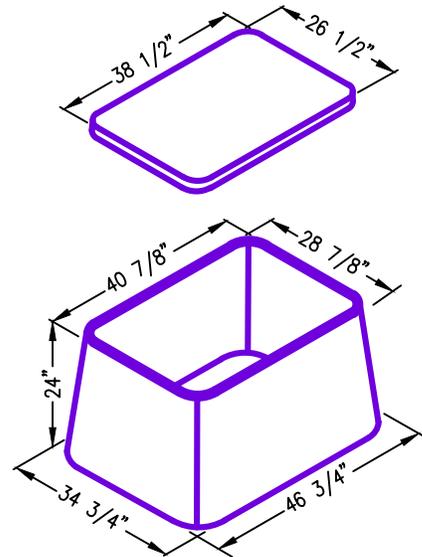
FIBER GROUND SLEEVE DIMENSIONS (HH-1, HH-3, HH-FP, AND HH-EPED)

GENERAL DIMENSIONS FOR STRUCTURE PLACEMENT

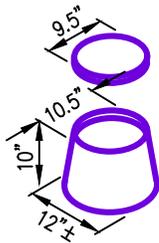
HH-1



HH-3

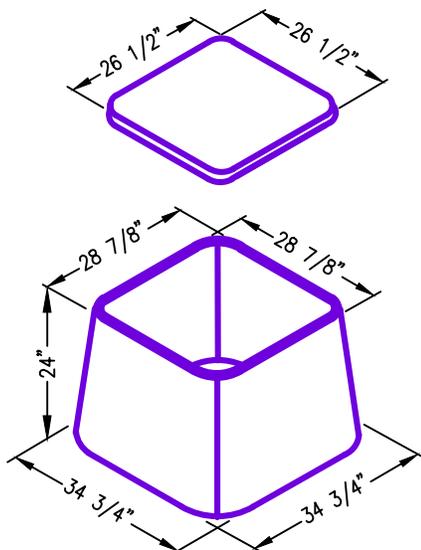


HH-FP



NOTE: SEE FIGURE 7 FOR FINISHED GRADE AND ADDITIONAL DETAILS.

HH-EPED





SERVICE POLICY

Effective 2025

This Policy provides information on the Idaho Falls Power (IFP) procedures for new and existing services and what will be required of a Customer desiring electric service. This Policy is based in part on current Idaho Falls City Code. It is to be used only as a guide and shall not be considered to be complete with respect to all possible service configurations or special or extenuating circumstances. Questions pertaining to this Policy should be directed to the Engineering Manager, or the Distribution Superintendent at (208) 612-8430. **Any deviations from this Policy must receive prior IFP written approval.**

Changes new to this edition:

- 1. Minor grammatical, spelling, and clarifying edits have been made, along with enhancements to improve the clarity and readability of the policy.**
- 2. Developers in outlying areas without existing IFP and IFF infrastructure may face additional costs for power and fiber installation, beyond standard fees, and may need to provide offsite easements for line extensions. (Section II. A. 3.)**
- 3. Clarified responsibility for providing and maintaining secondary wire to residential units, along with the addition of Figure 34 to visually represent ownership. (Section II. D.)**
- 4. Updated multi-family service requirements and added recommendations for new high-density developments.**
- 5. Included additional details on temporary three-phase power. (Section II. F. 4.)**
- 6. Updated details on lighting control panels and foundations, and updated Figures 26 and 27. (Section II. H.)**
- 7. Clarified conduit, conductor, and trench completion requirements, and implemented a 2-year contractor warranty for trenching and backfilling in freezing temperatures. (Section III. A., B., and C.)**
- 8. Added requirements for upgrading self-supported meter bases, including those in mobile home parks. (Section III. C. 10. b.)**
- 9. Fiber markers to be installed with fiber boxes and expanded the explanation of future-use fiber conduit requirements. (Section III. D.)**
- 10. Implemented a new rough-in inspection requirement for meter packs.**
- 11. Expanded requirements for CT cabinets and updated Figure 16. (Section V. E.)**
- 12. Provided enhancements to Figures 1, 2, 3, 7, and 32.**
- 13. Simplified Figure 11 and added general notes to guide new construction.**
- 14. Added new Figure 35 – Fiber Ground Sleeve Dimensions.**

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I. DEFINITIONS:

CHARGING STATION: IFP-supplied equipment that is leased to a customer for the purpose of charging electrically powered vehicles.

CITY: City of Idaho Falls, Idaho.

COMMERCIAL: Development that is non-residential or, for the purpose of construction and maintenance of the electric infrastructure, a development that is Multi-Family Housing with three or more attached units with a meter pack (master-metered). (See International building code for more information about the commercial classification)

CONTRACTOR: Any person or entity who is doing work that will require electric service or other interaction from IFP. Contractor is a general term that can apply to one (1) or more property developer, owner, owners' agent, or other entity performing work at location.

CT METER: A metering system where the current is measured indirectly with a current transformer.

CUSTOMER: The person(s) who will be the owner(s) of the property where the service is provided and who shall be responsible for the ongoing costs of maintenance and service.

CUSTOMER-GENERATOR: A customer with a small generation facility (solar, wind, etc.) who has a net-metering agreement with IFP.

GENERATION EQUIPMENT: Equipment (solar panels, small wind, gas-generators, etc.) used in the generation of electricity.

ISPWC: Idaho Standards for Public Works Construction

IFP: The City of Idaho Falls, Idaho, dba Idaho Falls Power.

IFF: The City of Idaho Falls, Idaho, dba Idaho Falls Fiber.

INFILL LOTS: Platted or unplatted property left after development has been complete or that have been developed in the past and the structures have since been removed that may be subject to line extension fees.

MASTER-METERED: One (1) meter that measures the electrical service for more than one (1) living unit or commercial interest.

MOBILE HOME PARK: Development that has three or more stand-alone residential units built on parcel(s) under common ownership, wired to HUD standards, and typically mobile homes where each unit has a self-supported meter base, or that is master metered.

NEMA: National Electrical Manufacturers Association, organization that develops standards for electrical equipment.

NESC: National Electric Safety Code, which is the governing standards for electric utilities.

NET ENERGY: The difference between the electricity consumed by the Customer-Generator and the electricity produced by the Customer-Generator's Generation equipment and facility.

NET-METERING: A system in which a small generation facility, (e.g., renewable energy generators), are connected to the power grid and surplus power is transferred onto the grid, allowing customers to offset the cost of power drawn from IFP.

PRIMARY: The parts of the IFP system that are operated at a nominal 15kv phase-phase. Actual operating voltages are 12,400 volts phase-phase and 7,200 volts phase-ground.

RESIDENTIAL: Single Family Detached Home (independent meter attached to a wall), Multi-Family Housing (two (2) -units with a meter pack or master-metered), and Single Family Attached (individual service to each unit with meter attached to the individual unit).

SECONDARY: The parts of the IFP system that are operated below 600 volts.

SELF-CONTAINED METER: A non-instrumented single-phase meter under four hundred (400) amps (class 320) or a three- (3) phase meter under two hundred (200) amps.

II. SERVICE REQUIREMENTS

SERVICE FEES: CONSISTENT WITH IDAHO FALLS CITY CODE, ALL FEES OR COSTS, APPLICABLE TO LINE EXTENSIONS FOR RESIDENTIAL OR COMMERCIAL INDIVIDUAL CUSTOMERS OR DEVELOPMENTS SHALL BE PAID IN ADVANCE OF ANY INSTALLATION OF ELECTRICAL INFRASTRUCTURE. APPLICABLE FEES ARE PUBLISHED IN THE FEE SCHEDULE ESTABLISHED BY CITY COUNCIL RESOLUTION.

A. General Service Requirements:

1. A Customer desiring new electric service from IFP must first secure a building permit from the City Building Department. For all three-phase and commercial projects, it is required that the Customer coordinate service plans directly with IFP prior to seeking a building permit. The Customer shall provide a completed transformer load sheet and information necessary for IFP to provide electrical service, including but not necessarily limited to: preferred service location (overhead or underground service), single-phase or three-phase service, total connected load, electric heat and air conditioning load, required voltage, and the number and size of motors with ratings greater than ten (10) horsepower.
2. The International Building Code and International Residential Code determines if a building is commercial versus residential for the purpose of construction and maintenance of the electric infrastructure. Power consumption charges and line extension fees are based on the occupancy type and are listed in The Fee Schedule Established by City Council Resolution.
3. For development in outlying areas where IFP and IFF do not have existing infrastructure, the developer may incur additional costs associated with installing power and fiber infrastructure to the site. These costs may be above and beyond the standard per-lot, per-unit, or other line extension fees. Additionally, the developer may be required to provide offsite easements necessary for the line extension to the site.
4. The Customer is solely responsible for the selection, installation, and maintenance of all electrical equipment and wiring, on the load side of the point of delivery (other than IFP's meters and apparatus). The Customer shall be responsible to provide adequate protective measures for all electric motor installations.
5. The Customer shall be responsible to install and maintain surge suppressors, auxiliary power units or other protective devices for the protection of computers, computer software and programming, televisions, or other equipment sensitive to voltage spikes, surges, sags, transients, noise interruptions or outages.
6. The Customer shall install and maintain all suitable protective devices and equipment to protect the Customer, life and/or property, from harm or injury from electric current because IFP shall assume no duty to warn or to otherwise assist the

Customer in the selection of or use of electrical appliances, tools, equipment, or facilities.

7. Whenever a Customer's equipment has characteristics which causes interference (e.g., harmonics, transients, waveform distortions, fluctuations, etc.) with IFP's service to other Customers, the Customer causing the interference shall make changes in such equipment or provide, at Customer's expense, additional equipment to eliminate the interference. Power quality of the Customer shall meet the IEEE 519 standard, ANSI C84.1 standard, and City Code 8-5-26.

8. Padmounted equipment (including ground sleeves / pedestals, etc.) shall not be provided or set until curb and gutter have been installed. Approval from IFP is required prior to any deviation from this requirement.

9. IFP's required easements for the electric and fiber lines shall be identified and designated prior to construction. In general, easements for electric and fiber service shall be twelve feet (12') in width. Along rights-of-way (ROW) easements shall be a minimum of fifteen feet (15'). Proposed easement width may vary depending on road classifications and IFP future planning needs.

10. New utility easements of less than twelve feet (12') in width require prior approval from IFP design staff. It is the Customer's responsibility to have IFP's designated easements surveyed and dedicated to the CITY.

11. All new overhead services shall attach to a weather head mounted on 2" rigid conduit. House knobs will no longer be allowed for use.

B. Commercial Service Requirements

1. Commercial services are defined as Non-residential and Multi-Family Housing that has three or more units attached with a meter pack (see International Building Code). Exceptions on case-by-case basis shall be coordinated by IFP and Building Department.

2. Prior to design, every commercial and industrial Customer shall provide the following information to IFP:

- a) A plot plan indicating the preferred service entrance location.
- b) If previously recorded public utility easements or are not available, provide easements to IFP for underground power cable, as indicated on the marked-up plot plan described above. If the indicated easement locations present problems, the Contractor is responsible to obtain permission for a different routing from IFP.
- c) Proposed transformer location (final determination will be made by IFP)
- d) A completed transformer load sheet (attached to review sheet or by pdf from IFP design)

- e) All electrical requirements including number of phases, voltage, connected single-phase and three-phase loads. Determine location of loads, approximate size of loads and possible future load needs. All three-phase underground installations shall be served with Y connected secondary only (i.e. 120/208 or 277/480).
 - f) No service work, cable pulls, or connects will be made unless the site address is posted in a conspicuous place.
3. Determine location of service entrance, approximate size of loads, and an estimate of future electric loads
 4. Provide a meter base, standard power riser, weather head, and/or suitably anchored attachment point to allow connection to IFP's designated service tap point. Install IFP provided CTs.
 5. Provide necessary easements to connect the Customer to IFP's designated interconnection point. Easements are required for primary conductor only, except in rare cases where an easement for overhead secondary conductor may be necessary (because it crosses property boundaries).
 6. IFP will then provide the meter and current transformers and aerial overhead conductor. Note that no Customer owned equipment will be permitted on IFP's poles.
 7. Contractor / Customer is required to provide and install all secondary conductor and to ensure adequate coil at each end for IFP to terminate.

C. Commercial Service Requirements for Operation

1. The Customer is solely responsible for the selection, installation, and maintenance of all electrical equipment and wiring, on the load side of the point of delivery (other than IFP's meters and apparatus). The Customer shall be responsible to provide adequate protective measures for all electric motor installations.
2. The Customer shall be responsible to install and maintain surge suppressors, auxiliary power units or other protective devices for the protection of computers, computer software and programming, televisions, or other equipment sensitive to voltage spikes, surges, sags, transients, noise interruptions or outages.
3. The Customer shall install and maintain all suitable protective devices and equipment to protect the Customer, life and/or property, from harm or injury from electric current because IFP shall assume no duty to warn or to otherwise assist the Customer in the selection of or use of electrical appliances, tools, equipment, or facilities. Whenever a Customer's equipment has characteristics which causes interference (e.g., harmonics, transients, waveform distortions, fluctuations, etc.) with IFP's service to other Customers, the Customer causing the interference shall make changes in such equipment or provide, at Customer's expense, additional equipment to eliminate the interference. Power quality of the Customer shall meet the IEEE 519 standard, ANSI C84.1 standard, and City Code 8-5-26.

D. Residential Service Requirements

1. Residential services are defined as a Single Family Detached Home, Multi-Family Housing (two (2) -units with a meter pack or master-metered), and Single Family Attached (individual service to each unit with meter attached to the individual unit). IFP provides and installs the secondary service wire to the individual unit or duplex.

2. Line extension fees will be established by Resolution of the City Council. Additional clarification for infill lots are as follows:

a) Infill lots that were planned with services and that have adequate IFP infrastructure are not subject to the per lot fee or other line extension fees. If it is determined that the infrastructure needs upgraded to serve than this will be billed as an extra line extension fee.

b) Infill lots that were not planned as a residential lot are subject to the per lot fee.

c) Infill lots that have no IFP power infrastructure fronting or adjacent to the property are subject to the per lot fee plus all other applicable line extension fees to provide power to the property as determined by IFP.

3. New underground residential electric systems shall be installed in front lot locations and shall be determined by IFP. See Section III for trenching and conduit requirements.

4. Service Entrance and Meter Base:

a) The meter shall be located within five feet (5') of the nearest front corner of the house to the existing transformer or pedestal. Conduit is to have a maximum of 360° degree of bends. Services shall conform to Attached Figures of this Policy. Meter location requirements herein are to be used only as a guide and shall not be considered complete with respect to all possible service configurations or special extenuating circumstances. Any deviation of meter placement must have prior, written approval from IFP. The centerline of the meter should be five feet six inches (5'6") above the finished grade or walkway. If structural details prevent this, the centerline height shall be not less than four feet (4') or more than six feet (6').

(1) IFP will provide and install the necessary primary cable. IFP will provide and install the necessary secondary cable for services up to three hundred (300) amps.

(2) The cables will be installed in the Contractor provided conduit to connect the Contractors' service point to the City's pad-mounted transformer or pedestal. The Contractor is required to establish a final grade compacted to a minimum of ninety-five percent (95%) of maximum density at each transformer and service pedestal on location large enough for placement of

IFP's transformer pad and/or pedestal. See Attached Figures of this Policy. The Contractor should coordinate work with IFP.

(3) The Contractor's service entrance equipment must be in place and approved by the electrical inspector before final hookup. Installed conduit shall be inspected by IFP to ensure proper conduit depth and installation. Cable will not be installed until the trench has been backfilled.

5. Residential Secondary Service Ownership:

a) IFP owns the secondary service wire from the transformer or secondary pedestal to the service connection point. See Attached Figure 34 of this Policy for more detail.

6. High Voltage Transformers and Sectionalizing Cabinets:

a) The high voltage equipment shall not be enclosed in any manner which will restrict the dissipation of heat. A ten foot (10') minimum clearance and access must be maintained in front of the cabinet door. A two-foot (2') clearance should be maintained on all other sides of the equipment. Fences or landscaping installed within this clearance will be removed at the Customer's expense should servicing be required. See Attached Figures of this Policy.

b) Additionally, overhead service wire length has a maximum length of one hundred twenty-five feet (125').

E. Multi-Family and Single Family Attached Service Requirements

1. Conduits and conductors used to service the building will be determined by IFP for Residential only (up to two (2) -units sharing a meter pack or individual service to each unit with meter attached to the individual unit). For Commercial applications (three units or more with a meter pack) conduits and conductors will be determined and provided by the Contractor/Customer. See Section III for trenching and conduit requirements. Secondary conductor(s) will be terminated at one (1) point Customer's premises (i.e., main breaker, disconnect or similar tap point). IFP's conductor(s) shall not be used as a bus in gutters, etc.

2. A Contractor / Developer can install a meter pack as an alternative to individual meters on individual walls. Conduits and conductors can penetrate the firewall on Single Family Attached dwellings (see building regulations and coordinate with Building Department). Easements and agreements will need to be in place between each Property Owner / Homeowner's association. Contractor / Owner shall communicate to IFP the type of construction when requesting approval.

3. Line extension fees are based on occupancy and will be established by Council Resolution. Multi-Family Housing line extension fees are only applicable when there is a meter pack of three (3) or more units.

a) Typically, for Multi-Family Housing, IFP recommends that the Contractor install meter packs. This recommendation is based on the close proximity of units and other infrastructure. If meter packs are not installed, the fees will be assessed as Residential.

F. Construction and Temporary Service

1. IFP will charge a fee for the installation and removal of power for a temporary facility to existing infrastructure (e.g., within thirty feet (30') of underground or one hundred twenty-five feet (125') from overhead tap point). This fee will be established by Resolution of the City Council and shall be paid at the City Building Department at the time of building permit application. Due to varied field conditions, the Contractor or Customer will need to coordinate a site visit with IFP staff at (208)612-8430 to determine installation requirements. If providing the service requires pole installation or transformer placement, an additional one-time fee shall be paid to IFP prior to the installation of the temporary service. Temporary Service request forms with current associated fees are available at the Building Department.

2. Examples of temporary facilities include a construction trailer or Christmas tree lot, which would require a line extension and/or transformer. Temporary power service shall be limited to three (3) months post completion for construction projects or to one (1) year of continuous service for non-construction services.

3. The Contractor or Customer must provide service pole and meter base, and have it approved by the City's electrical inspector. The service pole cannot be more than one hundred twenty-five feet (125') from the designated IFP interconnection point. The service pole shall be tall enough to allow for appropriate traffic clearance and be strong enough to support the service conductors.

4. Generally, three-phase temporary power is not permitted. Contractor or Customer to submit a request to IFP for their assessment. If approved, line extension fees will be based by Resolution of the City Council.

G. Requesting Changes to Existing Services (service upgrades)

1. Any Customer may request a change to an existing service, including upgrades, expansion, extension, or relocation. Customers requesting change in existing service shall pay labor and materials costs associated with the service change. All payments will be made in advance of the change in service. Residential service upgrades must comport to City Code 10-3-5(Z)(8) for zoning. Primarily, the use of utilities shall not be beyond that reasonably used for residential services e.g., cryptocurrency mining would not be considered a residential use.

2. The Contractor or Customer shall be responsible for costs incurred by IFP for the repair of any of its facilities damaged by the Contractor or Customer or a third party working on behalf of the Contractor or Customer. IFP will provide information and services in advance of maintenance or construction activities (such as dropping and

reconnecting overhead service lines for tree trimming) at no charge, if scheduled during regular business hours.

H. Illumination of Public Rights-of-Ways

1. It shall be the Customer or Contractor's responsibility to provide illumination (streetlights) along or within the public rights-of-way contained within a new development.

a) IFP will coordinate with the Developer regarding design and construction responsibilities for lighting.

(1) When determined by IFP, Contractor to utilize flood seals and compact compression connector Burndy YPC2A8U bg die or w-bg die; or approved equal for all connector taps.

(2) When determined by IFP, Contractor shall provide a commercial lighting control panel, foundation, conduit, #10 CU THHN conductor (red-black-white-green), flood seal connectors in J-box when installing three or more streetlights in (ROW). (See Figures 26-27)

(a) Preferred commercial lighting control panels can be purchased from Myers Power Products, Inc., model MEUG20-M100TS, or an approved equivalent.

(i) Concrete base foundation is required for the panel to sit on.

(b) IFP will pull and provide the secondary wire in the Contractor's supplied conduit between the transformer and the lighting control panel.

2. All new light pole foundations and lighting conduits shall be constructed by the Contractor in accordance with current Service Policy Figure 10, ISPWC (Idaho Standards for Public Works Construction), and City of Idaho Falls standard specifications. IFP will furnish to the Contractor a bolt hole template (pending availability), anchor bolts, nuts, washers, grounding butt plate, and ground wire needed for the installation of the light poles. Contractor may utilize a precast light pole base as long as it matches all specifications.

a) The Customer shall purchase or construct a concrete light pole base per current IFP specifications in the location indicated on the IFP Contractor Map. The final light pole location will be determined by IFP. If the Customer chooses to pour in place the pole base, IFP must be contacted for inspection of pole base prior to the base being poured. Light Pole base shall conform to Attached Figures of this Policy. A light pole will not be installed on the pole foundation until it has cured a minimum of seven (7) days. When the temperature is forty (40°) degrees or lower the pole foundation shall be covered with an insulated tarp.

3. Contractor to ensure adequate backfill at proposed light pole bases and utilize $\frac{3}{4}$ " gravel to maximize compaction.
4. IFP will install poles and luminaires along or within the public rights-of-way with the cost of materials paid by the Contractor prior to installation, except in the commercial applications described above.

I. Required Conductor Clearances

1. See Service Policy Figures for required clearances of overhead power lines to driveways, parking lots, alleys, areas of farm and construction equipment, pedestrian traffic, vehicular traffic, railroads, water ways, and other miscellaneous clearance exhibits. If the clearance is not shown, please contact IFP staff. Note all clearances are derived from the NESC.
2. Contact IFP at (208) 612-8430 for permits, inspections, authorizations, and clearances not addressed in this Policy.

J. Fault Current Calculations

1. The NEC requires that new service entrance equipment is rated to interrupt the available fault current. To assist customers, IFP is providing the tables below showing a calculated maximum potential secondary fault current (I_{sc}) and the information necessary to allow the calculations of the maximum fault current for most applications.
2. The tables are built with the following assumptions:
 - a) The tables do not use an infinite buss but the maximum primary fault current of IFP's system which is 8000 amps.
 - b) The tables were developed with a minimal 15 feet of secondary conductor (wire) is installed from the transformer. For a more accurate calculation the customer can use the actual length of conductor and actual conductor size. Calculating tools such as Eaton Bussmann's FC² application can be used.

K. Motor Starting

1. Motor starts may cause unacceptable disturbances to IFP's distribution and transmission systems or the service of other customers. It will be the CUSTOMER's responsibility to correct such disturbances including but not limited to installing a motor start device i.e., reduced-voltage or soft-start motor controls or variable frequency drives (VFD), or modifications to IFP's facilities at the CUSTOMER's expense, in compliance with current local laws, ordinances, and state tariffs.
2. Upon the CUSTOMER's request, IFP will furnish permitted starting currents that are based on frequency of starts and time of day the motors will be started and impedance of the distributions system.

3. IFP may limit the maximum size and type of any motor that may be operated at any specific location on its system.

<i>3-Phase Padmount Transformers</i>					
Transformer KVA	Secondary Voltage L-L	Secondary Voltage L-N	Lowest %Z	Isc w/ 15ft Wire	Wire Size
45	208	120	2.8	4216	4/0
75	208	120	0.9	17773	4/0
75	480	277	1.3	6508	4/0
112.5	208	120	1.2	22129	1-500
112.5	480	277	1.9	6668	4/0
150	208	120	1.1	30138	1-500
150	480	277	1.2	13147	4/0
225	208	120	1.5	35161	2-500
225	480	277	1.4	17074	1-500
300	208	120	1.4	48886	3-500
300	480	277	1.3	23330	1-500
500	208	120	1.5	71114	4-500
500	480	277	1.5	32504	2-500
750	208	120	5.4	34719	6-500
750	480	277	3	25812	3-500
1000	208	120	5.8	42437	8-500
1000	480	277	5.5	19591	4-500
1500	480	277	5.6	27583	5-500
2000	480	277	5.6	35237	7-500
2500	480	277	5.5	42818	8-500

<i>1-Phase Padmount Transformers</i>					
Transformer KVA	Secondary Voltage L-L	Secondary Voltage L-N	Lowest %Z	15ft 1/0 AL Isc L-L	15ft 1/0 AL Isc L-N
15	240	120	1.1	5008	6192
25	240	120	1	8355	9246
37.5	240	120	1.6	7931	8895
50	240	120	1	13950	13131
75	240	120	2.4	9952	10487
100	240	120	1.3	18221	15395
167	240	120	1.8	20181	16286

<i>1-Phase Polemount Transformers</i>					
Transformer KVA	Secondary Voltage L-L	Secondary Voltage L-N	Lowest %Z	15ft #2AL Isc L-L	15ft #2AL Isc L-N
15	240	120	1.1	4721	5382
25	240	120	1	7585	7549
37.5	240	120	1.6	7234	7314
50	240	120	1	11928	9954
75	240	120	2.4	8878	8357
100	240	120	1.3	14917	11202
167	240	120	1.8	16206	11667

III. TRENCH AND CONDUIT

A. General Requirements

1. Please contact the applicable IFP Design staff as noted on the approval drawings or through the main IFP engineering office at (208) 612-8430 prior to starting any trench and conduit work.
2. All conduit installed by or for IFP/IFF shall be for the exclusive use of IFP/IFF. Builder/contractors are required to coordinate with Idaho Falls Power regarding future use conduit associated with Electric Vehicle charging infrastructure.
3. IFP requires all IFP-owned conductor to be in conduit. The Customer shall provide and install all conduits as required from the IFP identified interconnection location through new or existing easements to the Customer's transformer pad as set out in Section 2.A.1 of this Policy. In the event it is necessary for IFP to loop feed through the Customer's property, the Customer may be required to open an additional trench to place conduit from the transformer to an exit point from the Customer's property. The Customer may also be required to provide easements for the trench. All electric conduits shall be PVC Schedule 40 (see note 3 and 4 for exceptions). All elbows shall be PVC Schedule 40 large radius sweep (36") or as otherwise specified by IFP (see note 3 and 4 for exceptions). At the discretion of IFP design staff, fiber glass elbow may be required. RGS elbows and conduit must be used at riser poles or where conduit will be exposed out of the ground. Conduits must be capped and labeled to identify routing. Conduit must be marked per IFP standards e.g., standard 2-in. x 4-in. piece of wood, rebar, tracer wire, etc. No conduit run shall have more than 360 degrees of bends. Maximum lengths of conduit runs shall be determined by IFP. Conduit shall only be bent with approved methods (i.e., blanket warmer or rigid conduit bender). No torches allowed.
4. 2" HDPE SDR 13.5 continuous duct can be utilized by the Contractor instead of 2 1/2" PVC Schedule 40 as specified on the Contractor Map for proposed 1/0 single phase primary conductor. Conduit to be red in color or black with red stripes (red conduit preferred). If possible, HDPE to be ordered with "IFP" stamped on conduit. The HDPE can be turned up inside of ground sleeves and secondary pedestals or Contractor may transition to 2" PVC Schedule 40 large radius sweep (36") with Perma-Guard/UL fittings by Arnco Shur-Lock II or approved equal by IFP.
 - a) If HDPE conduit is turned up inside ground sleeves, the Contractor must ensure that the conduit is perpendicular to the ground and aligned in a straight line.
5. On all conduit runs of 75 feet or greater and all services from the meter base to the transformer / secondary pedestal; the contractor will install 2500 lb. "mule tape". When available, and only if requested, IFP will provide used mule tape.

6. Contractor will install pull string for fiber optic conduit runs (future use conduit). Developer / Contractor shall provide all construction staking and layout of new electrical facilities per design.

7. All conduit, including bell ends, shall be supplied and installed by the Contractor. Bell ends shall be installed at transformers, secondary pedestals, sectionalizing cabinets, and light pole locations. See attached Figures of this Policy for installation guidelines. Conduits must be capped and labeled to identify routing.

B. Primary Conduit

1. The minimum power trench shall have a minimum depth of fifty-four inches (54") and maximum depth of sixty inches (60") below finish grade (Conduit to be installed 48" below finish grade). Including 6" of sand bedding below and above top of conduits. See below for bedding requirements. Minimum trench width shall be twenty-four inches (24"), unless otherwise noted. Before final backfill, IFP shall be notified when the conduit is in place. IFP will inspect all conduit installations before backfilling for proper depth and installation. Trench to be backfilled within two weeks of IFP conduit installation. Failure to obtain an inspection prior to backfill may result in the re-excavation of the trench.

2. Minimum primary conduit depth can be reduced to eighteen inches (18") of cover below final grade through basalt or other rock upon prior approval of IFP. Rigid galvanized steel (RGS) conduit shall be provided and installed by the Contractor where trench depth is less than forty-eight inches (48"). IFP will specify the conduit size.

3. IFP will specify the conduit size. Contact applicable IFP staff upon completion of pulling a mandrel through the conduit to ensure the conduit is free from obstructions. Any additional or future costs due to broken, damaged, obstructed or poorly assembled conduits will be paid by the Customer.

4. IFP will provide the pole and all primary conductors, if crossing existing streets with overhead primary conductor to a pole located near the new service location. The Contractor shall provide and install the first length (i.e. ten feet (10') of RGS conduit) up the pole above the contractor supplied RGS elbow. All elbows at the base of the pole shall be a large radius three-foot (3') RGS steel. All conduits installed on IFP poles must be mounted on approximately eight-inch (8") standoffs, supplied by IFP.

5. If an underground road crossing is made, the Contractor will provide all conduit and will bore conduit beneath the roadway or provide a trench in which to install conduit. The use of high-density polyethylene (HDPE) continuous conduit shall be used at select road crossing locations with prior approval from IFP. Conduit shall be Perma-Guard/UL and fittings shall be Arnco Shur-Lock II or an approved equal approved by IFP. IFP will inspect all conduit installations before backfilling for

proper depth and installation. Trenches across existing roadways must also be approved by the City Public Works Department.

6. A minimum of six inches (6") of sand bedding is required above and below all conduits. An IFP staff may determine that the native soil is suitable for bedding material. Additionally, bury/caution tape shall be buried two feet (2') above the top of conduit. IFP will inspect all conduit installations before backfilling for proper depth and installation. Prior to cable installation, trenches must be backfilled and transformer and sectionalizing cabinet ground sleeves as well as secondary pedestals must be in place.

7. In all cases the Contractor shall be responsible for backfill and compaction of cable trenches and repair of street crossings. Per City standards, all electrical trenches shall be compacted to a minimum of ninety-five percent (95%) of maximum density to prevent settlement. Failure to properly repair the street wherein defects (e.g. settlement) appear within one (1) year will result in the City billing the responsible party for all costs incurred by the City to fix the roadway.

8. When the Contractor performs trenching and backfilling during sustained freezing temperatures, they must provide a two (2) year warranty for the integrity of the trench and new infrastructure. The Contractor must ensure that the trench does not settle, transformer pads or other pedestals remain level, and finished product meets IFP standards.

9. A minimum of one foot (1') clearance shall be maintained between primary high voltage cable and all other utilities and service voltage cables, except at crossings (where a separation should exist to allow future repairs of either utility approximately two inches (2") minimum).

C. Secondary Conduits

1. The trench for secondary conduit shall have a minimum depth of thirty inches (30") below final grade. Minimum trench width shall be twenty-four inches (24"), unless otherwise noted. Before final backfill, IFP shall be notified when the conduit is in place. IFP will inspect all conduit installations before backfilling for proper depth and installation. Trench to be backfilled within two weeks of IFP conduit installation. Failure to obtain an inspection prior to backfill may result in the re-excavation of the trench.

2. Minimum secondary conduit depth can be reduced to eighteen inches (18") of cover below final grade through basalt or other rock upon prior approval of IFP. Rigid galvanized steel (RGS) conduit shall be provided and installed by the Contractor where trench depth is less than thirty inches (30"). IFP will specify the conduit size.

3. IFP will specify the conduit size (exception: commercial secondary conduit). Contact applicable IFP staff upon completion of pulling a mandrel through the

conduit to ensure the conduit is free from obstructions. Any additional or future costs due to broken, damaged, obstructed or poorly assembled conduits will be paid by the Customer.

4. The Customer provides, installs, and retains ownership of all commercial secondary service conductors and conduits from building (or load) to transformer (or source).

5. Contractor / Developer shall not terminate secondary conductor on the lugs of the common bus work or point of termination until IFP line crews can perform a continuity check or 'wring out' the conductors.

6. When service can be met from an existing power pole, the Contractor shall install all secondary cable to the pole and shall provide sufficient secondary cable to reach from the pole top connection point to the Customer's meter base or other point of connection. The Customer shall provide and install the first length (i.e. ten feet (10') RGS conduit up the pole above the contractor supplied RGS elbow. All conduits installed on IFP poles must be mounted on approximately eight inches (8") standoffs, supplied by IFP. Commercial secondary trench and cable are the Customer's responsibility, and no easements will be required by IFP. All future maintenance, locating, and repair of secondary shall be the Customer's responsibility.

7. Contractor shall provide and install necessary meter bases, current transformer (CT) boxes, and install IFP provided CTs in CT boxes. Commercial metering requirements are contained in Section V. of this Policy, with additional commercial metering requirements in Section V.E. of this Policy.

8. Following such installations, IFP will install meter, meter wiring, etc.; place a transformer on the concrete pad; pull primary cable through Contractor-installed conduit; and connect primary cables to the primary terminals of the pad-mounted transformer. IFP makes up secondary connections in the transformer and provides connectors for standard cable up to and including five hundred (500) kcm. If greater than five hundred (500) kcm cable is to be used, the Contractor provides connectors and/or other special facilities. Finally, IFP connects the primary cable to its power system at the designated tap point after all requirements are met.

a) Paralleled secondary commercial conductors shall be marked with color coordinated tape to ensure phases interrelate.

9. Where the service is fed from an overhead transformer, the Contractor or Customer will install conduit to the pole where the transformer is mounted.

a) The Contractor or Customer will install rigid galvanized, three- (3') foot radius elbow and one (1) ten (10') foot length of rigid galvanized steel conduit up the pole (for residential the size of conduit is to be determined in Contractor's Map, for commercial the size is determined by Electrician).

- b) The Contractor or Customer will provide enough conductor to make connection to the transformer and coil it at the top of the end of the riser.
- c) IFP will inspect all conduit installations before backfilling for proper depth and installation. Meter base shall be framed and braced before the power cable will be pulled into the base. After IFP inspects conduit, an authorization for backfill sticker will be placed on conduit or meter base.
- d) All trenches will be compacted to a minimum of ninety-five percent (95%) of maximum density to prevent settlement.

10. It shall be the property owner's responsibility to maintain integrity of secondary conduit at their expense. On residential secondary conduit extensions, IFP will provide transformer ground sleeves, ground rods, and secondary pedestals. Following IFP providing the ground sleeve and pedestal, and before transformer or service pedestal is installed, the Contractor shall install two ten-foot (10') length of two and one-half inches (2½") schedule 40 PVC secondary conduit with three foot radius (3') sweep, if required from each transformer and/or pedestal on approximately a 45° degree angle into each lot to be served with electrical service (unless otherwise noted on Contractor's Map). See Attached Figures of this Policy.

- a) Contractor / Customer will connect to existing conduit stubs and extend to the house per Figure 11 and Figure 32 of the attached Figures.

- (1) Schedule forty (40) PVC conduit is acceptable for the riser and the two-foot (2') radius elbow at the house if mounted within the framed wall. If surface mounted on the house or self-supported-meter base, the riser to the meter base and adjacent elbow shall be RGS or schedule eighty (80) PVC with PVC slip coupling.

- b) The Contractor or Customer must ensure that conduit is installed for all new secondary runs or when upgrading a self-supported-meter base, extending it all the way from the transformer or secondary pedestal to the meter base. Example of this would be in a mobile home park.
- c) Three-inch (3") conduit with three-foot radius (3') sweeps shall be required from pedestal or transformer to the meter panel if residential service has up to a 400-amp panel. Coordinate with IFP.

11. Any residential secondary service that is connected from another secondary service or has multiple services interconnecting (daisy chain) will be deemed Commercial. IFP will not be responsible nor maintain those services, unless prior approval by IFP.

D. Fiber Conduits

- 1. Contractor shall provide and install two-inch (2") future use conduit (fiber conduit) in the trench per Contractor's Map. With prior approval from IFP, orange one and a quarter inch (1.25") HDPE conduit may be used instead.

- a) Future use conduit (fiber conduit) shall be stubbed up into IFF-supplied fiber boxes.
 - b) Location of fiber boxes shall be determined by Idaho Falls Power. The Contractor or Customer must install the IFF-supplied fiber marker in front of each fiber box.
2. For residential construction, the Contractor or Customer shall provide and install a one-inch (1”) future-use (fiber conduit) from existing fiber box to the house. Alternatively, the Contractor or Customer may utilize IFP-supplied three-quarter inch (3/4”) micro duct (see figure 32). For commercial construction, the Contractor or Customer shall provide and install a two-inch (2”) future-use (fiber conduit) from the existing fiber box to the building. This requirement also applies to meter packs in multi-family dwellings as defined previously in the policy. If no meter pack is present, proceed with individual runs of future-use conduit as specified for residential construction.
- a) Minimum of twenty-four inches (24”) of burial depth.
3. Contractor or Customer to ensure both ends of the conduit are capped off with a PVC cap and marked Idaho Falls Fiber. Contractor or Customer shall ensure that end of conduit will be capped and marked in accordance with IFP standards e.g. standard 2-in. x 4-in. piece of wood.

IV. PADMOUNT EQUIPMENT REQUIREMENTS

A. Single-Phase Transformers

1. Transformer ground sleeves and ground rods shall be provided by IFP, but shall be picked up at the IFP warehouse and/or IFP designated facility and installed by the Contractor in conformance with Attached Figures of this Policy. The ground sleeve location shall be compacted to a minimum of ninety-five percent (95%) of maximum density prior to placement. The top of the transformer pad shall be installed a minimum of six inches (6”) above final grade. The pad shall be level and aligned accordingly. A minimum ten-foot (10’) clear area is required in front of the transformer and a minimum of two-foot (2’) clearance is required on the other three (3) sides of the transformer. The transformer location will be determined by IFP.

B. Three-Phase Transformers

1. The Customer shall purchase or construct a concrete transformer pad per current IFP specifications in the location indicated on the marked-up plot plan. A minimum ten-foot (10’) clear area is required in front of the transformer pad and a minimum of two-foot (2’) clearance is required on the other three (3) sides of the pad. The final transformer location will be determined by IFP. If the Customer chooses to pour their own pad, IFP must be contacted for inspection of transformer form prior to the pad being poured. Pad design shall conform to Attached Figures this Policy. The pad location shall be compacted to a minimum of ninety-five percent (95%) of maximum

density prior to concrete placement. The pad shall be level and aligned accordingly. A transformer will not be installed on the pad until it has cured a minimum of seven (7) days. No more than eight (8) conduits on the secondary side of a transformer shall be installed. When the temperature is forty (40°) degrees or lower the pad shall be covered with an insulated tarp. Transformer ground sleeves and ground rods shall be provided by IFP, but shall be picked up at the IFP warehouse and installed by the Contractor in conformance with Attached Figures of this Policy.

- a) When more than eight conduits are required for the secondary service, coordinate with IFP for the installation of a secondary cabinet to be located adjacent to the transformer. This secondary cabinet will also be used for the CT metering equipment in many applications.

C. Sectionalizing Cabinets, Ground Sleeves, Secondary Pedestals, and Fiber Boxes

1. Primary sectionalizing cabinet, ground sleeves, ground rods, secondary pedestals, and fiber boxes shall be provided by IFP, but shall be picked up at the IFP warehouse and/or IFP designated facility and installed by the Contractor in conformance with Attached Figures of this Policy. The top of the sectionalizing ground sleeve shall be installed a minimum of six inches (6”) above final grade. A minimum ten-foot (10’) clear area is required in front of the primary voltage switch cabinet and a minimum of two-foot (2)’ clearance is required on the other three (3) sides. The location of the ground sleeves, ground rods, and secondary pedestals will be determined by IFP.

D. Modifying Exterior Appearance of Equipment

1. Painting of IFP padmounted equipment shall not be allowed. Wrapping will be allowed with preapproval only. Conditions include; all of standard warning placards and transformer data to be included in the wrap, the wrap cannot cover the fins due to cooling requirements, and no commercial advertising.

V. GENERAL METERING REQUIREMENTS

These general metering requirements cover only the common meter installations. Any non-conventional, infrequent, or special applications or installations should receive prior approval by IFP and are not included in these metering requirements. Wiring diagrams and other meter information may be obtained from the IFP Metering Department. All meters installed by IFP are owned by IFP and all maintenance of the meters shall be completed by IFP.

A. Location of and Restricted Meters

1. Protection from ice, snow, rain, or other damage shall be provided by the Customer for metering equipment, when location so demands. A meter shall not be located where it will be subjected to shock, vibration, or other damage. The Customer shall be responsible for the cost of repair for damage to the metering equipment due to lack of protection.

2. Meters shall be installed on the exterior of the structure and at a location which will be readily accessible at all times for reading, inspecting and testing. The meter shall not be contained inside a cabinet or utility closet. IFP does not recognize EUSERC standards.
 3. Residential meters shall be front yard accessible unless prior approval for another location from IFP is obtained.
 4. Meters shall be installed only in sockets which are plumb in all directions and securely fastened to the structure.
 5. The centerline of the meter should be five foot, six inches (5'6") above the finished grade or walkway. If structural details prevent this, the center line height shall be not less than four feet (4') or more than six feet (6') in height. See Attached Figures of this Policy.
 6. In multiple meter installations such as apartment buildings or shopping centers, meters may be mounted in horizontal rows. The maximum allowable height from ground or walkway to the center line of the meter shall be six foot, six inches (6'6"). The minimum allowable height shall be two feet (2').
 - a) Contractor / Customer must verify the rough-in placement and check the height of the meter base with Idaho Falls Power Meter Department personnel.
 7. In apartment or multiple-use buildings, meters shall not be installed above the first-story level or in the basement.
 8. Sufficient access and working space shall be provided around all metering equipment to permit ready and safe operation, maintenance, and testing of such equipment, with a minimum of three feet (3') front working space, minimum of 6 feet, 6 inches (6'6") head room and a minimum of three feet (3') wide plus permitting 180° degree opening of equipment doors or hinged panels.
 9. Meters shall NOT be mounted on IFP owned poles or pad mount transformers.
 10. If a service has been disconnected for any reason, IFP reserves the right to require an inspection prior to energizing.
 11. IFP will no longer allow 120V two wire services. New or upgraded services must be 120/240 three wire or larger.
- B. Meter/Point of Service Disconnect
1. External main disconnect(s) shall be required on all new Residential points of service and meter base replacements. External main disconnect(s) shall be located after the meter.
 - a) Provides point of disconnect for Customer side work, up to and including the main panel.

- b) Provides an accessible fire department point of disconnect in the event of a structure fire.
 - c) Provides an accessible location of IFP to drop the load when working on the meter.
 - d) External main disconnect will not be required if there is a dedicated transformer for the load and if the transformer has a disconnect switch inside of it.
2. IFP strongly recommends an external main disconnect on Commercial points of service.
- C. Determining Self-Contained or CT Metering
- 1. If a Customer is CT metered, the metering shall be only for one (1) building under residential or commercial rate.
 - 2. The City will require CT meters for all 120/240V single-phase services greater than four hundred (400) amps and all three-phase services greater than two hundred (200) amps. Max amperage allowed for 120/208V single-phase is two hundred (200) amps.
 - 3. When installing a CT cabinet, the hinge side of the cabinet will be opposite the meter installation to prevent damage to the meter by the cabinet door.
- D. Residential Metering Requirements
- 1. All 120/240V single-phase Customers with a main switch ampacity between two hundred one (201) and four hundred (400) amperes will be metered with a self-contained, three hundred twenty (320) amp meter base. See Section V. E. of this Policy for meter base requirements.
- E. Commercial Metering Requirements
- 1. All meters, voltage, and current leads, used with instrument transformers, shall be furnished and installed by IFP meter department personnel. CTs shall be furnished by IFP. Installation of CTs shall be coordinated with IFP meter department personnel.
 - 2. If a splice cabinet or CT cabinet is used, the customer is required to provide all mechanical lugs for that cabinet if the cabinet supplies power exclusively to that customer. The customer must also provide mechanical lugs for use inside the transformer for wiring sized 500 mcm or larger. IFP will provide lugs for use inside the transformer for IFP-owned conductors.
 - 3. All three-phase Customers with a main switch ampacity up to and including two hundred (200) amperes will be metered with a self-contained meter. All loads in excess of two hundred (200) amperes will be CT metered.
 - 4. All meters or instrument transformers must be ahead of the Customer's disconnecting switch. Where multiple meter installations are required and a main

switch is used, meters may be installed behind the main switch and ahead of the Customer's disconnect. No unmetered circuits will be connected to the main switch. Entrance wiring must be so arranged that metered circuits do not enter conduits, raceways or enclosures containing unmetered circuits.

5. CT installations shall not be more than fifty feet (50') from the meter base. Contractor shall install minimum one inch (1") conduit for metering conductors only. Underground metering conduit shall be buried twenty-four inches (24") in depth. Schedule 40 PVC with RGS above ground into meter base. CTs must be contained within a CT can or approved switchgear. A CT shall not be placed in transformers. If no building wall is available for mounting, see Free Standing CT Meter in Attached Figures of this Policy.

6. Enclosures for CTs shall be furnished and installed by the Customer (unless otherwise noted). Line and load connections shall be clearly labeled along with labeling all phases. All enclosures shall be at least eleven inches (11") deep and of such size as to permit ready installation of current transformers on the size of conductor used. The table of enclosures for CTs, will be used as a guide for the minimum nominal size of metal cabinet to be used. Ct cabinets shall have a #10 or larger conductor to bond the meter base to the CT cabinet. All enclosures and meter bases shall have provisions for installing security seals and shall be installed at an accessible location on outside of building. IFP will not allow any Customer equipment to be installed on, or holes drilled in the transformer. Enclosures for CTs will be used on both underground and overhead instrument metered installations. The top of CT enclosure shall not exceed six feet (6') above finished grade. The bottom of CT enclosure shall not be less than two feet (2') above finished grade. Any variances to these requirements shall be determined by IFP.

a) For services greater than 801 amps, the CT metering will be installed in an IFP approved pad mounted CT cabinet located adjacent to the transformer (Contractor may use wall mounted CT enclosure for service ampacities of greater than 801 amps if the CT enclosure is rated for and meets minimum UL ratings). Contractor to provide CT cabinet (See Attached Figure 16 of this Policy). CT cabinet to be split bus per American Midwest Power Service Connection Cabinet or approved equal. Coordinate with IFP for required footprint and termination detail. Ground sleeve and ground rod shall be provided by Contractor and installed in conformance with Attached Figures of this Policy. The ground sleeve location shall be compacted to a minimum of ninety-five percent (95%) of maximum density prior to placement. The top of the CT ground sleeve shall be installed a minimum of six inches (6") above final grade. A concrete pad can be utilized instead of a ground sleeve but must have an 18"-24" deep basement for the conduits. Concrete pad must meet CT cabinet manufacturer standards for strength of the fully loaded CT cabinet and be a minimum of six inches (6") above finished grade. A minimum three-foot (3') clear area is required in front of

the CT cabinet and a minimum of two-foot (2') clearance is required on the other three (3) sides of the CT cabinet. The CT cabinet location will be determined by IFP. Conductor will be provided and installed by IFP from Transformer to padmounted CT Cabinet on services greater than 801 amps. 4" conduit from Transformer to CT cabinet can have 24" radius elbows. CT Cabinet will be owned and maintained by Developer / Owner. CT Cabinet to be secured by an IFP-owned padlock.

(1) CT Cabinet must meet minimum specifications given from American Midwest Power drawing "Service Connection Cabinet 'SCC' with CT provision" as follows or approved equal:

(a) Cabinet is free standing NEMA 3R. Frame is 12 gauge steel galvanized steel bolted together and include leveling provisions. All side plates are pan formed galvanized steel and are bolted to the frame with tamper-resistant zinc plated bolts. Enclosure is primed and painted transformer green enamel.

(b) Supporting structure for bus bars is bolted to framework such as that any phase bar can be relocated vertically as required to meet job requirements.

(c) Bus Bars are electrical grade plated aluminum #6101T65 per ASTM specifications # B317 supported on 17" centers using double plastic insulators Copper bus available on special order. Current density is 750A/square inch maximum for Aluminum bus and 1000A/square inch maximum for Copper bus. Each bus bar is punched with 16 sets of 9/16" square holes on 2" horizontally and 1 3/4" centers vertically.

(d) Ratings are 2000A, 2500A, 3000A, 3600A, and 4000A at 600V maximum 3Ø-4W, 3Ø-3W, 1Ø-3W. All cabinets shall have bus braced for 85,000A RMS amperes short circuit current rating.

(e) Connectors in a range of #2 to 750 MCM are available in set screw type or compression type for field or factory installation. Connectors will be factory installed on right side of bus unless otherwise specified. Up to (12) – 750 MCM or (24) – 250MCM conductors can be installed on each side, per bar.

(f) Meets Standards – ETL listed and labeled conforms to U.L. standard 1773 termination boxes. Conforms to NEMA standards. Meets National Electrical Code requirements. Meets Power Company requirements.

7. CT meter bases located within six feet (6') of the pad mount transformer shall be grounded and bonded to transformer to prevent touch potential.

ENCLOSURE FOR CURRENT TRANSFORMERS (CTs)

Service Entrance Conductor Ampacity	Minimum CT Cabinet Size (W x H x D)
401 & Above - 10	36" x 48" x 11" (hinged door type) or smaller cabinet as approved by IFP
400 & Below - 30	36" x 48" x 11" (hinged door type)
401 - 800	36" x 48" x 11" (hinged door type)
Over 801	To be coordinated and approved by IFP

F. Meter Bases

These meter base specifications cover all self-contained meter bases and transformer-rated meter bases.

1. The Customer or Contractor shall furnish meter bases and enclosures for all meter installations. All meter bases and enclosures will be installed by the Contractor and incorporated into the Customer's wiring.
2. Meter bases must be listed and installed to meet the National Electric Code and the National Electric Safety Code. Combination socket and disconnecting devices are approved for use, provided the base meets all other specifications and is wired on the line-side of the Customer's disconnecting device. Corrosion inhibitor shall be used on all connections to aluminum conductors.
3. All self-contained commercial service installations shall have factory installed lever or link bypass.
 - a) IFP will allow exceptions to the bypass requirements for services with minimal and interruptible load. Services for commercial sprinkler systems controls is an example.
4. IFP will not provide new three-phase, three-wire self-contained service without a grounded neutral system.
5. Single-Phase Meter Bases
 - a) 120/240V Single-phase 320 residential meter base shall have factory installed lever or link bypass. 120/240V Single-phase meter bases over four hundred (400)

amperes shall be CT instrument metered using six (6) point socket type meter base with drilled and tapped mounting plate for test switch provisions.

b) All 120/208V self-contained single-phase meter base installations shall be of a five (5) terminal socket-type meter base and installed such that the fifth terminal is in the 9 o'clock position. Two hundred (200) ampere is the maximum on 120/208V single-phase meter.

6. Three-Phase Meter Bases

a) Two hundred (200) ampere and below self-contained meter base installations on three-phase service shall be a seven (7) point terminal socket type meter base.

b) Three-phase meter bases greater than two hundred (200) amperes shall have a CT instrument metered installation using a thirteen (13) terminal socket-type meter base with a drilled and tapped mounting plate for connection of test switch equipment. Installation of Meters

7. Authorized IFP personnel shall install meter on Customer provided meter base after the following steps have been taken:

a) Must pass Inspection by Electrical Inspector.

b) Customer to sign up for service at City of Idaho Falls Utility Billing.

c) Utility Billing will then submit the connect order to IFP.

8. IFP generally installs meters within five (5) working days after confirmation of connect order from Utility Billing.

G. Removal of Meters

1. Only authorized IFP personnel shall be allowed to remove meters from meter bases on the Customer's premises.

H. Meter Identification

1. All commercial buildings and multi-unit dwellings, including duplexes, triplexes, fourplexes, and similar structures, must be permanently labeled before meters are energized, regardless of whether a meter pack is present. . Labels must be complete before meters can be installed. Labels shall be of a raised or embossed type, minimum size 3/4" x 2" engraved plastic and must be Permanently attached.. Letter or numbers must be a minimum of 7/16". Common gas and electric meters must have the same space designation marking i.e., numbers or letters. The building owner is responsible for proper identification of electric meters. The building owner could be held responsible for IFP costs associated with correcting billing errors caused by mixing wiring or mislabeled meters. If two electric services serve one building or space, a warning tag must be located at each meter point indicating such per NEC . Labels, as described above, marked with voltage and phasing information are required if two or more services with different voltages or phasing are supplied to a building.

I. Master Metering

1. IFP's retail rates are intended for application to individual customers or units of service. Master metering is prohibited. Except as specifically excepted hereinafter. Master metered mobile home parks, multi-occupant residential buildings, commercial buildings and shopping centers connected prior to July 1, 2010, may continue to receive master metered service.
2. Mobile Home Parks built before July 1, 2010, whose space for tenants have been sub-metered by the park Owners, need not be individually metered by IFP. Mobile home park tenants will be charged the same rate for electric service, as though they were directly metered and billed by IFP.
3. Multi-occupant residential buildings, commercial buildings and shopping centers may be master metered if the electric heating, ventilation, air conditioning or water heating systems are centrally located and cannot be controlled by the individual tenants.
4. A Master-Metered Customer may install sub-metering for individual spaces at the Customer's own expense. Any master metering system must be maintained by the building owner and installed by licensed electricians. Master metered Customers may also utilize a reasonable allocation procedure to determine a tenant's usage for the purpose of reimbursing the master metered customer. Such a procedure shall constitute an allocation and not a resale. Such terms must comply with City Code 8-5-9. The Customer shall indemnify IFP for any and all liabilities, actions or claims for injury, loss or damage to persons or property arising from the allocation of service by the customer.
5. IFP will not sell or otherwise provide meters or associated equipment required for sub-metering, nor test and maintain customer owned meters.

VI. SECURITY LIGHTING

A. Program Requirements

1. IFP can provide security lighting for private property for a fixed monthly charge.
 - a) The Customer will pay a fixed monthly charge for each luminaire. The rates are published in the City Fee Resolution.
2. Security lights can only be affixed to IFP owned poles with the cost of installation paid by the Customer.
3. The City retains ownership of all facilities and equipment.
4. For more information contact IFP Energy Services at (208) 612-8430.

VII. CUSTOMER GENERATION

A. Generation Facility Design and Installation Requirements

1. All new electric generation equipment that a Customer desires to connect to the IFP distribution system shall be approved by IFP prior to connecting the generation equipment to the IFP distribution system.
 2. Customer's operating such generation equipment are required to file a Customer Interconnection Agreement Application and adhere to the following conditions:
- B. Generation Facility Design Specifications:
1. Facility Description
 - a) The Generation Facility shall be designed, constructed, and operated in a manner such that it will interconnect and operate in parallel with IFP's electric supply system, in a safe and efficient manner without disruption, impairment, damage or loss of operational efficiency to IFP's electric supply system.
 - b) The operation of the Generation Facility is intended to offset a Customer-Generator's electric energy purchases from Idaho Falls Power.
 - c) The Customer-Generator shall be responsible for the design, installation and operation of the generation system and shall obtain and maintain all required permits and approvals.
 - d) Any modifications to the system (aside from routine maintenance), including installation of additional generation equipment, replacement panels, or added parts shall only be made following the prior written approval of IFP.
 2. Generation Facility Fuel Type and Size Limitations
 - a) The Customer's Generation Facility shall have a maximum annual generating capacity of no more than the previous twelve (12) months of electric usage, exception to sizing limits can be made with IFP approval if historic consumption warrants.
 - b) For new residential construction the Customer's Generation Facility shall not exceed five (5) kilowatts. After the first twelve (12) months of consumption history, the Customer may reapply for additional generation.
 - c) Commercial facilities will be based upon an Electrical Engineer's calculations not to exceed the estimated annual kilowatt consumption per meter. Facility must be reviewed and approved by IFP for capacity and qualifying specifications.
 - d) All Generation Facilities are subject to review and inspection at IFP's sole discretion. It is not IFP's intent to compensate a facility that generates more than its annual consumption. In cases of excess generation, IFP may require the Generation Facility arrangements to be renegotiated.
 3. Generation Facility Installation Standards and Code Compliance:
 - a) Customer-Generator shall provide the electrical interconnection on the Customer-Generator side of the meter between the Generation Facility and IFP's

system. IFP shall make reasonable modifications to their system necessary to accommodate the generation system, with all IFP system modifications being paid for by the Customer. The cost for such modifications will be estimated by IFP, with Customer payment due in advance of installation.

b) The Generation Facility shall include all equipment necessary to meet applicable safety, power quality, and interconnection requirements. These requirements are, or may include,

- (1) IFP's policies
- (2) National Electrical Code
- (3) National Electrical Safety Code
- (4) Institute of Electrical and Electronic Engineers (e.g., IEEE 1547),
- (5) Nationally Recognized Testing Laboratories (e.g., UL 1741)
- (6) California Rule 21
- (7) Hawaii Rule 14H
- (8) Utility best practices.

c) IFP Engineering staff must approve each design drawing prior to construction of the Generation Facility. The drawings must comport to generally accepted engineering design practices and be submitted with the application. This review will be completed within thirty (30) days of application.

d) Upon completion of construction, the City Electrical Inspector shall give final inspection and approval for the Generation Facility to commence operation.

e) The Customer-Generator shall attend an orientation session with Idaho Falls Power staff. Call (208) 612-8456 for more information.

f) The Customer-Generator shall then file an application for Net-Metering and Small Generation Interconnection Agreement Application with, and receive approval from, IFP before installing an interconnected Generation Facility on Customer-Generator property. Application forms are available at the City of Idaho Falls Building Department. The completed application and Generation Facility system design drawing should be returned to the address listed on the application. The City of Idaho Falls Building Department will also require a building permit and electrical permit along with an additional copy of the system design for review. Review by the City of Idaho Falls Building Department and IFP will occur simultaneously. IFP may withhold approval, if for any reason the requested interconnection would result in a negative monetary or physical impact on IFP's electrical system.

4. Disconnection Device:

a) Customer-Generator shall furnish and install (on Customer-Generator side of the meter) a disconnecting device capable of fully disconnecting and isolating the facility from IFP's distribution system.

- (1) The disconnecting device shall be located adjacent to IFP's bi-directional metering equipment and shall be of the visible break type, located in a metal enclosure that can be secured by an IFP-owned padlock or other security device.
- (2) The disconnecting device shall be accessible to IFP's personnel at all times and shall conform to National Electric Code standards.
- (3) IFP shall have the right to disconnect, with or without notice, the Generation Facility from IFP's distribution system in order to maintain safe and reliable electrical operating conditions or to protect IFP's system from damage, disruption, interference, or to preserve system reliability.
- (4) The Generation Facility shall remain disconnected until such time that IFP determines conditions justifying the disconnection have been resolved.

5. Generation Facility Operational Standards:

- a) Customer-Generator shall furnish, install, operate and maintain in good order and repair, without cost to IFP, all equipment required for the safe operation of the Generation Facility operating in parallel with the IFP's electrical supply system. This shall include, but is not limited to, equipment necessary to
 - (1) Establish and maintain automatic synchronism with IFP's distribution system,
 - (2) Automatically disconnect the Generation Facility from IFP's distribution system in the event of system overload or outage and
 - (3) For Solar Facilities with backup battery storage, the system must automatically disconnect from and not back feed onto, IFP's distribution system in the event of a system overload or power disruption.
 - (4) The Customer-Generator's Generation Facility shall not cause any adverse effects upon the quality or reliability of service provided to IFP's other customers.
 - (5) IFP reserves the right to require that the Generation Facility modifications to comport with Idaho Falls electrical system change in needs or requirements or to negate any adverse impact the interconnected Facility has on other customers.
 - (6) The Generation Facility shall not cause any adverse effects upon the quality or reliability of service provided to IFP's other customers.
 - (7) The Customer-Generator shall operate the Generation Facility in accordance with applicable rules and regulations.
- b) On an approximate three-year rotation, the Customer is required to confirm the status of the generation facility. In addition, IFP reserves the right to inspect the facility at any time for non-backfeed protection for utility safety requirements.
 - (1) IFP reserves the right to disconnect the generation facility, or if required the full service if the customer fails to confirm the status of the generation facility or allow for safety inspections.

6. Generation Facility Maintenance:

a) Except for bi-directional metering equipment owned and maintained by IFP, all equipment on the Customer-Generator's side of the meter, including the required disconnecting switch, shall be provided and maintained in satisfactory operating condition by the Customer-Generator at the Customer's expense and shall remain the property and responsibility of the Customer-Generator. IFP shall bear no liability for Customer-Generator's equipment or for the consequences of its operation.

C. Generation Facility Net-Metering and Power Purchases

1. Measurement of Net Energy:

a) Metering equipment shall be installed by IFP (solely at Customer-Generator's expense) to measure the flow of electrical energy to and from the customer premise.

2. Purchase of Energy:

a) The Customer-Generator agrees to sell, and IFP agrees to issue a credit for, all electrical energy generated at the Generation Facility in excess of the Customer-Generator's on-site load in accordance with the current City fee resolution.

b) WHERE CONSUMPTION EXCEEDS GENERATION:

(1) If electricity supplied by Idaho Falls Power during the billing period exceeds the electricity generated by the Customer-Generator during the billing period, the Customer-Generator:

(a) Shall be billed for the applicable non-energy charges for the billing period under the Customer's appropriate retail rate classification;

(b) Shall be billed for the net electricity supplied by IFP at the Customer's appropriate rate adopted in ordinance for the corresponding period.

c) WHERE GENERATION EXCEEDS CONSUMPTION:

(1) If the electricity generated by the Customer-Generator exceeds the electricity supplied by IFP during the billing period the Customer-Generator:

(a) Shall be billed for the applicable non-energy charges for the billing period under the Customer's appropriate rate classification;

(b) Shall be financially credited for excess energy delivered to Idaho Falls Power during the billing period, at the rate adopted in ordinance for the corresponding period.

3. Renewable Energy Credits

- a) The Customer-Generator will release to IFP all renewable-energy credits (RECs), renewable-energy credits (S-RECs) or other renewable attributes as appropriate based on actual on-site electric generation from the Generation Facility. Credits will be released to IFP for the duration of the interconnection to IFP's power system.

VIII. ELECTRIC VEHICLE CHARGING STATION PROGRAM REQUIREMENTS

A. Electric Vehicle Level 2 Charging Station Installation

The following are CUSTOMER requirements for those who choose to participate in an IFP electric vehicle charging station lease:

1. Location

- a) The CUSTOMER is responsible for the selection of the charging station location, for both wall mount and pedestal mount charging stations with approval from IFP. Location must be approved by IFP prior to installation. IFP staff is available to assist in selecting suitable locations. To schedule an onsite assessment with an IFP representative, call (208) 612-8430.

2. Installation

- a) The CUSTOMER will be responsible to install the pedestal concrete pad base, conduit and wire, or conduit and wire for a wall mount location. See Attached Figures for the specification sheets for the pedestal installation. IFP is solely responsible for the installation of the charging station on the CUSTOMER's premise. If a charging station is to be installed on premises, which is leased, rather than owned, CUSTOMER must receive all necessary consent from the premises owner for the installation of the Charging Station by the Customer and allow access for operation and maintenance by IFP.
- b) Customer is responsible for acquiring all applicable permits and inspections for the construction and installation of the Station. In the event that an upgrade in electric service or wiring is required to support the stated load of the Station this will be the sole responsibility of the Customer.
- c) The CUSTOMER is responsible for all costs (labor and materials) associated with the installation site preparation: trenching, conduit, cement pedestal base, wire, etc.

3. Maintenance and Repair

a) Standard Maintenance

- (1) IFP will perform standard maintenance to the charging station to ensure it is in proper working condition throughout the term of the program. Maintenance includes cleaning the charging station connector, testing the charging voltage level, testing system functionality, and related minor work,

as reasonably determined by IFP, to preserve the unimpaired function of the charging station.

(2) Customer will provide IFP access to the charging station and related equipment for maintenance between the hours of 7:00 a.m. and 7:00 p.m. local time on City business days. In the case of an emergency, Customer will allow IFP access, with notice, to the charging station and related equipment outside of normal maintenance times.

b) Equipment Damage

(1) Customer is responsible, at its sole cost and expense, for actions related to the repair and replacement of a negligently damaged charging station to include vandalism.

(2) The Customer agrees that the facilities in which the charging station is located will be kept clean and in good repair.

(3) Customer will maintain structural portions of the premises surrounding the Charging Station, including the pavement, foundation, roof structure, walls, columns, beams, parking areas, and all adjoining common areas, in good condition and repair.

(4) If temporary removal of the Charging Station is required in connection with the repair of the Charging Station or building structure, Customer will provide IFP five (5) business day's prior written notice or a shorter but reasonable period in the event of an emergency.

(5) Customer may interrupt electric service to a Charging Station to ensure safety or when needed to repair or maintain the premises. After completion of the repairs or maintenance, Customer will promptly restore the affected charging station and notify IFP.

(6) IFP will not be responsible for damages caused by operation of the Charging Station, including failure of equipment to operate as intended.

(7) IFP will not be held responsible for any damage to the Customer's property or electrical system due to negligent use of or vandalism to the Charging Station.

c) Continuity of service

(1) IFP will use reasonable diligence to supply constant electricity service to the charging station but does not guarantee the service against an irregularity or interruption.

(2) IFP may interrupt electric service to a Charging Station when necessary to maintain reliability of the electric distribution system, ensure safety, reduce peak demand, or to perform maintenance on the Charging Station or related equipment.

(3) IFP may install and operate additional meter(s), data monitoring equipment, or charge management devices which gather information regarding equipment usage.

(4) Such installation will be adjacent to or near the Charging Station but will not interfere with parking or pedestrian traffic paths on premises.

d) Labeling and signage

- (1) Charging Stations will be labeled by IFP.
- (2) The Lessee will not remove, mar, deface, obscure, or otherwise tamper with the Charging Station labels.
- (3) Customer can install signage provided by IFP or others (as approved by IFP) to identify charging station sponsor and provide information about Charging Station care.

e) Charging Station Locations

- (1) Charging Stations will be placed on the customer side of the electric meter.
- (2) Power used by the Station will flow through the Customers meter and be billed at their appropriate rate class for the customer type as established in the current adopted rate resolution.
- (3) The energy consumed by the Station(s) will not be metered separately or tracked independently of the Customers other electric usage at the location on the appropriate meter.

IX. SMALL WIRELESS FACILITIES

A. Purpose.

1. To provide design standards for Small Wireless Facilities (SWFs) also known as small cell installations. These standards are intended for 4G and 5G equipment installed on Idaho Falls Power (IFP) infrastructure located in the City of Idaho Falls and located in City-owned or City-controlled rights-of-ways and easements, but are also applicable to similar technologies such as wi-fi networks.
2. The City of Idaho Falls (City) encourages the deployment of small cell wireless technology within the City for the benefit it provides the citizens of Idaho Falls including increased connectivity and reliable networks and services.
3. The City desires to add this infrastructure with minimal negative impact to the character and aesthetics of our community.
4. The City has a fiduciary duty to manage the public right-of-way (ROW) for the health, safety, and welfare of the public.
5. These Design Standards are for siting and criteria for the installation of Wireless Facilities, including SWFs permitted by the City to be installed.

B. Definitions.

Applicable Codes. International building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; and adopted by the City with local amendments.

City. The City of Idaho Falls, Idaho and its officers and employees.

City Park. An area that is zoned or otherwise designated by the City as a public park for the purpose of recreational activity.

Collocate or collocation. The installation, mounting, maintenance, modification, operation, or replacement of SWF in a City-owned or City-controlled public ROW on or adjacent to a pole.

Concealment, decorated or camouflaged. Any SWF or Pole that is covered, blended, painted, wrapped, disguised, camouflaged or otherwise concealed or decorated such the SWF blends into the surrounding environment and is visually unobtrusive as allowed as a condition for City approval. Camouflage may consist of but not limited to; hidden beneath a façade, blended with surrounding area design, painted to match the supporting area, or disguised with artificial tree branches.

Decorative pole. A pole specially designed and placed for aesthetic purposes.

Design District. An area that is zoned, or otherwise designated by the City and for which the City maintains and enforces unique design and aesthetic standards on a uniform and nondiscriminatory basis.

Downtown District. The portion in the City's downtown area that is identified as having historic or aesthetic preservation or enhancement needs by the Zoning Code.

Easement. Includes any public easement or other compatible use created by dedication, or by other means, to the City for public utility purposes or any other purpose.

Highway ROW. ROW adjacent to a state or federal highway.

Historic District. An area that is zoned or otherwise designated as a historic district under City, state or federal code.

Hydroelectric Project. All hydroelectric facilities and lands within the FERC licensed boundaries of Project 2842 the Idaho Falls Project and Project 2952 the Gem State Project.

Local. Within the geographical boundaries of the City.

Location City approved and lawfully permitted location for the SWF.

Macro tower. A guyed or self-supported pole or monopole greater in height than standard streetlight poles or traffic signal masts.

Small Wireless Facility (SWF). As defined by City Zoning Code-

Network Provider or Provider. A wireless service provider or a person that does not provide wireless services and that is not an electric utility but builds or installs on behalf of a wireless service provider. a SWF

License. A written authorization for the use of the public ROW or collocation on a service pole required from the City before a network provider may perform an action or initiate, continue, or complete a project over which the City has police power.

Pole. A service pole, municipally owned utility pole, or SWF Support Pole. Poles that have conductor energized at 44kV or higher are excluded from this definition.

Private easement. An easement or other real property right that is only for the benefit of the grantor and grantee and their successors and assigns.

Public Right-of-Way or Rights of Way (ROW). The area on, below, or above a public roadway, highway, street, public sidewalk, alley, waterway, or utility easement in which the City has an ownership interest or controls through contractual means. The term does not include a private easement or the airwaves above a public ROW, with regard to wireless telecommunications.

Service pole. A pole, other than a municipally owned utility pole, owned or operated by the City and located in a public ROW, including: a pole that supports traffic control functions, a structure for signage, a pole that supports lighting (other than a decorative pole); and a pole or similar structure owned or operated by the City and supporting only SWF

Traffic Signal. Any device, whether manually, electrically, or mechanically operated by which traffic is alternately directed to stop and proceed.

Wireless service. Any service, using licensed or unlicensed wireless spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public using a SWF

Wireless service provider. A person or company that provides wireless service to the public.

C. Locations of Wireless Facilities and Related Ground Equipment.

1. Most Preferable Locations

- a) Public Right-of-Way
- b) Industrial Areas
- c) Retail and Commercial areas

2. Less Preferable Locations

- a) Historic, Design, and Downtown Districts

Any area designated by the City as a Historic, Design, or Downtown District will be subject to aesthetic requirements such as Camouflage at the nondiscriminatory discretion of the City.

- b) Municipal Parks

ROW located in or adjacent to a street or thoroughfare that is adjacent to a municipal park or undeveloped land that is designated for a future park by zoning.

3. Prohibited or Restricted Areas for Certain Wireless facilities, except with Separate City Agreement or Subject or Concealment Conditions.

a) Residential Areas

ROW that is adjacent to lots or undeveloped land that is designated for residential use by zoning.

If a SWF is installed in a residential area it shall not be placed in public-utility-easement located outside of the platted ROW.

4. Historic, Design, and Downtown Districts.

a) As a condition for approval of SWF in Historic, Design and Downtown Districts, the City shall require reasonable design decoration, Camouflage, or Concealment measures for the SWF. The City requests that a Network Provider explore the feasibility of using concealment, decoration, wrapping, or Camouflage measures to improve the aesthetics of the SWF, or related ground equipment, or any portion of the nodes, poles, or equipment, to minimize visual impacts.

b) Network Provider shall comply with and observe all applicable City, State, and Federal historic preservation laws and requirements.

c) Each license application shall disclose if it is within a District with Decorative Poles or in an area of the City zoned or otherwise designated as a Historic, Design or Downtown District.

5. Historic Landmarks

a) A Network Provider is discouraged from installing a SWF within three hundred feet (300”) of a historic site or structure or Historic Landmark recognized by the City, state or federal government. It is advised that each license application disclose if it is within three hundred feet (300”) of such a structure.

6. Undergrounding Requirements

a) A Network Provider shall comply with nondiscriminatory undergrounding requirements, including City ordinances, zoning regulations, state law, private deed restrictions, and other public or private restrictions, that prohibit installing aboveground structures in a ROW without first obtaining zoning or land use approval.

b) Areas may be designated from time to time by the City as Underground Requirement Areas in accordance with filed plats and or conversions of overhead to underground areas, as may be allowed by law.

c) Each license application shall disclose if it is within an area that has undergrounding requirements.

7. Exceptions

The City at its sole, indiscriminatory, discretion may grant exception to the above prohibited locations and sizes.

- D. Order of Preference for SWF Support Poles and attachments to existing facilities.
 - 1. The preference is for all electronics except the antennae to be located in a ground mounted cabinet located behind existing walkways.
 - 2. Existing non-decorative streetlight poles
 - 3. Traffic signal structures when such installation will not interfere with the integrity of the SWF and will not interfere with the safety of the public.
 - 4. New SWF poles located in non-residential areas at signalized intersections.
 - 5. Ground Equipment should be minimal and the least intrusive alternative.
- E. Guidelines on Placement
 - 1. Generally, Network Provider shall construct and maintain SWF and SWF Support Poles in a Manner that does not:
 - a) Obstruct, impede, or hinder the usual travel or public safety on a public ROW;
 - b) Obstruct the legal use of a public ROW by other utility providers;
 - c) Violate nondiscriminatory applicable codes;
 - d) Violate or conflict with the City's publicly disclosed public ROW management policies or zoning ordinances;
 - e) Violate the ADA; or.
 - f) Violate City noise or nuisance standards.
 - 2. Licensing.
 - a) As defined in City Code, Idaho Falls Service Policy, City Design Criteria, and a Master License Agreement with each Network Provider or carrier.
 - b) All new equipment placed in the ROW shall require a ROW permit. This permit will ensure review of traffic and pedestrian safety and to review potential impacts from planned construction projects.
 - 3. SWF facilities placement.
 - a) ROW. SWFs with related ground equipment shall be placed, as much as possible within two feet (2') at the outer edge of the ROW line to minimize any obstruction, impediment to the usual travel or public safety on a ROW.
 - b) Height above ground: SWF attachments to a pole shall be installed at least eight feet (8') above the ground, and if a SWF attachment is projecting toward the street, the attachment shall be installed no less than sixteen feet (16') above the ground.

c) SWF Spacing: SWFs shall be no closer to another SWF than a minimum of three hundred feet (300'), unless by Conditional Use Permit.

d) Installations on Traffic Signals: Installation on traffic signal structures must:

- (1) Be encased in a separate conduit than the traffic light electronics,
- (2) Have a separate electric power connection than the structure,
- (3) Have a separate access point than the structure, and
- (4) Be clear of any current or potential attachment of traffic control devices (signal and signs) and ancillary devices (detection, preemption, surveillance, etc.) and not constitute a violation of the Manual on Uniform Traffic Control Devices (MUTCD).
- (5) SWFs will not be allowed on any signpost located in the ROW.

4. New SWF Support Poles.

a) All new poles must be selected from the current Idaho Falls Power list of acceptable poles by Valmont or approved equivalent.

X. JOINT USE ATTACHMENT CONSTRUCTION STANDARDS AND POLICY

A. Purpose.

1. To provide consistent construction standards for joint use attachments on IFP structures.

B. Application Procedures

1. Any communication provider ("Provider") desiring to attach to IFP poles must first have an executed Joint Use Agreement with IFP.

2. Prior to any attachment to IFP poles, Providers desiring joint use must turn in an application to IFP. No attachments to any of IFP poles shall occur until IFP has approved a Permit for such attachments.

3. Permits are required for any overlashing. Provider, Provider's affiliates, or other third party as applicable shall pay any necessary make-ready work costs to accommodate such overlashing.

C. Make-Ready Work

1. It is the Provider's responsibility to advise IFP of any required make-ready work.

2. The Provider will be required to pay for all make-ready work. This payment may be required in advance of any IFP work.

D. Pole Attachment Standards

1. All pole attachments shall be made in accordance with the most current version of the following standards, as applicable:

- a) National Electric Safety Code (“NESC”)
- b) National Electrical Code (“NEC”)
- c) Regulations of the Occupational Safety and Health Administration (“OSHA”).
- d) Service Policy Figures 18-23.

E. Position and space

- 1. The top communication position on all IFP poles is reserved for City of Idaho Falls, IFP, and IFF communication equipment, solely as determined by IFP.
- 2. A position generally consists of twelve inches (12”) of pole space.
- 3. Providers are permitted no more than one (1) attachment per pole without express written IFP approval.
- 4. A communication cross arm may be installed when vertical space on the pole is or may be limited, solely as determined by IFP. A communication cross arm is recommended when there are three (3) or more communication lines attached to a pole or as vertical clearance from ground would reasonably require.

F. Clearances

- 1. Minimum separation between electric service drops and communication service drops shall be twelve inches (12”), per NESC 235C1b (exception 3).
- 2. Minimum mid-span vertical separation between communication cables shall be six inches (6”).

G. Vertical Risers

Unless otherwise directed by IFP, all risers, including those providing 120/240 volt power for communications equipment enclosure, shall be placed on the quarter faces of the pole and must be installed in sealed conduit on stand-off brackets. A two-inch (2”) clearance in any direction from cable, bolts, clamps, metal supports, and other equipment shall be maintained.

H. Climbing Space

A clear climbing space must be maintained at all times on the face of the pole. All attachments must be placed to allow and maintain a clear and proper climbing space on the face of IFP’s poles. Communication cable/wire attachments shall be placed on the same side of the pole as those of other attaching entities.

I. Anchors and Down Guys

- 1. No attachment may be installed on an IFP pole until all required guys and anchors are installed. No attachment may be modified, added to, or relocated in such a way as is likely to materially increase the stress or loading on IFP poles until all required

guys and anchors are installed. Placing pulling strain on IFP poles prior to supporting the pole is cause to immediately stop work.

2. Providers shall be responsible for procuring and installing all anchors and guy wires to support the additional stress placed on IFP poles joint use facilities attachments. Anchors shall be guyed adequately. Anchors and guy wires shall be installed on each IFP pole where an angle or a dead-end occurs with guy attachments to poles at or below its cable/wire attachment.

3. Providers shall not attach guy wires to the anchors of IFP or any third-party user without the anchor owner's specific prior written consent.

4. Any down guys, if needed, shall be bonded, to the vertical ground wires of IFP's pole where a ground wire is available.

J. Service Drops

1. Aerial service drops shall not be attached directly to the pole. Aerial service drops shall be attached to the messenger a minimum of six inches (6") from the pole.

K. Tagging

1. All communications cables shall be identified with a band-type cable tag or other identification acceptable to IFP at each attachment within twelve inches (12") of the pole. The tag shall be consistent with industry standards, and shall include, at minimum, the following: cable owners name, which can be read by observation from the ground.

L. Pole Removal

1. In the event a pole is abandoned or replaced, the last party attached to a pole shall be responsible for removal, disposal, and liability of such pole.

M. Nonfunctional Attachments

1. Providers shall remove any nonfunctional attachments within one (1) year of the attachment becoming nonfunctional.

XI. APPENDICES

A. Transfer of power service FAQ's

High Density Load Service - FAQ's (Crypto currency mining and Data Centers)

Frequently Asked Questions regarding Idaho Falls Power (IFP) and High Density Loads (HDL). The most common HDL loads are crypto mining operations but can also include traditional data centers.

1. What is the cost of energy?

For loads of under 1 mw, IFP has an HDL rate which can be found at:

<https://www.ifpower.org/accounts-and-services/rates-and-policies>

2. What if my load is greater than 1 mw?

For all new loads of greater than 1 mw, the rate will be negotiated and will require City Council approval. Generally, this rate will be based on the market price for power, plus the cost to deliver the energy to your site. For current market power prices, the EIA does have the historical market prices at Mid-c and Palo Verde on their web page at, <https://www.eia.gov/electricity/wholesale/>.

3. What if my load is greater than 10 mw?

For loads over 10 mw there are significant contractual and transmission issues. If you are interested in pursuing loads above the 10 mw we would anticipate several years of power supply contract negotiations and transmission service studies and very possible additional years for transmission construction.

4. What is the cost to install a service?

IFP price for new and upgraded services is per our Service Policy available on our website. In general IFP will provide a cost to install any required equipment and upgrades to existing equipment and this must be paid prior to scheduling any jobs. Further, if extensive studies are required, IFP reserves the right require prepayment of estimated labor engineering work.

5. Where are some good sites for an HDL?

IFP does not have the time, resources, or expertise to locate sites for commercial businesses. Before we can provide any significant assistance to a customer seeking to locate an HDL in our service territory, we need a specific location and a desired peak load amount. If an excessive number of locations are desired to be researched, IFP reserves the right require prepayment of estimated labor engineering work.

6. Where can I get service from IFP?

IFP is a division of the City of Idaho Falls and serves only inside the city limits of Idaho Falls. These boundaries can be found at: <https://www.idahofallsidaho.gov/332/Maps>.

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B. High Density Load Service (Crypto currency mining) FAQ's

Transfer of power service from Rocky Mountain Power to Idaho Falls Power – FAQ's

Frequently asked questions regarding transfer of service or the removal of Rocky Mountain Power owned assets.

1. *My property has been annexed into the City and I would like to change power service provider to Idaho Falls Power. Who should I contact?*

You can initiate the request by calling the Idaho Falls Power Customer Service Manager, Wid Ritchie at 208-612-8143 writchie@ifpower.org, or the Idaho Falls Power Compliance Manager Richard Malloy at 208-612-8428 rmalloy@ifpower.org.

2. *Is there a cost to me to transfer the service?*

Idaho Falls Power pays for all the infrastructure costs, such as poles, wire, and transformers, up to the meter point. There is a revenue portion that amounts to 167% of the previous year's total bills. This cost is shared 50/50 with the customer and Idaho Falls Power. Idaho Falls Power will amortize the cost over a three - five year period as a location surcharge on the monthly utility bill. Typically, because Idaho Falls Power rates are significantly less than Rocky Mountain Power, the customer does not see an increase in the cost of their monthly bill. After the customer's location surcharge is paid, the surcharge automatically drops off.

3. *Can I voice my opinion on a buyout?*

Yes. Before approval the IPUC will hold a public hearing for all public comments.

4. *How long does it take to transfer service from Rocky Mountain Power to Idaho Falls Power?*

Typically, it has taken from five months to a year to complete the transfer of service and associated assets.

5. *Why does it take so long to transfer service?*

There are several steps that need to occur to complete the transfer; agreement between the utilities, an accounting of the cost of the assets, calculation of the revenue cost and Idaho Public Utilities Commission for approval. In our experience the most significant drivers of the schedule are the time required for Rocky Mountain Power's process and the Public Utilities Commission approval.

6. *Can Idaho Falls Power expedite the transfer?*

No. Idaho Falls Power can only forward the request to Rocky Mountain Power to initiate the transfer and Idaho Falls Power has no control over the PUC's schedule.

7. *I'm a developer and need to have Rocky Mountain Power assets removed from the property. Can I remove them?*

No. The asset exchange must be completed before any assets such as poles, transformers, conductor (wire), ect. can be taken out of service or removed.

8. *Is there someone I can contact if the transfer length of time is negatively impacting me or my business?*

Yes, you can call the Idaho Public Utilities Commission in Boise at the following address. As a part of the Idaho State government, their primary function is to serve power customer interests in the state of Idaho and as such they are receptive to customer concerns.

By written letter to:

P.O. Box 83720 Boise, ID 83720-0074
11331 W. Chinden Blvd. Building 8, Suite 201-A
Boise, ID 83714
Phone: 208.334.0300
Toll Free: 1-800-432-0369
Fax: 208.334.3762

Call or email to:

Stephen Goodson – Policy Analyst
208-344-0323 Stephen.goodson@puc.idaho.gov

Online form –<https://puc.idaho.gov/Form/ConsumerAssistance>
208-334-0369 or 1-800-432-0369

7. What if we wanted to set up individual meters all under 1mw? Would that exempt us from the negotiated rate?

For reviewing the load size IFP will consider all the usage at a specific site or for a specific customer to be one load, irrespective of the number of meters. This includes multiple corporations under one parent or common ownership.

8. What if I start with a load under 1 mw and want the flexibility to expand in the future?

The customer is responsible for the costs of any needed upgrades to IFP's infrastructure when that upgrade is caused by increased energy usage by the customer. Further, a contract and negotiated rate will be required if a customer's loads increase above 1 mw.

9. Will my HDL service be subject to disconnection?

The negotiated agreement will set out the terms and conditions under which IFP and the customer will use HDL's for load management and demand response. Also, while at IFP we pride ourselves on our level of high reliability we do not guarantee uninterrupted service. Further, if we were ever required to reduce loads we would prioritize critical loads such as medical facilities and first responder facilities.

10. What voltages does IFP provide power at?

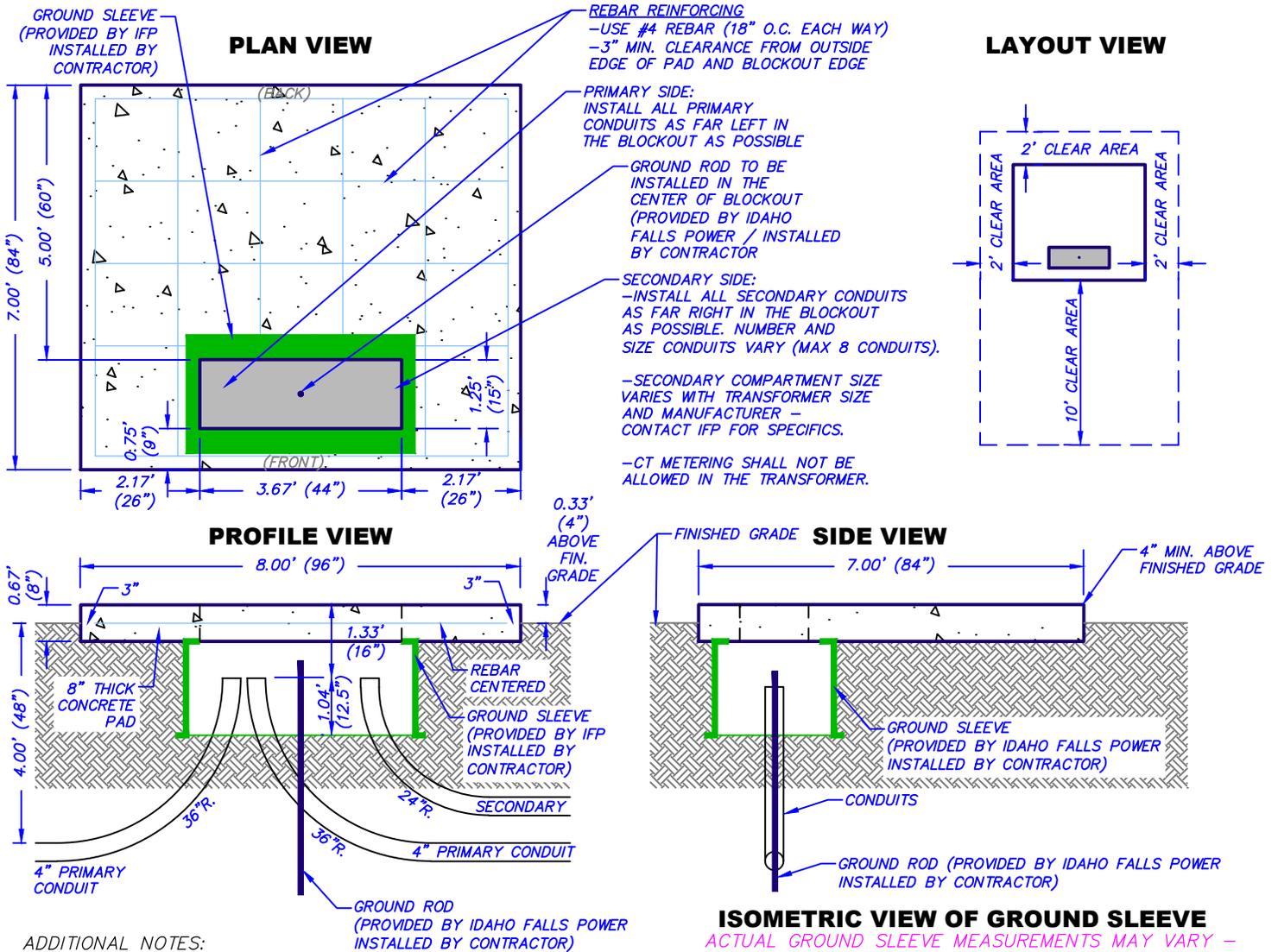
IFP can provide power at the secondary voltages of 480/277 or 208/120. Or IFP can provide a power at the primary voltage of 12.5kv and the customer would provide the required transformers. More details on IFP service can be found in our Service Policy at: <https://www.ifpower.org/accounts-and-services/rates-and-policies>.

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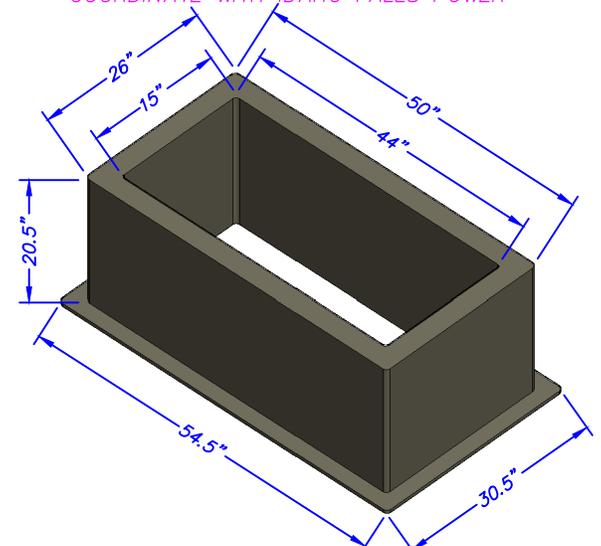
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6. SINGLE PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)
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3 PHASE TRANSFORMER PAD



ISOMETRIC VIEW OF GROUND SLEEVE
 ACTUAL GROUND SLEEVE MEASUREMENTS MAY VARY - COORDINATE WITH IDAHO FALLS POWER



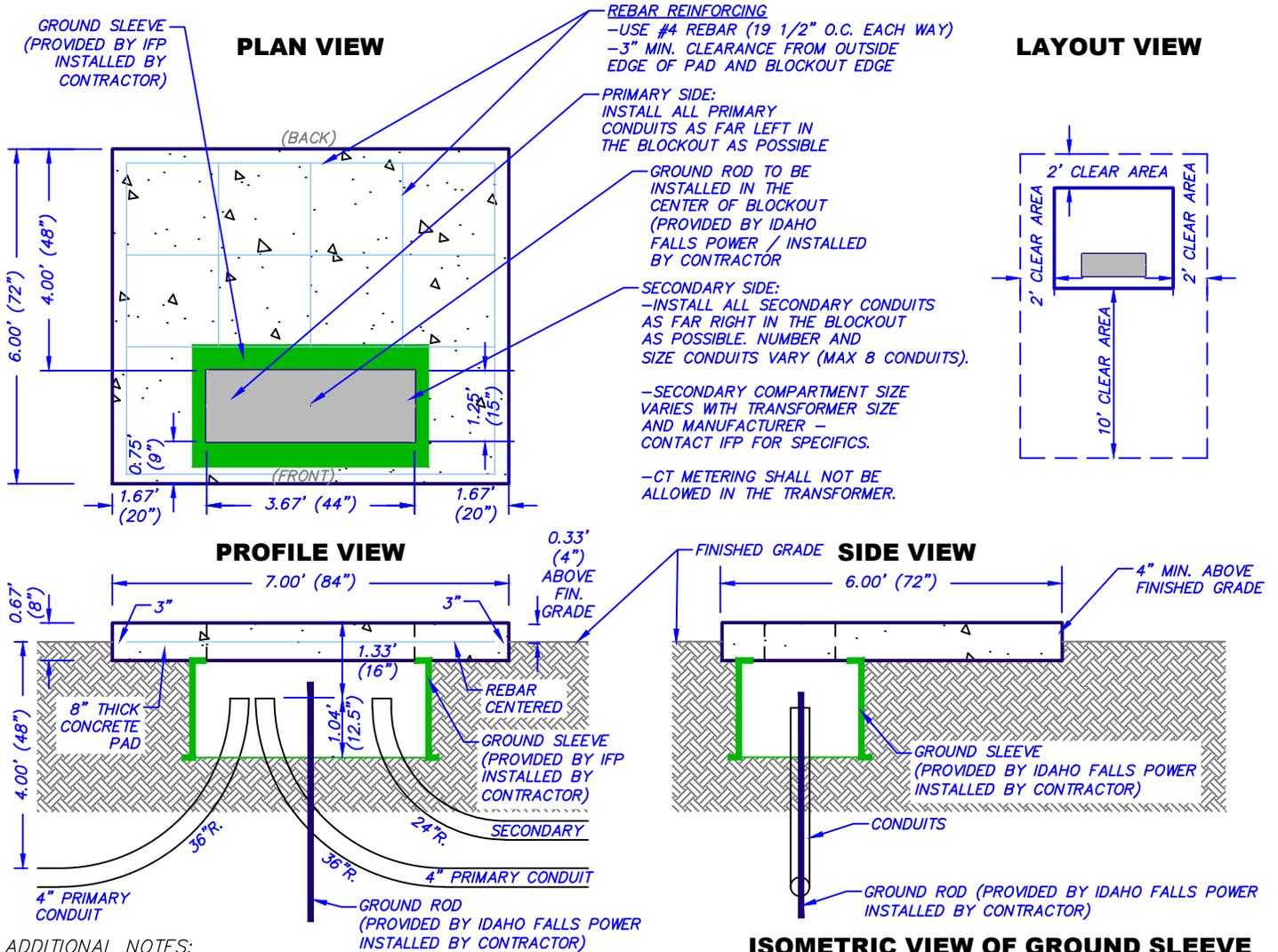
ADDITIONAL NOTES:

1. 8" PRE-CAST CONCRETE PAD IS AN ACCEPTABLE OPTION. SEE EARTHWORK AND OTHER SPECIFICATIONS REQUIREMENTS BELOW AND IN DRAWING. INSPECTION PRIOR TO PLACEMENT IS REQUIRED.
2. INSTALL CONDUITS AS SHOWN IN DETAIL. INSTALL BELL ENDS AND CAP ALL CONDUITS. IDENTIFY ALL CONDUITS FOR ROUTING. CONTRACTOR TO PLACE IFP PROVIDED GROUND SLEEVE AND GROUND ROD AS SHOWN IN DETAIL. CONTACT IFP FOR INSPECTION.
3. TRANSFORMER PAD SHALL HAVE A MINIMUM THICKNESS OF 8" CONCRETE AND SHALL BE DESIGNED WITH SUFFICIENT REINFORCING TO ACCOMMODATE A TRANSFORMER WEIGHT OF 16,000 LBS (SEE DRAWING).
4. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
5. THE TRANSFORMER WILL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40°, THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS. DO NOT PLACE PAD ON THE FROZEN EARTH.
6. TOP OF THE TRANSFORMER PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE TRANSFORMER PAD. CONTACT IFP FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

IF POURING CONCRETE PAD INSTEAD OF UTILIZING A PRE-CAST PAD, THE CONTRACTOR MUST ENSURE THE FINISHED BLOCK-OUT OPENING MEASURES 15" X 44"

1" = 3'

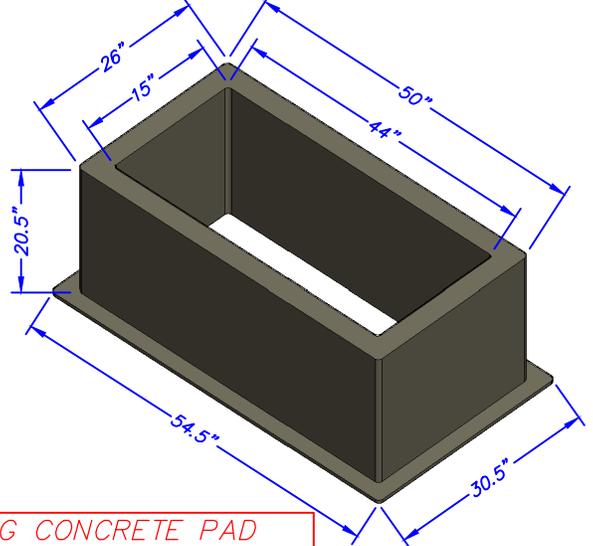
3 PHASE TRANSFORMER PAD (SMALL)



ADDITIONAL NOTES:

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3. TRANSFORMER PAD SHALL HAVE A MINIMUM THICKNESS OF 8" CONCRETE AND SHALL BE DESIGNED WITH SUFFICIENT REINFORCING TO ACCOMMODATE A TRANSFORMER WEIGHT OF 16,000 LBS (SEE DRAWING).
4. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
5. THE TRANSFORMER WILL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40°, THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS. DO NOT PLACE PAD ON THE FROZEN EARTH.
6. TOP OF THE TRANSFORMER PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE TRANSFORMER PAD. CONTACT IFP FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

ISOMETRIC VIEW OF GROUND SLEEVE
 ACTUAL GROUND SLEEVE MEASUREMENTS MAY VARY -
 COORDINATE WITH IDAHO FALLS POWER

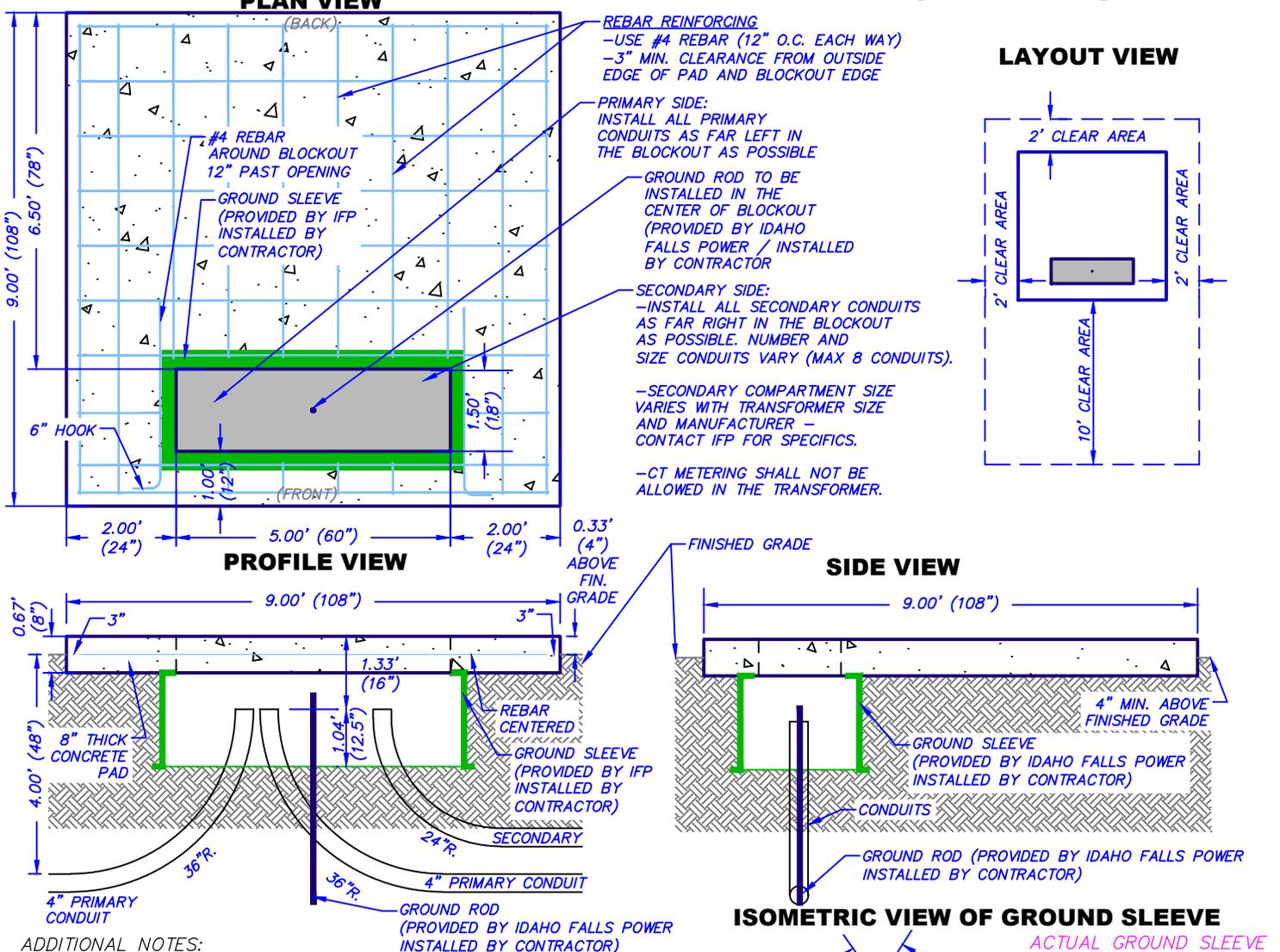


IF POURING CONCRETE PAD INSTEAD OF UTILIZING A PRE-CAST PAD, THE CONTRACTOR MUST ENSURE THE FINISHED BLOCK-OUT OPENING MEASURES 15" X 44"

FOR USE ONLY WHEN DIRECTED BY IDAHO FALLS POWER

1" = 3'

3 PHASE TRANSFORMER PAD (LARGE)



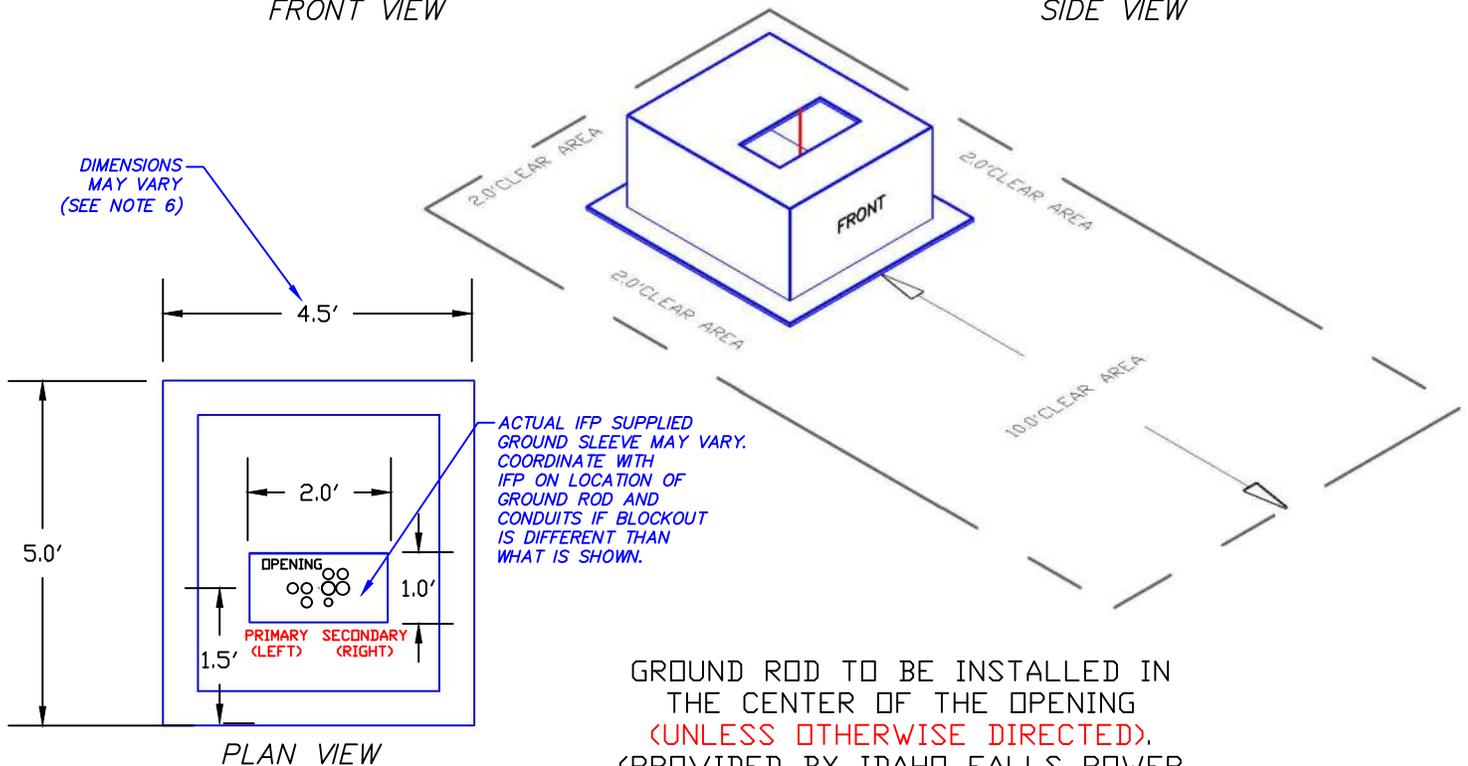
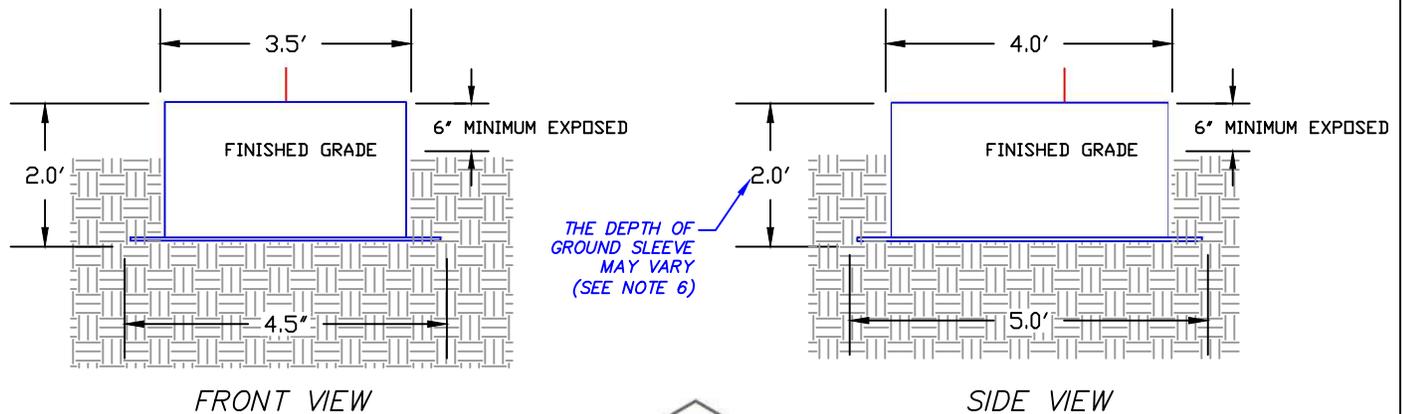
ADDITIONAL NOTES:

1. 8" PRE-CAST CONCRETE PAD IS AN ACCEPTABLE OPTION. SEE EARTHWORK AND OTHER SPECIFICATIONS REQUIREMENTS BELOW AND IN DRAWING. INSPECTION PRIOR TO PLACEMENT IS REQUIRED.
2. INSTALL CONDUITS AS SHOWN IN DETAIL. INSTALL BELL ENDS AND CAP ALL CONDUITS. IDENTIFY ALL CONDUITS FOR ROUTING. CONTRACTOR TO PLACE IFP PROVIDED GROUND SLEEVE AND GROUND ROD AS SHOWN IN DETAIL. CONTACT IFP FOR INSPECTION.
3. TRANSFORMER PAD SHALL HAVE A MINIMUM THICKNESS OF 8" CONCRETE AND SHALL BE DESIGNED WITH SUFFICIENT REINFORCING TO ACCOMMODATE A TRANSFORMER WEIGHT OF 16,000 LBS (SEE DRAWING).
4. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
5. THE TRANSFORMER WILL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40; THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS. DO NOT PLACE PAD ON THE FROZEN EARTH.
6. TOP OF THE TRANSFORMER PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE TRANSFORMER PAD. CONTACT IFP FOR INSPECTION PRIOR TO PLACEMENT OF CONCRETE.

IF POURING CONCRETE PAD INSTEAD OF UTILIZING A PRE-CAST PAD, THE CONTRACTOR MUST ENSURE THE FINISHED BLOCK-OUT OPENING MEASURES 18" X 60"

FOR USE ONLY WHEN DIRECTED BY IDAHO FALLS POWER

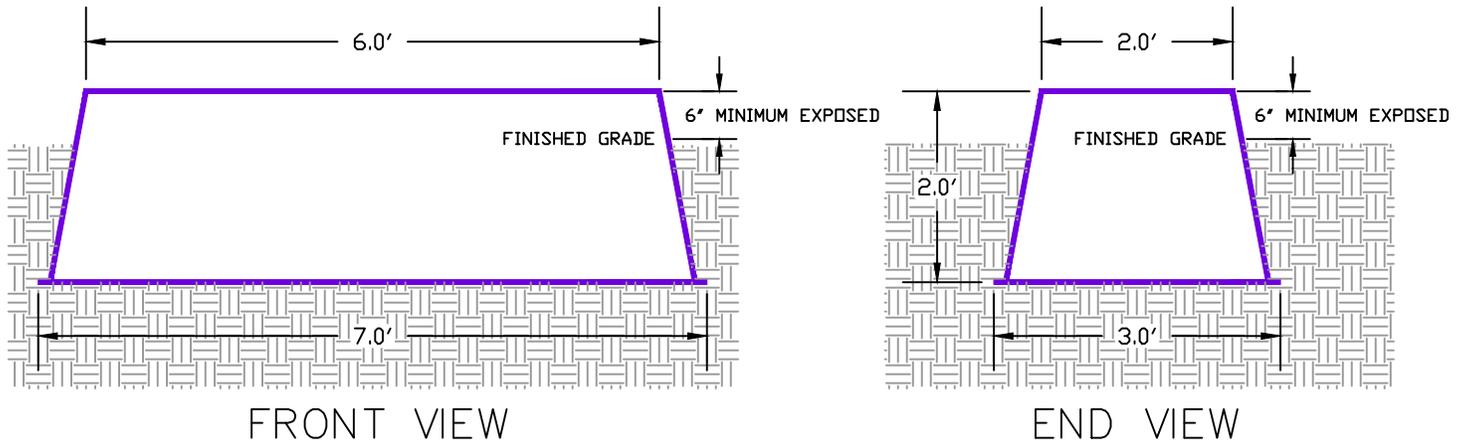
SINGLE PHASE TRANSFORMER BASE (GROUND SLEEVE)



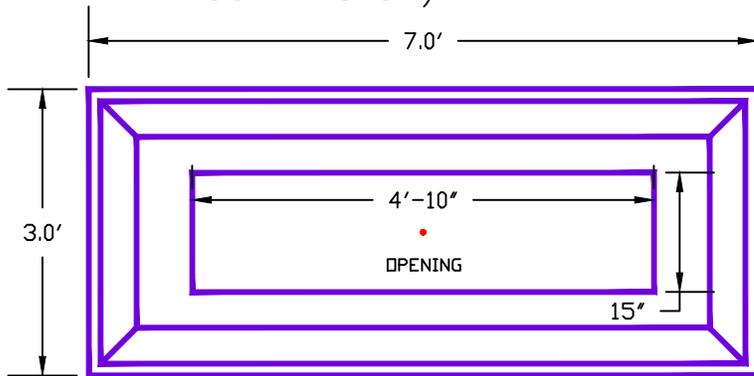
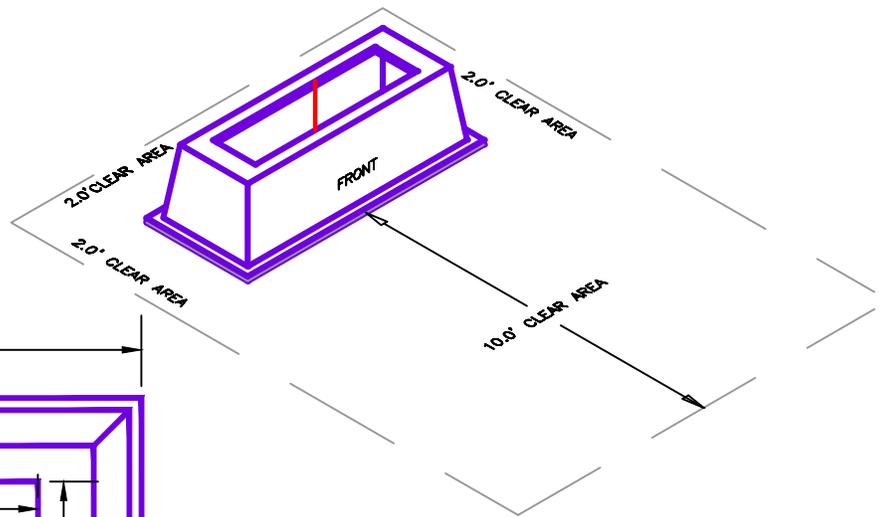
GROUND ROD TO BE INSTALLED IN THE CENTER OF THE OPENING (UNLESS OTHERWISE DIRECTED). (PROVIDED BY IDAHO FALLS POWER INSTALLED BY CONTRACTOR).

1. SINGLE PHASE TRANSFORMER BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT.
3. THE TOP OF THE BASE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE CABINET BASE.
4. ANY DEVIATION IN THE FINAL GRADE OR LOCATION OF THE CABINET BASE MUST BE APPROVED BY IDAHO FALLS POWER.
5. CT METERING WILL NOT BE ALLOWED IN THE TRANSFORMER.
6. ACTUAL DIMENSIONS OF GROUND SLEEVE MAY VARY FROM WHAT IS SHOWN IN DRAWING; VERIFY DIMENSIONS WITH IDAHO FALLS POWER PRIOR TO INSTALLATION.

3 PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)



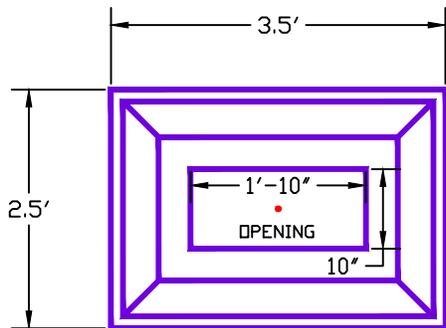
GROUND ROD TO BE INSTALLED IN CENTER OF OPENING. (PROVIDED BY IDAHO FALLS POWER INSTALLED BY CONTRACTOR).



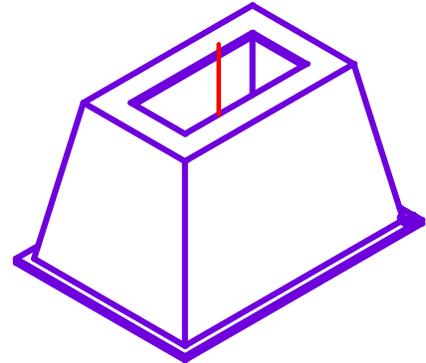
PLAN VIEW

1. 3 PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT.
3. THE TOP OF THE BASE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FINISHED GRADE.
4. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE CABINET BASE.

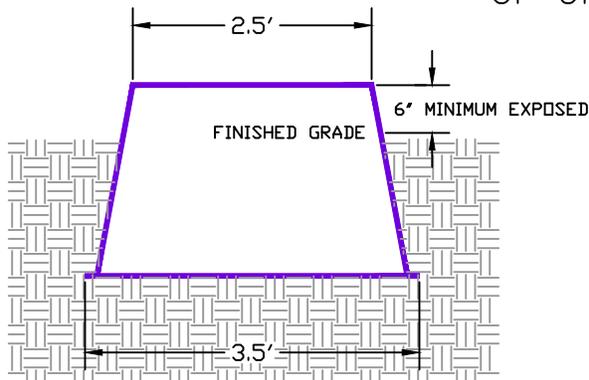
SINGLE PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE)



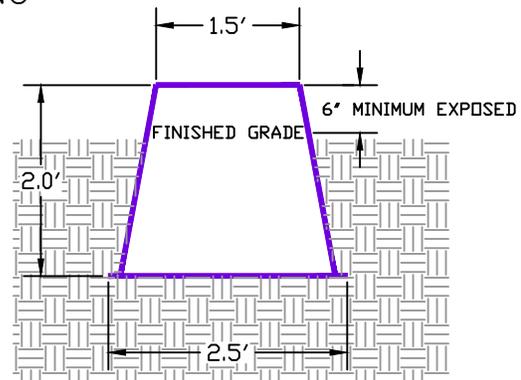
PLAN VIEW



- GROUND ROD TO BE INSTALLED IN CENTER OF OPENING



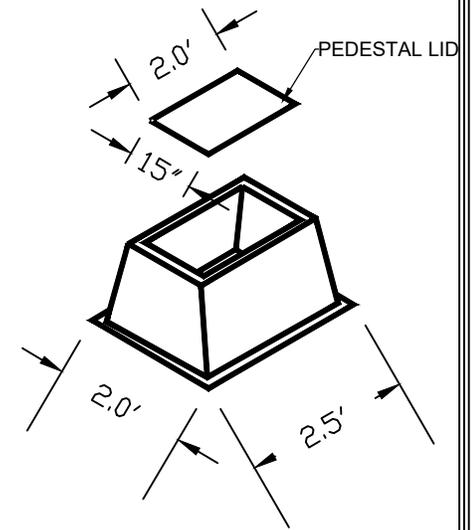
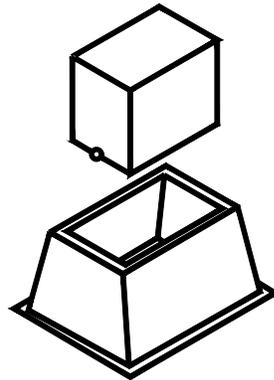
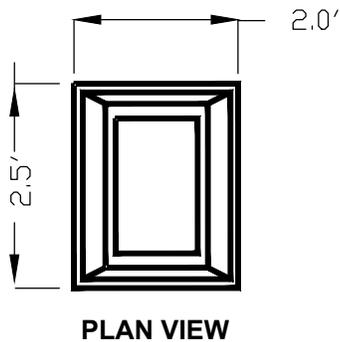
FRONT VIEW



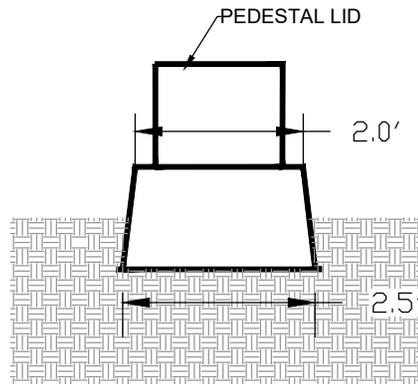
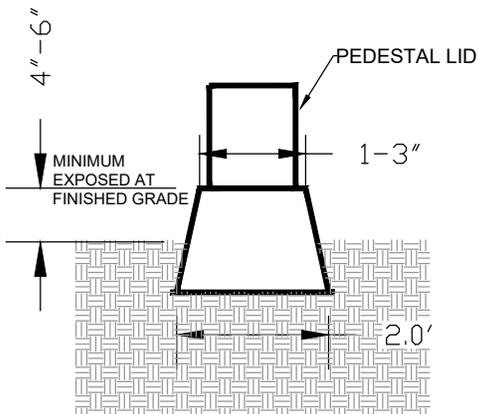
END VIEW

1. SINGLE PHASE SECTIONALIZING CABINET BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT.
3. THE TOP OF THE BASE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE FINISHED GRADE.
4. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE CABINET BASE.
5. ANY DEVIATION IN THE FINAL GRADE OR LOCATION OF THE CABINET BASE MUST BE APPROVED BY IDAHO FALLS POWER.

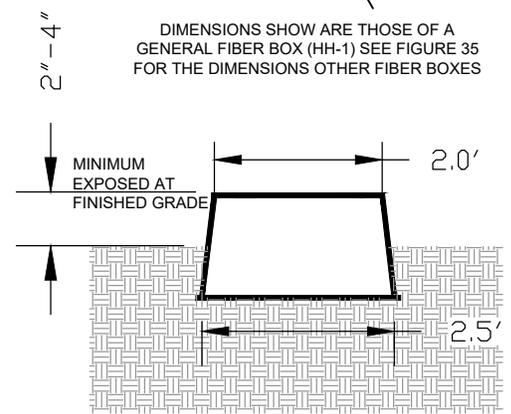
FIBER & SECONDARY SERVICE PEDESTAL BASE (GROUND SLEEVE)



DIMENSIONS SHOW ARE THOSE OF A GENERAL FIBER BOX (HH-1) SEE FIGURE 35 FOR THE DIMENSIONS OTHER FIBER BOXES



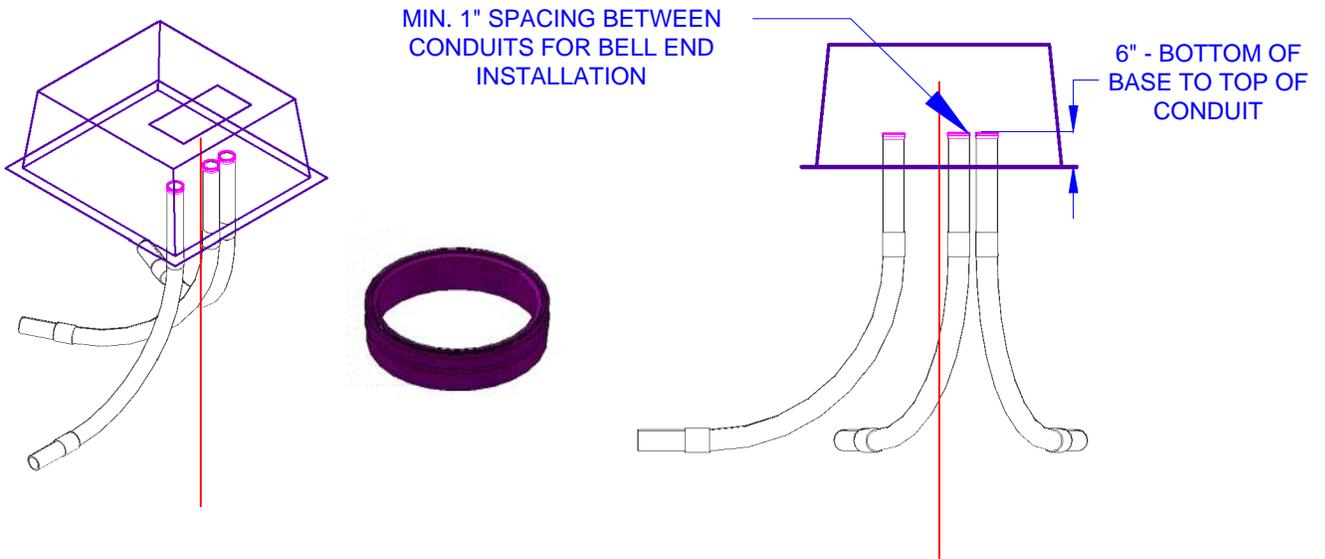
SECONDARY SERVICE PEDESTAL



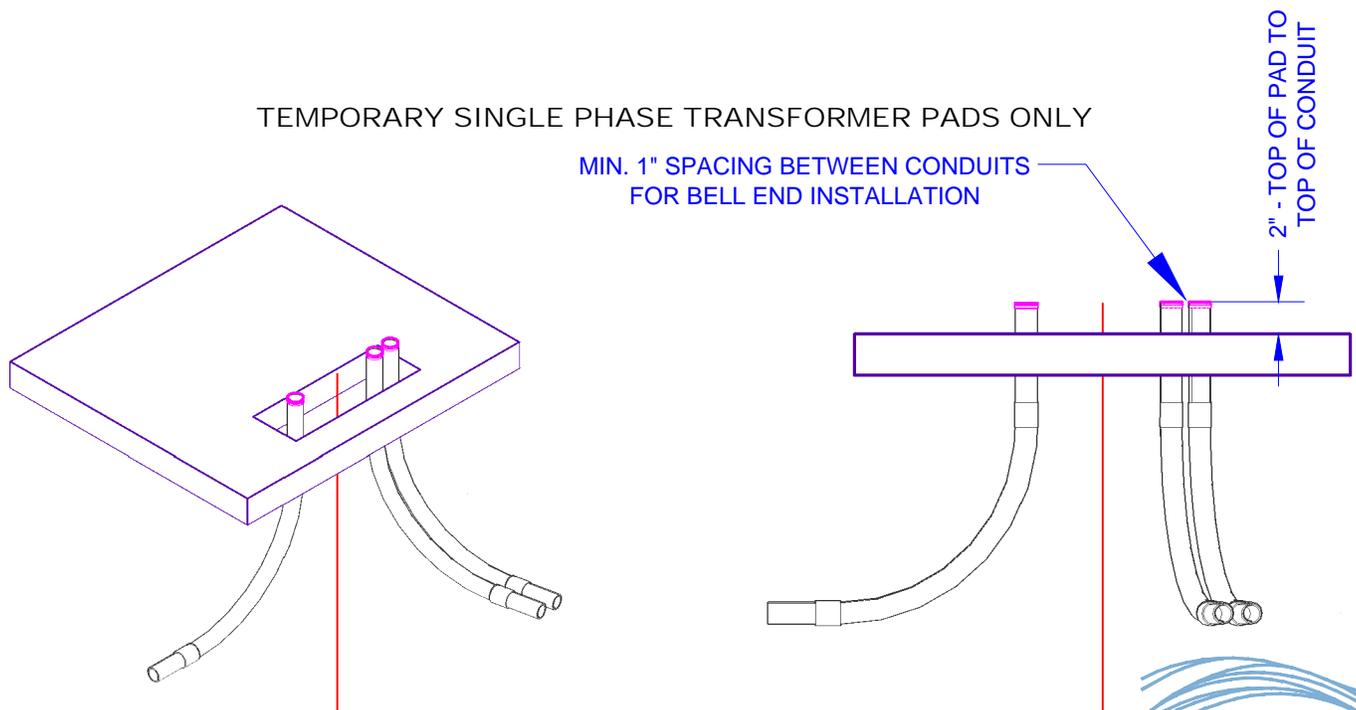
GENERAL FIBER BOX

1. FIBER AND SECONDARY SERVICE PEDESTAL. BASE (GROUND SLEEVE) SHALL BE PROVIDED BY IDAHO FALLS POWER, BUT SHALL BE INSTALLED TO REQUIRED GRADE BY THE CONTRACTOR/DEVELOPER.
2. THE TOP OF THE SECONDARY BASE SHALL BE INSTALLED A MINIMUM OF 4"-6" ABOVE FINISHED GRADE AND TOP OF THE FIBER BOX SHALL BE INSTALLED A MINIMUM OF 2"-4" ABOVE FINISHED GRADE.
3. GRADES DESCRIBED ABOVE ARE ALSO APPLICABLE TO OTHER FIBER BOXES, SUCH AS HH-1, HH-3, HH-FP, AND HH-EPED. (SEE FIGURE 35 FOR MORE DETAILS.)
4. POSITIVE DRAINAGE MUST BE PROVIDED AWAY FROM THE PEDESTAL BASE.
5. CONTRACTORS SHALL ADD FREE DRAINING AGGREGATE TO THE FLOOR OF THE FIBER BOX GROUND SLEEVE.

TYPICAL BELL END INSTALLATION DIAGRAM

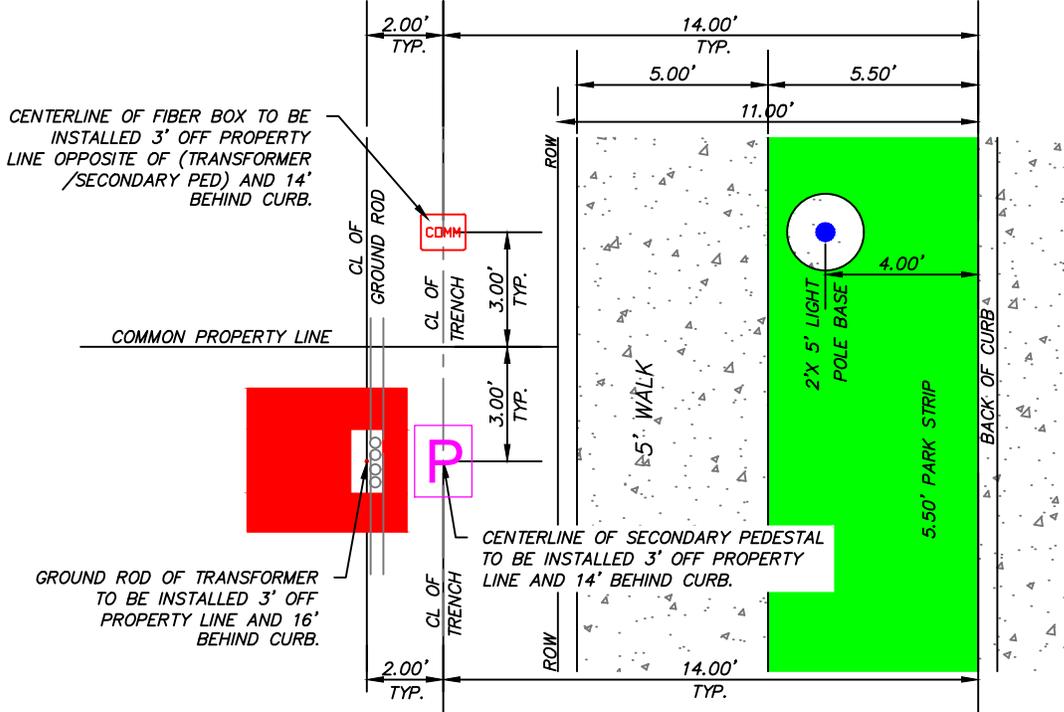


1. ALL CONDUIT (PRIMARY AND SECONDARY) MUST BE CUT TO 6" FROM BOTTOM OF BASE.
2. BELL ENDS MUST BE SUPPLIED AND INSTALLED BY DEVELOPER/CONTRACTOR.
3. ALL CONDUITS MUST BE CAPPED AND LABELED TO IDENTIFY ROUTING.
4. BELL END INSTALLATION DETAIL TO BE USED FOR ALL ELECTRICAL FACILITIES INCLUDING SECONDARY PEDESTALS, SWITCH CABINETS, TRANSFORMERS, AND LIGHT POLE BASES.
5. TEMPORARY SINGLE PHASE TRANSFORMER PADS SHALL HAVE CONDUIT NO MORE THAN 2" ABOVE PAD.

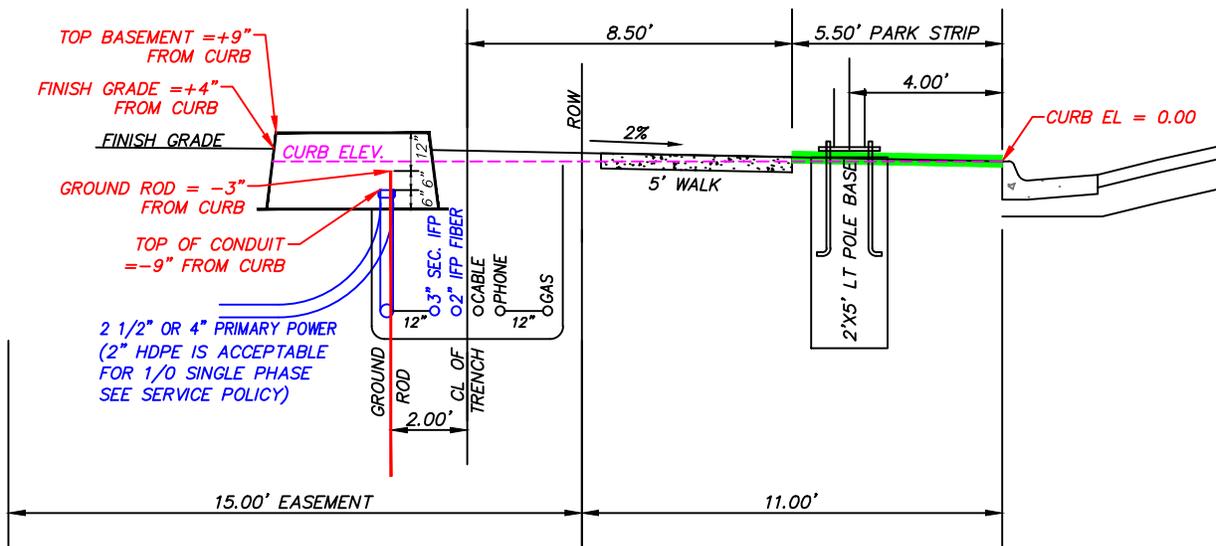


JOINT UTILITY TRENCH

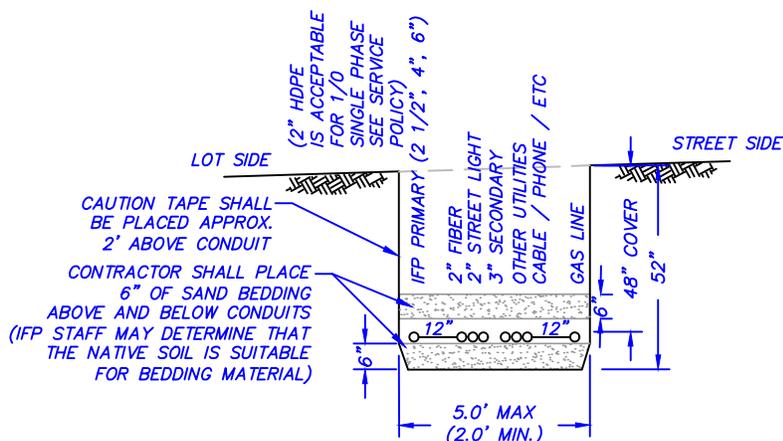
PLAN VIEW



TRENCH PROFILE

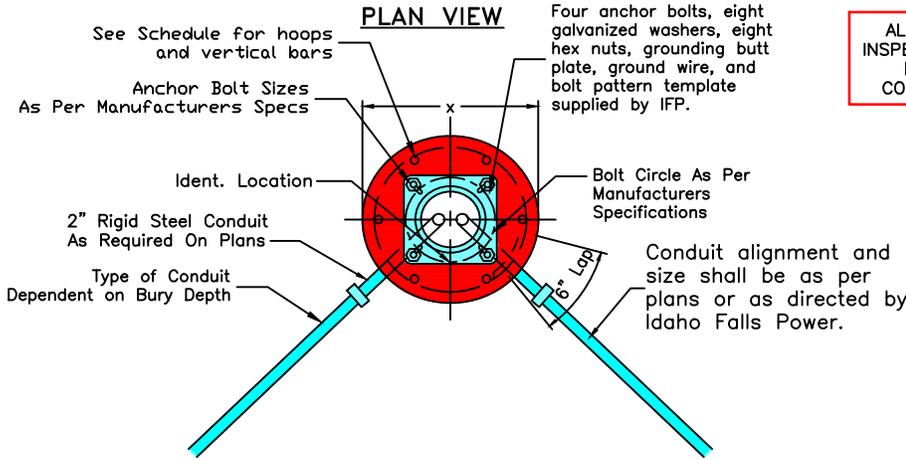


TRENCH DETAIL



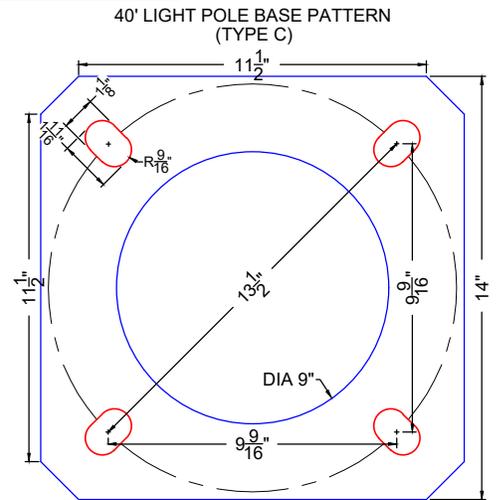
DISTANCES MAY VARY - SEE ELECTRICAL SITE PLANS PRIOR TO CONSTRUCTION

LIGHT POLE FOUNDATION DETAIL



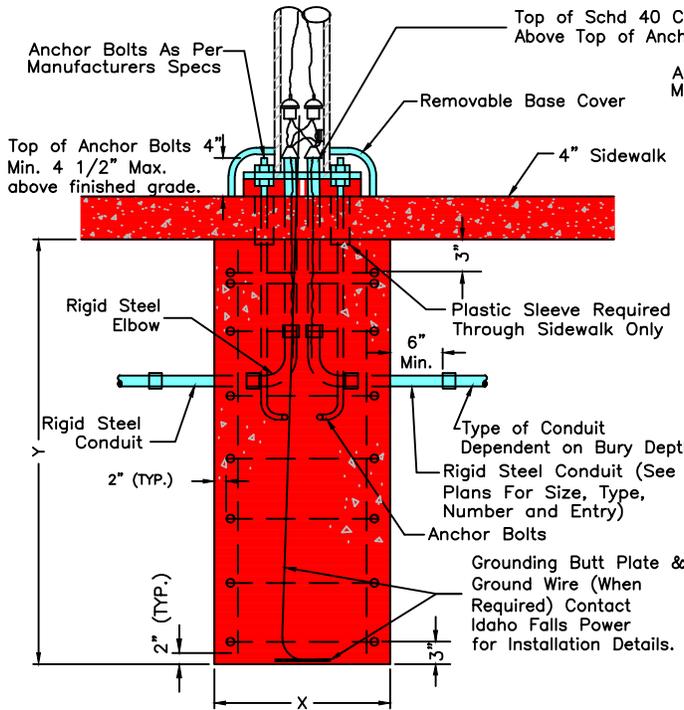
ALL BASES SHALL BE INSPECTED AND APPROVED BY IFP PRIOR TO CONCRETE PLACEMENT

NOT TO SCALE

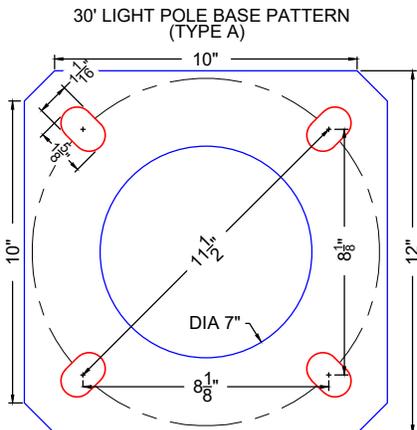
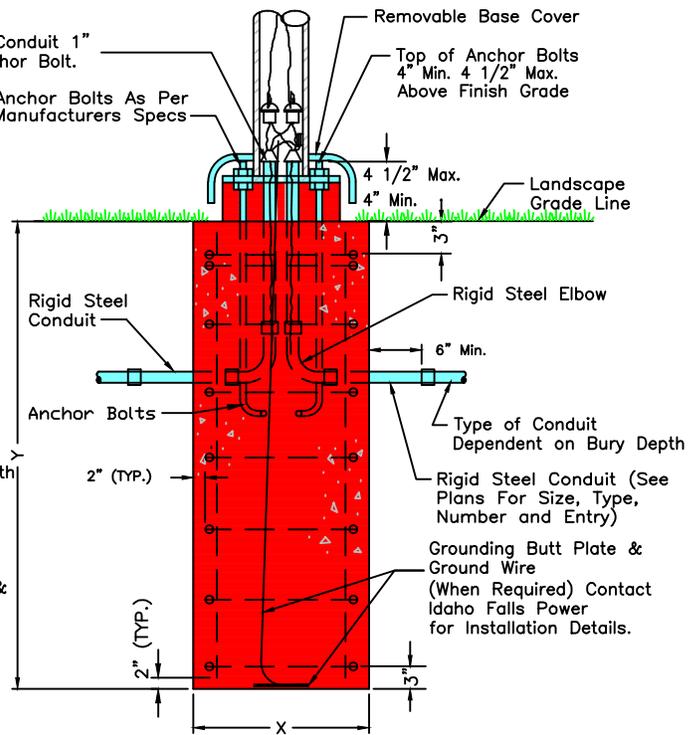


STRUCTURE TYPE	FOUNDATION TYPE	X	Y	HOOPS		VERTICAL RODS		CU. YDS. CONCRETE
				NO.	SIZE	NO.	SIZE	
30' Light Pole Pedestrian Signal Pole	A	2'-0"	5'-0"	4	#4	6	#4	0.6
40' Light Pole	C	3'-0"	8'-0"	5	#4	8	#6	2.1

SIDE VIEW POLE FOUNDATION BASE DETAIL (SIDEWALK AREAS)



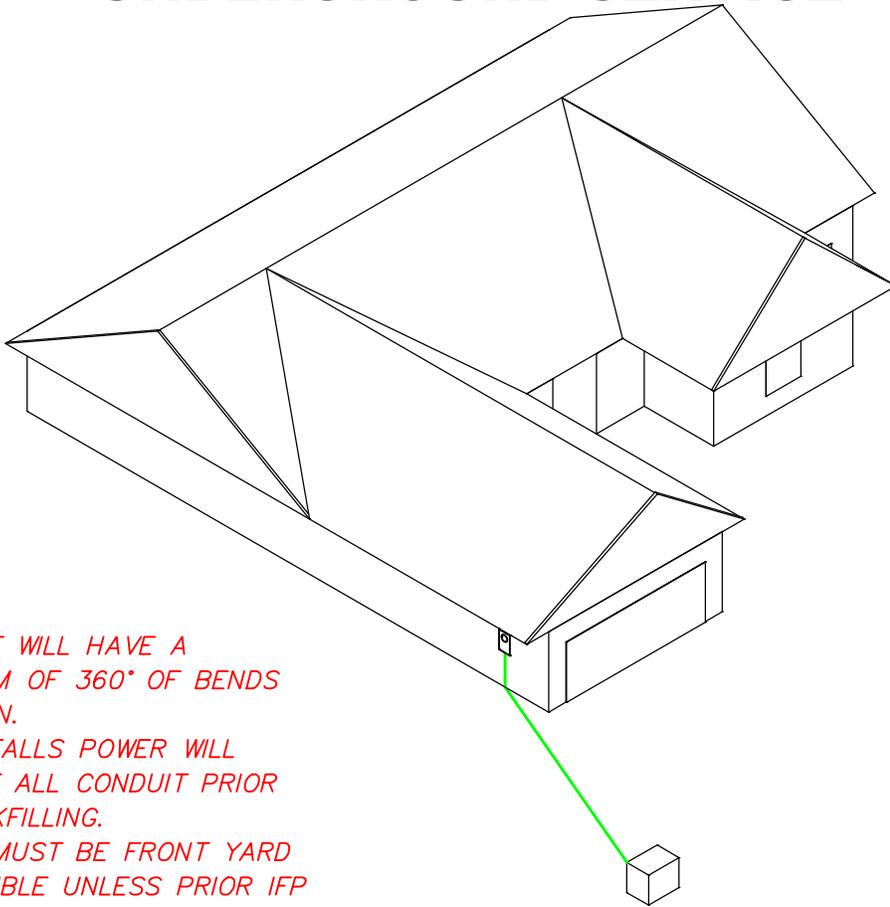
SIDE VIEW POLE FOUNDATION BASE DETAIL (LANDSCAPED AREAS)



IF PRE-CAST CONCRETE LIGHT POLE IT SHALL MEET OR EXCEED ALL SPECIFICATIONS ABOVE

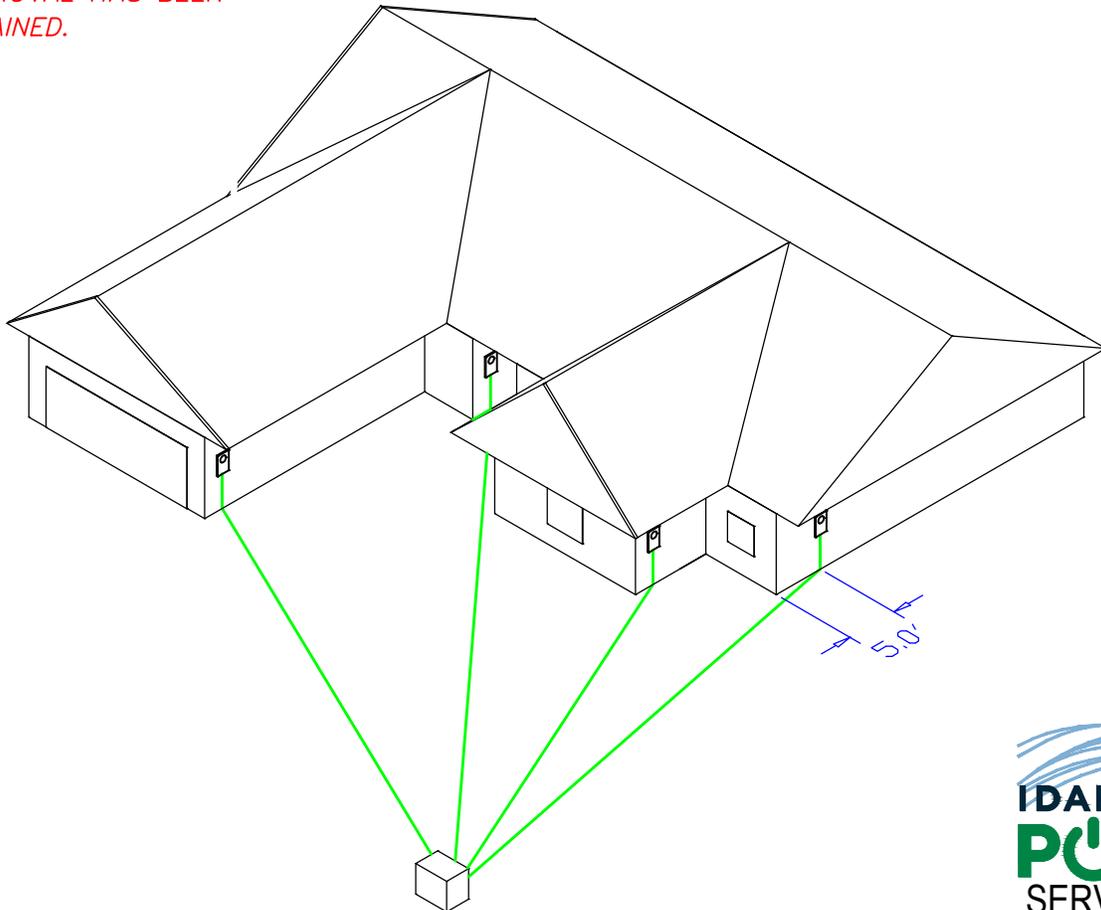
CONCRETE SHALL BE CLASS 4 CONCRETE (4,000 PSI) SEE SECTION 703.2.4 CONCRETE MIX CITY OF IDAHO FALLS SUPPLEMENTAL ISPWC STANDARDS

TYPICAL RESIDENTIAL UNDERGROUND SERVICE

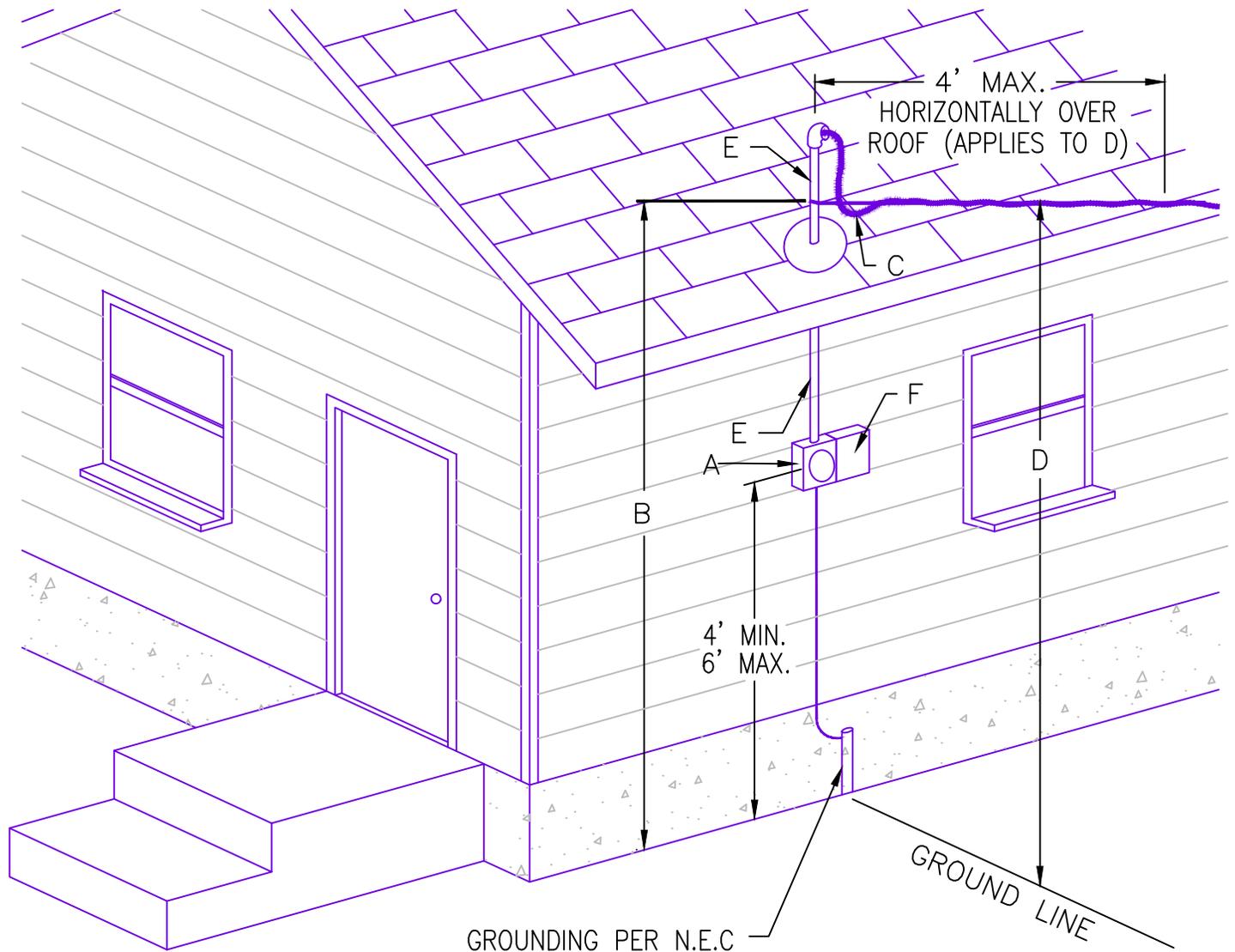


NOTES:

1. CONDUIT WILL HAVE A MAXIMUM OF 360° OF BENDS PER RUN.
2. IDAHO FALLS POWER WILL INSPECT ALL CONDUIT PRIOR TO BACKFILLING.
3. METER MUST BE FRONT YARD ACCESSIBLE UNLESS PRIOR IFP APPROVAL HAS BEEN OBTAINED.



TYPICAL RESIDENTIAL OVERHEAD SERVICE



- A. Meter location must be approved by Utility prior to installation.
- B. Point of attachment 12' minimum above finished grade, or from any platform or projection from which conductors may be reached.
- C. The cable and drip loop must be at least 18" above roof. (See NESC Rule note below)
- D. 12' above finished grade – 14' over residential driveways – 16' over streets. More if practical.
- E. Maximum 3'–6"; Service mast needs to be sized so as to support service conductors with a minimum size of 2" rigid galvanized steel (RGS) or IMC conduit. House knobs are not allowed for new or upgraded services, the point of attachment must be off of the mast.
- F. External Main Disconnect

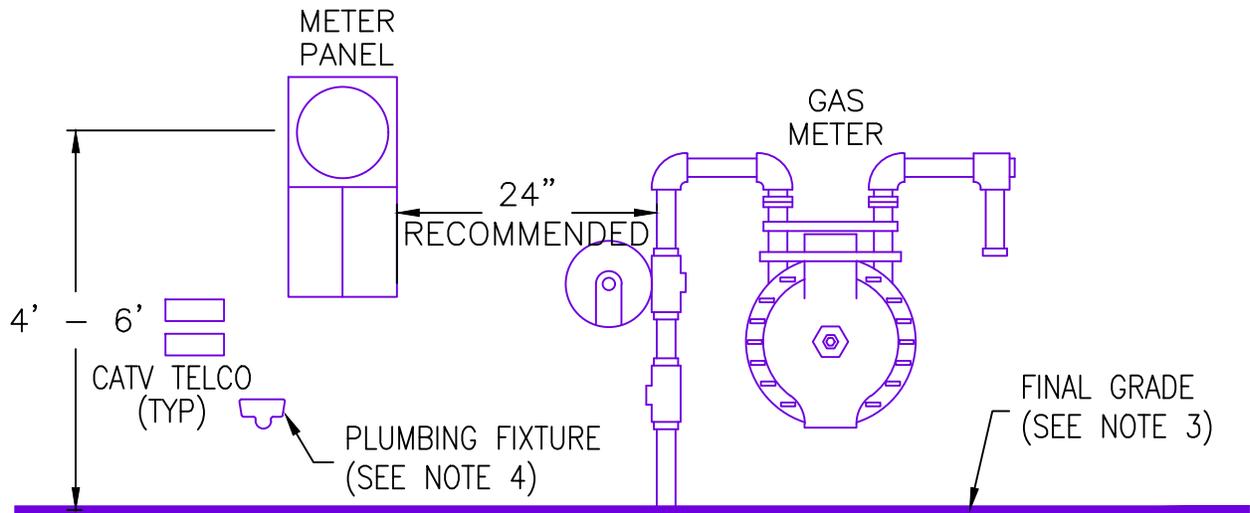
NOTE: Clearances B, C, D, and E are based on the current National Electrical Safety Code and are applicable where the voltage is limited to 150 volts to ground.

NESC RULE 234C3 covers clearance for services attached to buildings (120/240 volt services)

- 18" above roof within 6' of weatherhead
- 36" above roof more than 6' from weatherhead
- 10' over a deck
- 3' in any direction from windows
- 5' from porches, decks, fire escapes, etc

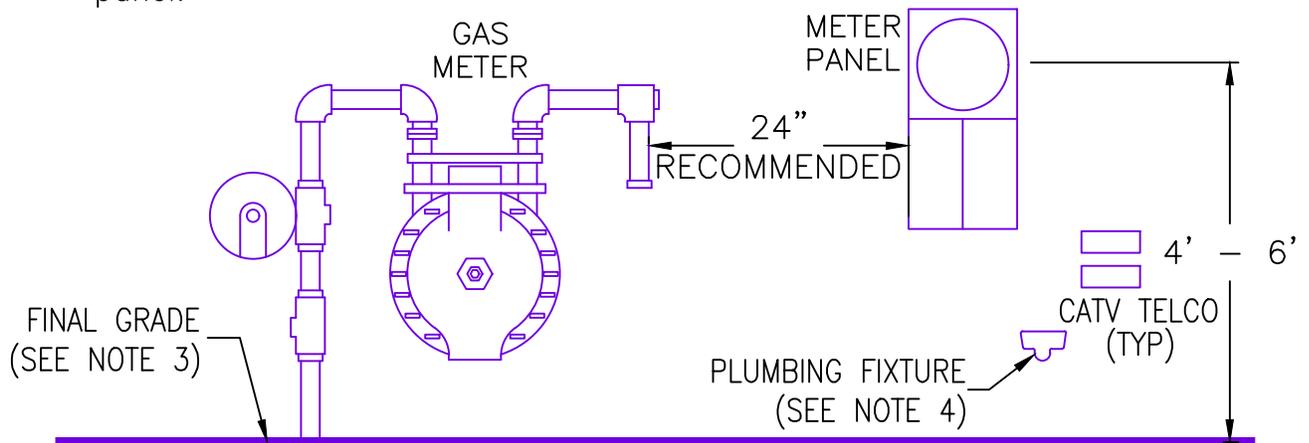
ELECTRICAL SERVICE REQUIREMENTS

SEPARATION OF METER ASSEMBLIES FOR ELECTRIC AND GAS SERVICES



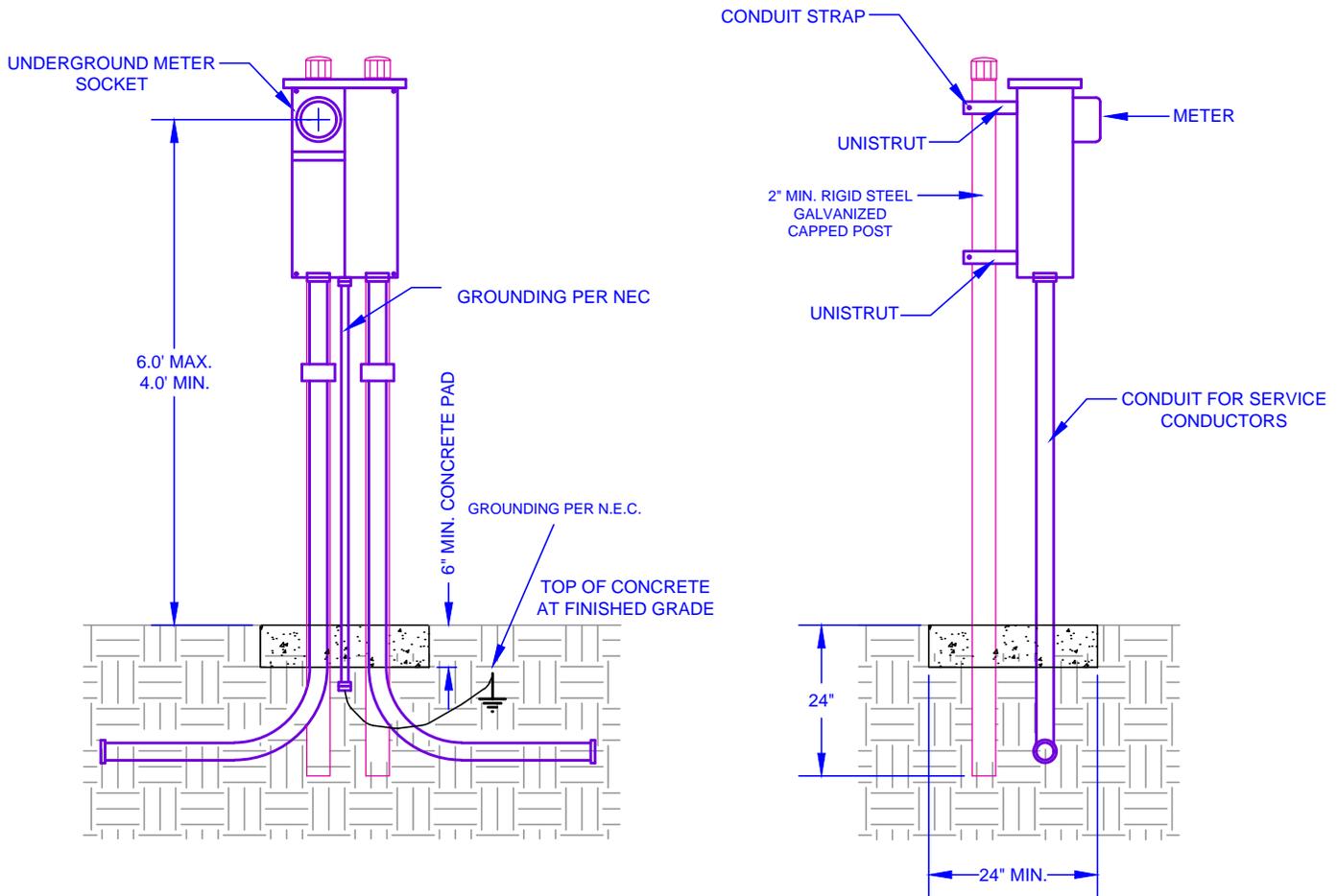
NOTES:

1. Size and dimensions of panels will vary. Drawings are not to scale.
2. This drawing pertains to both overhead and underground electric service applications.
3. Maintain 3' of clear, level and unobstructed work space in front of both meters.
4. Plumbing fixtures which extend more than 6" out from wall surface must be located a safe distance from the outside edge of the meter panel.



FREE STANDING METER PANEL

(POST MOUNTED – 1 ϕ)
(RESIDENTIAL UP TO 200 AMPS ONLY)



CUSTOMER WILL FURNISH AND INSTALL:

METER SOCKET ENCLOSURE (UNDERGROUND TYPE)
PEDESTAL HARDWARE
CONDUIT
RIGHT OF WAY
TRENCH EXCAVATION AND BACKFILL
GROUNDING PER NEC
CONCRETE PAD, 24" X 24" X 6" DEEP

ADDITIONAL REQUIREMENTS:

1. **WRITTEN APPROVAL** FROM THE POWER COMPANY MUST BE OBTAINED BEFORE INSTALLING A FREE STANDING PEDESTAL.
2. THE METER PEDESTAL IS TYPICALLY LOCATED ADJACENT TO, OR IN, THE EASEMENT CLOSE TO THE DRIVEWAY. THE EXACT LOCATION OF THE METER MUST BE SPECIFIED AND/OR APPROVED BY THE POWER COMPANY.
3. REFER TO SERVICE POLICY FOR UNDERGROUND AND CONDUIT REQUIREMENTS.
4. SERVICE CONDUIT MUST BE PLUMB IN ALL DIRECTIONS.
5. METER PANEL SHOWN CAN BE USED IN 3-PHASE APPLICATIONS ONLY WITH WRITTEN APPROVAL FROM IDAHO FALLS POWER.
6. FOR OL LISTED MANUFACTURED PEDESTAL SERVICE ENTRANCES, METER HEIGHT REQUIREMENTS MAY VARY.

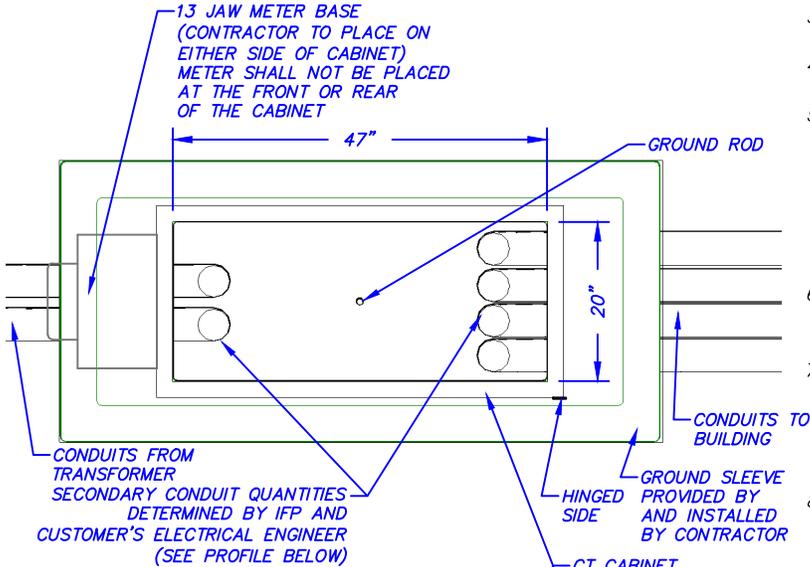
CT CABINET WITH GROUND SLEEVE (801 - 3999 AMPS)

FOR 4000 AMPS AND ABOVE CONTACT IDAHO FALLS POWER

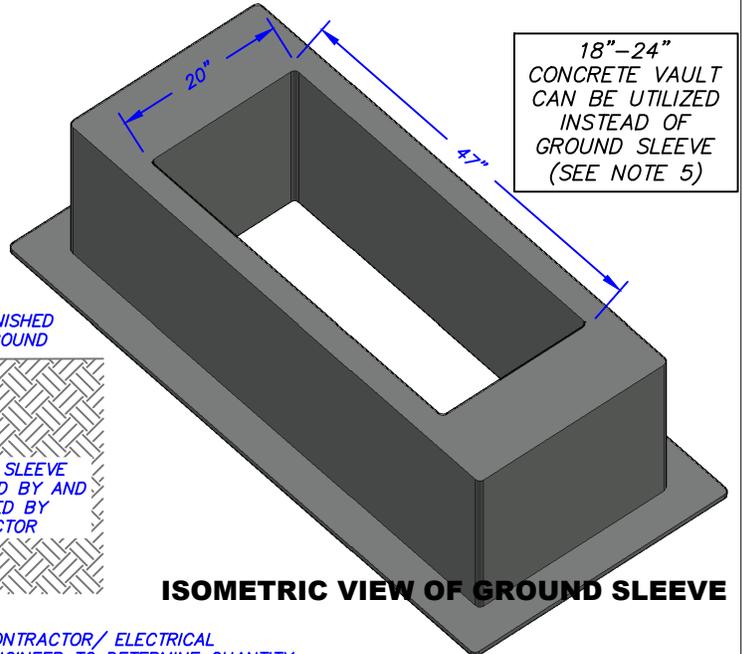
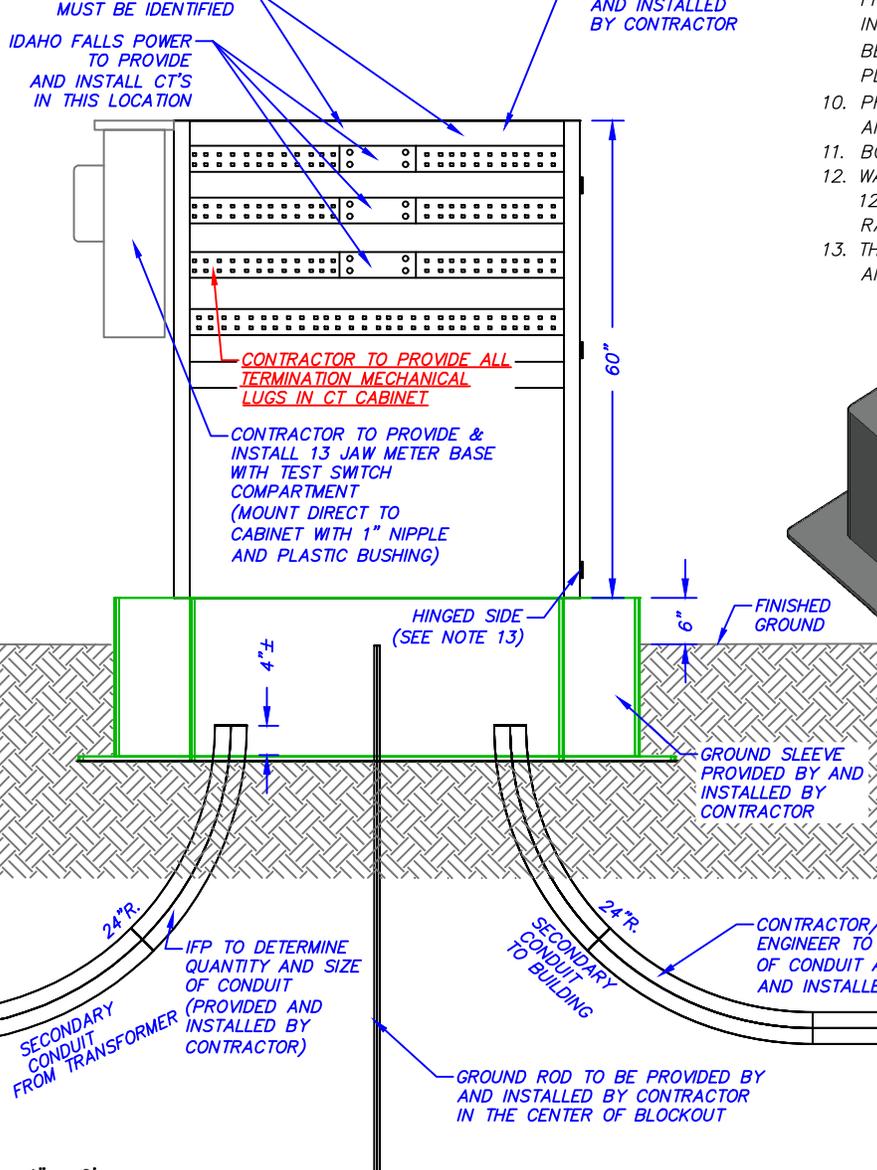
ADDITIONAL NOTES:

1. INSTALL CONDUITS AS SHOWN IN DETAIL (NUMBER OF CONDUITS AND SIZE WILL VARY PER PLANS).
2. INSTALL BELL ENDS AND CAP ALL CONDUITS.
3. 24" RADIUS ELBOW CAN BE UTILIZED. IDENTIFY ALL CONDUITS FOR ROUTING.
4. CONTRACTOR TO PLACE CONTRACTOR PROVIDED GROUND ROD AS SHOWN IN DETAIL.
5. CONTRACTOR TO PROVIDE AND INSTALL GROUND SLEEVE WITH AN OPENING TO MATCH PROPOSED CABINET AS SHOWN. (A CONCRETE PAD CAN BE UTILIZED INSTEAD OF GROUND SLEEVE BUT MUST HAVE A 18"-24" DEEP CONCRETE VAULT FOR CONDUITS AND MATCH OPENING DIMENSIONS OF CABINET - CONCRETE PAD MUST MEET CT CABINET MANUFACTURER STANDARDS FOR STRENGTH OF THE FULLY LOADED CT CABINET AND BE MIN. 6" ABOVE GRADE)
6. CONTACT IFP FOR INSPECTION. TOP OF THE GROUND SLEEVE (CONCRETE PAD) SHALL BE 6" ABOVE FINISHED GRADE. POSITIVE DRAINAGE MUST BE PROVIDED.
7. CT CABINET WITH SPLIT BUS PER AMERICAN MIDWEST POWER SERVICE CONNECTION CABINET 'SCC' WITH CT PROVISION OR APPROVED EQUAL TO BE PROVIDED AND INSTALLED BY CONTRACTOR. (IDAHO FALLS POWER MUST APPROVE CT CABINET BEFORE ORDERING AND INSTALLING)
8. IDAHO FALLS POWER TO SIZE AND INSTALL SECONDARY CONDUCTOR FROM TRANSFORMER TO CT CABINET. **THE CONTRACTOR MUST SUPPLY ALL TERMINATION MECHANICAL LUGS IN CT CABINET.**
9. CONTRACTOR TO SUPPLY AND INSTALL ALL SECONDARY CONDUCTOR FROM CT CABINET TO BUILDING. CONTRACTOR TO PROVIDE AND INSTALL 13 JAW METER BASE WITH TEST SWITCH COMPARTMENT TO BE MOUNTED DIRECTLY TO THE CABINET WITH 1" NIPPLE AND PLASTIC BUSHING.
10. PROVIDE 2' CLEARANCE ON ALL SIDES EXCEPT FRONT PROVIDE 3' AND BE ABLE TO OPEN AT LEAST 90° WITHOUT ANY OBSTRUCTION.
11. BONDING WILL BE REQUIRED IF CONDUIT 90° BEND ARE METALLIC.
12. WALL MOUNTED CT METERING MAY BE ACCEPTABLE FOR UP TO 1200 AMPS SO LONG AS THE WALL MOUNTED CT METERING IS RATED FOR 1200 AMPS AND MEETS ALL UL RATINGS.
13. THE METER SOCKET SHALL BE LOCATED OPPOSITE THE HINGED SIDE, AND NOT ABOVE OR BELOW THE CABINET.

PLAN VIEW

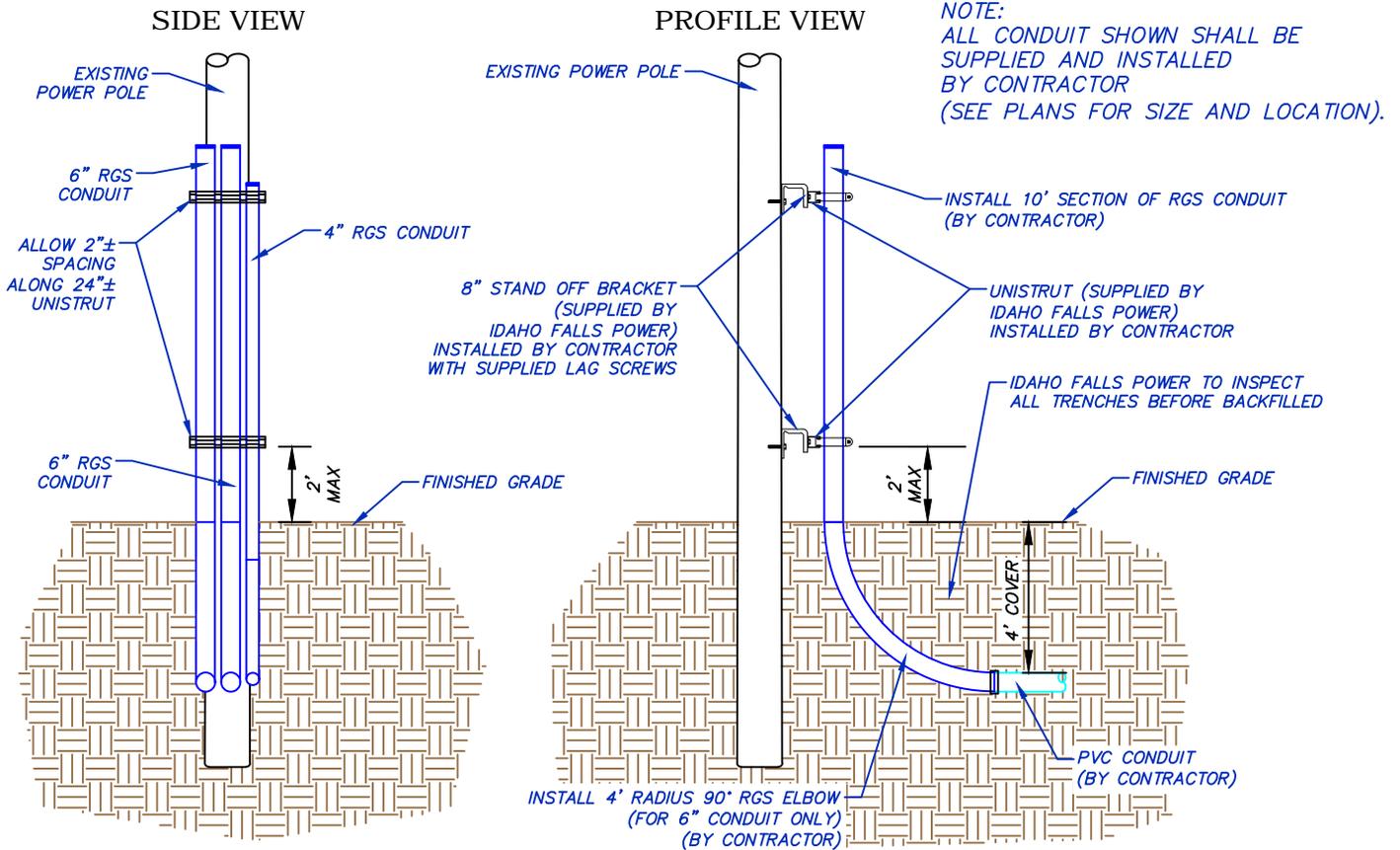


PROFILE VIEW

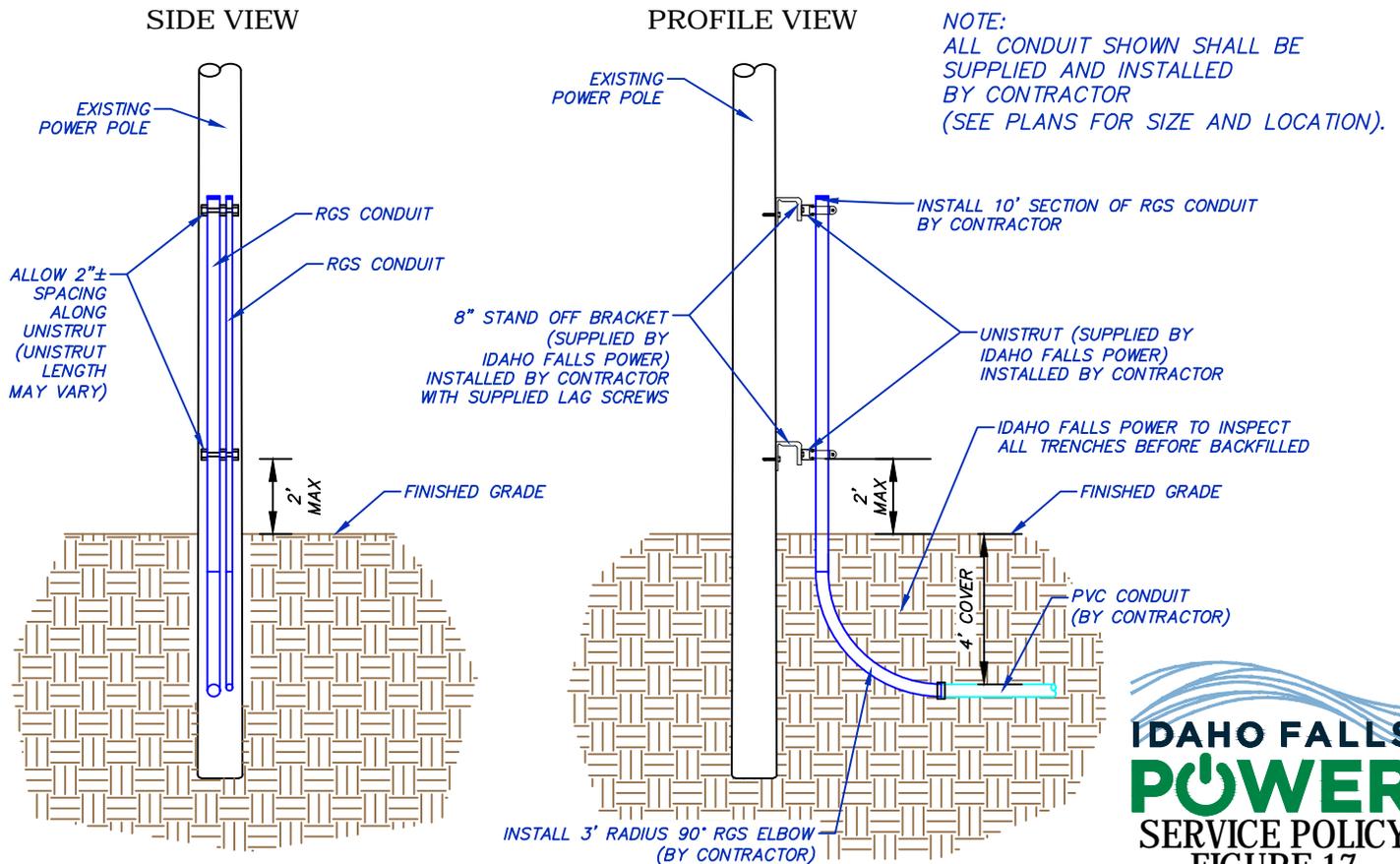


ISOMETRIC VIEW OF GROUND SLEEVE

RISER DETAIL FOR 6" CONDUIT

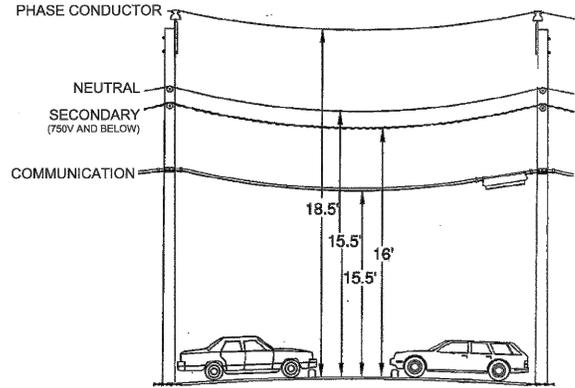
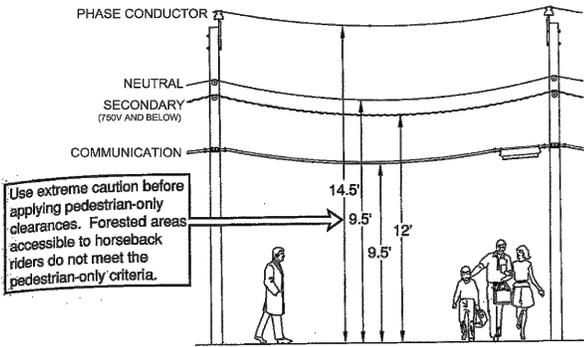


RISER DETAIL FOR 2" - 4" CONDUIT

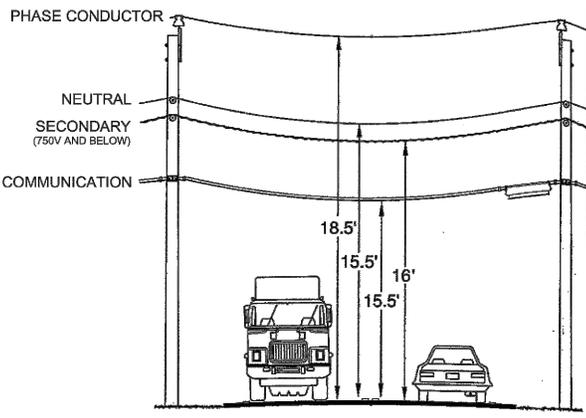


1" = 5'

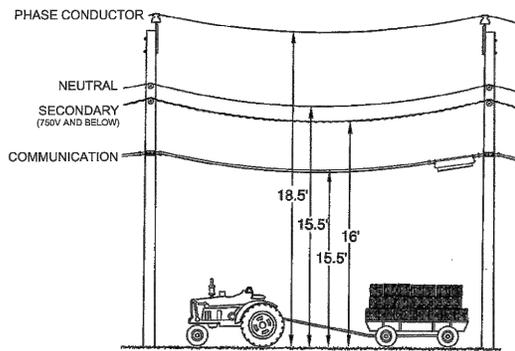
OVERHEAD CLEARANCES



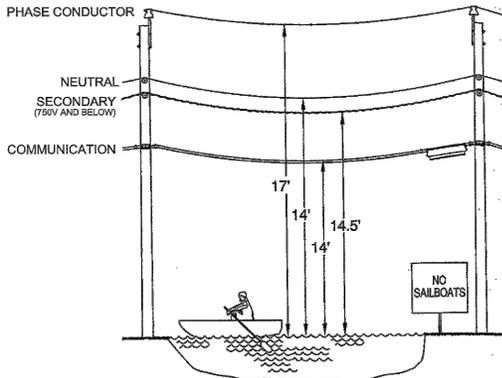
SPACES AND WAYS SUBJECT TO PEDESTRIANS OR RESTRICTED TRAFFIC ONLY



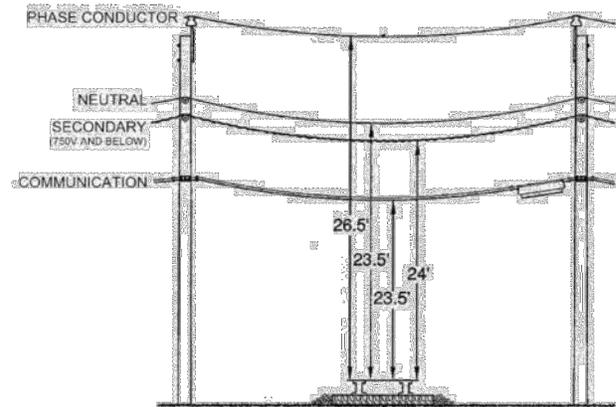
DRIVEWAYS, PARKING LOTS, AND ALLEYS



ROADS, STREETS, AND OTHER AREAS SUBJECT TO TRAFFIC



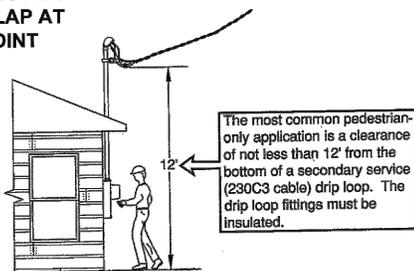
LAND TRAVERSED BY VEHICLES, SUCH AS CULTIVATED, GRAZING, FOREST, ORCHARD, ETC.



WATER AREAS NOT SUITABLE FOR SAIL BOATING OR WHERE SAILBOATING IS PROHIBITED

RAILROADS

RULES OF THE NESC AND THE NATIONAL ELECTRIC CODE (NEC) OVERLAP AT THE SERVICE POINT



OPERATION AND CUSTOMER CLEARANCES

Crane / Derrick Transmission Clearance



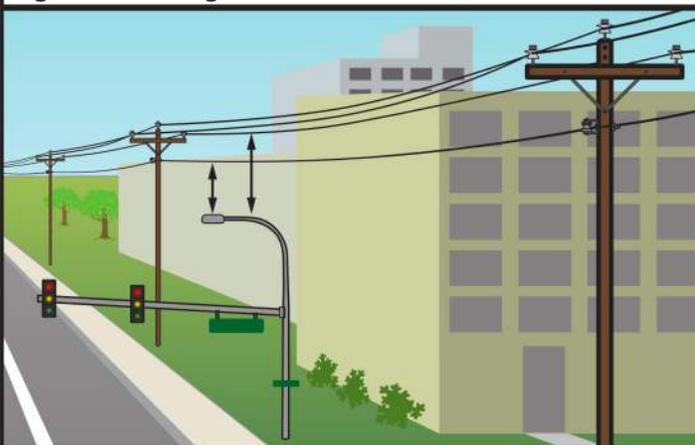
Crane / Derrick	Less than 50kV	Heavy machinery equipment (backhoes, front-end loaders, bulldozer, dump trucks)	Less than 50kV
Must Contact Electric Utility if maximum working radius in the work zone. See OSHA 1926.1408 (a) (2)	20 feet	Horizontal Minimum Clearance from. See OSHA 1926.600 (a) (6)	10 feet
Minimum Approach Distance, ONLY if Specific Controls in Place. See OSHA 1926.1408 (a) (2) (iii)	10 feet	Vertical Minimum Clearance from. See OSHA 1926.600 (a) (6)	10 feet

Scissor Lift & Scaffolding Clearance



	Uninsulated Neutral Conductor	Insulated Line less than 300 Volts	Insulated Line less than 300 Volts to 750 volts	Uninsulated Lines 750 volts to 25 kV
Distance from Scaffold See OSHA 1926.451 (f) (4)	10 feet	3 feet	10 feet	10 feet
Worker or any conductive object See OSHA 1910.333 (c) (3) (i) (B)	Avoid Contact	1 feet	1 feet	2 feet

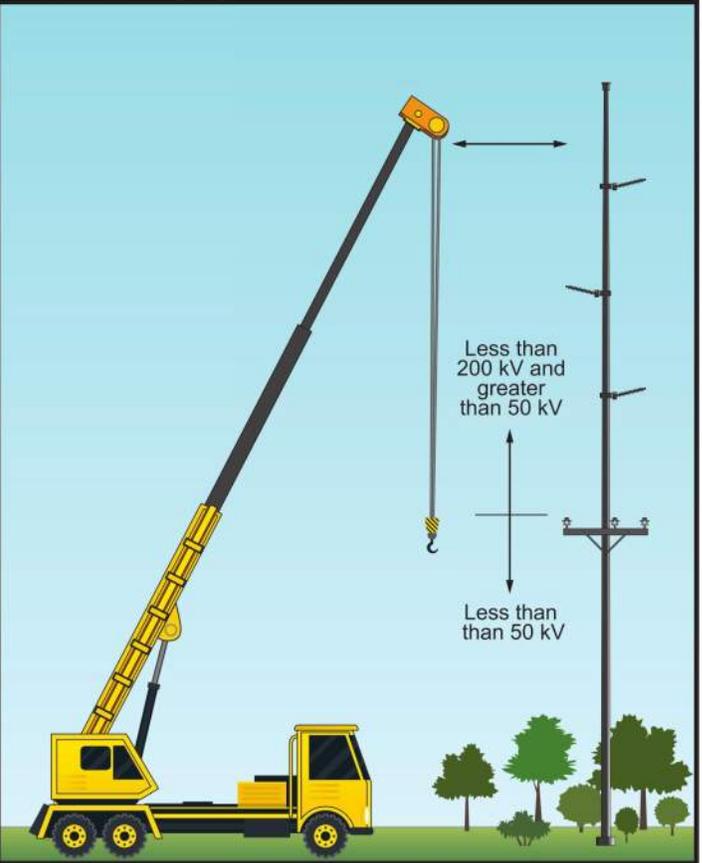
Light / Traffic Signal Pole - Vertical



	Neutral	Triplex	750 volts to 25kV
Vertical - NESC 234B2	3 feet	3 feet	4.5 feet

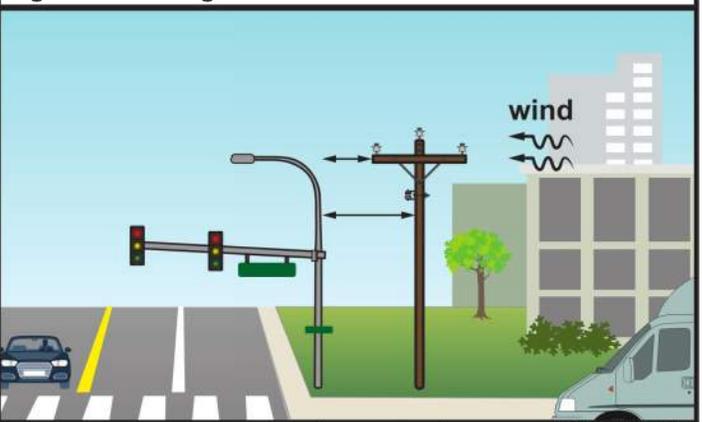
* OSHA Minimum Clearances (typ. 10 ft.) apply when working on Light / Traffic Signal Pole See OSHA 1910.333 (c) (3) (i) (B)

Crane, drilling rig & Mechanized Equipment Clearance



	Less than 50kV	Less than 200kV and Greater than 50
Must Contact Electric Utility if maximum working radius in the work zone. See OSHA 1926.1408 (a) (2)	20 feet	20 feet
Minimum Approach Distance, ONLY if Specific Controls in Place. See OSHA 1926.1408 (a) (2) (iii)	10 feet	15 feet

Light / Traffic Signal Pole - Horizontal



	Neutral	Triplex	750 volts to 25kV
Horizontal - NESC 234B1	3 feet	3 feet	5 feet
Horizontal 50MPH Wind - NESC 234B1	3 feet	3 feet	4.5 feet

* OSHA Minimum Clearances (typ. 10 ft.) apply when working on Light / Traffic Signal Pole See OSHA 1910.333 (c) (3) (i) (B)

GUIDE FOR OPERATION OF EQUIPMENT NEAR POWER LINES
AND CUSTOMER OWNED POLES TO POWER LINES

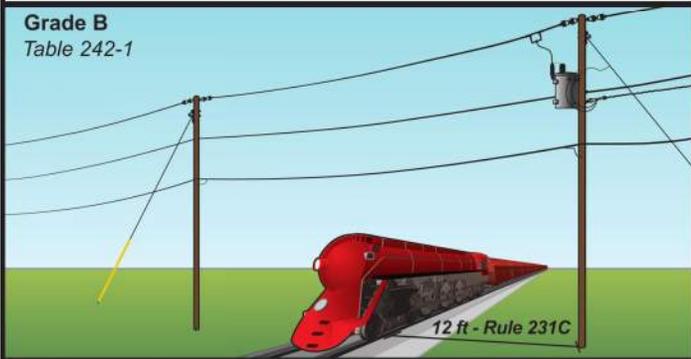
SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS

DRAWING COURTESY OF HI-LINE ENGINEERING

APPLICATION GUIDE FOR 2017 NESC TABLE 232-1

Railroads*

Grade B
Table 242-1

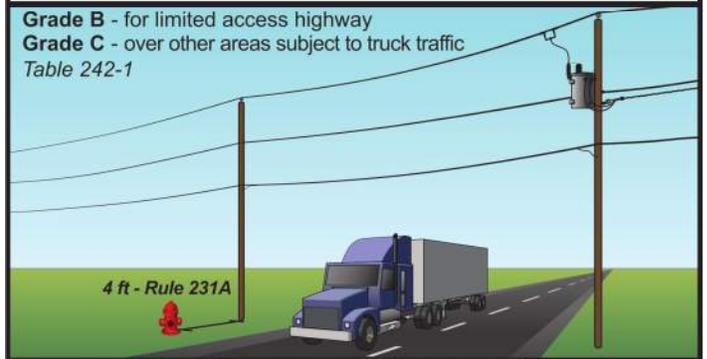


Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
23.5 ft	24.0 ft	26.5 ft			
*Railroad company may require greater clearance					

Trucks Over 8 Feet*

Grade B - for limited access highway
Grade C - over other areas subject to truck traffic
Table 242-1



Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
15.5 ft	16.0 ft	18.5 ft			
*DOT may require greater clearance					

Water - No Sailboats

Grade B - when a crossing permit is required
Table 242-1



Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
14.0 ft	14.5 ft	17.0 ft			
*see NESC for sailboat clearances					

Over fields, orchards, forest, etc.

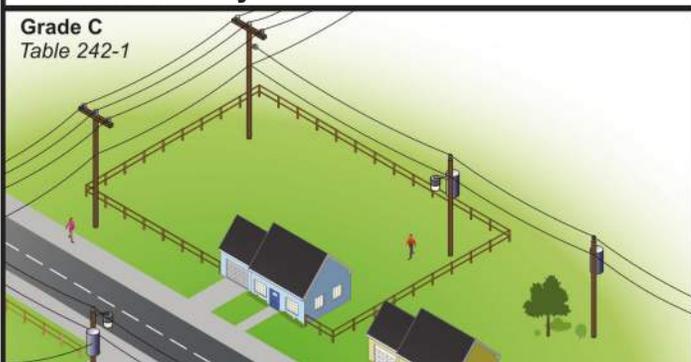


Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
15.5 ft	16.0 ft	18.5 ft			
*used by vehicles over 8 feet tall or riders on horseback					

Pedestrians Only*

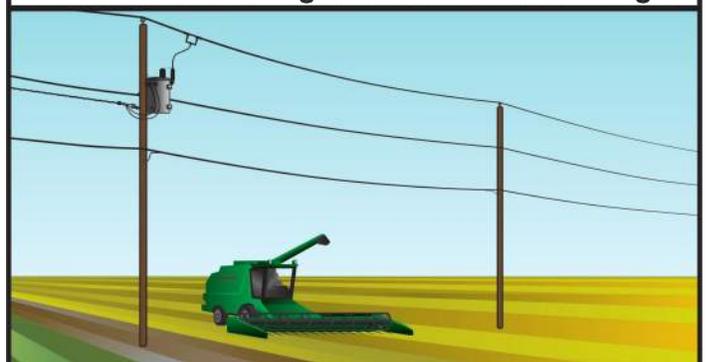
Grade C
Table 242-1



Vertical Clearance at Largest Vertical Sag Table 232-1

Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
9.5 ft	12.0 ft	14.5 ft			
*Not normally used by trucks or riders on horseback (very steep hills, swamps, etc.)					

Oversized Vehicles - greater than 14 feet in height



Vertical Clearance at Largest Vertical Sag Table 232-1

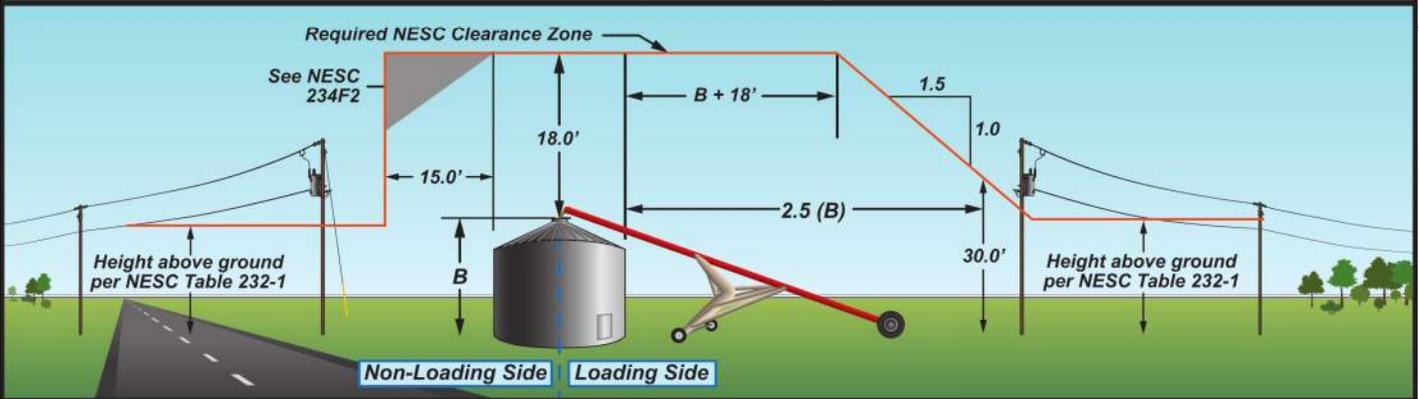
Neutral or Comm.	Grounded Span Guy	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
X + 1.5 ft	X + 2 ft	X + 4.5 ft			
X = Known Height of oversized vehicle					

SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS

DRAWING COURTESY OF HI-LINE ENGINEERING

APPLICATION GUIDE FOR 2017 NESC

Clearance Over* or Near Grain Bins Loaded by Portable Auger NESC 234F2



B = Vertical height to highest filling or probing port

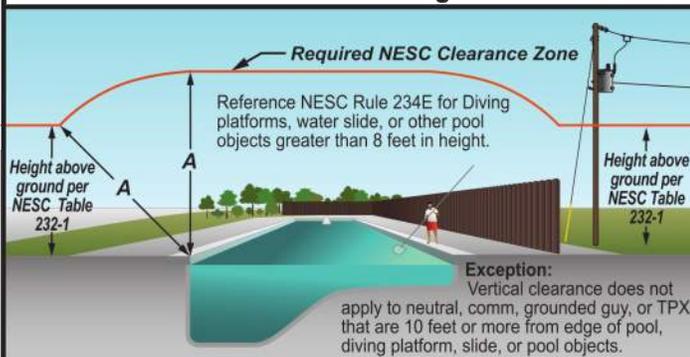
Note: If B > 12 feet, vertical height of conductors is 30 feet at a distance equal to 2.5 times B

*Largest vertical sag

Non-Loading Side is when use of portable auger is limited by:

1. Permanent building/structure
2. Physical obstruction
3. Public road or other right of way
4. Designation or agreement

Clearance Over* or Near Swimming Pools NESC 234E1

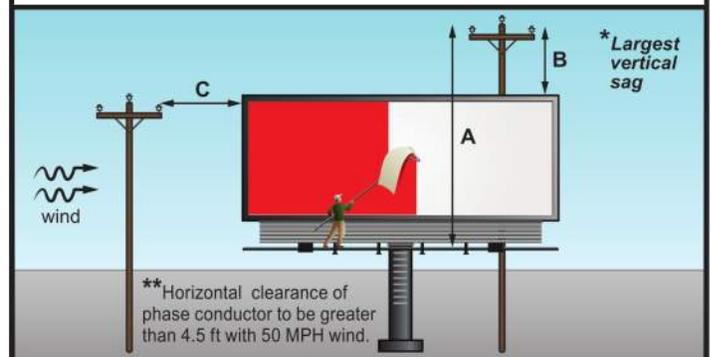


Neutral	TPX	7.2/12.5 kV	14.4/25 kV	19.9/35 kV
22.0 ft	22.5 ft	25.0 ft		

*Largest vertical sag

Aboveground pool with deck or ladder, clearance is from highest point upon which people can stand.

Clearance Over* or Near Billboards NESC 234C



	Neutral	TPX	7.2/12.5kV	14.4/25kV	19.9/35kV
A-Where personnel walk	10.5 ft	11.0 ft	13.5 ft		
B - Other Surface	3.0 ft	3.5 ft	8.0 ft		
C - Horizontal**	4.5 ft	5.0 ft	7.5 ft		

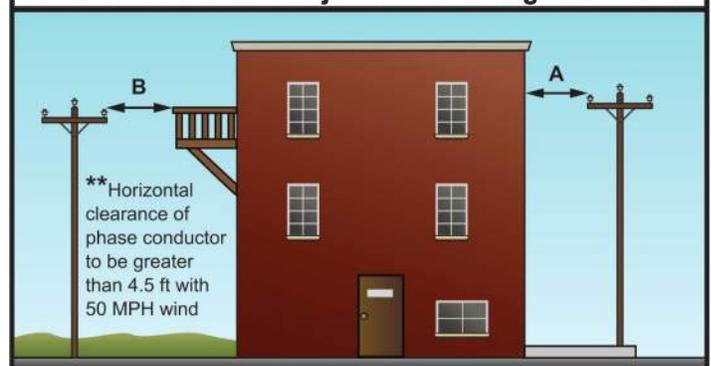
Vertical Clearance Over* Buildings NESC 234C



Roof	Neutral	TPX	7.2/12.5kV	14.4/25kV	19.9/35kV
Accessible**	10.5 ft	11.0 ft	13.5 ft		
Non-Accessible	3.0 ft	3.5 ft	12.5 ft		

*Largest vertical sag

Horizontal Clearance Adjacent to Buildings NESC 234C



	Neutral	TPX	7.2/12.5kV	14.4/25kV	19.9/35kV
A-To Walls**	4.5 ft	5.0 ft	7.5 ft		
B - Accessible Areas**	4.5 ft	5.0 ft	7.5 ft		

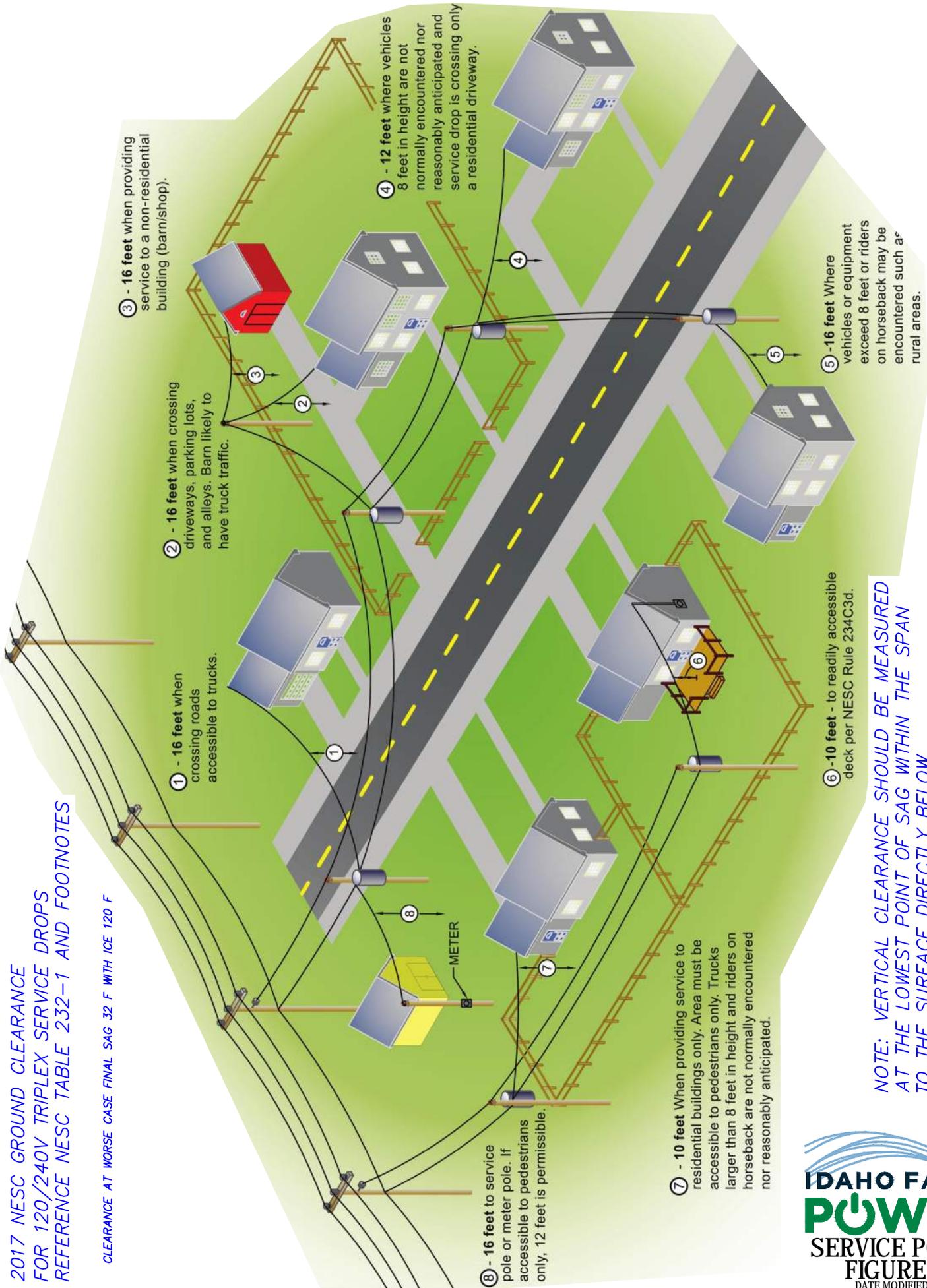
SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS

DRAWING COURTESY OF HI-LINE ENGINEERING

GROUND CLEARANCES 2017 NESC

2017 NESC GROUND CLEARANCE FOR 120/240V TRIPLEX SERVICE DROPS REFERENCE NESC TABLE 232-1 AND FOOTNOTES

CLEARANCE AT WORSE CASE FINAL SAG 32 F WITH ICE 120 F



③ - 16 feet when providing service to a non-residential building (barn/shop).

② - 16 feet when crossing driveways, parking lots, and alleys. Barn likely to have truck traffic.

① - 16 feet when crossing roads accessible to trucks.

④ - 12 feet where vehicles 8 feet in height are not normally encountered nor reasonably anticipated and service drop is crossing only a residential driveway.

⑤ - 16 feet Where vehicles or equipment exceed 8 feet or riders on horseback may be encountered such as rural areas.

⑥ - 10 feet - to readily accessible deck per NESC Rule 234C3d.

⑦ - 10 feet When providing service to residential buildings only. Area must be accessible to pedestrians only. Trucks larger than 8 feet in height and riders on horseback are not normally encountered nor reasonably anticipated.

⑧ - 16 feet to service pole or meter pole. If accessible to pedestrians only, 12 feet is permissible.

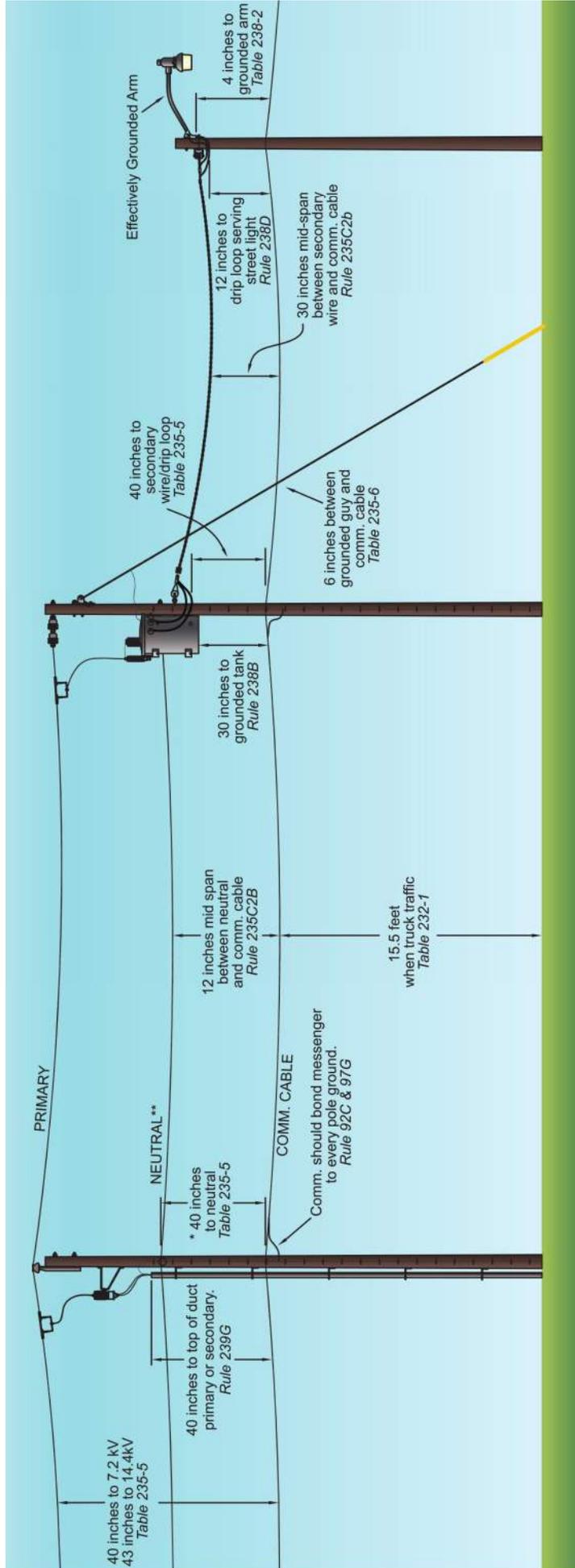
NOTE: VERTICAL CLEARANCE SHOULD BE MEASURED AT THE LOWEST POINT OF SAG WITHIN THE SPAN TO THE SURFACE DIRECTLY BELOW. TRUCKS ARE DEFINED AS ANY VEHICLE EXCEEDING 8 FEET IN HEIGHT.

IDAHO FALLS
POWER
 SERVICE POLICY
 FIGURE 22
 DATE MODIFIED: 2016

COMMUNICATION CABLE CLEARANCES

SUMMARY OF NESC CLEARANCES TO COMMUNICATION CABLES

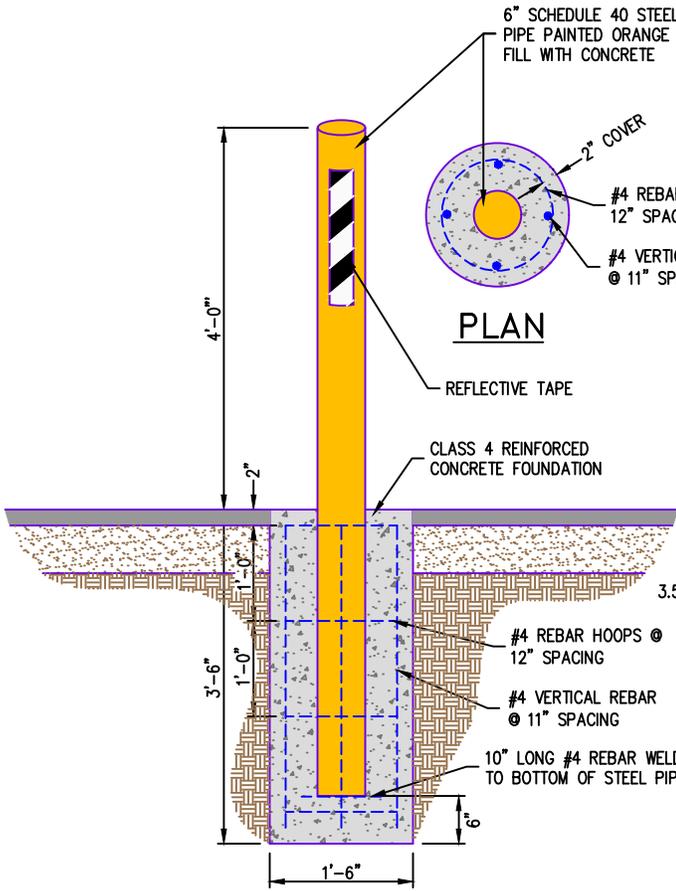
SEE NESC AND OSHA FOR DETAILS AND EXCEPTIONS



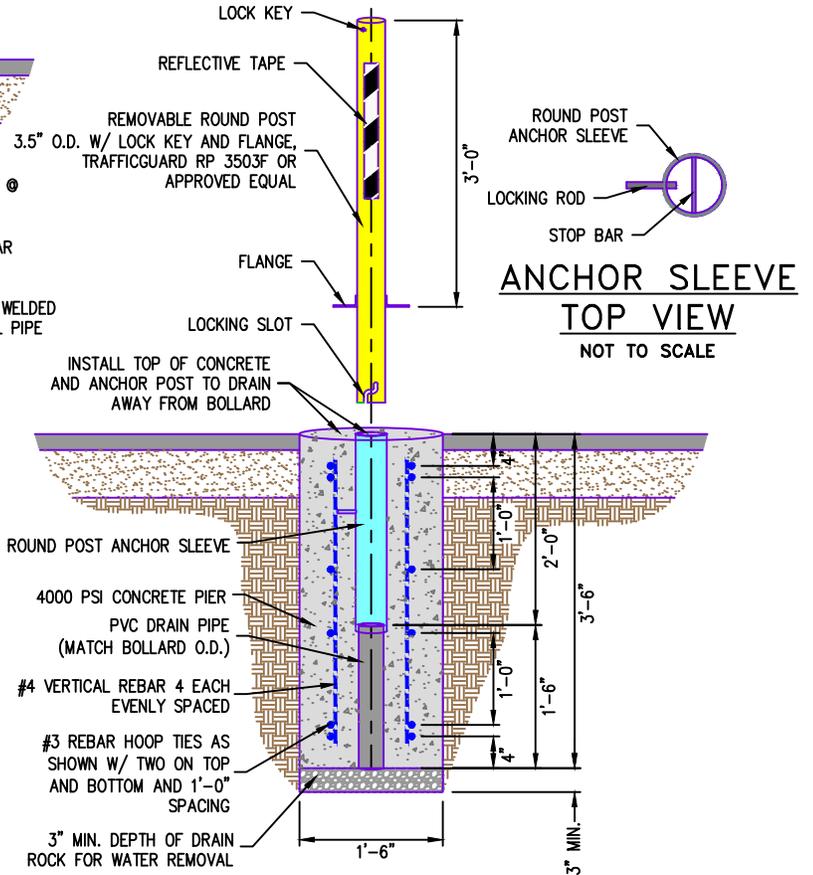
- * 30 INCHES IS ALLOWED IF THE COMMUNICATION MESSENGER IS BONDED TO THE NEUTRAL THROUGHOUT THE SERVICE AREA. TABLE 235-5
- ** FIBER OPTIC CABLES IN THE SUPPLY SPACE (RULE 224A) WILL HAVE THE SAME REQUIRED CLEARANCE TO COMMUNICATION CABLES IN THE COMMUNICATION SPACE AS A MULT-GROUNDED NEUTRAL (RULE 235C)

A COMMUNICATION WORKER SAFETY ZONE IS 40 INCHES OF CLEARANCE BETWEEN COMMUNICATION LINES AND SUPPLY LINES / EQUIPMENT PER RULE 235C4 & 238E

BOLLARD DETAIL



PERMANENT BOLLARD
SCALE - 1"=2'

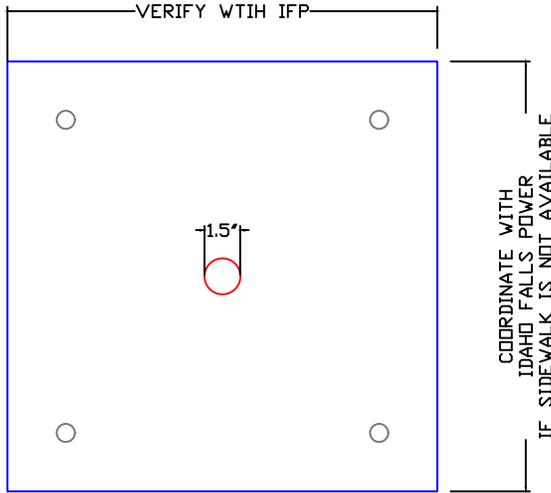


REMOVABLE BOLLARD
SCALE - 1"=2'

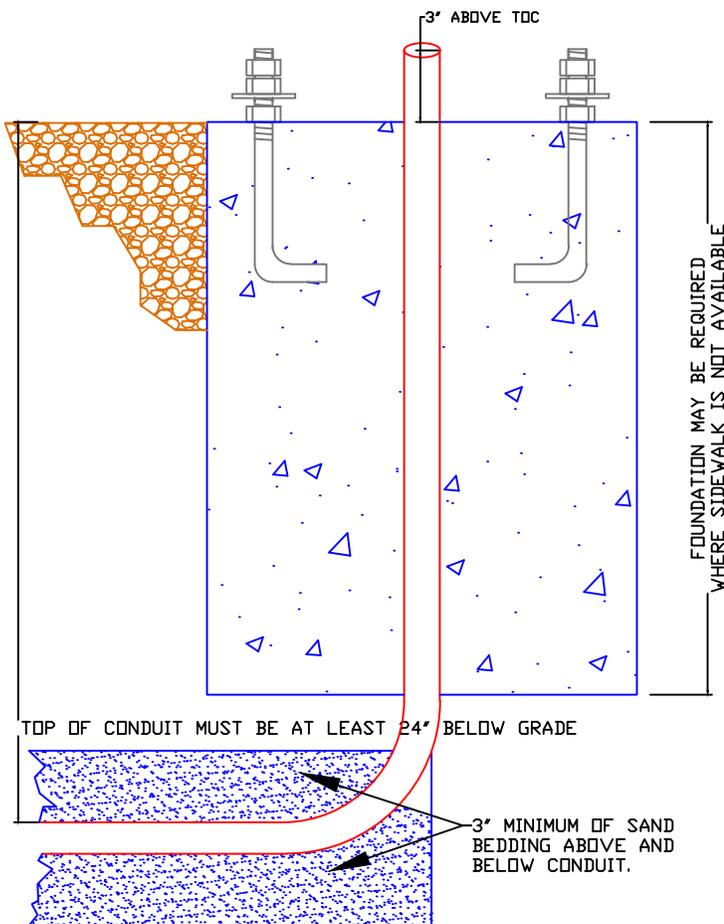
ELECTRICAL VEHICLE PEDESTAL FOUNDATION PAD

(LEVEL 2)

TOP VIEW



SIDE VIEW



ADDITIONAL COMMENTS:

1. VERIFY FOUNDATION SPECIFICATIONS CONFORM WITH ELECTRICAL VEHICLE PEDESTAL.
2. INSTALL CONDUITS TO WITHIN 3" ABOVE CONCRETE PAD.
3. CONDUIT SHALL BE MIN. 1.5" DIAMETER.
4. INSTALL BELL ENDS AND CAP ALL CONDUITS.
5. THE PAD LOCATION SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PRIOR TO PLACEMENT OF CONCRETE.
6. THE ELECTRIC VEHICLE PEDESTAL SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS CURED A MINIMUM OF (7) DAYS. IF THE TEMPERATURE IS EXPECTED TO DROP BELOW 40°F, THERMAL BLANKETS MUST BE USED FOR A MINIMUM PERIOD OF 72 HOURS.
7. DO NOT PLACE PAD ON THE FROZEN EARTH.
8. TOP OF THE ELECTRIC VEHICLE PEDESTAL PAD SHALL BE CONSTRUCTED TO A MINIMUM OF 4" ABOVE FINISHED GRADE.
9. THE WIRE MUST PROTRUDE 72" FROM THE SURFACE OF THE CONCRETE. USE #6 AWG, 75°C COPPER WIRE TO CONNECT TO SUPPLY CIRCUIT.
10. RECOMMEND USING 4x3/8"-16 S/S L-HOOK 8" ANCHOR BOLTS. THE CENTER OF
11. THE PAD MUST BE PLACED MINIMUM 36" BEHIND THE CURB IF THERE IS NO WHEEL STOP OR MINIMUM 12" BEHIND THE CURB IF THERE IS A WHEEL STOP.
12. CONSULT ELECTRICIAN FOR TYPE OF CONDUIT TO BE USED.
13. CONSULT MANUFACTURER FOR MOUNTING AND ASSEMBLY INSTRUCTIONS.

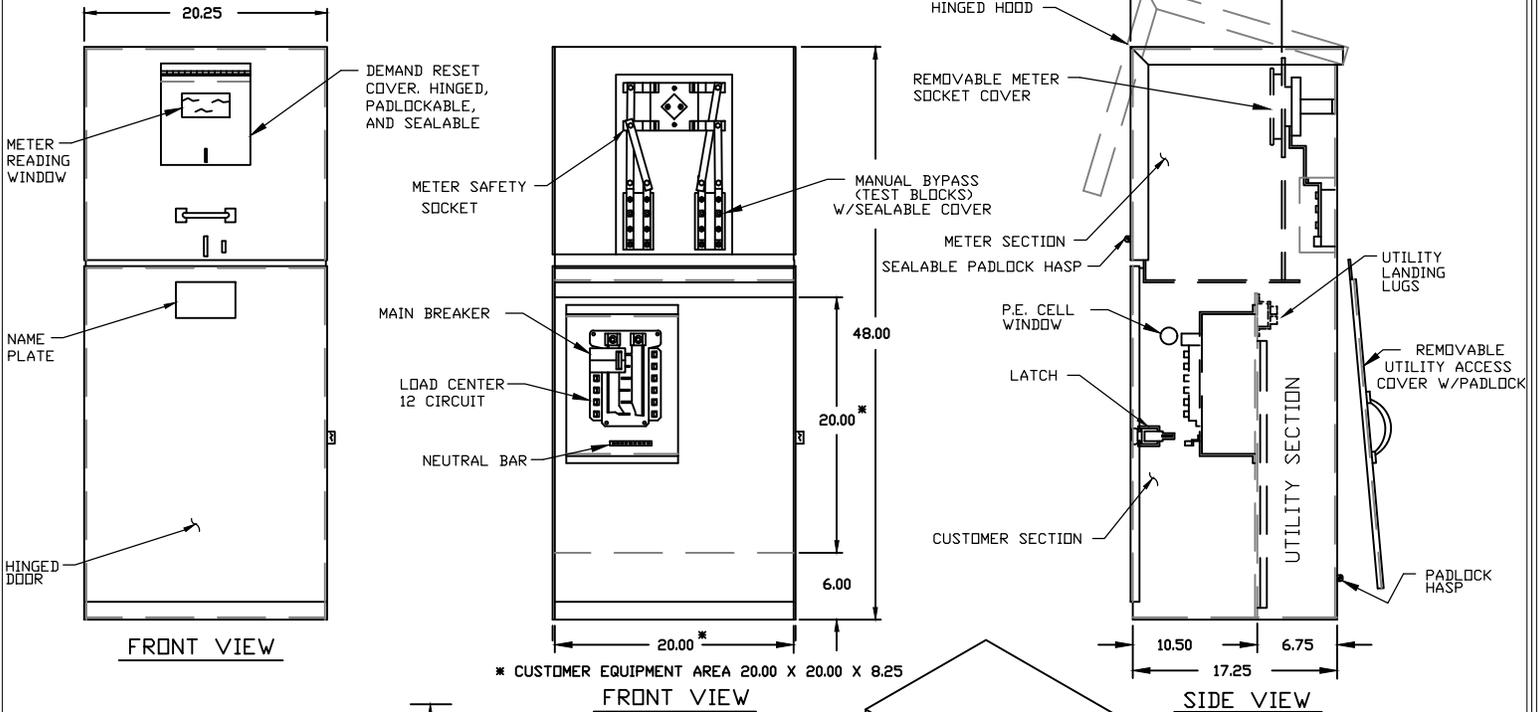
EXAMPLE OF LEVEL 2 CHARGING PAD



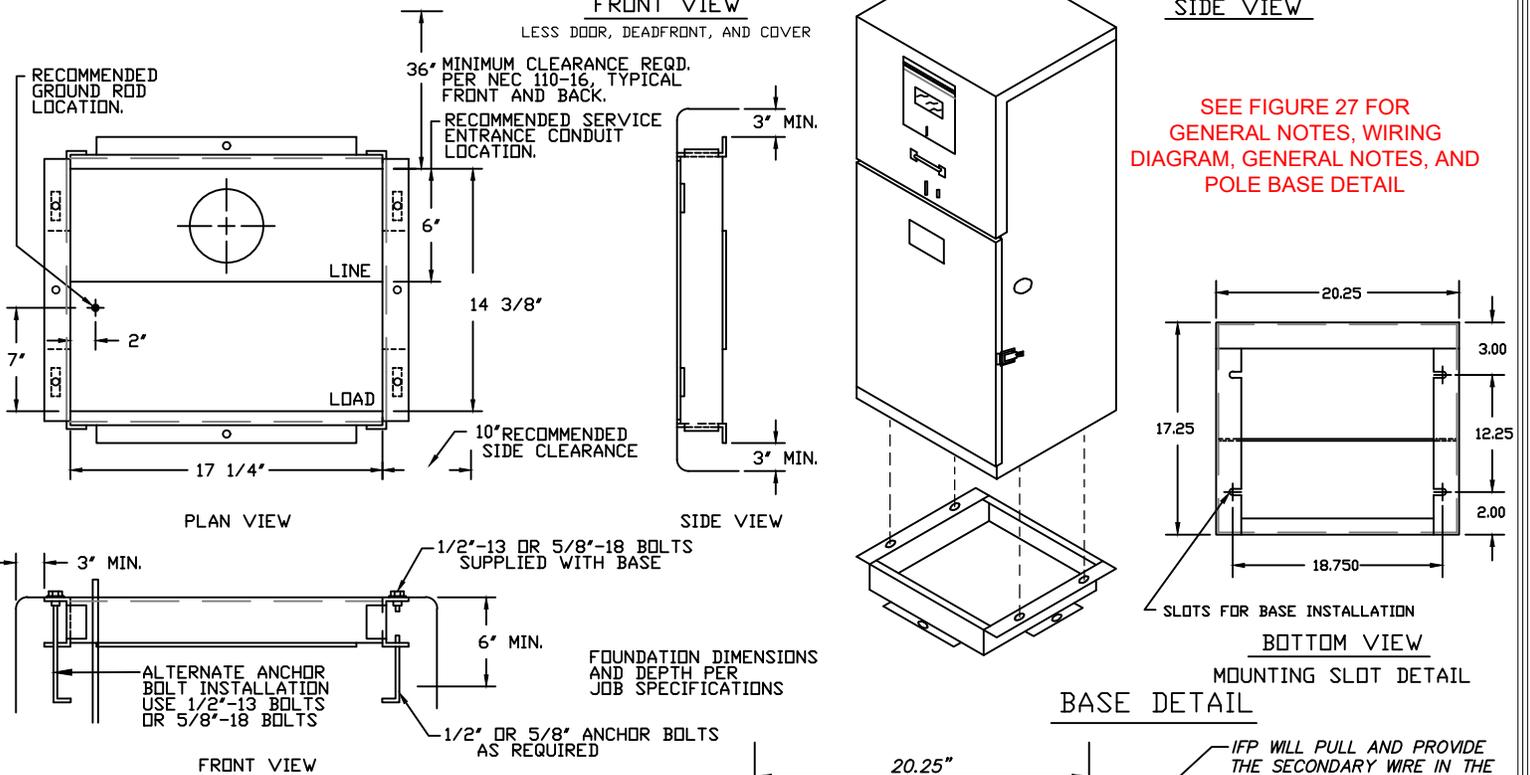
CONTRACTOR TO PROVIDE THE FOLLOWING:
 FOUNDATION, CONDUIT, WIRE
IDAHO FALLS POWER TO PROVIDE THE FOLLOWING:
 EV CHARGING STAND AND CHARGER
 SEE IDAHO FALLS POWER COMMERCIAL LEASING PROGRAM FOR MORE INFORMATION

COMMERCIAL LIGHTING CONTROL PANEL & FOUNDATION

PANEL AND BASE PROVIDED AND
INSTALLED BY CONTRACTOR



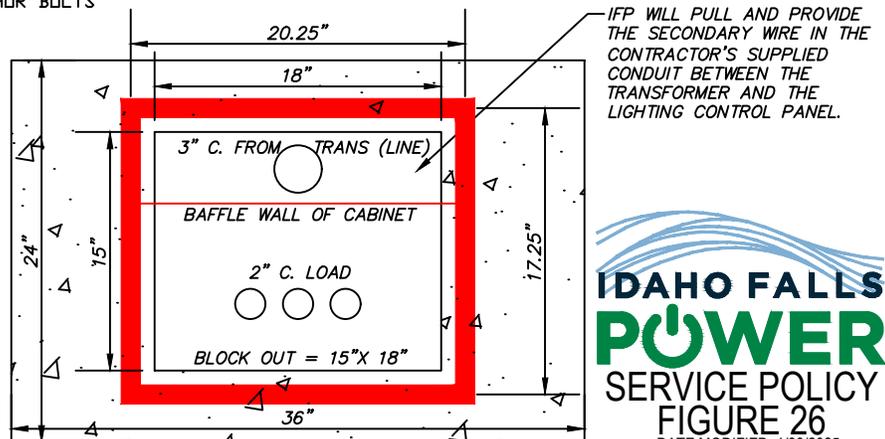
SEE FIGURE 27 FOR
GENERAL NOTES, WIRING
DIAGRAM, GENERAL NOTES, AND
POLE BASE DETAIL



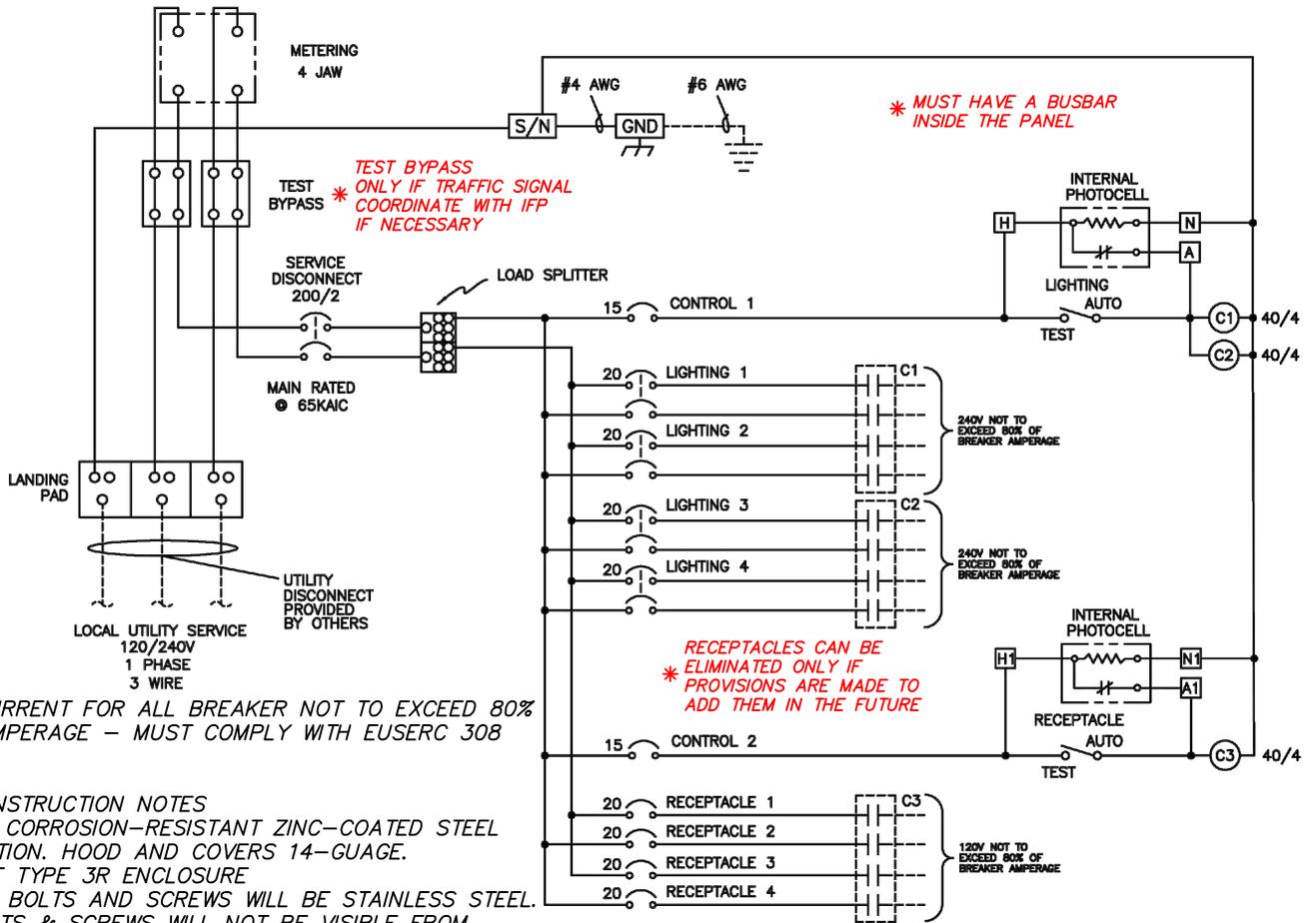
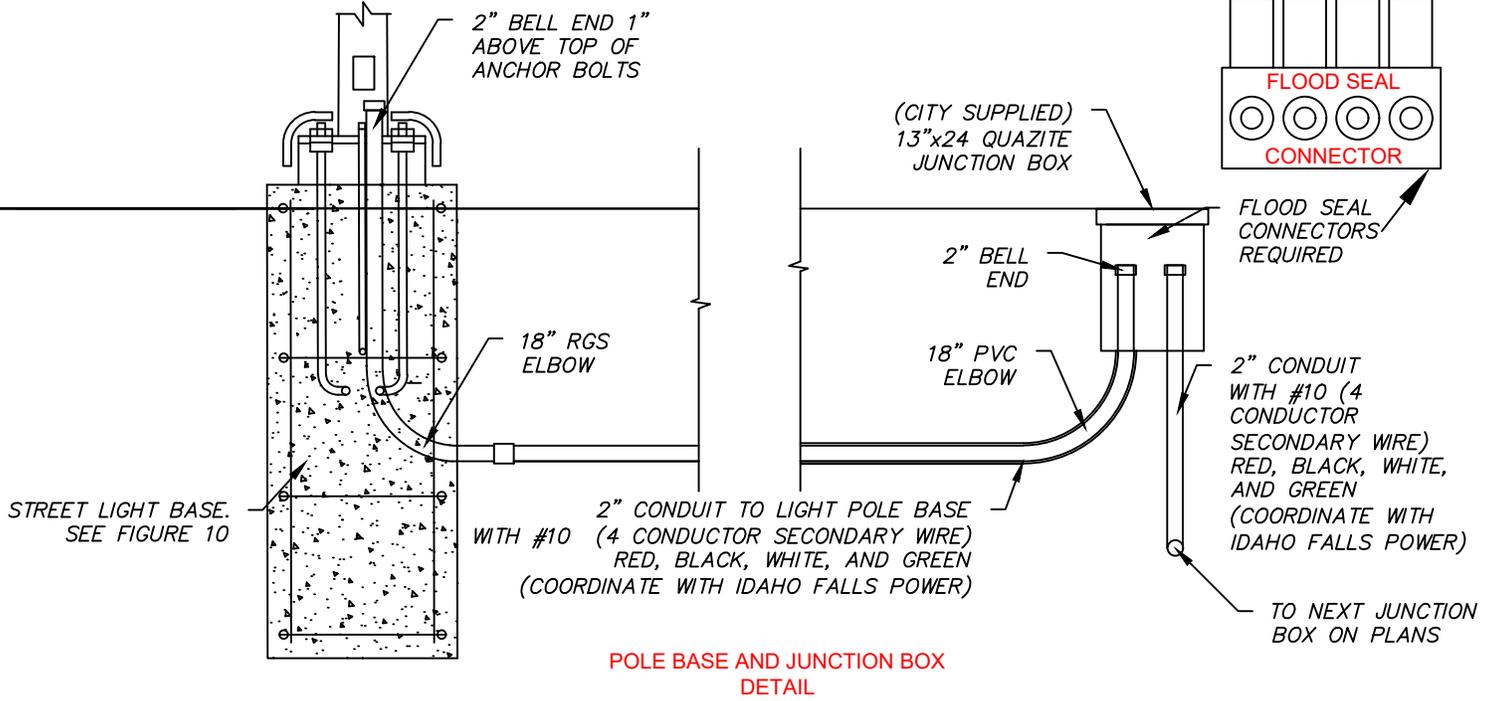
PREFERRED COMMERCIAL LIGHTING CONTROL PANELS CAN BE PURCHASED FROM MYERS POWER PRODUCTS, INC., MODEL NUMBER MEUG20-M100TS, OR AN APPROVED EQUIVALENT

A CONCRETE BASE FOUNDATION IS REQUIRED FOR THE PANEL TO SIT ON. THE CONCRETE MUST BE A MINIMUM OF 4" THICK AND CONFORM TO MANUFACTURER'S SPECIFICATIONS FOR THE LIGHTING PANEL. ALLOW FOR 1" REVEAL AT FINISHED GRADE.

TYPICAL CONCRETE BASE DETAIL FOR LIGHTING CONTROL PANEL



COMMERCIAL LIGHTING AND DIAGRAM



NOTE: LOAD CURRENT FOR ALL BREAKER NOT TO EXCEED 80% OF BREAKER AMPERAGE – MUST COMPLY WITH EUSERC 308 REQUIREMENTS

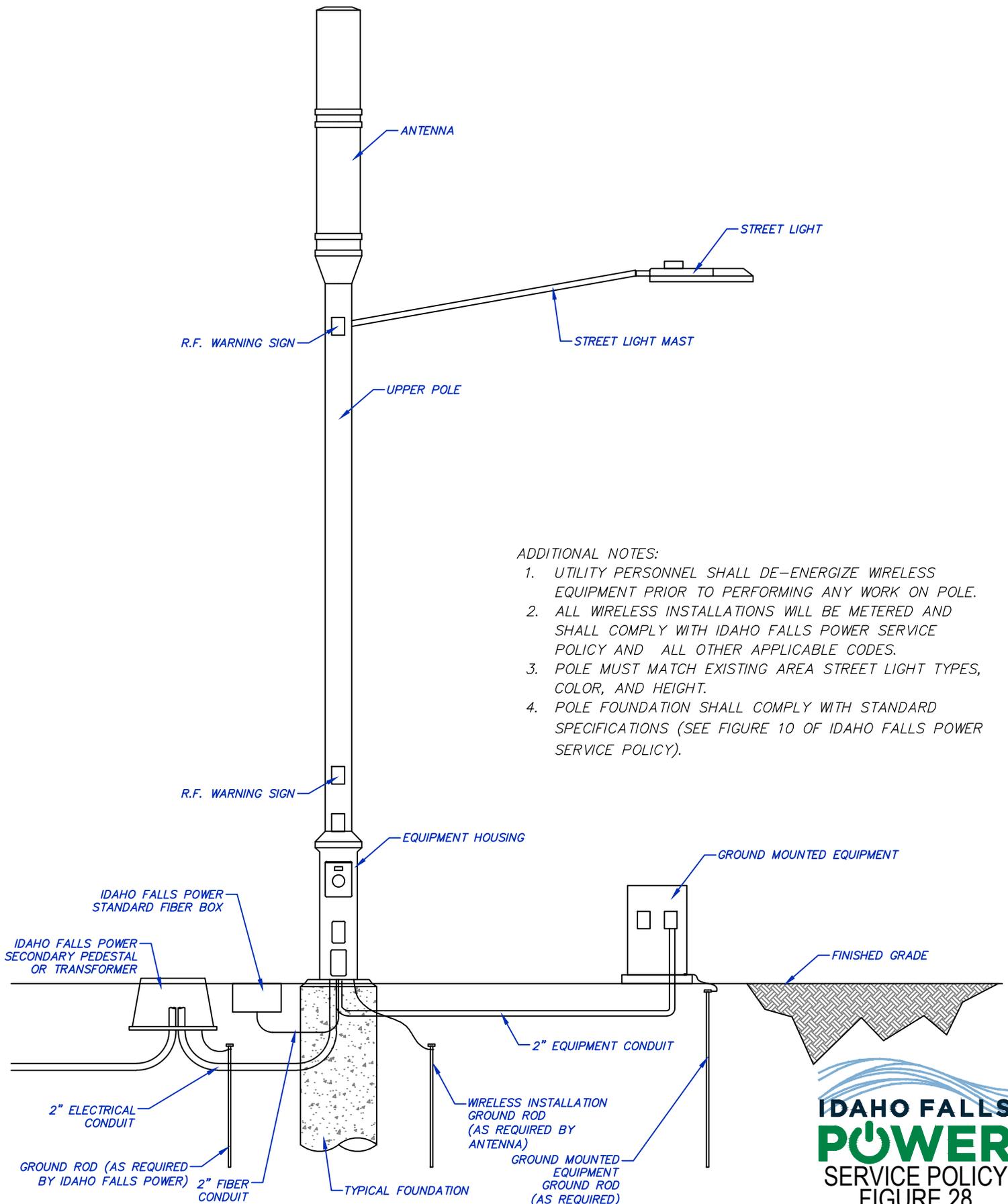
ENCLOSURE CONSTRUCTION NOTES

- 12-GAUGE CORROSION-RESISTANT ZINC-COATED STEEL CONSTRUCTION. HOOD AND COVERS 14-GAUGE.
- RAINPROOF TYPE 3R ENCLOSURE
- ALL NUTS, BOLTS AND SCREWS WILL BE STAINLESS STEEL.
- NUTS, BOLTS & SCREWS WILL NOT BE VISIBLE FROM OUTSIDE OF ENCLOSURE.
- CONTROL WIRING WILL BE MARKED AT BOTH ENDS BY PERMANENT WIRE MARKERS.
- A PLASTIC COVERED WIRING DIAGRAM WILL BE ATTACHED TO THE INSIDE OF THE FRONT DOOR.
- ENCLOSURE WILL BE FACTORY WIRED AND CONFORM TO REQUIRED NEMA AND UL 508A STANDARDS.
- REQUIRED TO HAVE A 100 AMP MAIN SERVICE BREAKER
- IFP WILL PULL AND PROVIDE THE SECONDARY WIRE IN THE CONTRACTOR'S SUPPLIED CONDUIT BETWEEN THE TRANSFORMER AND THE LIGHTING CONTROL PANEL.

SERVICE EQUIPMENT WIRING DIAGRAM

SEE FIGURE 26 FOR COMMERCIAL LIGHTING CONTROL PANEL AND FOUNDATION DRAWINGS

WIRELESS ANTENNA STEEL STREET LIGHT (PADMOUNTED EQUIPMENT)

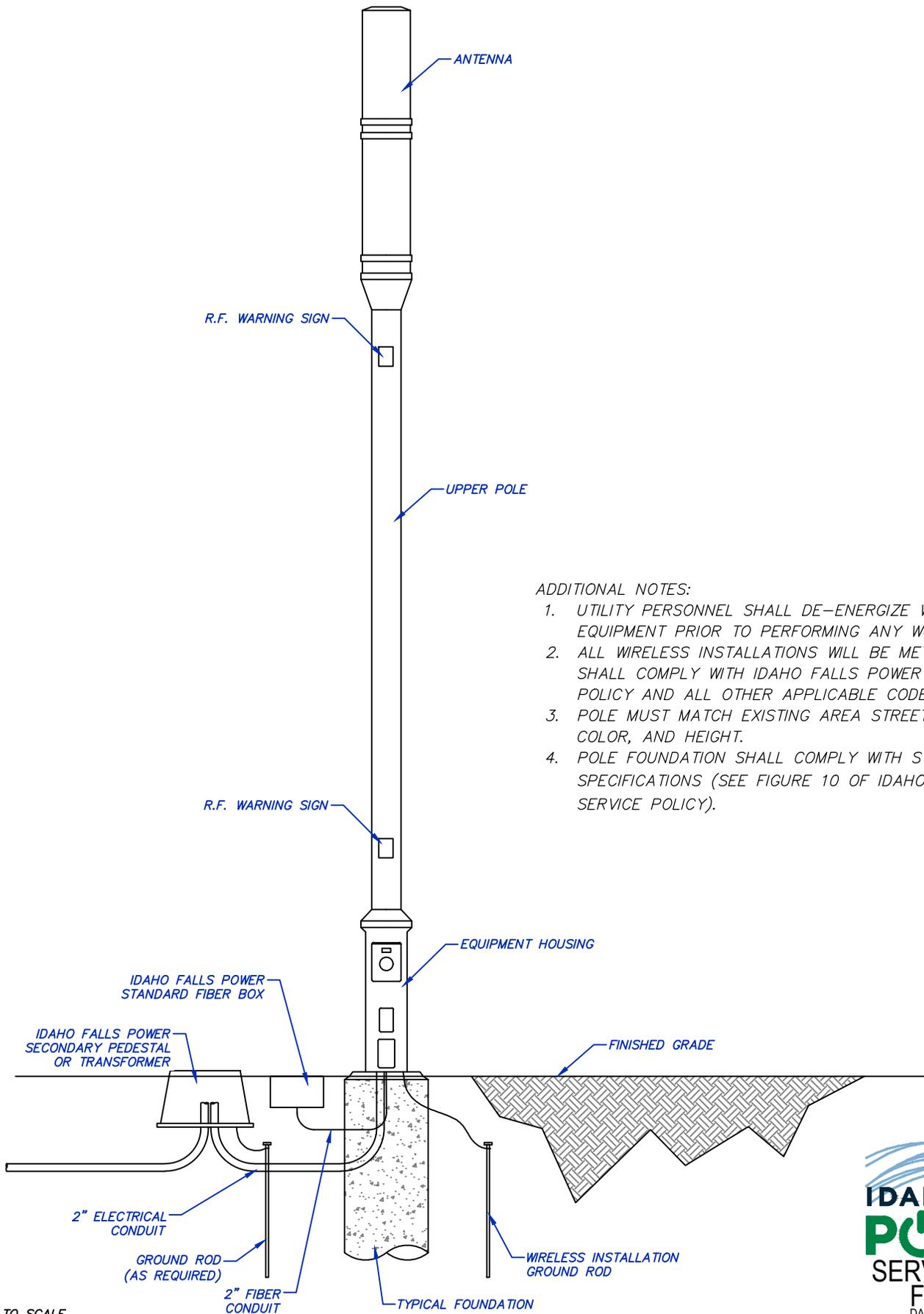


ADDITIONAL NOTES:

1. UTILITY PERSONNEL SHALL DE-ENERGIZE WIRELESS EQUIPMENT PRIOR TO PERFORMING ANY WORK ON POLE.
2. ALL WIRELESS INSTALLATIONS WILL BE METERED AND SHALL COMPLY WITH IDAHO FALLS POWER SERVICE POLICY AND ALL OTHER APPLICABLE CODES.
3. POLE MUST MATCH EXISTING AREA STREET LIGHT TYPES, COLOR, AND HEIGHT.
4. POLE FOUNDATION SHALL COMPLY WITH STANDARD SPECIFICATIONS (SEE FIGURE 10 OF IDAHO FALLS POWER SERVICE POLICY).

NOT TO SCALE

WIRELESS ANTENNA (STEEL MONO POLE)



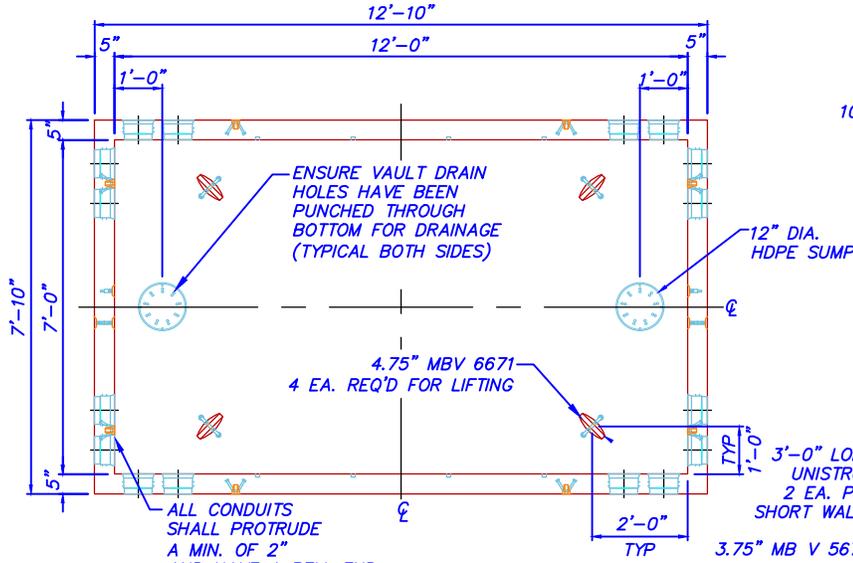
ADDITIONAL NOTES:

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4. POLE FOUNDATION SHALL COMPLY WITH STANDARD SPECIFICATIONS (SEE FIGURE 10 OF IDAHO FALLS POWER SERVICE POLICY).

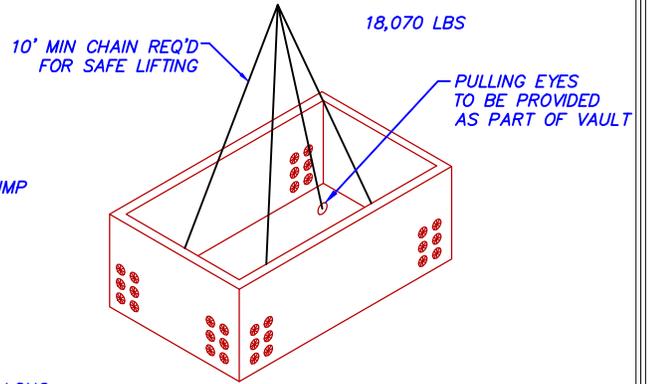
NOT TO SCALE

7' X 12' VAULT

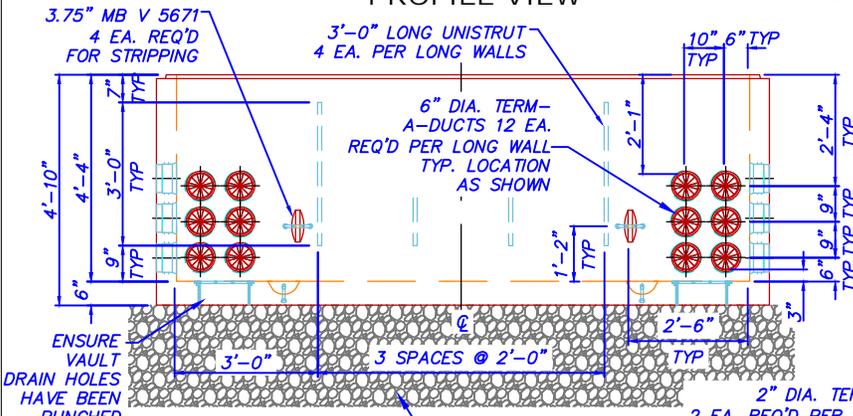
PLAN VIEW



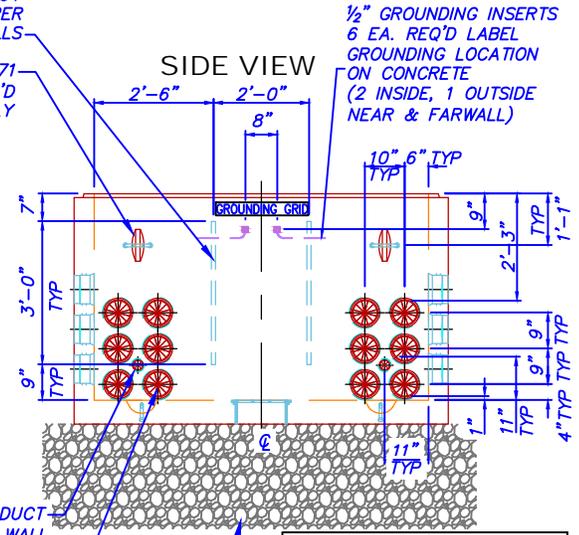
LIFTING DIAGRAM (ISOMETRIC)



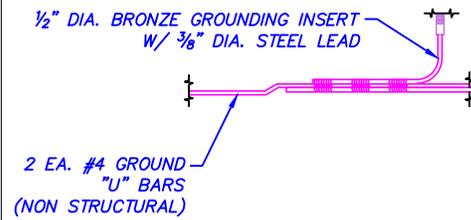
PROFILE VIEW



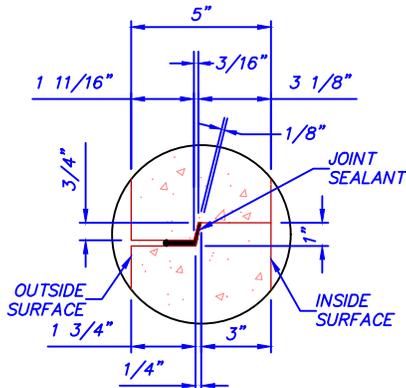
SIDE VIEW



WELD DETAIL



JOINT DETAIL



GENERAL NOTES

1. MIN. DESIGN CRITERIA PER ACI-318 CODE & AS NOTED.
2. DESIGN LOADING:
 - 2.1 300 PSF PEDESTRIAN LOAD.
 - 2.2 SOIL WEIGHT = 120 PCF
 - 2.3 DEPTH OF OVERBURDEN: 0'-0" MIN. TO 2'-0" MAX.
 - 2.4 ASSUMED WATER TABLE: 5'-0" BELOW GRADE.
 - 2.5 EQUIV. FLUID PRESSURE = 40 PCF
 - 2.6 LATERAL LIVE LOAD SURCHARGE PER CODE.
3. CONCRETE 28 DAY COMPRESSIVE STRENGTH: 5,000 PSI (MIN)
STRIPPING STRENGTH: 2,500 PSI (MIN)
4. STEEL REINFORCING:
BAR: ASTM A-615 GRADE 60
5. CEMENT: TYPE II/V, ASTM C-150 SPECIFICATION
FLYASH: CLASS F, ASTM C-618 SPECIFICATION
6. CONTRACTOR TO VERIFY PROPER DRAINAGE INSIDE OF VAULT
7. CONTRACTOR TO GROUT OR SEAL AROUND EACH CONDUIT THAT EXTENDS INSIDE OF THE VAULT
8. CONTRACTOR SHALL EXTEND CONDUIT A MIN. OF 2" INSIDE OF VAULT AND CONTRACTOR SHALL INSTALL BELL ENDS

BASE PART BOM	
QTY	DESC
4 EA.	4.75" MBV 8671
8 EA.	3.75" MBV 5671
48 EA.	TERM-A-DUCT 6"
2 EA.	GRONDING GRID
2 EA.	GROND ROD
4 EA.	TERM-A-DUCT 2" W/ SEAL
36 FT	UNISTRUT P3200
2 EA.	SUMP W/ LID
4.25 YDS	MIX #1 SCC WETCAST
17,850 LBS	HANDLING WEIGHT

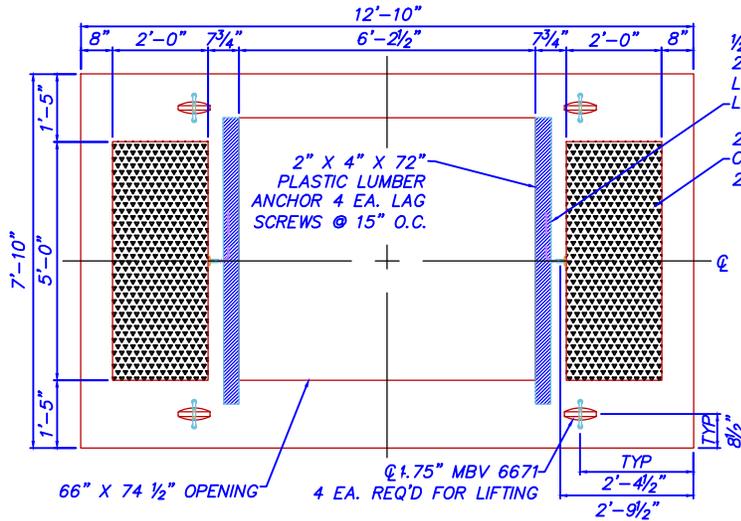
DRAWING COURTESY OF
OLDCASTLE INFRASTRUCTURE

IDAHO FALLS
POWER
SERVICE POLICY
FIGURE 30
DATE MODIFIED: 1/19/2021

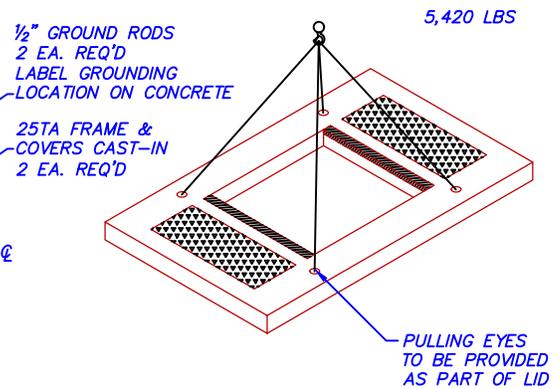
NOT TO SCALE

7' X 12' VAULT LID

PLAN VIEW



LIFTING DIAGRAM (ISOMETRIC)



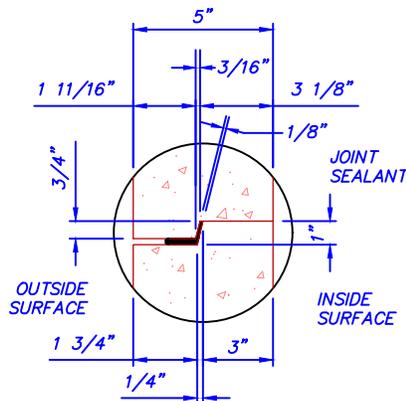
PROFILE VIEW



SIDE VIEW



JOINT DETAIL



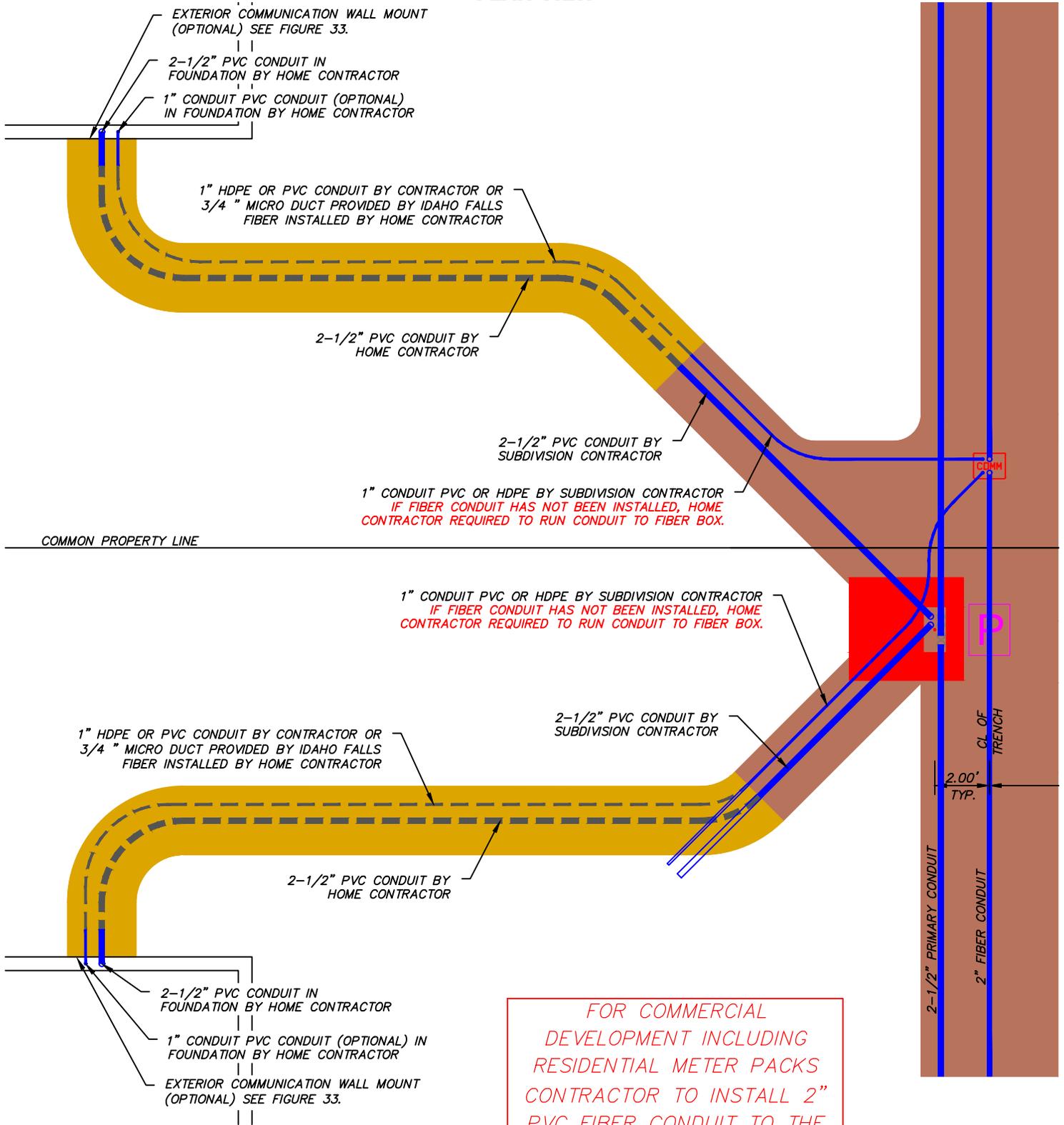
LID PART BOM	
QTY	DESC
4 EA.	4.75" MB V 6671
2 EA.	GROUND RODS
2 EA.	25 TA FRAME
2 EA.	25 TA COVER
11'-0"	PLASTIC LUMBER
1.63 YDS	MIX #1 SCC WETCAST
6,846 LBS	HANDLING WEIGHT
	#5 BAR
	#4 BAR

- MIN. DESIGN CRITERIA PER ACI-318 CODE & AS NOTED.
- DESIGN LOADING:
 - 300 PSF PEDESTRIAN LOAD.
 - SOIL WEIGHT = 120 PCF
 - DEPTH OF OVERBURDEN: 0'-0"
 - ASSUMED WATER TABLE: 5'-0" BELOW GRADE.
 - EQUIV. FLUID PRESSURE = 40 PCF
 - LATERAL LIVE LOAD SURCHARGE PER CODE.
- CONCRETE 28 DAY COMPRESSIVE STRENGTH: 5,000 PSI (MIN)
- STEEL REINFORCING:
 - BAR: ASTM A-615 GRADE 60
- CEMENT: ASTM C-150 SPECIFICATION.
- USE STD REBAR
- CONCRETE STRENGTH: 5,000 PSI
- 2,500 PSI MINIMUM STRIPPING STRENGTH REQUIRED
- CONTRACTOR TO SEAL LID TO VAULT

DRAWING COURTESY OF
OLDCASTLE INFRASTRUCTURE

FIBER / POWER SECONDARY TRENCH

PLAN VIEW



FOR COMMERCIAL DEVELOPMENT INCLUDING RESIDENTIAL METER PACKS CONTRACTOR TO INSTALL 2" PVC FIBER CONDUIT TO THE BUILDING.

- TRENCHING AND CONDUIT BY SITE CONTRACTOR
- TRENCHING AND CONDUIT BY HOME CONTRACTOR

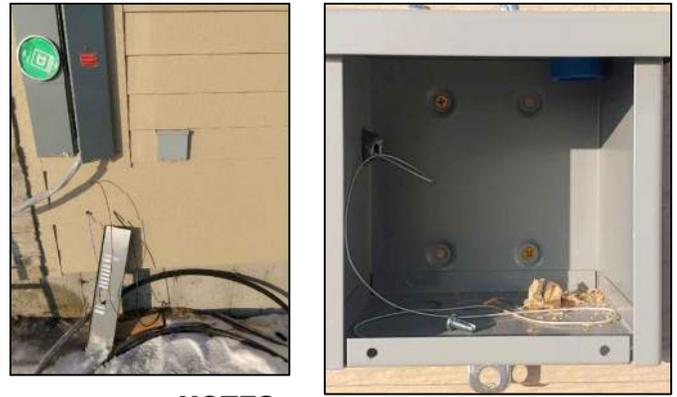
DISTANCES MAY VARY - SEE ELECTRICAL SITE PLANS PRIOR TO CONSTRUCTION

FIBER WALL MOUNTS EXAMPLES AND RECOMMENDATIONS

**EXAMPLE 1 OF EXTERIOR
COMMUNICATION WALL MOUNT**



**EXAMPLE 2 OF EXTERIOR
COMMUNICATION WALL MOUNT**



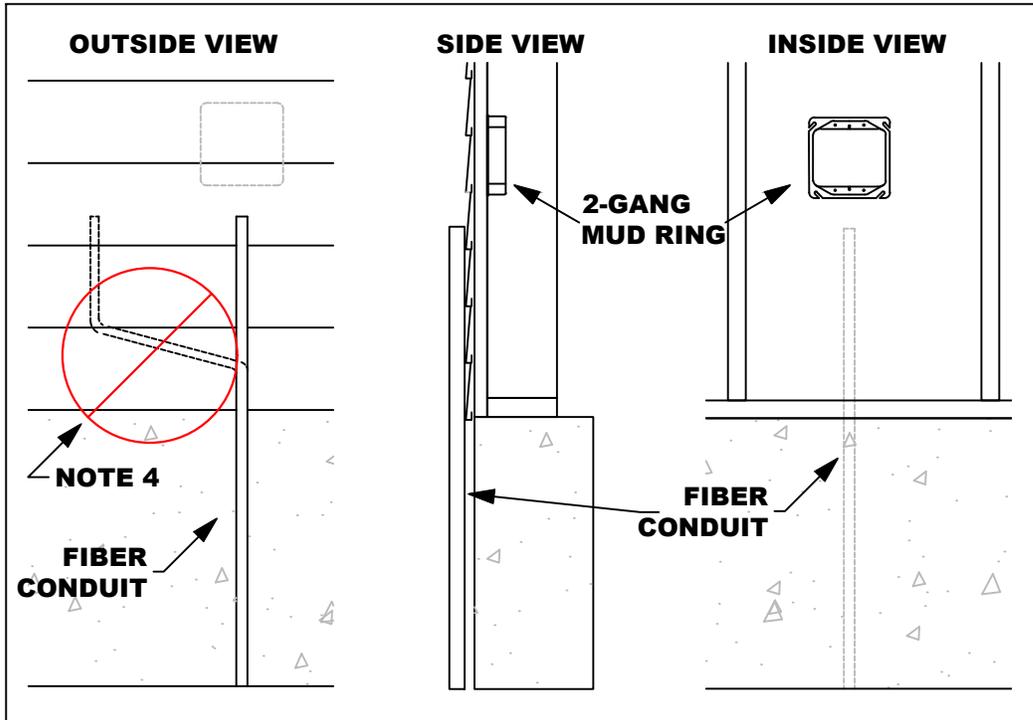
**EXAMPLE 3 OF EXTERIOR
COMMUNICATION WALL MOUNT**



NOTES:

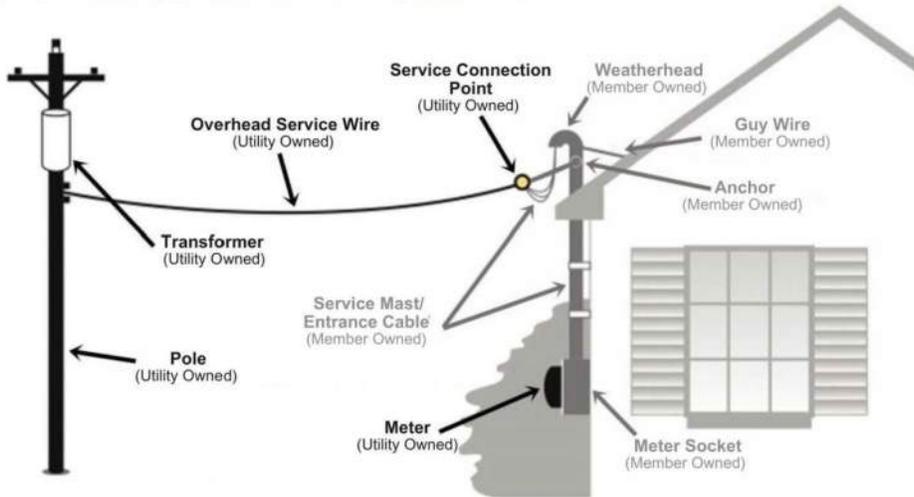
1. FOR CONSTRUCTIONS SIMILAR OR EQUIVALENT TO EXAMPLE 1: IT IS SUGGESTED THAT THE 110V OUTLET BE PLACED IN A CORNER OF THE INTERIOR OF THE ENCLOSURE.
2. FOR CONSTRUCTIONS SIMILAR OR EQUIVALENT TO EXAMPLE 2 OR 3: IT IS SUGGESTED THAT THE ENCLOSURES BE A MINIMUM OF 30 CUBIC INCHES AND THAT BOTH THE MICRODUCT (TUBING FROM THE SECONDARY PEDESTAL) AND INTERDUCT (TUBING TO THE INTERIOR OF THE HOME) ARE CONTAINED IN THE ENCLOSURE.
3. FOR A LIST OF RECOMMENDED WALL MOUNTS CONTACT IDAHO FALLS FIBER.
4. ZERO BENDS IN FIBER CONDUIT.
5. NO CONNECTIONS TO METER BASE, IE. GEN LINK AND SURGE SUPPRESSOR WITHOUT PRIOR APPROVAL FROM IDAHO FALLS POWER (CONTACT IDAHO FALLS POWER / METER DEPARTMENT)

PREFERRED METHOD OF FIBER INSTALLATION

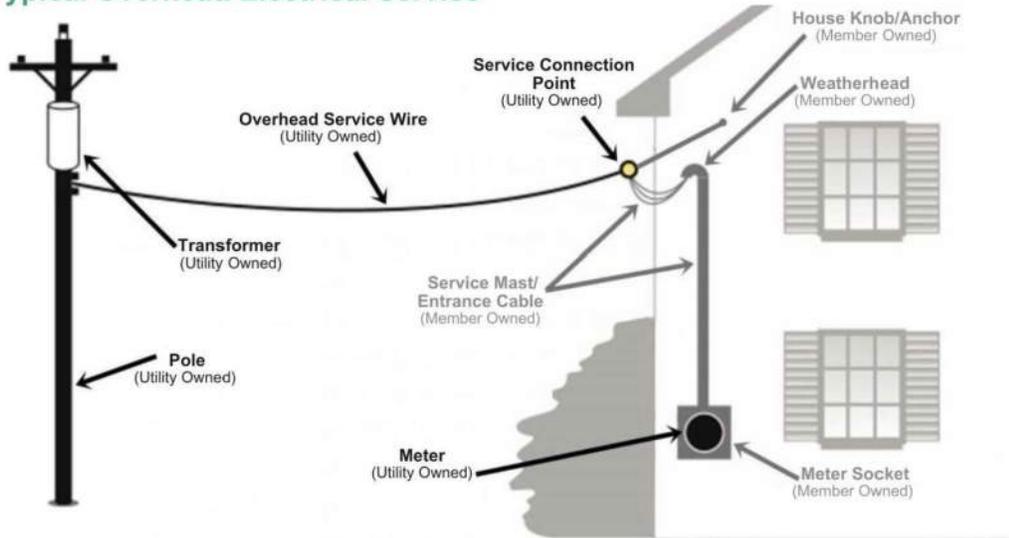


RESIDENTIAL SECONDARY SERVICE OWNERSHIP

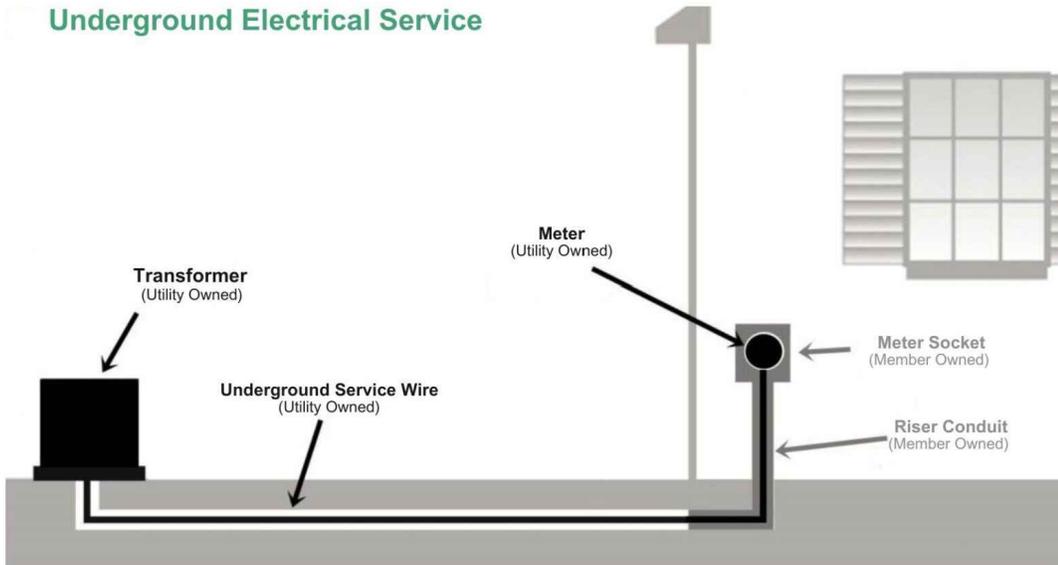
Overhead Electrical Service-Low Building



Typical Overhead Electrical Service



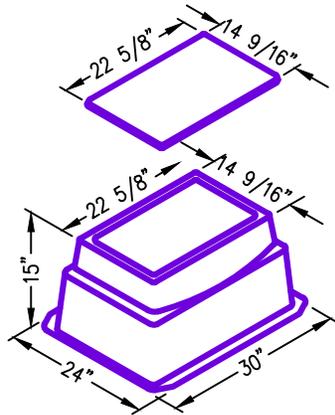
Underground Electrical Service



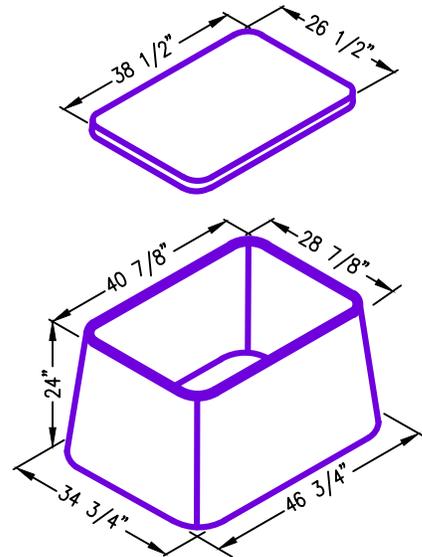
FIBER GROUND SLEEVE DIMENSIONS (HH-1, HH-3, HH-FP, AND HH-EPED)

GENERAL DIMENSIONS FOR STRUCTURE PLACEMENT

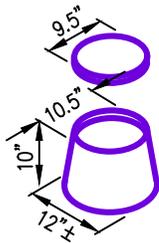
HH-1



HH-3

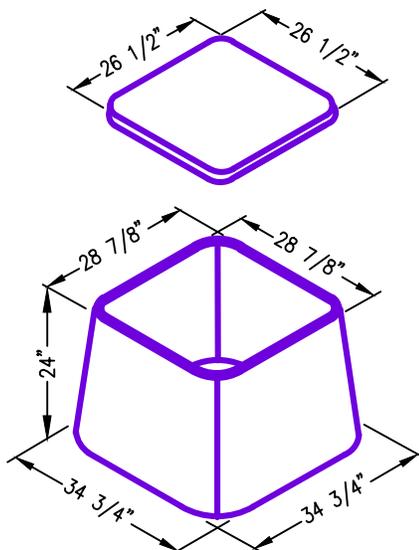


HH-FP



NOTE: SEE FIGURE 7 FOR FINISHED GRADE AND ADDITIONAL DETAILS.

HH-EPED



File #: 25-181

City Council Meeting

FROM: Emily Geisler, City Clerk
DATE: Tuesday, March 4, 2025
DEPARTMENT: Mayor's Office

Subject

City Council Meeting Minutes, January 25, 2024

Council Action Desired

Ordinance Resolution Public Hearing

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

Approve the Minutes from the January 25, 2024, City Council Meeting.

Description, Background Information & Purpose

Attached are the January 25, 2024, City Council Meeting Minutes.

Alignment with City & Department Planning Objectives



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

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A



City Council Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Thursday, January 25, 2024,

7:30 PM

City Council Chambers

1. Call to Order

Present: Mayor Rebecca L Noah Casper, Council President Michelle Ziel-Dingman, Councilor Radford, Councilor Larsen, Councilor Freeman, Councilor Francis; and Councilor Burtenshaw

Also present:

All available Department Directors
Michael Kirkham, City Attorney
Corrin Wilde, City Clerk

2. Pledge of Allegiance

Robert Roth, a Bonneville High School student, led those present in the Pledge of Allegiance.

Public Comment: No one appeared.

Consent Agenda:

Councilor Freeman removed item D. 1. From the Consent agenda and moved it to the end of the Regular agenda. The item is from Idaho Falls Power for the IFP 24-09 Disconnect Switches for York Substation Upgrade – Royal Switchgear, due to a clerical error in the bid, and have the GM appear and provide the right numbers.

Councilor Francis removed item B.1. off the Consent Agenda and moved it to the first item on the Regular agenda. This item is from the Airport to approve Terminal Renovation and Expansion Phase 3 Construction Documents and Additional Services Related to the Schematic Design and Design Development Phases. Councilor Francis would like to hear the details about what we are doing and why it is being done.

A. Office of the Mayor

1) Appointments to City Boards, Committees, and Commissions.

Give consent to the new appointment of City Councilor Lisa Burtenshaw to serve on the Idaho Falls Redevelopment Agency Board of Commissioners as a representative of the City of Idaho Falls pursuant to Idaho Statute 50-2006.

B. Community Development Services

1) Extension of the Downtown Parking Memorandum of Understanding (MOU) between Idaho Falls Downtown Development Corporation (IFDDC) and the City of Idaho Falls.

Extension of the contract related to the MOU so the Idaho Falls Downtown Development Corporation can continue to enforce downtown parking.

C. Public Works

1) Bid Award - Meppen Canal Trail, 25th East to Idaho Canal.

Bids were received and opened for the Meppen Canal Trail project on Tuesday, January 16, 2024. The proposed bid award aims to construct nearly 2.1 miles of multi-use path along the Meppen Canal from 25th East to the Idaho Canal.

D. Municipal Services

1) Treasurer's Report for November 2023

A monthly Treasurer's Report is required pursuant to Resolution 2018-06 for City Council review and approval. For the month-ending November 2023, total cash, and investments total \$163.2M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at \$35.0 M, which includes revenues of \$20.7M for charges for services and intergovernmental revenues of \$8.6M. Total fiscal year-to-date distributions reconciled to the general ledger were reported at \$35.9M, which includes salary and benefits of \$12.2M, operating costs of \$15.7M, capital acquisition/construction costs of \$9.1M, debt service of 1.1M, and interdepartmental transfers of \$2.2M.

E. Office of the City Clerk

1) Minutes from City Council Meetings

11 January 2024 Special Meeting - Executive Session

2) License Applications, all carrying the required approvals

Action Item:

It was moved by President Burtenshaw, seconded by Councilor Radford to approve, accept, or receive all items on the Consent Agenda according to the recommendations presented. The motion carried by the following vote: Aye – Councilors Freeman, Francis, Larsen, Radford, Burtenshaw, Dingman.

Nay – None

5. Regular Agenda

A. Airport

1) Approval of Terminal Renovation and Expansion Phase 3 Construction

Documents and Additional Services Related to the Schematic Design and Design Development Phases.

The Idaho Falls Regional Airport has experienced higher-than-expected passenger traffic and doubled the number of airlines since 2019. Airline space is nearly at capacity, and baggage screening is strained. Phase 3 of the terminal renovation will increase ticketing and airline office space, expand the baggage makeup area, provide additional holding space for passengers, and other improvements. Construction for Phase 3 is planned for Spring/Summer FY24, with design services costing \$1,712,922.50, funded through FAA AIP Project #061. These expenditures are included in the Airport's FY24 budget.

Interim Director Ron Elliot explained that the package commits to completing the terminal design and construction documents. So far, \$16 million has been collected from design and construction management funds, grants, unused terminal funding, and the Bipartisan Infrastructure Law, with \$6 million already in the bank. With the current \$1.7 million, \$3.4 million of the \$6 million will be spent.

Interim Director Elliot stated this brings completion of design and construction documents, noting that stopping after the design phase requires repayment of funds per FAA terms. He discussed the "off-ramp" if a financial plan for full construction isn't found. The FAA has committed up to \$45 million in principle, and additional Bipartisan Infrastructure Law funds could cover the rest. Elliot mentioned working with the Director of Municipal Services to develop a financial plan to present to the council, ensuring completion even if it requires taking out a loan and repaying it later.

Councilor Francis asked if the money would need to be repaid if the design is finished, construction begins, and commitments are not fulfilled. Elliot explained that the FAA's terms require building what is designed for it to be a "usable unit of work."

Interim Director Elliot addressed how the contract helps with long lead items. The contract funds bid documents to move forward with the bidding process. Long lead item costs will be determined in a future contract.

Councilor Francis asked if the airport's capacity, including infrastructure, luggage check-in, ticketing, and other services, is being maxed out. Elliot agreed, noting that a 2021 study projected 300,000 passengers annually by 2040, but the airport is already reaching those numbers. Without improvements and expansions, the airport is on the brink of being overwhelmed.

It was moved by Councilor Burtenshaw, seconded by Councilor Radford approve the terminal renovation and expansion phase 3 construction documents and additional services related to the Schematic design and design development phases. The motion was carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Dingman, Radford, Freeman, Francis. Nay – None

B. Municipal Services

1) IF-24-06 Main Line Materials for Public Works.

The purchase will provide water line materials for Water Division projects. Director Alexander explained that the Public Works Department annually requests supplies to replenish inventory, with this bid issued for upcoming projects. Three vendors submitted prices, totaling \$1,209,318.67.

Councilor Freeman inquired about lead times compared to previous years. Director Alexander responded that lead times are standard, measured in weeks.

It was moved by Council President Burtenshaw, seconded by Councilor Radford accept and approve the bids from the lowest responsive and responsible bidders by section to Ferguson Waterworks, HD Fowler, and Core & Mai for a total of \$1,209,318.67. The motion was carried by the following vote: Aye – Councilors Dingman, Radford, Francis, Burtenshaw, Larsen, Freeman. Nay – None

2) City of Idaho Falls Elevator Addition.

This project will construct a 4-stop elevator to ensure ADA access to the City Hall building. Currently, the only ADA access is limited to the utility billing customer service area on the west side.

Resin Architecture, a local firm with historical preservation experience, was contracted for architectural professional services and served as the City's owner's representative for the construction bid package. The bidding opportunity was advertised from November 21 to November 28, 2023. Four bids were received, with a public opening on January 12, 2024.

Director Alexander announced that the project is funded by American Rescue Plan Act (ARPA) funds totaling \$1 million. Councilor Francis expressed satisfaction with the project's progress, noting it was initiated in 2018. Council President Burtenshaw emphasized the importance of providing ADA access to City Hall to ensure ease of navigation for everyone, including individuals with disabilities.

It was moved by Councilor Dingman, seconded by Councilor Francis to approve the lowest responsive responsible bidder, Ormond Builders, Inc. for a total of \$964,800.00. The motion was carried by the following vote: Aye – Councilors Radford, Freeman, Burtenshaw, Francis, Dingman, Larsen. Nay -None.

C. Public Works

1) Holmes Avenue and John Adams Parkway Right-of-Way Plat

Right-of-Way Plat for portions of Holmes Avenue and John Adams Parkway aims to define the intersection right-of-way for a federal aid improvement project.

Director Fredericksen explained this is for a 2024 project to upgrade the traffic signal at the location, with an estimated cost of \$700,000. Two required easements will be reviewed and approved by the Local Highway Technical Assistance Council (LTAC).

Councilor Francis asked if this is an existing right-of-way being formally identified. Director Fredericksen confirmed and added that there are discussions to create a resolution allowing staff to execute such Plats, streamlining the process in the future.

It was moved by Council President Burtenshaw, seconded by Councilor Francis to accept the Right-of-Way Plat for Holmes Avenue and John Adams Parkway and give authorization for the Mayor and city staff to sign the document. The motion was carried by the following vote: Aye – Councilors Larsen, Burtenshaw, Dingman, Freeman, Francis, Radford. Nay -None.

2) Memorandum of Understanding (MOU) for Strategic Initiatives Grant with Idaho Transportation Department (ITD) for the Pancheri Bridge Project.

A grant application was submitted for the Strategic Initiatives Grant Program with ITD for improvements to the Pancheri Bridge. The grant was selected for award providing \$3,451,904.30 for the completion of project activities. The proposed project involves the replacement of a bridge girder, beam seats, and deck rehabilitation.

Director Fredericksen stated that this funding requires no city match. He mentioned that they have struggled for some time to find funding for improvements on Pancheri. The current condition of the bridge does not require closure, so it doesn't qualify for a total replacement; it is more of a rehabilitation. He thanked the Idaho Transportation Department (ITD) for this opportunity, as it provides much-needed funding to address a need on one of the city's busiest structures over the Snake River.

If the MOU is approved, Public Works staff will immediately work to advertise the project for bid. Director Fredericksen also mentioned other projects associated with this one. They have this Strategic Initiatives Grant for nearly \$3.5 million, which will address the deck, girders, and beam seats. Additionally, upon completion of this project, there is a proposed Transportation Alternatives Project to improve pedestrian safety on the bridge. The sidewalk on the south side lacks a barrier between pedestrians and vehicular traffic, and the north-side sidewalk is too narrow for proper use. With these two projects, Director Fredericksen expressed excitement about the improvements to the Pancheri Bridge.

Councilor Dingman asked whether the bridge would be closed or reduced to one lane. Director Fredericksen explained that the plan is to complete all the work without direct closures. While there may be occasional issues requiring temporary traffic removal, the intent is to maintain access with fewer lanes.

It was moved by Councilor Larsen, seconded by Councilor Burtenshaw to approve the MOU for the Pancheri Bridge Strategic Initiatives Grant with ITD and give authorization for the Public Works Director to execute the necessary documents. The motion carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Radford, Dingman, Freeman, Francis. Nay -None.

D. Community Development Services

1) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Stone Creek Estates Division No. 4.

Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Stone Creek Estates Division No. 4. The Planning and Zoning Commission considered this item at its 15 February 2022 meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council. Work on-site design issues resulted in delays. The plat was taken back to the Planning and Zoning Commission on 7 February 2023 to be reviewed. At that time the Planning and Zoning Commission again voted unanimously to recommend approval of the extension to the Mayor and City Council as presented. Staff concurs with these recommendations.

Councilor Francis stated that this is an 11.036-acre property, zoned R1, and is consistent with the comprehensive plan. All the appropriate departments and staff have reviewed it, and it is a straightforward plat.

It was moved by Councilor Francis, seconded by Councilor Radford to approve the Development Agreement for the Final Plat for Stone Creek Estates Division No. 4 and give authorization for the Mayor and City Clerk to sign said agreement. The motion carried by the following vote: Aye – Councilors Larsen, Radford, Francis, Dingman, Burtenshaw, Freeman, Nay - None.

It was moved by Councilor Francis, seconded by Councilor Radford to accept or Approve the Final Plat for Stone Creek Estates Division No. 4 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion carried by the following vote: Aye – Councilors Dingman, Burtenshaw, Francis, Freeman, Larsen, Radford. Nay - None.

It was moved by Councilor Francis, seconded by Councilor Radford to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Stone Creek Estates Division No. 4 and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay - None.

2) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Barnwood Estates Townhomes.

Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Barnwood Estates Townhomes. The Planning and Zoning Commission considered this item at its November 1, 2022, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented. Staff concurs with this recommendation.

Councilor Francis mentioned that the Planned Unit Development (PUD) for this 9.663-acre area, which includes 30 lots (29 of which are buildable), has been approved and aligns with the comprehensive plan. All relevant departments and staff have given their approval for this plat.

He also highlighted that the approval of the PUD included a requirement for two gateways into the Skyline High School fields. Councilor Francis stated that Assistant Director Beutler had confirmed that this requirement is part of the PUD, although it won't appear on this plat. The plat only shows the parcels of land where the actual building will take place. Nevertheless, the gates are still required under the PUD, despite not being shown in these documents.

It was moved by Councilor Francis, seconded by Councilor Radford to approve the Development Agreement for the Final Plat for Barnwood Estates Townhomes and give authorization for the Mayor and City Clerk to sign said agreement. The motion was carried by the following vote: Aye – Councilors Burtenshaw, Larsen, Dingman, Radford, Freeman, Francis. Nay - None.

It was moved by Councilor Francis, seconded by Councilor Radford to accept or Approve the Final Plat for Barnwood Estates Townhomes and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion was carried by the following vote: Aye – Councilors Larsen, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - None.

It was moved by Councilor Francis, seconded by Councilor Radford approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Barnwood Estates Townhomes and give authorization for the Mayor to execute the necessary documents The motion carried by the following vote: Aye – Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Larsen. Nay - None.

3) Quasi-Judicial Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Falcon Crest Estates.

Application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Falcon Crest Estates. On April 19, 2022, the Planning and Zoning Commission recommended approval of the PUD with the condition that the developer install a fence along the existing properties along 5th E. Additional instruction was given to clarify the sufficiency of available parking when presenting to the Mayor and

City Council. On December 5, 2023, the Planning and Zoning Commission approved an extension of the PUD. Staff concurs with Planning and Zoning's recommendation.

Mayor Casper declared the hearing to be open and ordered that all testimony and materials presented be part of the official record.

Applicant: Gilmore Jenkins, Harper Levitt Engineering 101 Sout Park Ave Idaho Falls, ID.

Mr. Jenkins presented the Planned Unit Development (PUD) located north of town on 5th East and south of Teton View Estates at 65th North and 5th East. The 19.5-acre R3-zoned development will include 260 units (13 units per acre) and 29.6% landscaped areas, surpassing the 25% requirement. Amenities include park benches, a half-court basketball court, volleyball courts, horseshoe pits, swing sets, and a pavilion. Public and private streets will be included, with Slyter Road connecting north-south and Condor Lane providing primary access from the east. Each unit will have two parking spaces (one garage and one outside), with a requested variance for stacked parking. Driveways will meet city requirements (at least 20 feet long). Eighteen additional unassigned parking spaces will be available. A variance to reduce the minimum rear yard setback to 10 feet for each lot is also requested. An existing irrigation ditch will be maintained with culverts and headwalls.

Councilor Francis inquired about the pathway and enforcement of the no on-street parking rule. Mr. Jenkins explained that pathways are short but will be extended with an 11-foot pathway on the west side, including benches. Signs will be posted to enforce no on-street parking, but enforcement responsibility is unclear. The north side setback was confirmed as 12 feet in one section and 13 feet in another.

Councilor Radford inquired about future connectivity for walkability. Mr. Jenkins responded that there will be 5-foot-wide sidewalks on both sides of all streets, connecting to the north of Teton View Estates.

Councilor Freeman asked about the 10-foot setback variance. Mr. Jenkins explained it applies to backyards between townhome units and blocks, with buildings set 20 feet apart, creating a 10-foot property line. Councilor President Burtenshaw confirmed the variance applies internally and externally. Councilor Dingman noted public rights-of-way having on-street parking, while Mr. Jenkins clarified that private streets wouldn't. Public parking will be on Condor Lane and Slyter, with Condor Lane becoming the private Magnolia Loop at the intersection line.

Staff Report: Assistant Director Kerry Beutler from Community Development Services shared information on the property's zoning. The property is zoned R3, while the northeast part of town includes various zoning designations such as R1 and Limited Commercial (LC). Across 5th East, the zoning is mixed (R3, R2, R3A, and LC), reflecting a newly developing area with a diverse mix of zoning.

Mr. Beutler noted that the County parcels adjacent to 5th East with the Idaho Canal on the west side. Pathway systems typically align with the community's connectivity plan, but no pathways are planned for this canal segment. To the north, Teton View Estates has transitioned from single-unit to townhome dwellings, resulting in smaller lot sizes. Public streets in this area lack sufficient spacing for two access points on 5th East, making connectivity to the northern subdivision crucial. A stub road to the south is provided for future development.

Proposed units will be two-story residential homes, including duplex units and townhomes with single or two-car garages. Mr. Beutler highlighted that the development includes amenities that meet code requirements at the time the application was submitted, despite recent code changes. The development requires a buffer of evergreen trees spaced 20 feet apart along the north side and the perimeter adjacent to large lot homes on the east and south sides.

Councilor Larsen inquired about the maintenance of the Strom Pond Recreation area. Mr. Beutler explained that common ownership and maintenance are required by ordinance, with the developer having flexibility in arranging this contractually between owners.

Mayor Casper requested public testimony regarding the PUD, but no one appeared.

Mr. Jenkins clarified that the only property line without a required fence is adjacent to the canal. He explained that the project's three phases are related to fire code requirements, with the first phase limited to 30 units due to a single access point onto 5th East until Teton View Estates is completed. All infrastructure will be part of phase one.

Rod Morrelly, Developer, clarified enforcement questions, stating that parking on the private street will be enforced by the HOA. The plan includes a high-quality playground set, and benches along the walkway as per city code. He expressed willingness to add more benches if necessary.

Mayor Casper closed the hearing and asked the Council members to deliberate. Council President Burtenshaw noted that the developer is proposing only 14 units per acre, significantly less than the 35 units per acre allowed by R3 zoning. She expressed concern about the 12-foot setback but confirmed with Mr. Beutler that Teton View Estates has smaller lots backing up against this development. She believes the landscaping minimums and parking requirements justify her support for the variance request. Councilor Francis shared the concern about the narrow setback and suggested an 8-foot fence instead of 6 feet. Councilor Dingman agreed.

Councilor Freeman pointed out that the 30-foot setback exists for a reason and expressed concern that tight streets could prevent fire truck access, leading him to oppose the PUD.

Councilor Radford stated that the Fire Department has approved the project, confirming it meets the requirements. He supports the project's affordable housing benefits for the community and hopes walkability will be maintained. Although not overly concerned about setbacks and privacy, he acknowledges that some people have these concerns.

It was moved by Councilor Francis, seconded by Councilor Dingman to approve the Planned Unit Development for Falcon Crest Estates as amended to include the requirement of an 8-foot opaque fence around the property line as presented. The motion was carried by the following vote: Aye – Councilors Larson, Francis, Dingman, Burtenshaw. Nay – Councilors Radford, Freeman.

It was moved by Councilor Francis, seconded by Councilor Burtenshaw to approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Falcon Crest Estates.

With the additional statement that an 8-foot opaque fence be required as an adjustment for the 10-foot setback variance and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Burtenshaw, Francis, Dingman, Larsen. Nay – Councilors Freeman, Radford.

4) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Falcon Crest Estates.

The Planning and Zoning Commission considered the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Falcon Crest Estates at its 2 August 2022 meeting and unanimously recommended approval to the Mayor and City Council. The Commission approved an extension of the final plat on 5 December 2023. Staff concurs with this recommendation.

Council President Burtenshaw asked Assistant Director Beutler if the developer for the final plat wants to proceed despite the change to the PUD fence height. Mr. Beutler confirmed that the fence height adjustment will be handled separately within the PUD and that the developer wishes to proceed with the final plat.

Councilor Francis noted that the record occasionally references the zoning as R3A, but it is zoned R3, as stated in the Reason Statement.

It was moved by Councilor Burtenshaw, seconded by Councilor Francis to approve the Development Agreement for the Final Plat for Falcon Crest Estates and give authorization for the Mayor and City Clerk to sign said agreement. The motion was carried by the following vote: Aye – Councilors Freeman, Francis, Larsen, Radford, Burtenshaw, Dingman. Nay - None.

It was moved by Councilor Burtenshaw, seconded by Councilor Francis to accept or approve the Final Plat for Falcon Crest Estates and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion was carried by the following vote: Aye – Councilors Dingman, Radford, Francis, Burtenshaw, Larsen, Freeman. Nay - None.

It was moved by Councilor Burtenshaw, seconded by Councilor Francis to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Falcon Crest Estates and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Radford, Freeman, Burtenshaw, Francis, Dingman, Larsen. Nay - None.

5) Legislative Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for .258 acres in the SE ¼ of Section 23, Township 2 North, Range 37 East.

Annexation and Initial Zoning of CC, Central Commercial with the Controlled Development Airport Overlay Zone which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for .258 acres in the SE ¼ of Section 23, Township 2 North, Range 37 East. The Planning



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680 Park Avenue
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and Zoning Commission considered this item at its November 14, 2023, meeting and unanimously voted to recommend approval of the annexation with initial zoning of CC.

Council President Burtenshaw recused herself from this agenda item and moved to the audience. Mayor Casper opened the hearing and invited all items presented to become part of the official record.

Assistant Director Kerry Beutler appeared, stating that the applicant was out of town and not present tonight. Mr. Beutler provided details about the property, which is .258 acres adjacent to Pioneer Road. The existing zoning is central commercial, specifically a mixed-use corridor.

He explained that this annexation intends to allow the developer to widen Pioneer Road and meet the minimum standards for Right-of-Way development. As the property was annexed, the existing Right-of-Way that the county had for Pioneer Road was also annexed. Due to county roads typically being narrower than city roads, there was not enough Right-of-Way to allow for the road's expansion.

On the east side of the property, the developer worked with the property owner to the west and reached an agreement on the annexation of this property. The zoning to be applied would be central commercial, aligning with the adjacent zoning. Additionally, this would include the controlled development airport overlay zone.

The applicant has been collaborating with Public Works on the design of the Right-of-Way, which explains the odd shape of the property. The planning commission, along with staff, has recommended approval.

Mayor Casper requested any public testimony inviting any members of the public that would like to speak. Nobody appeared.

It was moved by Councilor Larsen, seconded by Councilor Francis to approve the Ordinance annexing .258 acres in the SE ¼ of Section 23, Township 2 North, Range 37 East, assign a Comprehensive Plan Designation of "Mixed-Use Center 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. The motion was carried by the following vote: Aye – Councilors Larsen, Dingman, Freeman, Francis, Radford. Nay - None. Council President Burtenshaw – Recused.

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

ORDINANCE NO. 3555

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 0.258 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.

It was moved by Councilor Larsen, seconded by Councilor Francis to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of .258 acres in the SE ¼ of Section 23, Township 2



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Idaho Falls, ID 83402

North, Range 37 East and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Larsen, Radford, Dingman, Freeman, Francis. Nay - None. Council President Burtenshaw – Recused.

6) Legislative Public Hearing-Part 2 of the Annexation and Initial Zoning of CC, Central Commercial with the Controlled Development Airport Overlay Zone, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for .258 acres in the SE ¼ of Section 23, Township 2 North, Range 37 East.

It was moved by Councilor Larsen, seconded by Councilor Francis to approve the Ordinance establishing the initial zoning for CC, Central 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 The motion carried by the following vote: Aye – Councilors Dingman, Francis, Freeman, Larse, Radford. Nay - None. Council President Burtenshaw – Recused.

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

ORDINANCE NO. 3556

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 0.258 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS CC ZONE; WITH THE AIRPORT OVERLAY OF CONTROLLED DEVELOPMENT, AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Larsen, seconded by Councilor Francis to approve the Reasoned Statement of Relevant Criteria and Standards for the initial zoning of CC, Central Commercial with the Controlled Development Airport Overlay Zone and give authorization for the Mayor to execute the necessary documents The motion carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Larsen, Radford. Nay - None. Council President Burtenshaw – Recused.

D. Idaho Falls Power

1) IFP 24-09 Disconnect Switches for York Substation Upgrade – Royal Switchgear.

Idaho Falls Power (IFP) solicited bids for switchgear for the York Substation upgrade. Of the nine bids received, only two met the required specifications, with Royal Switchgear being the lowest responsive bidder.

GM Prairie noted an error in the original bid tabulation, where the Royal Switchgear cost should have been listed as \$7,580 per switch instead of \$1,240. Despite the correction, Royal Switchgear remains the lowest bidder with a revised total cost of \$107,710, still lower than the second-lowest bid from Erby and within budget.



City Council Meeting Minutes

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It was moved by Councilor Freeman, seconded by Councilor Radford to accept the bid received from Royal Switchgear for a total of \$107,710.00, The motion carried by the following vote:
Aye – Councilors Larsen, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - None.

3. Announcements

No announcements were made.

4. Adjournment.

There being no further business, the meeting adjourned at 8:55 PM.

s/ Corrin Wilde
Corrin Wilde, City Clerk

s/Rebecca L. Noah Casper
Rebecca L. Noah Casper, Mayor

File #: 25-178

City Council Meeting

FROM: Emily Geisler, City Clerk
DATE: Monday, March 3, 2025
DEPARTMENT: Mayor's Office

Subject

City Council Work Session Minutes, 10 February 2025

Council Action Desired

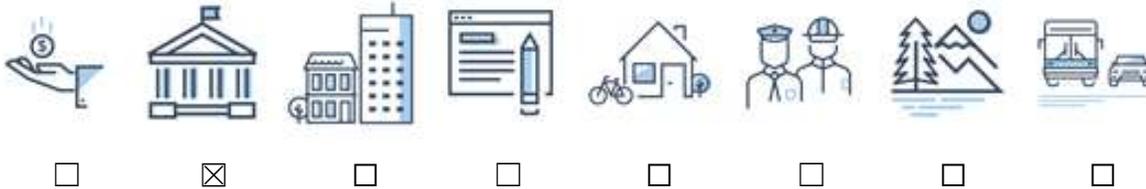
- Ordinance
- Resolution
- Public Hearing
- Other Action (Approval, Authorization, Ratification, etc.)

Approve the Minutes from the February 10, 2025, City Council Work Session

Description, Background Information & Purpose

Attached are the February 10, 2025 City Council Work Session Minutes.

Alignment with City & Department Planning Objectives



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

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A



City Council Work Session Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Monday, February 10, 2025

3:00 PM

City Council Chambers

There were present:

Mayor Rebecca L. Noah Casper
Councilor Jim Freeman
Councilor Kirk Larsen
Councilor Michelle Ziel-Dingman

Council President Lisa Burtenshaw
Councilor Jim Francis
Councilor John Radford

Also present:

Ian Turner, Airport Director
Dave Richards, Water Superintendent
Chris Canfield, Assistant Director, Public Works
Emily Geisler, City Clerk

Chris Fredericksen, Public Works Director
Bruce Young, Assistant Director, Airport
Michael Kirkham, City Attorney

Call to Order and Roll Call

The meeting was called to order at 3:04 PM by Mayor Casper. A quorum was established.

Live Streaming Announcement

Mayor Casper informed attendees about technical difficulties with the live streaming service. Viewers at home will see a wide view of the room, but the sound is operational.

Public Works (Chris Fredericksen, Dave Richards, Chris Canfield):

The discussion focuses on transitioning from groundwater irrigation to a surface water-based system for new developments, driven by regulatory limitations on groundwater use and the goal of sustainable water management. Key points include:

1. **Implementation & Regulation** – The system will apply only to new developments with existing surface water rights, governed by design standards rather than ordinance changes. Developers must integrate surface water irrigation, but existing properties remain unaffected.
2. **System Management & Operation** – Developers will build the infrastructure, while the City will maintain and operate it to ensure efficiency and reliability. The Idaho Irrigation District will control water diversion and enforce payments.
3. **Financial Structure** – Residents will pay an annual surface water fee (\$102) to the irrigation district, while the City's irrigation rate (\$202.20) will be adjusted accordingly. Costs will be tracked to ensure fairness.
4. **Water Allocation & Usage** – Water use will be capped at 8.97 gallons per minute per acre to align with historical agricultural use. Residents must follow scheduled irrigation periods to manage peak demand and pressure fluctuations.
5. **Challenges & Considerations** – Implementing a dual irrigation system within existing rights-of-way presents logistical complexities. Developers must coordinate with the canal system to avoid exceeding capacity. The City will educate residents on usage and manage operational challenges.
6. **Long-Term Planning & Growth** – As development expands, adjustments to rates, infrastructure, and regulations will be necessary. The City aims to balance growth with efficient water management while addressing financial and property value concerns.



City Council Work Session Meeting Minutes

680 Park Avenue
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Overall, the initiative seeks to optimize surface water use, maintain sustainability, and integrate with City infrastructure while ensuring fair distribution and cost management.

Airport (Ian Turner, Bruce Young):

Airport Director Ian Turner and Deputy Director Bruce Young presented to City Council their analysis of various RFPs received for updating the Parking Access and Revenue Control System (PARCS) at the airport parking lots. The current system is outdated (20 years old) and requires frequent maintenance. The Airport previously initiated an RFP process, receiving 11 proposals, and narrowed the selection to two companies: Flash and Amano.

Flash:

- A newer company with highly customizable, cloud-based equipment.
- Easier integration with third-party devices (Amazon/eBay purchases).
- Owns its own License Plate Recognition (LPR) system.
- Positive reference from Denver Airport.
- Concerns: unclear credit card processing details, less user-friendly web portal, lower ticket roll capacity, and limited firsthand experience.

Amano:

- A long-standing relationship with the airport (20+ years).
- Newest equipment version, cloud-based, but less customizable.
- Familiarity with staff and reliable service history.
- Strong regional references (Pullman, Helena).
- Offers additional features like prepaid parking and dynamic pricing.
- Concerns: dependency on proprietary parts, LPR system requires a third-party distributor.

Several factors were discussed, like system scalability, snowplow access, employee parking access, and whether dynamic pricing is practical for an airport setting. While Flash offers more customization, Amano provides reliability and a proven track record. Both options are similar in cost over time, with key differences in flexibility and integration.

Legal (Michael Kirkham): U-Pick CUP Appeal Written Findings and Conclusions

The City attorney presented a 21-page statement of findings and conclusions regarding a land use decision, aiming to ensure thorough documentation following a recent Idaho Supreme Court ruling that criticized inadequate reasoning in similar cases. The document addresses all arguments raised by the appellant and aligns with the Council’s reasoning. Minor grammatical errors were corrected, and Council members were given the opportunity to review and provide input. The Council approved the statement with a roll-call vote, with one member abstaining (from the vote and the signing). The document will be included in the meeting minutes and made publicly available.

Motion: Approve the hard copy of the U-Pick appeal written findings and conclusions as presented.

- Moved by: Council President Burtenshaw
 - Second: Councilor Dingman
 - Vote: Council President Burtenshaw – Aye, Councilor Dingman – Aye, Councilor Francis – Aye, Councilor Freeman – Aye, Councilor Larsen – Aye, Councilor Radford – Abstain.
- Motion carries.



City Council Work Session Meeting Minutes

680 Park Avenue
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Mayor and City Council:

Planning and Zoning Commission Recommendations:

Motion: Receive the recommendations from the February 4, 2025 meeting of the Planning and Zoning Commission pursuant to the local land use planning act.

- Moved by: Councilor Francis
- Second: Councilor Larsen
- Vote: All members voted in favor, motion carries.

Upcoming Meetings:

- A budget retreat is scheduled for February 21st, with Council members asked to rank priorities for aspirations.
- The Thursday Council meeting will be brief.
- The April 28th budget meeting is set as an all-day session.

Legislative Updates/Discussion:

- Potential legislation may impact the inclusion of ordinances and resolutions in the consent agenda.
- A proposed bill to require cities over 25,000 in population to shift from at-large to district-based elections sparked concerns about potential factionalism, reduced voter influence, and a shift toward partisan elections. There was skepticism about the bill's success and speculation that it could be politically motivated. Comparisons were made to district-based school board elections.
- Medicaid vouchers could affect fire and ambulance reimbursements.

Councilor Freeman: Started discussion concerning the local police department's role with ICE, reaffirming that they assist with crime-related matters but are not involved in immigration enforcement. Freeman also praised the recent police awards banquet, highlighting the chief's supportive leadership and recognition of officers and civilian staff, including dispatch personnel.

Councilor Francis: Groundbreaking for the north side fire station is expected in March or April.

Councilor Larsen: "One City, One Team" Philosophy should stay top-of-mind. The Council emphasized the importance of a collaborative, citywide approach to budgeting and interdepartmental cooperation, focusing on overarching aspirations rather than individual departmental goals.

There being no further business, the meeting adjourned at 5:03 PM

/s/Emily Geisler
Emily Geisler, City Clerk

/s/Rebecca L. Noah Casper
Rebecca L. Noah Casper, Mayor

BEFORE THE COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO

In the Matter of U-Pick Appeal from the Board of Adjustment’s Revocation of Conditional Use Permit to Operate an Agriculture Tourism Use in the Light Industrial Zone

Findings and Conclusions

This matter came before the Idaho Falls City Council (the “Council”) on January 30, 2025, as an appeal from the Board of Adjustment’s December 17, 2024, decision to revoke Conditional Use Permit CUP24-009 (“CUP”) issued to U-Pick Redbarn (“U-Pick”) business located at 2724 S. Rollandet, Idaho Falls, Idaho. There were considerable and conflicting versions of testimony concerning the history of the U-Pick property that were presented to the Council by both U-Pick and City staff and in the record. As context matters in any local land use decision, the following constitutes this Council’s factual findings of the history that led to this appeal.

HISTORY

The Western half of the U-Pick property was partly annexed into the City in 2003 with an initial zoning of Industrial and Manufacturing (I&M) and platted as the McNiel Business Park. In 2019, the Eastern half was annexed into the City, through a City initiated Category “B,” annexation and zoned Limited Commercial (LC). After both annexation events, the majority of the U-Pick property was used as a legal nonconforming use for the farming of pumpkins¹, and, for a period through the months of September and October, U-Pick made direct retail sales of pumpkins on the site to the public.

After annexation in 2019, U-Pick sought to expand the use of the property to include outdoor amusements and a pizza kitchen. As part of that effort, U-Pick submitted a

¹ The Northeastern corner of the property contains a residential home, however its use is not at issue in this appeal.

“November 2021” site plan that included an addition of a silo, bathrooms, and a kitchen north of the barn. The site plan includes drawings for a ten-foot (10’) right of way “to be dedicated to the City of Idaho Falls” and a fifteen foot (15’) utility easement immediately adjacent to Rollandet Avenue on the Eastern side of the property. That site plan was approved by City staff on May 26, 2022, and a copy of the November 2021 site plan is attached as Exhibit “A.”

As part of the post annexation expansions, in 2021 U-Pick applied for and received a building permit² from the City’s building department for the installation of a silo that was relocated from another location. The permit was limited to the installation of the silo only and explicitly noted:

[t]he scope of work for this submission is for the new structural foundation for the relocated existing silo. Future renovations and additions to the existing barn and silo interior are to be under a separate submission for review. This will require complete set of building plans reflecting the new additions and interior renovations of the existing barn and silo for review and approval.

(emphasis added).

Despite this explicit requirement for additional building permits for any future renovation or additions to the silo, City staff became aware in 2023 that U-Pick had extensively renovated and added to the silo structure making it a pizza kitchen and added outdoor amusements to the property. These new renovations and additions were constructed despite the requirement to obtain a building permit, as required by the City Code. In August 2023, City staff sent a series of letters which notified U-Pick that the silo’s conversion to a pizza kitchen and outdoor amusements, including a slide, required a building permit. U-Pick then submitted a “revised August 2023” site plan³ on August 23, 2023, which depicted the layout of the unpermitted additions to the silo

² Permit no. COM20-0150.

³ The revised site plan was numbered with the City tracking number Site Plan No. SITE23-038. This appeal focuses on the four (4) versions of Site Plan No. SITE23-038, which begin with this August 23, 2023, submission. For the

structure and outdoor amusements but did not include the slide. A copy of this first August 23, 2023, version of the revised site plan is attached as Exhibit “B.” The revised site plan also depicted the ten-foot (10’) right of way and the fifteen-foot (15’) utility easement adjacent to Rollandet Avenue.

On September 6, 2023, nine (9) business days after receiving the revised site plan, City staff reviewed and returned the revised site plan with comments for U-Pick to address twenty-six (26) City identified deficiencies. Shortly thereafter, in a letter dated September 13, 2023, the Fire Department notified U-Pick that the silo could not be occupied or maintain combustible materials until the building permitting issues for the silo remodeling were resolved.

Contemporaneously, in the Fall of 2023, City staff also notified U-Pick that the outdoor amusements, including the slide, constituted a violation of the Limited Commercial (LC) zone. To resolve the zoning violation, City staff recommended that U-Pick seek a rezone of the property from Industrial and Manufacturing (I&M) and Limited Commercial (LM) to Light Manufacturing (LM). The reasoning behind this suggestion was that the outdoor amusements would be permitted as part of an agriculture tourism use under a conditional use permit in the Limited Manufacturing (LM) zone.

U-Pick then applied for a rezone and Council approved the rezone to the Light Manufacturing (LM) zone on April 11, 2024. On May 23, 2024, U-Pick applied for a conditional use permit to operate an agriculture tourism use, which was heard by the Board of Adjustment on May 23, 2024. The Board of Adjustment postponed making a decision on whether to grant the CUP, in part because U-Pick did not present a completed site plan illustrating certain variances

sake of clarity, this Findings and Conclusions will identify the various versions of Site Plan No. SITE23-038 as the “revised site plan.” Specific versions of the revised site plan will be identified by the date the resubmission was received by the City.

requested by U-Pick.⁴ On June 6, 2024, the Board of Adjustment held another hearing. However, U-Pick did not present the Board with a complete site plan.⁵ Despite reservations regarding U-Pick's site plan, the Board granted the CUP and imposed nine (9) conditions, including "[o]btaining site plan approval showing an accurate depiction of the site prior to opening to the public" and "[o]btain all required building permits, inspections, and final sign offs for all structures requiring a permit prior to opening to the public." The Board also granted two (2) variances to the City's zoning code's landscaping requirements and parking requirements. U-Pick objected to variances granted by the Board and appealed to the Council on August 8, 2024, seeking expansion of the variances granted. However, U-Pick did not challenge the site plan nor the building permit conditions. Council granted the appeal in part and denied the appeal in part.

On August 27, 2024, 244 days after the City returned the revised site plan, U-Pick resubmitted the revised site plan.⁶ Exhibit "C." This second, August 27, 2024, version of the revised site plan was significantly changed from the first, August 23, 2023, version. The changes included a realignment of a fire lane, movement of outdoor amusements, and the addition of the slide. However, the ten foot (10') right of way and the fifteen foot (15') utility easement dedications adjacent to Rollandet Avenue remained on the second revised site plan unchanged.

On September 4, 2024, U-Pick submitted an application for a building permit for the already constructed remodeling and additions to the silo structure. The application was deficient, in part because it did not include construction documents stamped by a licensed architect. The next day, September 5, 2024, City staff identified seven (7) deficiencies in the application, including

⁴ It is not clear from the record whether U-Pick presented the August 2023 revised site plan, which was previously submitted to City staff, to the Board of Adjustment at May 23, 2024, hearing.

⁵ Again, it is not clear from the record whether U-Pick presented the revised August 2023 revised site plan to the Board of Adjustment. However, Council finds that the August 2023 revised site plan was not a complete and approved site plan.

⁶ The second August 23, 2024, version of the revised site plan was labeled as "Revised August 2024."

the unstamped construction documents, and requested the corrections. On September 11, 2024, U-Pick's architect emailed City staff, informing the City that it could expect stamped construction documents between September 20th and 27th.

On September 12, 2024, eleven (11) business days after receiving the second August 27, 2024, revised site plan, City staff returned the revised site plan, again with comments for U-Pick to address twenty-nine (29) City identified deficiencies in the site plan. That same day, Rollie Walker, operator of U-Pick, emailed City staff, stating that the City's requirements were unreasonable and that U-Pick would open to the public the next day. U-Pick followed through and opened to the public on September 13, 2024, for a special event and then to the general public on September 14, 2024.

On September 17, 2024, in response to reports that the silo structure was open and operating as a pizza kitchen, City staff posted "Do Not Occupy Notices" on the silo structure. U-Pick ignored the postings and continued to occupy the silo structure and operate the silo as a pizza kitchen. Through September 20 through October 15, 2024, U-Pick provided architectural plan updates and electrical loads and specifications plans to its building permit application. On October 15, 2024, U-Pick's building permit application lacked only one required construction document—an approved site plan.

Fifteen (15) business days after receiving City's comments to the second, August 27, 2024, version of the revised site plan, on October 3, 2024, U-Pick submitted a third version of the revised site plan. Exhibit "D." The third version had realigned the fire access and addressed many of the previously identified deficiencies. The third version also included the ten-foot (10') right of way and the fifteen foot (15') utility easement dedications adjacent to Rollandet Avenue. On October

11, 2024⁷, City staff returned the third version requesting U-Pick to address fifteen (15) remaining City identified deficiencies in the third, October 3, 2024, version of the revised site plan.

The record indicates that communication between U-Pick and City staff through U-Pick's 2024 six-week operating season took place constantly to address the site plan and building permit issues and their deficiencies. However, U-Pick did not resubmit the revised site plan during the rest of the operating season. On October 29, 2024, Wade Sanner, the Director of Community Development Services, wrote to U-Pick to reaffirm that U-Pick was operating in violation of the CUP's building permit and site plan conditions and requested resubmission of the revised site plan.

On November 21, 2024, Mr. Sanner emailed Mr. Walker with notice that the Board of Adjustment would hold a public hearing twenty-one (21) days later on December 17, 2024, to consider whether to revoke the CUP for failure to comply with the permit's building permit and site plan conditions. The next day, on November 22, 2024, U-Pick submitted a fourth version of the revised site plan. Exhibit "E."

On November 26, 2024, City staff published notice of the revocation hearing in the newspaper, posted notice on the U-Pick property itself, and mailed notice to adjacent property owners, consistent with the requirements set forth in the Local Land Use Planning Act.

On December 11, 2024⁸, City staff returned the fourth version of the revised site plan with six (6) comments. Staff indicated that the fourth version was conditionally approved, provided that U-Pick dedicate the ten-foot (10') right of way and the fifteen foot (15') utility easement dedications as depicted on the fourth version adjacent to Rollandet Avenue. U-Pick refused, stating that the right of way dedication and easements were new requirements that had not been previously discussed between U-Pick and the City.

⁷ Six (6) business days after the third version of the revised site plan had been submitted to the City.

⁸ Twelve (12) business days after the fourth version of the revised site plan was submitted to the City.

On December 17, 2024, the Board of Adjustment held the revocation hearing for U-Pick's CUP. At the hearing, Mr. Sanner presented the extensive history and procedure leading to the City's action to revoke U-Pick's CUP and requested the Board of Adjustment to revoke the permit on the basis that U-Pick opened to the public in violation of two of the CUP's conditions. First, that U-Pick had failed to receive the required building permits for the silo structure's expansion and renovations prior to opening to the public on September 13 and 14, 2024. Second, that U-Pick had opened on September 13 and 14, 2024, without an approved site plan. U-Pick argued that the City's notice of the hearing was deficient and had not adequately notified U-Pick that the City was seeking revocation for U-Pick's failure to have an approved site plan and building permits. In addition, U-Pick argued that no one could show that U-Pick failed to do anything that the City had asked it to do, that the City had denied the revised site plan fifteen (15) times, that the City had constantly changed the requirements necessary to receive a building permit, and that U-Pick would not agree to dedicate right-of-way or any easements.

The Board of Adjustment found that U-Pick violated the conditions of the CUP by opening to the public without an approved site plan and without receiving all required building permits and revoked U-Pick's the CUP. U-Pick then brought this appeal to the City Council.

ISSUES ON APPEAL

In its written notice of appeal, U-Pick raised the following issues on appeal:

- 1. That the City's notice of revocation was defective in that advised that U-Pick's CUP was being revoked for (1) hours of operation, (2) environmental effects, and (3) landscaping.**
- 2. That the Board of Adjustment received incomplete information regarding hearing in violation of the requirements under Constitutional Due Process Clauses.**
- 3. That U-Pick met all conditions agreed between the City and U-Pick in a meeting, but the City reneged on its agreement and imposed additional conditions, including the requirement to dedicate easements and right of way.**
- 4. That Wade Sanner misdirected U-Pick regarding the City's basis to revoke the CUP which unfairly prejudiced U-Pick from preparing a rebuttal to the allegations that formed the true basis of the revocation.**
- 5. That the Board of Adjustment should have been instructed by the City Attorney that the City bore the burden of proof in the revocation hearing.**

In addition to these issues, U-Pick also raised the following issue during its oral argument before Council

- 6. That the Board of Adjustment decision was arbitrary and capricious because U-Pick and the City were very close to resolving their disputes regarding the right of way and easement dedication issues.**

STANDARD OF REVIEW

The Council serves in an appellate capacity in reviewing decisions made by the Board of Adjustment. City Code § 11-6-4(F). Appeals to the Council are not a free review of the Board of Adjustment's decision. The City's zoning code constrains the Council's review. *See Veterans Park Neighborhood Ass'n, Inc. v. City of Boise*, ___ Idaho ___, 2025 WL 259177, at *8-9 (Jan. 22, 2025). First, the Council's review is limited to the record generated and preserved by the Board of Adjustment; "no additional public testimony or information" is taken at the appeal. City Code § 11-6-4(F). Second, the Council's review is to be focused on "sound reason and practical application of recognized principles of law." *Id.* The Council may only remand a decision back to

the Board of Adjustment when, upon a preponderance of evidence, that there is new material information that was not available for the Board or the Council finds that it is in the public interest's for the board to "develop [] additional material information on the matter." *Id.* Given the limits imposed by the zoning code, the Council reviews the Board of Adjustment's decisions to determine whether the Board of Adjustment acted in an arbitrary, capricious manner, abused its discretion, or acted in violation of the zoning code or other applicable law.

ANALYSIS

The City is required and authorized by the Idaho Legislature to regulate land use in the City by the Local Land Use Planning Act, Idaho Code Title 67, Chapter 65 ("LLUPA"). *See Caesar v. State*, 101 Idaho 158, 160 (1980) (holding that Idaho's cities only have the powers expressly or impliedly granted to them); Idaho Code § 67-6511 (requirement for counties and cities to adopt zoning ordinance). LLUPA requires that cities provide as part of their zoning ordinance a process to obtain conditional use permits and authorizes cities to impose conditions. Idaho Code § 67-6512. Following state law, the City has adopted a conditional use permit process, as outlined in Title 11, Chapter 6, of the City Code which empowers the Board of Adjustment to review applications for conditional use permits, hold public hearings to receive public input, and to impose conditions for the uses that are identified as "conditional" in the zoning code. Conditional uses are land uses that are allowed only if conditions specified in the zoning ordinance are met. City Code § 11-6-5(B)(2)-(3). In addition, the Board of Adjustment may impose additional conditions, including, but not limited to:

- (a) Minimizing adverse impact on other developments or adjacent properties.
- (b) Controlling the sequence and timing of development.
- (c) Controlling the duration of development.
- (d) Assuring the development is maintained properly.
- (e) Designating the exact location and nature of development.
- (f) Requiring landscaping of on-site or off-site public facilities or services.

- (g) Restricting the hours of operation of any business or other commercial activity conducted on the premises.
- (h) Such other conditions as may be necessary to preserve the character and harmony of the zone and avoid conflict with the general characteristics of the area designated in the Comprehensive Plan.

City Code § 11-6-5(B)(3); *See also* Idaho Code § 67-6512(d). Failure to comply with the conditions of a conditional use permit “shall be cause for termination of the approval and shall be deemed a violation” of the zoning code. City Code § 11-6-5(B)(7).

1. **The November 21, 2024, letter to U-Pick provided sufficient notice for the revocation hearing and provided U-Pick with a meaningful opportunity to prepare for the revocation hearing because it stated U-Pick’s failure to receive a permit and a site plan prior to opening to the public as the reasons the City was seeking revocation .**

U-Pick’s written notice of appeal raises three points of error (numbered 1, 2, and 5) which all assert deficiencies in the City’s notice of the revocation hearing to U-Pick. Land use decisions under LLUPA, including those affecting conditional use permits, are quasi-judicial decisions because they apply general rules to individuals or individual interests. *Cowan v. Fremont Cnty.*, 143 Idaho 501, 510 (2006). As a consequence, the City must provide due process, as guaranteed under the Fifth and Fourteenth Amendment to the United States Constitution and Article I, section 13 of the Idaho Constitution, to those who appear before the City’s land use boards, including the Board of Adjustment.

The fundamental guarantee to due process is to provide an affected party with a meaningful opportunity to be heard. *Scott v. Home Depot, Inc.*, 561 P.3d 494, 503 (Idaho 2024). In order to provide a meaningful hearing, the government must do more than merely notify the affected parties of the date and time they would be heard. *See id.* The notice must afford the parties involved with an opportunity to prepare and present their positions or to defend themselves. *Id.* While due process does not require “perfect notice,” the notice must be reasonably calculated under all circumstances to apprise the parties of what to expect at a hearing. *Id.* In addition to these general, constitutional

principles, the Idaho Legislature requires specific notice procedures for land use decisions. Idaho Code § 67-1512 requires notice to be provided fifteen (15) days prior to the hearing by publication in the newspaper, posting on the premises, mailed notice provided to property owners within three hundred feet (300') of the boundaries of the affected property.

U-Pick erroneously argues that the notice it received was deficient because the notice stated that “the reasons the revocation was being pursued was (1) hours of operation, (2) environmental effects, and (2) (sic) landscaping.” At the revocation hearing, the Board of Adjustment took U-Pick’s testimony that the notice was deficient. In review of the record, U-Pick took issue with the notice that was mailed to adjacent property owners because of the following statement on the notice “Basis for Board of Adjustment Consideration Includes But Are Not Limited to: Conditions to minimize any adverse impacts, hours of operation, environmental effects, landscaping.” Had this been the only information provided on the notice, Council would agree with U-Pick that the notice was deficient.

However, the adjacent property owners notice also contains a description of the “Project Summary,” which states “A Revocation of the Conditional Use Permit issued on June 27, 2024, due to failure to comply with conditions of permit for an Agriculture Tourism use in the LM, Light Manufacturing and Heavy Commercial Zone.” (emphasis added). Contrary to U-Pick’s assertions, the notice does indicate that that revocation was focused on U-Pick’s failures to comply the CUP.

The record reveals, however, that the adjacent property owners notice was not the only notice that U-Pick received regarding the revocation hearing and the reasons prompting the revocation. U-Pick’s operator and manager received additional notice by email and mail that contained a letter dated November 21, 2024, from the City’s Community Development Services Director, Wade Sanner. In that letter, Mr. Sanner informed U-Pick that the Board of Adjustment

would hold a public hearing to revoke U-Pick's CUP on December 17, 2024. Importantly, that letter stated the reasons the City was seeking revocation:

Staff has determined that the following conditions were not met prior to opening the U-Pick Barn to the public on September 13, 2024:

- Obtain site plan approval showing an accurate depiction of the site prior to opening to the public
- Obtain all required building permits, inspections, and final sign offs for all structures requiring a permit prior to opening to the public. After opening to the public, you continued to operate the pizza kitchen with a posted Do Not Occupy Notice in direct violation of the International Building Code.

The November 21, 2024, letter provided U-Pick specific allegations and facts. It identifies the two (2) conditions that the Board of Adjustment's revocation hearing focused on. As a consequence, the Council finds that the Board of Adjustment did not abuse its discretion or err by holding and deciding the revocation hearing. The Council finds that even if the notice in this case was not perfect, the notice provided was reasonably calculated under all circumstances to apprise U-Pick of what to expect, specifically in that the notice provided accused U-Pick of violating two (2) of the conditions set out in the CUP. In addition, the November 21, 2024, letter provided more notice and time that was required by Idaho Code § 67-1512, further empowering U-Pick with time to prepare its arguments and objections.

U-Pick argument that City's staff explanation of LLUPA's noticing requirements somehow mislead the Board of Adjustment also misses the mark. Council finds that the notice provided in this case conformed to LLUPA's requirements set forth in Idaho Code § 67-1512 and that the Board of Adjustment did not err in relying on City's staff's explanation of LLUPA's noticing requirements. However, the Board of Adjustment was also provided with evidence—namely the November 21, 2024, letter—that U-Pick had been reasonably apprised of reasons that the revocation hearing was called (the fact that U-Pick had opened without permits or an approved site plan).

U-Pick also argues that, due to the flawed notice, it could not effectively rebut City staff and did not have a full opportunity to fully and completely rebut the allegations that U-Pick intentionally violated the law.⁹ U-Pick was afforded more time—twenty-one (21) days—to prepare for the revocation hearing than would have been required if City staff provided the required LLUPA notice alone—which would have provided only fifteen (15) days. The November 21, 2024, letter clearly laid out the basis for revocation—violation of the conditions that prohibited opening to the public without an approved site plan and the required building permit. Given the information provided, U-Pick should have had time to prepare to address whether it had opened to the public in violations of the CUP’s conditions.¹⁰ Consequently, the Board of Adjustment did not err by holding the hearing and disregarding U-Pick’s inaccurate argument that it had not received fair notice.

2. The record establishes that U-Pick had been aware of the easements and right-of-way dedications that the City requires for new development as the dedications appeared on every version of the revised site plan.

As a condition of granting a permit to a property owner to develop their property, the City requires the property owner to dedicate right-of-way required to support the street classification

⁹ Notably, U-Pick, at both the December 17, 2024, revocation hearing and the appeal hearing before Council, conceded that U-Pick had failed to meet the require conditions of the CUP by opening the business to the public without the necessary building permits and site plans. The record also indicates that U-Pick became aware of its failure to obtain a building permit for the silo additions and renovations as early as August 2023. Despite that fact, U-Pick did not submit an application for the building permit for over a year. Even when the application was submitted on September 4, 2024, the application was incomplete in several respects, most notably that it lacked required the required construction documents including stamped architectural drawings and a site plan. 2018 International Building Code §§ 107.1, 107.2.6. This first submittal for a building permit occurred only five (5) business days prior to U-Pick’s advertised season opening date.

As for whether the opening of the business was an intentional violation of the CUP, the record indicates that Mr. Walker, in a September 12, 2024, email, stated that the City’s requirements for stamped architectural drawings was unreasonable and that he would open his business to the public the next day without a permit. The record establishes that U-Pick then opened to the public on September 13, 2024. On that date, U-Pick did not hold a permit for the renovated and occupied silo structure nor did it have an approved site plan.

¹⁰ Which U-Pick readily concedes that it did in fact open without the required building permits and without an approved site plan.

designated in the Bonneville Metropolitan Planning Organization's ("BMPO") Access management Plan. City Code § 10-2-4(B). In addition, the City also requires property owners developing property to dedicate a fifteen-foot (15') easement along rights-of-way for the installation of public utilities. City Code § 10-2-4(B)(8). These conditions to dedicate property are not unusual and are a common governmental requirement imposed on new and intensifying development to counteract the effects of the property owner's expansion on the public's infrastructure. *See Nollan v. California Coastal Comm'n*, 483 U.S. 825 (1987); *Dolan v. City of Tigard*, 512 U.S. 374 (1994).

U-Pick asserts that the City assured that U-Pick could open if it obtained a building permit and receive an approved site plan. However, U-Pick asserts, that the City reneged on its agreement and imposed new and additional conditions, namely the dedication of right-of-way and easements. Without notifying U-Pick that these exactions were required in order to receive a building permit and a site plan, U-Pick argues that it was forced by the City into non-compliance with the CUP.

The record clearly indicates that U-Pick was cognizant and aware of the City's requirements to dedicate the easement and right-of-way along Rollandet Avenue and belies U-Pick's assertions to the contrary. Everyone has constructive notice of the requirements of the law, including the law contained within the City's code of ordinances referenced above. *See State v. Roth*, 166 Idaho 281, 285 (2020) (citizens are presumptively charged with knowledge of the law once the laws are passed); IDAHO CONST. art. XII, § 2 (constitutional authority for Idaho's cities to make and enforce local laws).

Notwithstanding the legal principle that every person has constructive notice of the law's requirements, U-Pick had actual notice of the requirement as evidenced by U-Pick's site plan and its revised site plan submissions. U-Pick's current November 2021 site plan and all four versions

of U-Pick's revised site plan indicate that U-Pick was aware of the City's dedication requirements. The current approved site plan for the property is the November 2021 site plan. That site plan was developed, submitted, and signed by U-Pick and approved by the City. Depicted on that site plan is a ten-foot (10') right-of-way and fifteen-foot (15') utility easement and dedication. U-Pick described the right-of-way with the following, "to be dedicated to the City of Idaho Falls." Council finds that the meaning of this description was that U-Pick understood that the property depicted within the ten-foot (10') right-of-way area belonged to U-Pick and that U-Pick was required to dedicate the property to the City of Idaho Falls. U-Pick continued to express its understanding that dedications were required in all four of U-Pick's revised site plan submissions. The argument that these dedications were somehow sprung last minute upon U-Pick, which then forced U-Pick into reluctant noncompliance, is difficult to reconcile with the record.

The record indicates that U-Pick and City staff met on July 12, 2024, to address the issues standing between U-Pick and an issued building permit. Nine (9) items were identified and documented in a letter dated July 31, 2024. On September 5, 2024, the same day the incomplete building permit was submitted, City staff emailed U-Pick and described seven (7) items that remained unaddressed from the July 12 meeting. As discussed above, the building permit application deficiencies, specifically the failure to submit architect stamped drawings, were not resolved prior to U-Pick's decision to open to the public on September 13, 2024. As a consequence, the Council finds that the Board of Adjustment's determination that U-Pick had violated the CUP by opening to the public without a building permit or an approved site plan was not arbitrary or capricious, but rather based on sound and practical application of the facts as established by the record.

3. The Board of Adjustment's decision was not clearly erroneous and was supported by the record.

U-Pick argues that during the revocation hearing a member of the Board of Adjustment was unable to determine which side was telling the truth and erred in voting to revoke the CUP because the City carried the burden of proof. U-Pick asserts that the Board of Adjustment should have been instructed by the City Attorney that the City carried the burden of proof.

U-Pick correctly points out that, generally speaking, the applicant for a permit carries the burden of showing that he or she is entitled to the permit. *Northern Frontiers, Inc. v. State*, 129 Idaho 437, 439 (Ct. App. 1996). For the revocation, where the City was seeking to revoke the CUP, the City was the applicant. Therefore, the City indeed carried the burden to show that U-Pick failed to comply with the CUP's conditions.

However, on appeal, this Council may not simply substitute its judgment of the facts for the Board of Adjustment. *See Cooper v. Board of Professional Discipline*, 134 Idaho 449, 454 (2000). Factual finding on appeal are typically reviewed under the clearly erroneous standard. *See Pinnacle Engineers, Inc. v. Heron Brook, LLC*, 139 Idaho 756, 758 (2004). As set out in the City's zoning code, Council may set aside the BOA's decision only if it finds that the BOA's findings, conclusions, or decisions were not founded "upon sound reason and practical application of recognized principles of law." Idaho Falls City Code 11-6-4(F). It was the Board's duty and right to weigh conflicting evidence and to judge the credibility of witnesses. *Cf. Pinnacle Engineers, Inc.*, 139 Idaho at 758 (discussing a trial court's providence to reconcile evidence and an appellate court's deference to those findings). As a consequence, the Council will review the record to see if the Board's findings and conclusions were supported by sound and practical analysis of the evidence and testimony that was presented to the board.

The Board found that “The applicant opened the U-Pick Barn agricultural amusement business to the public on September 13, 2024, for a special event, and to the general public on September 14, 2024, in direct violation of their CUP.” In reaching that conclusion, the Board found that U-Pick did not obtain an approved site plan nor the required building permits. The minutes of the revocation hearing indicate that Boardmember Johnson asked how to decide fact from fiction. The minutes reflect that the City Attorney stated that fact and fiction were in the purview of the Board to determine and the Board could use its judgment in what it found persuasive to be the truth. Ultimately, Boardmember Johnson seconded the motion to revoke the permit on the basis that conditions of the CUP had not been adhered to and voted in favor of the revocation.

In reviewing the record, the Council finds that U-Pick conceded the fact that it opened without a permit and without a site plan to the Board.¹¹ Even if U-Pick had not conceded these facts, the Board received substantial and competence evidence that U-Pick opened to the public in violation of the conditions of the CUP. The evidence provided would have met the City’s burden of proof and evidently convinced the Board of Adjustment that revocation was justified. As a consequence, the Council finds that the Board of Adjustment’s decision was supported by sound and practical analysis of the evidence and testimony provided and was not clearly erroneous.

4. The Board of Adjustment was not required to deny the City’s request for revocation because it should have perceived U-Pick and the City were very near to resolving the disputes regarding the easement and right of way dedication issues.

At the appeal hearing, U-Pick asserted that the Board of Adjustment’s decision to revoke the CUP was arbitrary and capricious due to the fact that the Board of Adjustment had received testimony that the site plan had been conditionally approved and no remaining deficiencies existed. As a result, U-Pick contends, the Board should have denied the City’s revocation request and

¹¹ U-Pick also readily conceded it opened without the building permit and the site plan in addressing this Appeal to the Council as well.

instructed City staff to continue to mediate the disagreements over the requirement to dedicate the easement and right-of-way. U-Pick asserts that where the City and U-Pick are ninety to ninety-five percent (90% - 95%) in agreement, the Board of Adjustment was required to have City staff continue towards working a compromise.¹²

The revocation minutes confirm that Mr. Walker stated that U-Pick had been informed that the site plan was conditionally approved pending dedication of the easements. However, Mr. Walker was resolute that he would not sign the site plan or make the required dedications. As described above, the dedication requirement was not suddenly sprung on U-Pick. The record is also clear that U-Pick was first notified of noncompliance with the City's zoning code prior to its 2023 season. Specifically, U-Pick was aware of the fact that it did not have a building permit for the silo structure's remodel and occupation as a pizza kitchen prior to its 2023 season.

Despite these violations, City staff apparently permitted U-Pick to operate its 2023 season while U-Pick made efforts to rezone the property and come into compliance. The record indicates that although U-Pick received City staffs' comments on the first version of the revised site plan on September 6, 2023, it did not address those comments for 244 days. U-Pick was notified that the silo additions and renovations it made some time prior to August 2023 required a permit. However, U Pick did not submit a building permit application for the already constructed, unpermitted additions for over a year.

¹² The Council notes that U-Pick requested mediation towards the end of the appeal hearing by presenting Council with a written request. LLUPA requires that zoning code adopted by Idaho's cities "shall include the option of mediation upon the written request of the applicant, an affected person, the zoning or planning and zoning commission or the governing board. Mediation may occur at any point during the decision-making process or after a final decision has been made." Idaho Code § 67-6510(1); *see also* City Code § 11-6-4(G). As no final decision had been made, Council ordered mediation between the City and U-Pick and then proceeded with the appeal hearing. LLUPA conceives of situations, like this one, where a final decision is made prior to the mediation. In those cases where "mediation occurs after a final decision, any resolution of differences through mediation must be the subject of another public hearing before the decision-making body." Idaho Code § 67-6510(1). Should a resolution be reached in mediation, the Council intends to hold a public hearing in conformance with Idaho Code § 67-6510(1).

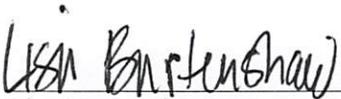
The Council is unaware of any principle of due process that requires the government to restrain decision-making action in this instance, especially in light of the fact that City staff allowed U-Pick to work towards compliance for over a year and that U-Pick did not take meaningful steps to receive a building permit or an approved site plan until the weeks immediately prior U-Pick's 2024 season. As a consequence, the Council finds that the Board of Adjustment did not err in revoking U-Pick's CUP because U-Pick was resolute that it would not agree to sign the dedications required for the approval of the site plan.

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DECISION

Based on the above, the Council affirms the decision of the Board of Adjustment to revoke U-Pick's CUP because U-Pick opened to the public on September 13 and 14, 2024, in violation of the conditions of the permit requiring U-Pick to receive an approved site plan and all required building permits.

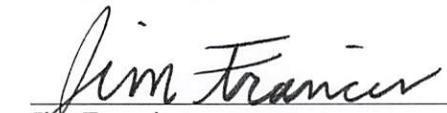
Dated this 10 day of February, 2025.



Lisa Burtenshaw
Council President



Michelle Ziel-Dingman
Council Member

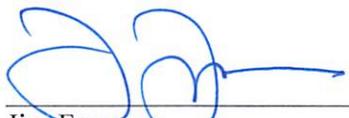


Jim Francis
Council Member

John Radford
Council Member



Kirk Larsen
Council Member



Jim Freeman
Council Member

Idaho Code § 67-6535 Disclosure

The decision attached is a final decision on this matter. Any affected person seeking judicial review must seek reconsideration of the final decision within fourteen (14) days of this decision. Any such request must identify specific deficiencies in the decision for which reconsideration is sought. Any judicial review of this decision must be filed in the Idaho District Court, Seventh Judicial District, in and for the County of Bonneville, within twenty-eight (28) days of the service date of this decision.

Certificate of Service

I hereby certify that on this 11th day of February 2025, I served a true and correct copy of the City's Council's Findings and Conclusions In the Matter of U-Pick Appeal from the Board of Adjustment's Revocation of Conditional Use Permit to Operate an Agriculture Tourism Use in the Light Industrial Zone to the following by the method of delivery indicated:

Gary L. Cooper
Cooper & Larsen
151 N. 3rd Avenue, Suite 200,
Pocatello, ID 83201

Email:gary@cooper-larsen.com

Rollie Walker
U-Pick Redbarn
2822 McNeil Dr.
Idaho Falls, Idaho 83402

Email:rolliewalk@gmail.com



Emily Geisler, City Clerk

Exhibit “A”

SITE PLAN FOR:

UPICK BARN

City of Idaho Falls, Bonneville County, Idaho

20159

NOVEMBER 2021

LAND USE NOTES:
 CURRENT ZONE = LC - LIMITED COMMERCIAL
 PROJECT AREA = 4.085 AC
 SF OF PROPOSED BUILDINGS = 615
 BUILDING TYPE = CB
 BUILDING HEIGHT SLOD = 25' - 30'

BENCHMARK:
 CITY OF IDAHO FALLS NAVD DATUM
 EXISTING MANHOLE CONCRETE COLLAR AS
 LABELED ON DRAWING.
 ELEV = 6693.24
 NORTHING = 658336.623
 EASTING = 688367.604

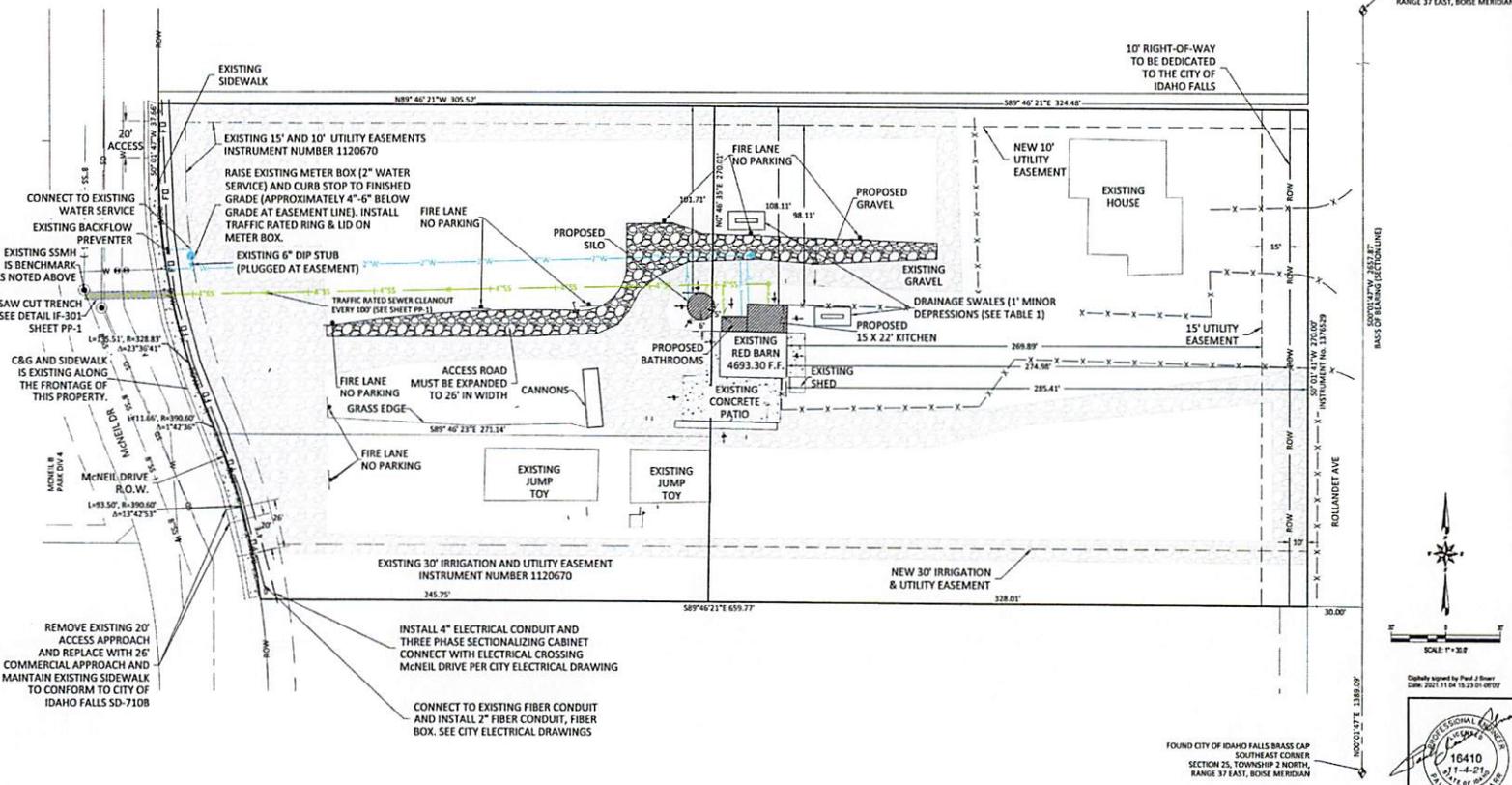
SURVEY NOTE:
 This site plan conforms to an actual survey that was performed on the ground by a licensed land surveyor in and for the State of Idaho. It is the owner's responsibility to construct all structures shown on this site plan in accordance with said survey.

LEGEND

P.O.B.	POINT OF BEGINNING
---	BOUNDARY
---	SECTION LINE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	EXISTING 15' PUBLIC UTILITY EASEMENT PURSUANT TO INSTRUMENT NO. 1120670
---	EXISTING 30' IRRIGATION AND UTILITY EASEMENT PURSUANT TO INSTRUMENT NO. 1120670
---	PROPOSED EASEMENTS AS NOTED
---	ROW
---	PROPOSED 10' RIGHT OF WAY AS NOTED
---	4" E
---	PROPOSED 4" ELECTRICAL CONDUIT
---	FD
---	PROPOSED 2" FIBER OPTIC CONDUIT
+	SECTION CORNER

NOTES

- The address shall be posted and maintained on every job site prior to and during construction. NO ADDRESS = NO INSPECTION.
- A Site Plan including a completed City review block shall be on the job site at all times during construction.
- Any changes to this site plan shall be submitted to the City of Idaho Falls Planning and Building Division for approval prior to construction.
- Failure to comply with the requirements of this plan may result in the City withholding building permits, certificates of occupancy, water or electrical service.
- Approval of the City Engineer is required for any proposed construction within a public right-of-way or easement and shall be in accordance with the current City of Idaho Falls Standard Specifications and Drawings.
- A City of Idaho Falls Public Works License is required for any contractor working in a public right-of-way or easement.
- A Public Right-of-Way Use Permit is required for any work in any public right-of-way or easement. The City Engineering Department must be notified at least ten (10) days prior to any excavation under this permit. (208-612-8250)
- Placing Concrete within the public right-of-way requires inspection and approval by the City Engineering Department. The department shall be notified at least four (4) hours prior to placing. (208-612-8250)
- All Driveway Approaches shall be concrete and meet the requirements of the current City of Idaho Falls Standard Specifications and Drawings. All driveways and parking areas shall be hard surface.
- Replace all broken or poor quality curb, gutter, and sidewalk.
- Remove all unused driveway approaches and replace with standard full height curb, gutter and sidewalk.
- A Licensed Idaho Professional Engineer shall inspect, certify to City Standards, and prepare "As-Built" drawings for all Water, Sanitary Sewer and Storm Sewer Main Lines.
- All Water Service Lines less than four (4) inches and Sanitary Service Lines less than eight (8) inches shall be inspected by the City Sewer Department prior to backfilling (812-9108).
- Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation uses. Provisions shall be installed per City of Idaho Falls Standard Drawing 850 for 800.3. Contact Water Supd. (208-612-8471) to determine if meter shelf is required. Meters or meter shelves shall be an approved material list and may be purchased from Water Department warehouse (208-612-8474).
- Fire flow and access road requirements for commercial buildings are based on building construction type, height, and total square footage of all floors. This information must be provided on the site plan.
- Private fire service water mains shall be installed by, or under the supervision of, a city licensed fire sprinkler contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.
- All Electrical Facilities, including new services or the relocating of existing, shall be in accordance with the current Idaho Falls Power Service Policy. Service Policy available at I.F.P. office or I.F.P. website. The developer must submit two (2) copies of these plans directly to Idaho Falls Power for the design and/or approval of electric service. Contact Idaho Falls Power prior to construction of electrical facilities (812-8430).
- All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.
- Appropriate erosion and sediment control requirements associated with construction shall be shown on the Site Plan or a separate attached plan.
- In compliance with Idaho Code § 55-1813 a field search and location survey has been conducted under the direction of a professional land surveyor prior to this project's construction.



CITY OF IDAHO FALLS SITE PLAN APPROVAL
 Revision 4/2016

Approved: *Nancy Jostey* Date: *5/26/22*
 (City of Idaho Falls)

PROPERTY LEGAL DESCRIPTION
 SEE INSTRUMENT NUMBER 5559612 AND 1130670, INCLUDING LOTS 10 AND 11, BLOCK 1, MCNEIL BUSINESS PARK DIVISION No. 4.

SITE PLAN CONTACT PERSON
 NAME: KURT ROLAND
 ADDRESS: 1331 FREMONT AVE, IDAHO FALLS, ID ZIP: 83402
 PHONE: 208-542-2665

SITE PLAN NAME AND ADDRESS (See Note #1)
 UPICK BARN
 2724 S. ROLLANDET ST.
 IDAHO FALLS, IDAHO 83402

FILE NO: 20159
 SCALE: 1:30
 DRAWN BY: JAR
 DATE PLOTTED: 11-4-21
 CHECKED BY: PIS
 REVIEWED BY: 1
 SHEET NO: 1 of 3

ENGINEERING DEPT.

SEWER FRONT FOOTAGE	0	FT.
WATER FRONT FOOTAGE	0	FT.

2-37-25-4 #23

Exhibit “B”

LAND USE NOTES:
 CURRENT ZONE - LC - LIMITED COMMERCIAL
 PROJECT AREA = 4.065 AC
 SF OF PROPOSED BUILDINGS = 615
 BUILDING TYPE - B
 BUILDING HEIGHT SLO-25' - 30'

BENCHMARK:
 CITY OF IDAHO FALLS NAVADOTUM
 EXISTING MANHOLE CONCRETE COLLAR AS
 LABELED ON DRAWING.
 (ELEV=4683.24
 NORTHING=658336.623
 EASTING=68837.604

New and existing building information needs to be shown on site plan. Please include number of buildings, building areas, building heights, IBC construction type.

Fire access routes are required to have an improved hard surface.

SITE PLAN FOR: UPICK BARN

City of Idaho Falls, Bonneville County, Idaho

20159

REVISED AUGUST 2023

I assume the new easements and r-o-w dedication are going to be part of the plat of this property.

There has been an update to the boundary.
Survey Note:
 The site plan is designed to conform with an actual survey that was performed on the ground by a licensed land surveyor in accordance with the laws of the State of Idaho. The boundary lines of the site are shown based on bearings and distances. A Professional Land Surveyor's responsibility is to control all structures shown on the site plan in accordance with said survey.

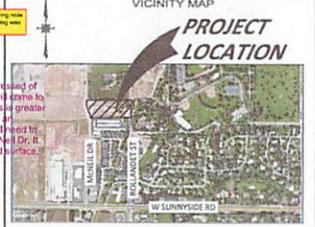
SURVEY NOTE:
 This site plan conforms to an actual survey that was performed on the ground by a licensed land surveyor in accordance with the laws of the State of Idaho. It is the owner's responsibility to control all structures shown on this site plan in accordance with said survey.

LEGEND

P.O.B.	POINT OF BEGINNING
BOUNDARY	BOUNDARY
SECTION LINE	SECTION LINE
W	EXISTING WATER LINE
SS	EXISTING SEWER LINE
PROPOSED WATER LINE	PROPOSED WATER LINE
PROPOSED SEWER LINE	PROPOSED SEWER LINE
EXISTING 15" PUBLIC UTILITY EASEMENT INSTRUMENT NO. 1120670	EXISTING 15" PUBLIC UTILITY EASEMENT INSTRUMENT NO. 1120670
EXISTING 30" IRRIGATION AND UTILITY EASEMENT INSTRUMENT NO. 1120670	EXISTING 30" IRRIGATION AND UTILITY EASEMENT INSTRUMENT NO. 1120670
PROPOSED EASEMENTS AS NOTED	PROPOSED EASEMENTS AS NOTED
ROW	PROPOSED 10' RIGHT OF WAY AS NOTED
4" E	PROPOSED 4" ELECTRICAL CONDUIT
FD	PROPOSED 2" FIBER OPTIC CONDUIT
SECTION CORNER	SECTION CORNER

NOTES

- The address shall be posted and maintained on every job site prior to and during construction. NO ADDRESS = NO INSPECTION.
- A Site Plan including a completed City review check shall be on the job site at all times during construction.
- Any changes to this site plan shall be submitted to the City of Idaho Falls Planning and Building Division for approval prior to construction.
- Failure to comply with the requirements of this plan may result in the City withholding building permits, certificates of occupancy, water or electrical service.
- Approval of the City Engineer is required for any proposed construction within a public right-of-way or easement and shall be in accordance with the current City of Idaho Falls Standard Specifications and Drawings.
- A City of Idaho Falls Public Works License is required for any contractor working in a public right-of-way or easement.
- A Public Right-of-Way Use Permit is required for any work in any public right-of-way or easement. The City Engineering Department must be notified at least ten (10) days prior to any excavations under this permit (208-612-6255).
- Placing Concrete within the public right-of-way requires inspection and approval by the City Engineering Department. The department shall be notified at least four (4) hours prior to placing (208-612-6255).
- All Driveway Approaches shall be concrete and meet the requirements of the current City of Idaho Falls Standard Specifications and Drawings. All driveways and parking areas shall be hard surface.
- Replace all broken or poor quality curb, gutter, and sidewalk.
- Remove all unseal driveway approaches and replace with standard full height curb, gutter and sidewalk.
- A Licensed Idaho Professional Engineer shall inspect, certify to City Standards, and prepare "As-Built" drawings for all Water, Sanitary Sewer and Storm Sewer Main Lines.
- All Water Service Lines less than four (4) inches and Sanitary Service Lines less than eight (8) inches shall be installed by the City Sewer Department prior to backfilling (212-4110).
- Pursuant to IDAPA 58.01.01, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation usage. Provisions shall be installed per City of Idaho Falls Standard Drawing 600-100 (000). Contact Water Dept. (208-612-6471) to determine meter "As-Built" Requirements. Meters or meter lids shall be on approved material and may be purchased from Water Department warehouse (208-612-6474).
- Fire flow and access road requirements for commercial buildings are based on building construction type, height, and total square footage of all floors. This information must be provided on the site plan.
- Private fire service water main shall be installed by, or under the supervision of, a duly licensed fire sprinkler contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.
- All Electrical Facilities, including new services or the reworking of existing shall be in accordance with the current Idaho Falls Power Service Policy. Service Policy available at I.F.P. office or I.F.P. website. The developer must submit two (2) copies of these plans directly to Idaho Falls Power for the design and/or approval of electric service. Contact Idaho Falls Power prior to construction of electrical facilities (512-5430).
- All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.
- Appropriate erosion and sediment control requirements associated with construction shall be shown on the Site Plan or a separate attached plan.
- In compliance with Idaho Code 55-1613 a fee search and location survey have been conducted under the direction of a professional land surveyor prior to this project's construction.



CITY OF IDAHO FALLS SITE PLAN APPROVAL
 Revision 4/2016

Approved _____ City of Idaho Falls _____ Date _____

PROPERTY LEGAL DESCRIPTION
 SEE INSTRUMENT NUMBER 1556612 AND 1120670, INCLUDING LOTS 10 AND 11, BLOCK 1, MCNEIL BUSINESS PARK DIVISION NO. 4.

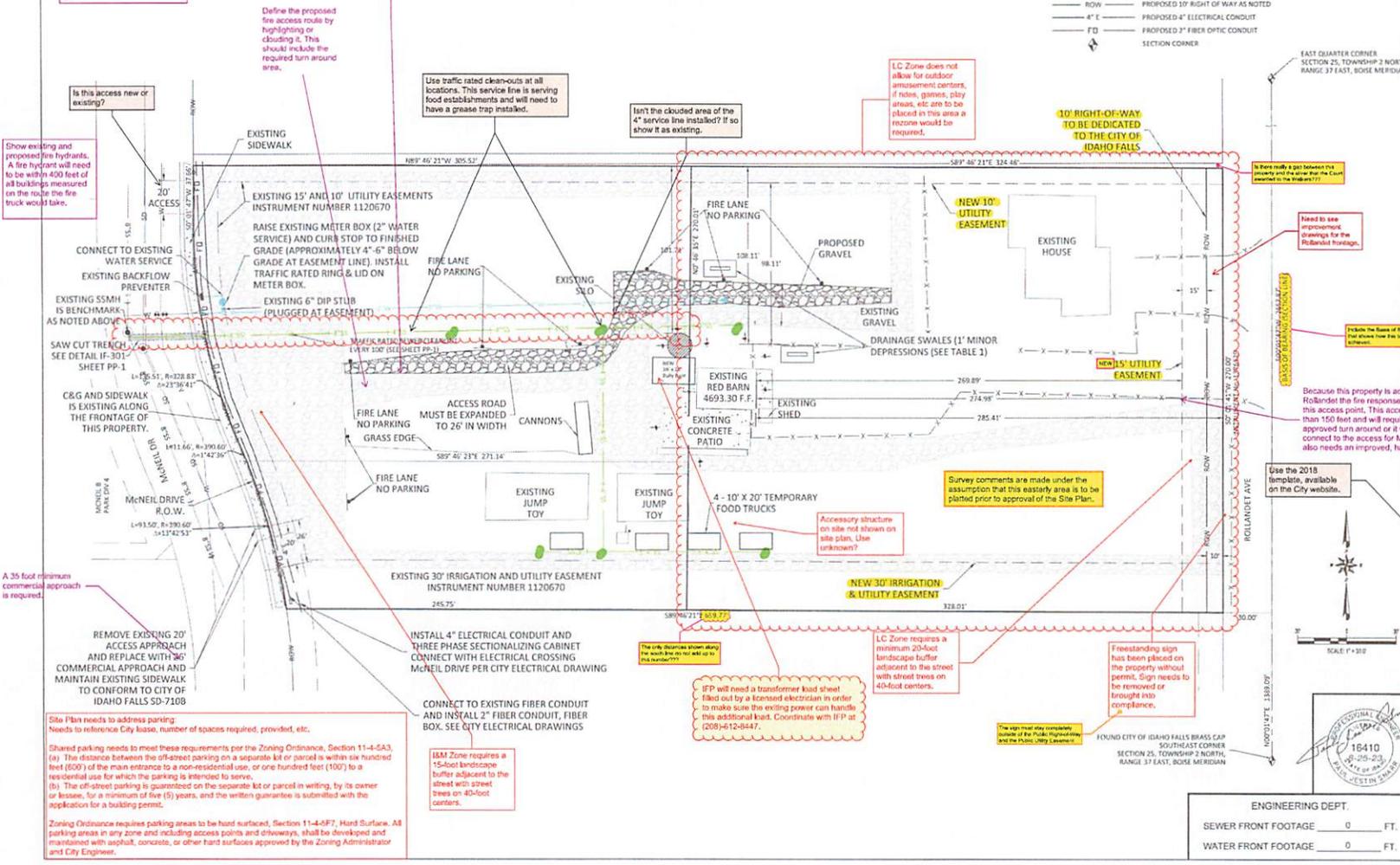
SITE PLAN CONTACT PERSON
 NAME: KURT BOLAND
 ADDRESS: 1331 FREMONT AVE., IDAHO FALLS, ID ZIP: 83402
 PHONE: 208-242-2665

SITE PLAN NAME AND ADDRESS (See Note #1)
 UPICK BARN
 3774 S. ROLLANDET ST.
 IDAHO FALLS, IDAHO 83402

FILE NO.	20159	DRAWN BY	MS	DATE PLOTTED	08-23-23	SHEET NO.	1 of 3
SCALE	1:30	CHECKED BY	PJS	REVIEW NO.	1		

ENGINEERING DEPT.

SEWER FRONT FOOTAGE	0	FT.
WATER FRONT FOOTAGE	0	FT.



Is this access new or existing?

Show existing and proposed fire hydrants. A fire hydrant will need to be within 400 feet of all buildings measured on the route the fire truck would take.

CONNECT TO EXISTING WATER SERVICE EXISTING BACKFLOW PREVENTER EXISTING SSMH IS BENCHMARK AS NOTED ABOVE SAW CUT TRENCH SEE DETAIL IF-301 SHEET PP-1

CR&G AND SIDEWALK IS EXISTING ALONG THE FRONTAGE OF THIS PROPERTY.

A 35 foot minimum commercial approach is required.

REMOVE EXISTING 20' ACCESS APPROACH AND REPLACE WITH 36" COMMERCIAL APPROACH AND MAINTAIN EXISTING SIDEWALK TO CONFORM TO CITY OF IDAHO FALLS SD-710B

Site Plan needs to address parking. Needs to reference City Zoning, number of spaces required, provided, etc.
 Shared parking needs to meet these requirements per the Zoning Ordinance, Section 11-4-5A3.
 (a) The distance between the off-street parking on a separate lot or parcel is within six hundred feet (600') of the main entrance to a non-residential use, or one hundred feet (100') to a residential use for which the parking is intended to serve.
 (b) The off-street parking is guaranteed on the separate lot or parcel in writing, by its owner or lessee, for a minimum of five (5) years, and the written guarantee is submitted with the application for a building permit.

Zoning Ordinance requires parking areas to be hard surfaced, Section 11-4-5F7, Hard Surface. All parking areas in any zone and including access points and driveways, shall be developed and maintained with asphalt, concrete, or other hard surfaces approved by the Zoning Administrator and City Engineer.

Define the proposed fire access route by highlighting or clouding it. This should include the required turn around area.

Use traffic rated clean-outs at all locations. This service line is serving food establishments and will need to have a grease trap installed.

Isn't the clouded area of the 4" service line installed? If so show it as existing.

LC Zone does not allow for outdoor amusement centers, if notes, games, play areas, etc are to be placed in this area a rezoning would be required.

10' RIGHT-OF-WAY TO BE DEDICATED TO THE CITY OF IDAHO FALLS

Is there really a gap between this property and the one that the Court awarded to the other??

Need to see improvement drawings for the Rollandet bridge.

Include the names of bearing lines that define the fire service line setback.

Because this property is adjacent to Rollandet the fire response will come to greater than 150 feet and will require approved turn around for it will connect to the access for McNeil also needs an improved, hard surface.

Use the 2018 template, available on the City website.

The city drawings show along the north line will it up to this boundary??

LC Zone requires a minimum 20-foot landscape buffer adjacent to the street with street trees on 40-foot centers.

Freestanding sign has been placed on the property without permit. Sign needs to be removed or brought into compliance.

IFP will need a transformer load sheet filed out by a licensed electrician in order to make sure the existing power can handle this additional load. Coordinate with IFP at (208)-612-8447.

The sign must stay compliant with the Public Right-of-Way and the Public Utility Easement.

FOUND CITY OF IDAHO FALLS BRASS CAP SOUTHEAST CORNER SECTION 25, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN

Exhibit “C”

LAND USE NOTES:
 CURRENT ZONE - LM - LIGHT MANUFACTURING
 PROJECT AREA = 4.085 AC
 15' PROPOSED BUILDINGS = 615
 BUILDING TYPE=2B
 BUILDING HEIGHT SILO=25' - 30'

BENCHMARK:
 CITY OF IDAHO FALLS NAVD DATUM
 EXISTING MANHOLE CONCRETE COLLAR AS
 LABELED ON DRAWING.
 ELEV=4693.24
 NORTHING=658336.623
 EASTING=688367.604

NAVD 2011 is required to be used. Please refer to the construction of public improvements.

SITE PLAN FOR: UPICK BARN

City of Idaho Falls, Bonneville County, Idaho

20159

REVISED AUGUST 2024

The new PUEs shown along the northern and southern boundary of the unplatted portion, as well as the 15' PUE shown adjacent to the new westerly n-o-w line of Rollandet should be combined into one easement description.

Bearings and distances are required along all property lines and right-of-way lines that are relevant to what is being constructed.

Idaho Falls Power will need a transformer load sheet in order to verify the existing transformer can handle the additional load.

SURVEY NOTE:

This site plan conforms to an actual survey that was performed on the ground by a licensed land surveyor in and for the State of Idaho. It is the owner's responsibility to construct all structures shown on this site plan in accordance with said survey.

LEGEND

— P.O.B.	POINT OF BEGINNING
— BOUNDARY	BOUNDARY
— SECTION LINE	SECTION LINE
— W	EXISTING WATER LINE
— SS	EXISTING SEWER LINE
—	PROPOSED WATER LINE
—	PROPOSED SEWER LINE
—	EXISTING 15' PUBLIC UTILITY EASEMENT PURSUANT TO INSTRUMENT NO. 1120670
—	EXISTING 30' IRRIGATION AND UTILITY EASEMENT INSTRUMENT NO. 1120670
—	PROPOSED EASEMENTS AS NOTED
—	PROPOSED 30' RIGHT OF WAY AS NOTED
— 4"	PROPOSED 4" ELECTRICAL CONDUIT
— FT	PROPOSED 2" FIBER OPTIC CONDUIT
—	SECTION CORNER

Site plan must show existing and proposed waterlines within property, some centrally placed, water to each building, pizza kitchen, etc.

The bridge is used for access (10' x 30' easement). Concrete must be the highest concrete and include seal treatment on the inside, but not the outside.

Update to use one of the options on the attached card.

Missing benchmark???

To under Review

Work with the City Engineer to get the dedication made for the proposed public Right of Way to Rollandet on 7/22/24.

- PERMANENT STRUCTURE NOTES:**
- SILO - 15' DIAMETER, 38' TALL
 - BARN - 35' X 20' X 27' (L X W X H)
 - TICKET BOOTH - 8' X 8' X 12' (L X W X H)
 - SODA SHACK - 10' X 16' X 12' (L X W X H)
 - PUMPKIN SHACK - 8' X 12' X 7' (L X W X H)
 - CANNONS - 130' X 30' X 16' (L X W X H)
 - SLIDES - 140' X 40' X 25' (L X W X H)
 - PIZZA KITCHEN - 16' X 26' X 12' (L X W X H)

Need to call out Parking Calculations. The use will require 195 parking stalls. Those that can't be accommodated on the property will need to be noted how they're being accommodated elsewhere.

Two ADA stalls are required. Need to indicate how parking spots on gravel surface will be delineated. During the BOA hearing it was indicated that hay bails and string would be used. The owner needs to be shown on the plan or indicated by a note.

RAISE EXISTING METER BOX (2" WATER SERVICE) AND CURB STOP TO FINISHED GRADE (APPROXIMATELY 4" BELOW GRADE AT EASEMENT LINE). INSTALL TRAFFIC RATED RING & LID ON METER BOX.

Show the existing fire hydrant. Remove shrub.

There appears to be an existing fire hydrant on the subject lot???

Show an address sign. The address is to be the McNeil Dr address.

The approach needs to be widened to 35 feet.

CONNECT TO EXISTING WATER SERVICE

EXISTING 6" DI" STUB (PLUGGED AT EASEMENT)

EXISTING BACKFLOW PREVENTER

EXISTING 55MM IS BENCHMARK AS NOTED ABOVE

SAW CUT TRENCH SEE DETAIL IF-301 SHEET PP-1

C&G AND SIDEWALK IS EXISTING ALONG THE FRONTAGE OF THIS PROPERTY.

MIN. 26" WIDE FIRE ACCESS ROAD MEETING EMERGENCY VEHICLE LOADING STANDARDS, POSTED WITH SIGNAGE MEETING IFC STANDARDS

TRAFFIC RATED SEWER CLEANOUT EVERY 100' (SEE SHEET PP-1)

FIRE LANE NO PARKING

SUGAR MAPLE TREES TO BE PLANTED IN THE SPRING 25' PER THE CITY FORESTER

SHRUB TO BE PLANTED IN THE SPRING

PEOPLE TREE AND TRACTOR RACE AREA SEASON 24/25

EXISTING JUMP TOY

EXISTING JUMP TOY

SLIDE

EXISTING 30' IRRIGATION AND UTILITY EASEMENT INSTRUMENT NUMBER 1120670

FIRE LANE NO PARKING

NEW 30' IRRIGATION & UTILITY EASEMENT

DEPRESSED CURB FOR FIRE ACCESS

LANDSCAPING ROCK TO BE INSTALLED

SHRUBS WILL NEED TO BE PLANTED IN THIS ISLAND IN ORDER TO MEET THE INTERNAL LANDSCAPING REQUIREMENTS FOR THE PARKING LOT.

REMOVE EXISTING 20' ACCESS APPROACH AND REPLACE WITH 26' COMMERCIAL APPROACH AND MAINTAIN EXISTING SIDEWALKS TO CONFORM TO CITY OF IDAHO FALLS 5D-710B

INSTALL 4" ELECTRICAL CONDUIT AND THREE PHASE SECTIONALIZING CABINET CONNECT WITH ELECTRICAL CROSSING MCNEIL DRIVE PER CITY ELECTRICAL DRAWING

CONNECT TO EXISTING FIBER CONDUIT AND INSTALL 2" FIBER CONDUIT, FIBER BOX. SEE CITY ELECTRICAL DRAWINGS

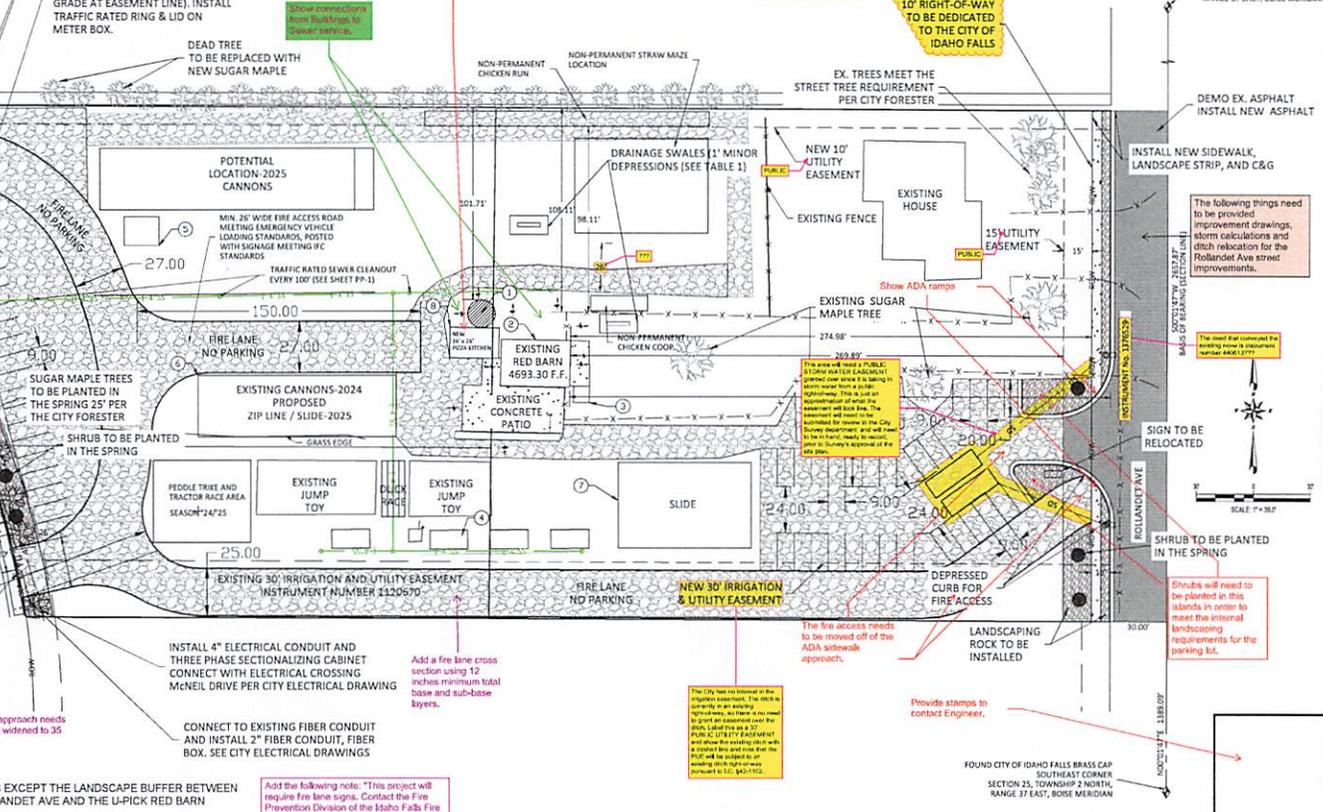
ADD A FIRE LANE CROSS SECTION USING 12 INCHES MINIMUM TOTAL BASE AND SUB-BASE BYERS.

ADD THE FOLLOWING NOTE: "This project will require fire lane signs. Contact the Fire Prevention Division of the Idaho Falls Fire Department for a consultation on fire lane sign placement and painted curbing requirements."

LANDSCAPING IS REQUIRED TO HAVE PERMANENT IRRIGATION. SHOW OR INDICATE INTENT FOR IRRIGATING LANDSCAPING.

USE THE UPDATED CITY SITE PLAN TEMPLATES.

PROVIDE STAMPS TO CONTACT ENGINEER.



NOTES

- The address shall be posted and maintained on every job site prior to and during construction. NO ADDRESS = NO INSPECTION.
- A Site Plan including a completed City review shall be on the job site at all times during construction.
- Any changes to this site plan shall be submitted to the City of Idaho Falls Planning and Building Division for approval prior to construction.
- Failure to comply with the requirements of this plan may result in the City withholding building permits, certificates of occupancy, water or electrical service.
- Approval of the City Engineer is required for any proposed construction within a public right-of-way or easement and shall be in accordance with the current City of Idaho Falls Standard Specifications and Drawings. All driveways and parking areas shall be hard surface.
- A City of Idaho Falls Public Works License is required for any contractor working in a public right-of-way or easement.
- A Public Right-of-Way Use Permit is required for any work in any public right-of-way or easement. The City Engineering Department must be notified at least two (2) days prior to any excavation under this permit (208-612-4255).
- Placing Concrete within the public right-of-way requires inspection and approval by the City Engineering Department. The department shall be notified at least four (4) hours prior to placing (208-612-4255).
- All Driveway Approaches shall be concrete and meet the requirements of the current City of Idaho Falls Standard Specifications and Drawings. All driveways and parking areas shall be hard surface.
- Replace all broken or poor quality curb, gutter, and sidewalk.
- Remove all unused driveway approaches and replace with standard full height curb, gutter and sidewalk.
- A Licensed Idaho Professional Engineer shall inspect, certify to City Standards and prepare "As-Built" drawings for All Water, Sanitary Sewer and Storm Sewer Main Lines.
- All Water Service Lines less than four (4) inches and Sanitary Service Lines less than eight (8) inches shall be inspected by the City Sewer Department prior to backfilling (512-34123).
- Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation uses. Showrooms shall be installed per City of Idaho Falls Standard Drawing 520-800-3. Contact Water Dept. (208-512-8471) to determine if meter shelf is required. Meters or meter shelves shall be an appropriate material and may be purchased from Water Department warehouse (208-512-8471).
- Fire flow and access road requirements for commercial buildings are based on building construction type, height, and total square footage of all floors. This information must be provided on the site plan.
- Private fire service water mains shall be installed by, or under the supervision of, a city licensed fire service contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.
- All Electrical Facilities, including new services or the relocating of existing, shall be in accordance with the current Idaho Falls Power Service Policy. Service Policy available at I.F.P. office or I.F.P. website. The developer must submit two (2) copies of these plans directly to Idaho Falls Power for the design and/or approval of electric service. Contact Idaho Falls Power prior to construction of electrical facilities (512-4433).
- All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.
- Appropriate erosion and sediment control requirements associated with construction shall be shown on the Site Plan or a separate attached plan.
- In compliance with Idaho Code 55-1613 a field search and location survey has been conducted under the direction of a professional land surveyor prior to this projects construction.



CITY OF IDAHO FALLS SITE PLAN APPROVAL Revision 4/20/18

Approved: _____ Date: _____
 City of Idaho Falls

PROPERTY LEGAL DESCRIPTION
 SEE INSTRUMENT NUMBER 1558612 AND 1120670, INCLUDING LOTS 10 AND 11, BLOCK 1, MCNEIL BUSINESS PARK DIVISION NO. 4.

SITE PLAN CONTACT PERSON
 NAME: KURT ROLAND
 ADDRESS: 1331 FREMONT AVE., IDAHO FALLS, ID ZIP: 83402
 PHONE: 208-542-2665

SITE PLAN NAME AND ADDRESS (See Note #1)
 UPICK BARN
 2832 MCNEIL DR.
 IDAHO FALLS, IDAHO 83402

FILE NO.	20159	DRAWN BY	JM	DATE PLOTTED	
SCALE	1:30	CHECKED BY	FS	REVIEW NO.	1
				SHEET NO.	1 of 3

ENGINEERING DEPT.
 SEWER FRONT FOOTAGE: 0 FT.
 WATER FRONT FOOTAGE: 0 FT.

Exhibit “D”

SITE PLAN FOR: **UPICK BARN** *City of Idaho Falls, Bonneville County, Idaho*

REVISED OCTOBER 2024

LAND USE NOTES:
CURRENT ZONE = LM - LIGHT MANUFACTURING
PROJECT AREA = 3.668 AC (EXCLUDES HOUSE AREA)
SQUARE FEET OF PROPOSED BUILDINGS = 615
BUILDING TYPE=2B
BUILDING HEIGHT SILO=25' - 30'

BENCHMARK:
CITY OF IDAHO FALLS NAVD_88 DATUM
EXISTING MANHOLE CONCRETE COLLAR AS LABELED ON DRAWING.
ELEV=4693.24
NORTHING=658336.623
EASTING=688367.604

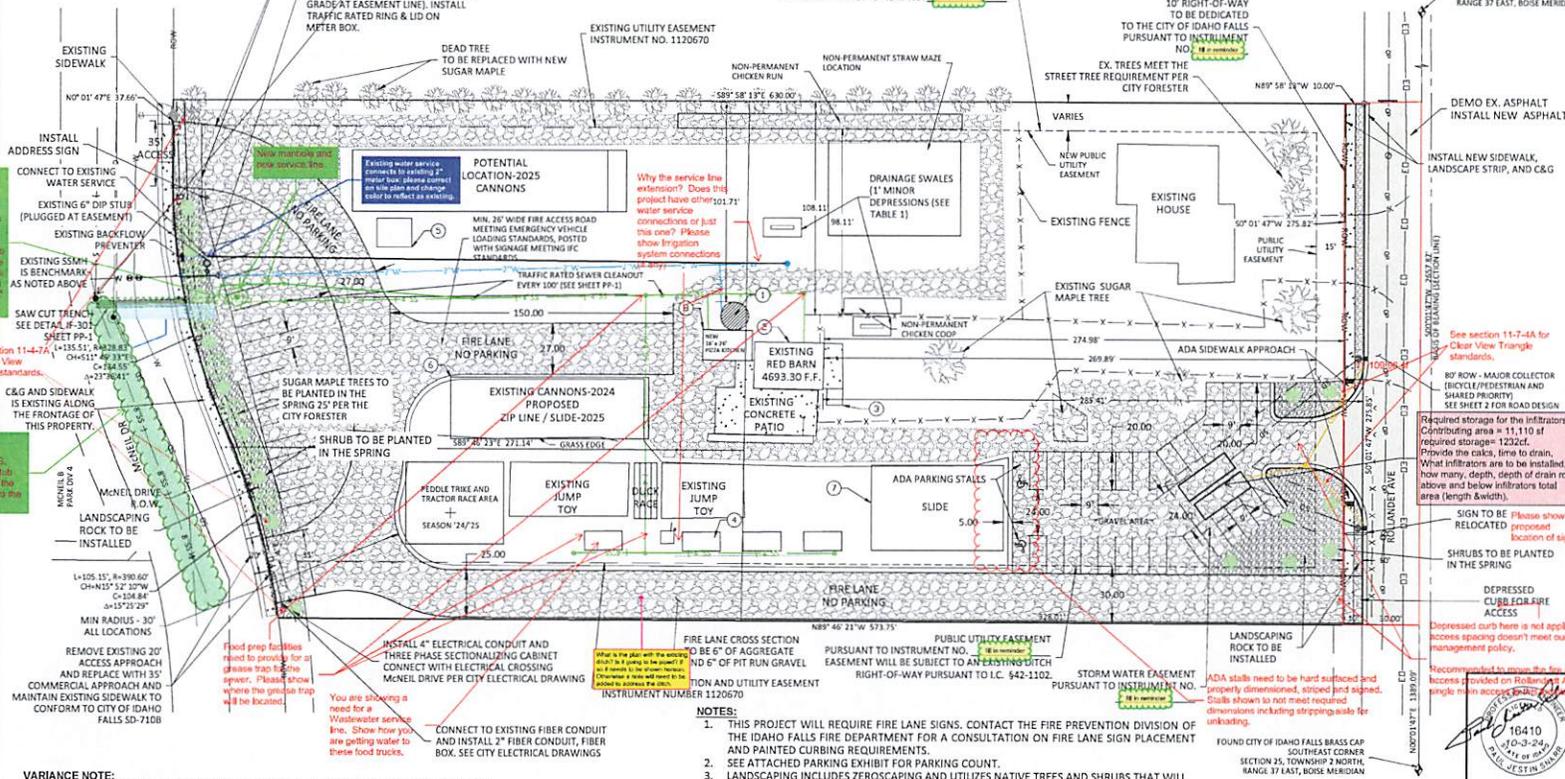
- PERMANENT STRUCTURE NOTES:**
- SILO - 15" DIAMETER, 38' TALL
 - BARN - 35' X 20' X 27' (L X W X H)
 - TICKET BOOTH - 8' X 8' X 12' (L X W X H)
 - SODA SHACK - 10' X 16' X 12' (L X W X H)
 - PUMPKIN SHACK - 8' X 12' X 7' (L X W X H)
 - CANNONS - 130' X 30' X 16' (L X W X H)
 - SLIDES - 140' X 40' X 25' (L X W X H)
 - PIZZA KITCHEN - 16' X 20' X 12' (L X W X H)

Sanitary Sewer Flows North out of this manhole. Sewer main does not run south out of this manhole. There is an existing 6" stub running east out of the manhole. Sewer Department ran a video of the mainline on 04-09-24 and it shows a 4" service line connecting to the existing 6" sewer main stub. This is not allowed the 4" service line can not run directly into the 6" Main line stub.

The new PUE, r-o-w dedication, and storm easement have been submitted for review. Comments were returned October 2nd by email to Niel Humphreys. The last review the descriptions had issues.



- NOTES**
- THE ADDRESS SHALL BE POSTED AND MAINTAINED ON EVERY JOB SITE PRIOR TO AND DURING CONSTRUCTION. NO ADDRESS = NO INSPECTION.
 - A BUREAU PLAN INCLUDING A COMPLETED CITY REVIEW BLOCK SHALL BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
 - ANY CHANGES TO THIS SITE PLAN SHALL BE SUBMITTED TO THE CITY OF IDAHO FALLS CONFORMANCE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
 - FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PLAN MAY RESULT IN THE CITY WITHDRAWING BUILDING PERMITS, CERTIFICATES OF OCCUPANCY, WATER OR ELECTRIC SERVICE.
 - APPROVAL OF THE CITY ENGINEER IS REQUIRED FOR ANY PROPOSED CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT AND SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS. ALL CONCRETE AND PAVING AREAS SHALL BE SURFACE.
 - A CITY OF IDAHO FALLS PUBLIC WORKS LICENSE IS REQUIRED FOR ANY CONTRACTOR WORKING IN A PUBLIC RIGHT-OF-WAY OR EASEMENT.
 - A PUBLIC RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ANY WORK IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT. THE CITY ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (SR-1620).
 - PLACING CONCRETE WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION AND APPROVAL BY THE CITY ENGINEERING DEPARTMENT. THE DESIGN SHALL BE NOTIFIED AT LEAST FOUR (4) HOURS PRIOR TO PLACING (SR-1620).
 - ALL SURVEY APPROACHES SHALL BE CONGRUENT AND MEET THE REQUIREMENTS OF THE CURRENT CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS. ALL CONCRETE AND PAVING AREAS SHALL BE SURFACE.
 - REPLACE ALL BROKEN OR POOR QUALITY CURB, GUTTER, AND SIDEWALK.
 - REMOVE ALL EXISTING DRIVEWAY APPROACHES AND REPLACE WITH STANDARD FULL HEIGHT CURB, GUTTER AND SIDEWALK.
 - A LICENSED IDAHO PROFESSIONAL ENGINEER SHALL RESPECT, CERTIFY TO CITY STANDARDS, AND PREPARE "AS-BUILT" DRAWINGS FOR ALL WATER, SANITARY SEWER AND STORM SEWER MAIN LINES.
 - ALL WATER SERVICE LINES LESS THAN FOUR (4) INCHES AND SANITARY SERVICE LINES LESS THAN SEVEN (7) INCHES SHALL BE INSTALLED BY THE WATER UTILITY DEPARTMENT PRIOR TO BACKFILLING. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS. ALL WATER METERS ARE REQUIRED ON ALL NON-RESIDENTIAL CONSTRUCTION AS WELL AS COMMON LANDSCAPED AREAS. RESIDENTIAL CONSTRUCTION MUST INSTALL AND REPLACE PLACE OF WATER METER. WATER METER COILERS MUST BE ON APPROVED MATERIAL LIST AND MAY BE PURCHASED FROM THE WATER UTILITY DEPARTMENT (SR-1620).
 - FIRE FLOW AND ACCESS ROAD REQUIREMENTS FOR COMMERCIAL BUILDINGS ARE BASED ON BUILDING CONSTRUCTION TYPE, HEIGHT, AND TOTAL SQUARE FOOTAGE OF ALL FLOORS. THIS INFORMATION MUST BE PROVIDED ON THE SITE PLAN.
 - PRIVATE FIRE SERVICE WATER MAINS SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR. FIRE SERVICE MAINS MUST BE TESTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO BACKFILLING.
 - ALL ELECTRICAL FACILITIES, INCLUDING NEW SERVICES OR THE RELOCATING OF EXISTING SERVICES, SHALL BE ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY. SERVICES POLICY AVAILABLE AT: WWW.CITYOFIDAHOFALLS.IDaho.GOV/UTILITIES. THE DEVELOPER MUST SUBMIT TO THE CITY ENGINEER FOR APPROVAL. CONTACT IDAHO FALLS POWER PRIOR TO CONSTRUCTION OF ELECTRICAL FACILITIES (SR-1620).
 - ALL SINGLE-FAMILY ATTACHED DWELLING UNITS SHALL HAVE SEPARATE ELECTRICAL, WATER AND SEWER SERVICE LINES WITHOUT ANY COMMON FACILITIES.
 - APPROPRIATE EROSION AND SEDIMENT CONTROL REQUIREMENTS ASSOCIATED WITH CONSTRUCTION SHALL BE SHOWN ON THE SITE PLAN OR A SEPARATE ATTACHED PLAN.
 - COMPLY WITH IDAHO CODE 15-103-1013 FIELD DESIGN AND LOCATION SURVEY. ALL DESIGN CONSTRUCTION UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR PRIOR TO THIS PROJECT'S CONSTRUCTION.



- VARIANCE NOTE:**
- MEET ALL LANDSCAPE REQUIREMENTS EXCEPT THE LANDSCAPE BUFFER BETWEEN THE HOUSE ADDRESSED AT 2724 ROLLADET AVE AND THE UPICK RED BARN COMMERCIAL OPERATIONS.
 - ALLOW ON STREET PARKING ALONG MCNEIL DR TO BE COUNTED TOWARD PARKING REQUIREMENTS ONLY IF THE ADJACENT PROPERTY IS UNDEVELOPED, PARKING ADJACENT TO AN UNDEVELOPED PROPERTY SHALL NO LONGER BE COUNTED ONCE A BUILDING PERMIT HAS BEEN ISSUED FOR THE DEVELOPMENT OF THAT PROPERTY.
 - WE ARE MEETING ALL LANDSCAPE REQUIREMENTS AS SHOWN ON THE SITE PLAN PER THE CITY FORESTERS.

SURVEY NOTE:
IT IS THE OWNER'S RESPONSIBILITY TO FIND AND SHOW ALL THE RELEVANT PROPERTY BOUNDARIES THAT PERTAIN TO THIS SITE PLAN. IT IS ALSO THE OWNER'S RESPONSIBILITY TO MAKE CERTAIN ANY STRUCTURES CONSTRUCTED ON THIS SITE PLAN CONFORM TO ALL THE DIMENSIONS SHOWN ON THIS SITE PLAN. THE CITY OF IDAHO FALLS DOES NOT CHECK FOR, OR WARRANT AGAINST, ANY ENCROACHMENTS, OR IMPROPER SET-BACKS CREATED BY STRUCTURES, OR BOUNDARIES THAT ARE INCORRECTLY SHOWN ON THIS SITE PLAN.

ENGINEERING DEPT.	SEWER FRONT FRONTAGE	0 FT.
ENGINEERING DEPT.	WATER FRONT FRONTAGE	0 FT.
ENGINEERING DEPT.	WATER CONNECTIONS	SIZE/EACH
ENGINEERING DEPT.	WATER CONNECTIONS	SIZE/EACH
ENGINEERING DEPT.	IRRIGATION CONNECTIONS	SIZE/EACH
ENGINEERING DEPT.	SEWER CONNECTIONS	EACH

VICINITY MAP
PROJECT LOCATION

CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 10/2023

City of Idaho Falls

PROPERTY LEGAL DESCRIPTION
SEE INSTRUMENT NUMBER 1376259, 1559612 AND 1120670, INCLUDING LOTS 10 AND 11, BLOCK 1, MCNEIL BUSINESS PARK, DIVISION NO. 4.

SITE PLAN CONTACT PERSON
NAME: KURT ROLAND
ADDRESS: 1331 FREMONT AVE., IDAHO FALLS, ID 219 83402
PHONE: 208-542-2665

SITE PLAN NAME AND ADDRESS (See Note #1)
UPICK BARN
2832 MCNEIL DR.
IDAHO FALLS, IDAHO 83402

FILE NO.	20159	DRAWN BY	AG	DATE PLOTTED	10-3-24
SCALE	1:30	CHECKED BY	PH	REVIEW NO.	1 of 3

Exhibit “E”

LAND USE NOTES:
 CURRENT ZONE = LM - LIGHT MANUFACTURING
 PROJECT AREA = 3.669 AC (EXCLUDES HOUSE AREA)
 SQUARE FEET OF PROPOSED BUILDINGS = 615
 BUILDING TYPE=2B
 BUILDING HEIGHT SILO=25'- 30'

BENCHMARK:
 CITY OF IDAHO FALLS NAVD_88 DATUM
 EXISTING MANHOLE RIM AS
 LABELED ON DRAWING.
 ELEV=4693.24
 NORTHING=68336.623
 EASTING=68837.604

SITE PLAN FOR: UPICK BARN

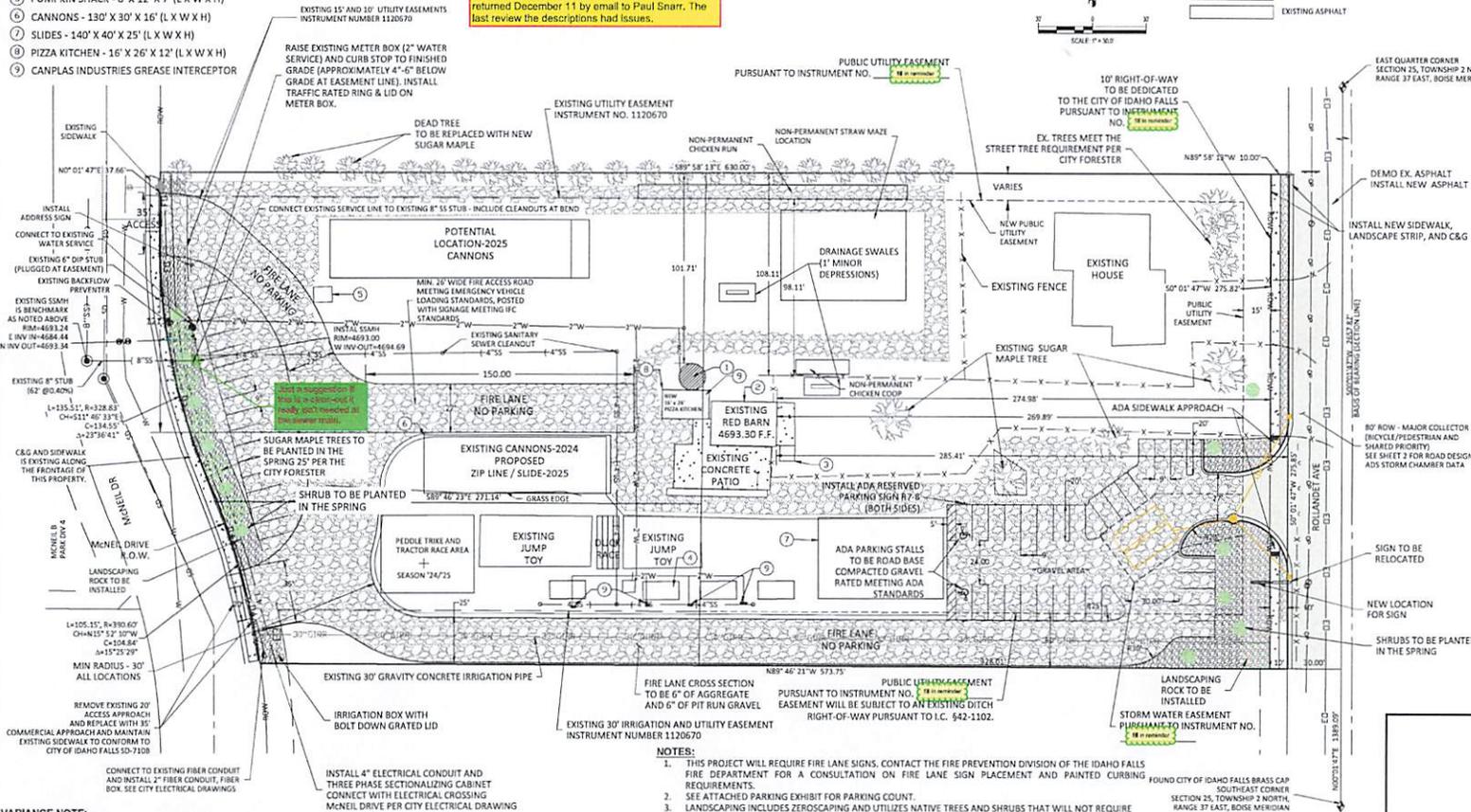
City of Idaho Falls, Bonneville County, Idaho

REVISED OCTOBER 2024

PERMANENT STRUCTURE NOTES:

- 1 SILO - 15' DIAMETER, 38' TALL
- 2 BARN - 35' X 20' X 27' (L X W X H)
- 3 TICKET BOOTH - 8' X 8' X 12' (L X W X H)
- 4 SODA SHACK - 10' X 16' X 12' (L X W X H)
- 5 PUMPKIN SHACK - 8' X 21' X 7' (L X W X H)
- 6 CANNONS - 130' X 30' X 16' (L X W X H)
- 7 SLIDES - 140' X 40' X 25' (L X W X H)
- 8 PIZZA KITCHEN - 16' X 26' X 12' (L X W X H)
- 9 CANPLAS INDUSTRIES GREASE INTERCEPTOR

The new PUE, r-o-w dedication, and storm easement have been submitted for review. Comments were returned December 11 by email to Paul Snarr. The last review the descriptions had issues.



NOTES

1. THE ADDRESS SHALL BE POSTED AND MAINTAINED ON EVERY JOB SITE PRIOR TO AND DURING CONSTRUCTION, AND REMOVED AT THE END OF CONSTRUCTION.
2. A SITE PLAN INCLUDING A COMPLETE CITY REVIEW BLOCK SHALL BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
3. ANY CHANGES TO THIS SITE PLAN SHALL BE SUBMITTED TO THE CITY OF IDAHO FALLS COMMUNITY DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
4. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PLAN MAY RESULT IN THE CITY WITHDRAWING BUILDING PERMITS, CERTIFICATES OF OCCUPANCY, WATER OR ELECTRICAL SERVICE.
5. APPROVAL OF THE CITY ENGINEER IS REQUIRED FOR ANY PROPOSED CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT. THE DESIGN SHALL BE NOTICED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (204-1262).
6. A CITY OF IDAHO FALLS PUBLIC WORKS LICENSE IS REQUIRED FOR ANY CONTRACTOR WORKING IN A PUBLIC RIGHT-OF-WAY OR EASEMENT.
7. A PUBLIC RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ANY WORK IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT. THE CITY ENGINEERING DIVISION MUST BE NOTICED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (204-1262).
8. PLACING CONCRETE WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION AND APPROVAL BY THE CITY ENGINEERING DIVISION. THE DESIGN SHALL BE NOTICED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (204-1262).
9. ALL DRIVEWAY APPROACHES SHALL BE CONCRETE AND MEET THE REQUIREMENTS OF THE CURRENT CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS. ALL DRIVEWAYS AND PARKING AREAS SHALL BE HARD SURFACE.
10. REPLACE ALL BROKEN OR POOR QUALITY CURB, GUTTER, AND SIDEWALK.
11. REMOVE ALL UNLINED DRIVEWAY APPROACHES AND REPLACE WITH STANDARD FULL DEPTH CURB, GUTTER AND SIDEWALK.
12. A LICENSED IDAHO PROFESSIONAL ENGINEER SHALL INSPECT, CERTIFY TO CITY STANDARDS, AND PREPARE "AS-BUILT" DRAWINGS FOR ALL WATER, SANITARY SEWER AND STORM SEWER MAINLINES.
13. ALL WATER SERVICE LINES LESS THAN FOUR (4) INCHES AND SANITARY SERVICE LINES LESS THAN FORTY (40) INCHES SHALL BE INSPECTED BY THE CITY WATER DIVISION PRIOR TO BACKFILLING (204-1241). ALL 4" AND LARGER TAPES TO EXISTING CITY WATER MAINS SHALL BE PERFORMED BY THE CITY WATER DIVISION CONCURRENT WITH BACKFILLING. VERIFICATION OF A PASSING BACTERIA TEST FOR THE INSTALLATION OF ALL NEW WATER MAINS 4" AND LARGER IN DIAMETER MUST BE SUBMITTED TO THE CITY ENGINEERING DIVISION PRIOR TO PLACING MAINS INTO SERVICE.
14. PURSUANT TO IDAPA 16.01.01, ALL NEW WATER MAINS SHALL BE INSTALLED WITH PROVISIONS FOR A WATER METER TO CAPTURE DOMESTIC AND LANDSCAPE IRRIGATION USES. DRAWINGS SHALL BE INSTALLED PER CITY STANDARDS DRAWINGS AND SPECIFICATIONS. DRAWINGS SHALL BE INSTALLED THROUGH IRRIGATION. WATER METERS ARE REQUIRED ON ALL NON-RESIDENTIAL CONSTRUCTION AS WELL AS COMMON LANDSCAPE AREAS. RESIDENTIAL CONSTRUCTION MUST INSTALL AN OILER IN PLACE OF WATER METER. METERS OR OILERS MUST BE ON APPROVED MATERIAL LIST AND MAINTAINED FROM THE WATER DIVISION WAREHOUSE (204-1241).
15. FIRE FLOW AND ACCESS ROAD REQUIREMENTS FOR COMMERCIAL BUILDINGS ARE BASED ON BUILDING CONSTRUCTION TYPE AND TOTAL SQUARE FOOTAGE OF ALL AREAS TO BE INSTALLED PER CITY STANDARDS DRAWINGS AND SPECIFICATIONS.
16. PRIVATE FIRE SERVICE WATER MAINS SHALL BE INSTALLED BY A CITY LICENSED FIRE SPRINKLER CONTRACTOR. FIRE SERVICE MAINS MUST BE TESTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO BACKFILLING.
17. ALL ELECTRICAL FACILITIES INCLUDING INDIVIDUAL SERVICES OR THE RELOCATION OF EXISTING SHALL BE IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY. SERVICE POLICY AVAILABLE AT P.O. OFFICE OR P.P. WEBSITE. THE DEVELOPER MUST OBTAIN TWO (2) COPIES OF THE SERVICE POLICY TO IDAHO FALLS POWER FOR THE DESIGN AND/OR APPROVAL OF ELECTRICAL SERVICE. CONTACT IDAHO FALLS POWER PRIOR TO CONSTRUCTION OF ELECTRICAL FACILITIES (204-1241).
18. ALL SINGLE-FAMILY ATTACHED DWELLINGS SHALL HAVE SEPARATE ELECTRICAL, WATER, AND SEWER SERVICE LINES WITHOUT ANY COMMON FACILITIES.
19. APPROPRIATE EROSION AND SEDIMENT CONTROL REQUIREMENTS ASSOCIATED WITH CONSTRUCTION SHALL BE SHOWN ON THE SITE PLAN AT A SEPARATE ATTACHED PLAN.
20. IN COMPLIANCE WITH IDAHO CODE 16-113-13 A FIELD SEARCH AND LOCATION SURVEY HAS BEEN CONDUCTED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR PRIOR TO THIS PROJECT'S CONSTRUCTION.

VICINITY MAP



CITY OF IDAHO FALLS SITE PLAN APPROVAL

Revision 10/2023
 Approved _____ Date _____
 City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

SEE INSTRUMENT NUMBER 176529, 1506112 AND 1120670, INCLUDING LOTS 10 AND 11, BLOCK 1, MCKENNA BUSINESS PARK DIVISION No. 4.

SITE PLAN CONTACT PERSON

NAME: KURT BOLAND
 ADDRESS: 1331 FREMONT AVE., IDAHO FALLS, ID 799 83402
 PHONE: 208-542-2665

SITE PLAN NAME AND ADDRESS (See Note #1)

UPICK BARN
 2832 MCNEIL DR.
 IDAHO FALLS, IDAHO 83402

FILE NO.	DRAWN BY	DATE PLOTTED	SHEET NO.
20159	AG	10-9-24	1 of 3
SCALE	CHECKED BY	REVIEW NO.	
1:30	PJS		

VARIANCE NOTE:

1. MEET ALL LANDSCAPE REQUIREMENTS EXCEPT THE LANDSCAPE BUFFER BETWEEN THE HOUSE ADDRESSED AT 2724 ROLLANDET AVE AND THE UPICK BARN COMMERCIAL OPERATIONS.
2. ALLOW ON STREET PARKING ALONG MCNEIL DR TO BE COULATED TOWARD PARKING REQUIREMENTS ONLY IF THE ADJACENT PROPERTY IS UNDEVELOPED, PARKING ADJACENT TO AN UNDEVELOPED PROPERTY SHALL NO LONGER BE COUNTED ONCE A BUILDING PERMIT HAS BEEN ISSUED FOR THE DEVELOPMENT OF THAT PROPERTY.
3. WE ARE MEETING ALL LANDSCAPE REQUIREMENTS AS SHOWN ON THE SITE PLAN PER THE CITY FORESTERS.

SURVEY NOTE:

A FIELD SURVEY HAS NOT BEEN PERFORMED BY AN IDAHO LICENSED LAND SURVEYOR IN CONNECTION WITH THE DEVELOPMENT OF THIS SITE PLAN. ALL PROPERTY LINES SHOWN HEREON ARE BASED ON RECORDED PROPERTY BOUNDARY INFORMATION COMPILED BY THE AUTHOR OF THIS DOCUMENT. IT IS THE OWNER'S RESPONSIBILITY TO FIND AND SHOW ALL THE RELEVANT PROPERTY BOUNDARIES THAT PERTAIN TO THIS SITE PLAN. IT IS ALSO THE OWNER'S RESPONSIBILITY TO MAKE CERTAIN ANY STRUCTURES CONSTRUCTED ON THIS SITE WILL CONFORM TO ALL THE DIMENSIONS SHOWN ON THIS SITE PLAN. THE CITY OF IDAHO FALLS DOES NOT CHECK FOR, OR WARRANT AGAINST, ANY ENCROACHMENTS, OR IMPROPER SET-BACKS CREATED BY STRUCTURES, OR BOUNDARIES THAT ARE INCORRECTLY SHOWN ON THIS SITE PLAN.

NOTES:

1. THIS PROJECT WILL REQUIRE FIRE LANE SIGNS, CONTACT THE FIRE PREVENTION DIVISION OF THE IDAHO FALLS FIRE DEPARTMENT FOR A CONSULTATION ON FIRE LANE SIGN PLACEMENT AND PAINTED CURBING REQUIREMENTS.
2. SEE ATTACHED PARKING EXHIBIT FOR PARKING COUNT.
3. LANDSCAPING INCLUDES ZEORSCAPING AND UTILIZES NATIVE TREES AND SHRUBS THAT WILL NOT REQUIRE SUPPLEMENTARY IRRIGATION WATER AND WILL BE WATERED USING DRIP TAPE.
4. CANPLAS GREASE INTERCEPTORS ARE INSTALLED AT ALL FOOD PREPARATION LOCATIONS (CANPLAS 70PM, 31.95 LBS GREASE CAPACITY). OWNER TO MAINTAIN GREASE INTERCEPTORS MEETING STATE REGULATIONS.

ENGINEERING DEPT.	
WATER CONNECTIONS	1-2" SIZE/EACH
WATER CONNECTIONS	0 SIZE/EACH
IRRIGATION CONNECTIONS	0 SIZE/EACH
SEWER CONNECTIONS	1 EACH

File #: 25-188

City Council Meeting

FROM: Emily Geisler, City Clerk
DATE: Monday, March 10, 2025
DEPARTMENT: Mayor's Office

Subject

February 2025 Licensing through the Office of the City Clerk

Council Action Desired

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

Review and accept all licenses issued by the City Clerk’s Office in February 2025 (or take other action deemed appropriate)

Description, Background Information & Purpose

Attached are the following:

1. New Business Licenses issued by the City Clerk’s Office in the month of February (This list excludes contractors.)
2. Renewed Business Licenses issued by the City Clerk’s Office in the month of February (This list excludes contractors.)
3. Contractor Licenses (new & renewed) issued by the City Clerk’s Office in the month of February

Alignment with City & Department Planning Objectives



-

Licensing through the Clerk’s Office supports the City’s good governance initiative by providing assurance of regulatory and policy compliance to minimize and mitigate risk.

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A

February 2025 NEW Business Licenses (excludes contractors)

Entity Name	Permit Number	Permit Type	Status	Final Review Date
Metztl Mexican Taqueria LLC	25-0011	Alcohol Catering Permit	APPROVED	2/3/2025
A Street Soup Market 333 LLC	25-0010	Alcohol Catering Permit	APPROVED	2/3/2025
The Small Tree, LLC	5561854	Other Business License	APPROVED	2/3/2025
Caballero	9658991	Child Care Worker Certification	DENIED- By Police Dept 6-3-4(7)	2/4/2025
SCI VENTURES LLC/WHITE HORSE BAR	25-0012	Alcohol Catering Permit	APPROVED	2/5/2025
Holloway	3485317	Child Care Worker Certification	APPROVED	2/6/2025
The Celt Pub	25-0013	Alcohol Catering Permit	APPROVED	2/7/2025
Great Ladies of Jazz	1978	Alcohol Catering Permit Not - For - Profit	APPROVED	2/13/2025
Hernandez	4944460	Door-to-Door Sales	APPROVED	2/13/2025
Phillips	3339061	Child Care Worker Certification	APPROVED	2/13/2025
Makers Night	7536029	Alcohol Catering Permit Not - For - Profit	APPROVED	2/14/2025
Bee's Knees Pub & Catering Co.	3905952	Alcohol Catering Permit	APPROVED	2/14/2025
Roadhouse Saloon	1273098	Alcohol Catering Permit	APPROVED	2/14/2025
Winter Brew	3750894	Alcohol Catering Permit Not - For - Profit	APPROVED	2/18/2025
Richards	4417123	Child Care Worker Certification	APPROVED	2/18/2025
Willow Tree Preschool	9326598	Child Care Facility	APPROVED	2/19/2025
Bee's Knees Pub & Catering Co.	25-0016	Alcohol Catering Permit	APPROVED	2/20/2025
Bee's Knees Pub & Catering Co.	25-0015	Alcohol Catering Permit	APPROVED	2/20/2025
Soiled Dove	25-0014	Alcohol Catering Permit	APPROVED	2/20/2025
Wallace	1664930	Child Care Worker Certification	APPROVED	2/21/2025
Lowe	5871391	Child Care Worker Certification	APPROVED	2/21/2025
The Cat and the Fiddle Preschool	5512250	Child Care Facility	APPROVED	2/24/2025
Smith	2832989	Additional Dog License	APPROVED	2/24/2025
Berry-Jenkins	4764887	Child Care Worker Certification	APPROVED	2/24/2025
Disney	3588048	Child Care Worker Certification	APPROVED	2/25/2025
Sperry	5516711	Child Care Worker Certification	APPROVED	2/27/2025
Mitchell	1369555	Child Care Worker Certification	APPROVED	2/27/2025

Elizarraraz	2679330	Child Care Worker Certification	APPROVED	2/28/2025
Bay	5706009	Child Care Worker Certification	APPROVED	2/28/2025
A Street Soup Market 333 LLC	25-0018	Alcohol Catering Permit	APPROVED	2/28/2025
Bee's Knees Pub & Catering Co.	25-0017	Alcohol Catering Permit	APPROVED	2/28/2025

February 2025 RENEWED Business Licenses (excludes contractors)

Entity Name	Permit Number	Permit Type	Status	Final Review Date
EL PAIZA	2024-05	Other Business License	APPROVED	2/5/2025
Davey Tree Surgery Co	9999	Private Tree Service	APPROVED	2/11/2025
Artorium On Broadway	7052	Alcohol License	APPROVED	2/12/2025
Planet Spruce LLC	7062	Other Business License	APPROVED	2/12/2025
Miller Tree Service	8806	Other Business License	APPROVED	2/13/2025
Warner	8740	Public Transportation Operator	APPROVED	2/13/2025
Gamestop #4536	4346	Secondhand Store	APPROVED	2/19/2025
The Yard Butler LLC	10002	Private Tree Service	APPROVED	2/19/2025
Schoonmaker	8705	Additional Dog License	APPROVED	2/20/2025

February 2025 Contractor Licenses (includes new and renewed)

Case #	Company Name	Type	Issued
1114	Kartchner Homes Inc	Bldg Contractor - Class B	2/3/2025
1055	Briggs Roofing Company	Bldg Contractor - Class D Roofing	2/4/2025
1492	Horizon Retail Construction	Bldg Contractor - Class B	2/4/2025
3944	J M Concrete Inc	Right-of-Way Contractor	2/5/2025
1643	Roof Rescue	Bldg Contractor - Class D Roofing	2/5/2025
BLDC19-014	Desert Peak General Contractors LLC	Bldg Contractor - Class B	2/6/2025
1238	Despain Construction LLC	Bldg Contractor - Class B	2/6/2025
1375	Fall Creek Homes	Bldg Contractor - Class A	2/6/2025
3565	RN Excavation LLC	Right-of-Way Contractor	2/6/2025
1580	SDH Construction LLC	Bldg Contractor - Class C	2/6/2025
1676	Silverline Builders Inc	Bldg Contractor - Class B	2/6/2025
BLDC24-002	Blu D Construction LLC	Bldg Contractor - Class A	2/7/2025
BLDC17-010	Burns Creek Construction	Bldg Contractor - Class B	2/7/2025
1538	Eagle Ag Land LLC	Bldg Contractor - Class B	2/7/2025
BLDC16-012	Industrial Construction Inc	Bldg Contractor - Class B	2/7/2025
BLDC16-012	Industrial Construction Inc	Bldg Contractor - Class B	2/7/2025
2636	KV Inc	Right-of-Way Contractor	2/7/2025
BLDC17-032	Regal Ventures Inc	Bldg Contractor - Class C	2/7/2025
BLDC17-032	Regal Ventures Inc	Bldg Contractor - Class C	2/7/2025
BLDC18-073	Z DeLoera Roofing	Bldg Contractor - Class D Roofing	2/7/2025
PWEC19-002	Devin Stewart	Erosion Control Contractor	2/10/2025
1646	Discovery Construction	Bldg Contractor - Class C	2/10/2025
1399	Sublime Renovations Inc	Bldg Contractor - Class C	2/10/2025
LBC25-015	BOUMA USA MANAGEMENT LLC	Bldg Contractor - Reciprocal	2/11/2025
1478	Griffin Construction LLC	Bldg Contractor - Class B	2/12/2025
BLDC21-008	J M Concrete Inc	Bldg Contractor - Class C	2/12/2025
BLDC20-046	Dynamic Contractors LLC	Bldg Contractor - Class A	2/13/2025
LSP25-001	Skidworks	Specialty Plumbing Contractor	2/13/2025
BLDC17-008	Tuff Shed Inc	Bldg Contractor - Class B	2/13/2025
1640	Castlerock Homes	Bldg Contractor - Class C	2/14/2025
PWRW24-003	DL Beck Inc	Right-of-Way Contractor	2/14/2025
1046	Potter Construction Inc	Bldg Contractor - Class B	2/14/2025
BLDC22-012	CR Clark Construction LLC	Bldg Contractor - Class B	2/18/2025
BLDC22-012	CR Clark Construction LLC	Bldg Contractor - Class B	2/18/2025
3100	Edstrom Construction Inc	Right-of-Way Contractor	2/18/2025
1330	Elmar Corporation	Specialty Plumbing Contractor	2/18/2025
1015	Schuldt Enterprises LLC	Bldg Contractor - Class B	2/18/2025
1233	Cruz Brothers Construction LLC	Bldg Contractor - Class B	2/20/2025
LBC25-018	D & F Contracting, Inc	Bldg Contractor - Reciprocal	2/20/2025
BLDC21-020	Devcon LLC	Bldg Contractor - Class A	2/20/2025
1391	Rockwell Homes Inc	Bldg Contractor - Class B	2/20/2025
BLDP20-002	The Yard Butler LLC	Specialty Plumbing Contractor	2/20/2025
PWEC19-010	Bryan Kennedy	Erosion Control Contractor	2/21/2025
BLDC18-077	Premium Specialties Construction	Bldg Contractor - Class B	2/24/2025

1277	Rand Olsen Construction	Bldg Contractor - Class A	2/24/2025
1519	Remsburg Construction LLC	Bldg Contractor - Class C	2/24/2025
LBC25-019	Richardson Van Leeuwen Const LLC	Bldg Contractor - Reciprocal	2/25/2025
PWRW19-009	Rivers West Construction LLC	Right-of-Way Contractor	2/25/2025
PWEC16-081	Brian Crandall	Erosion Control Contractor	2/26/2025
PWRW22-010	Crown Utilities LLC	Right-of-Way Contractor	2/26/2025
1651	Five Star Custom Construction	Bldg Contractor - Class B	2/26/2025
1651	Five Star Custom Construction	Bldg Contractor - Class B	2/26/2025
BLDC19-009	Murri Construction	Bldg Contractor - Class B	2/26/2025

File #: 25-176

City Council Meeting

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

Subject

Easement Vacation - Parkway Apartments at Snake River Landing

Council Action Desired

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

Approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose

The owners of the property in question have requested vacation of the easement depicted within the attached exhibit and as described in the Ordinance. Public Works staff members have reviewed the request and recommend approval.

Alignment with City & Department Planning Objectives



-

This easement vacation supports the community-oriented result of well-planned growth and development by allowing the property owners to better utilize their property.

Interdepartmental Coordination

Applicable departments have reviewed and recommend approval of the proposed vacation.

Fiscal Impact

N/A

Legal Review

The Legal Department prepared the vacation Ordinance.

2025-015

ORDINANCE NO. 2025-

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF AN EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the blanket easement has prevented the construction of covered parking due to the covers being in violation of the easement terms; and

WHEREAS, the surveyor worked with the various City departments to determine the easement shape needed for utilities; and

WHEREAS, the new easement has been recorded over the necessary utilities, the blanket easement is no longer necessary for said utilities; and

WHEREAS, it is in the best economic interest of the City to vacate the blanket easement.

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

SECTION 1. Vacation. The blanket public utility easement, recorded in a Grant of Easement Deed, Instrument No. 1751968 at the Bonneville County, Idaho, Recorder's Office. The blanket public utility easement is located in the East ½ of Section 26, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho, as more particularly described and illustrated in Exhibits "A" and "B" of this Ordinance.

SECTION 2. Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include any other underlying easement or any franchise rights that are not described in Section 1 above.

SECTION 3. Easement Vacation. Council deems it expedient for the public good and to be in the best interest of the adjoining property and declares that the property described in Section 1 of this Ordinance is hereby vacated in its entirety to the extent it is owned by Parkway Apartments, LLC, an Idaho limited liability company, the underlying property owner. The mailing address for the property owner is 601 W 1700 S, Bldg. B, Logan, UT 84321-8207.

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.

EXHIBIT "A"

**GRANT OF EASEMENT
WITH WARRANTY**

Instrument # 1751968
Bonnevill County, Idaho Falls, Idaho
08/07/2023 11:12:49 AM No. of Pages: 12
Recorded for: CITY OF IDAHO FALLS
Penny Manning Fee: \$0.00
Ex-Officio Recorder Deputy
Index to: EASEMENT

THIS INDENTURE, made this 15th day of June, 2023, between Parkway Apartments, LLC, an Idaho limited liability company, hereinafter referred to as "GRANTOR", and the CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, P.O. Box 50220, Idaho Falls, Idaho 83405, County of Bonneville, hereinafter referred to as "GRANTEE".

WITNESSETH

For and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by GRANTEE, the receipt of which is hereby acknowledged, GRANTOR does hereby grant, bargain and convey unto GRANTEE, and its successors and assigns, an irrevocable non-exclusive permanent public utility easement over, across and under the following described real estate, situated in the County of Bonneville, State of Idaho, to-wit:

See Attached "Exhibit A", hereinafter referred to as the "Easement Area"

This easement may be used for the construction, maintenance, and repair of any public utility lines, equipment and appurtenant improvements placed on the Easement Area hereunder, and GRANTEE shall have the right, to remove, cut, trim any trees, brush, ornamental shrubbery or plants, or other obstructions on or overhanging said Easement Area which may injure or interfere with the use thereof by GRANTEE for such purposes. Such right may be exercised without prior notice to GRANTOR or its heirs, successors or assigns.

GRANTOR or its heirs, successors or assigns further agree that they shall not plant any trees, brush, ornamental shrubbery or plants which may hinder the safe and efficient utilization of the easement.

GRANTOR or its heirs, successors or assigns further agree that they shall construct no permanent structures upon the Easement Area, including but not limited to buildings constructed on permanent foundations, light posts, sign posts or other structures which are not readily movable with nominal expense.

GRANTOR or its heirs, successors or assigns hereby releases GRANTEE from any claim for damages, based upon concealed or undisclosed private improvements constructed or permitted to be constructed by GRANTOR or its heirs, successors, or assigns within the Easement Area, subsequent to recording this Grant of Easement, that may be incurred as a result of GRANTEE's ordinary use of the Easement Area with due care.

GRANTOR and its heirs, successors or assigns do hereby warrant and shall defend the premises in the quiet and peaceful possession of GRANTEE and GRANTEE'S successors and assigns, against the GRANTOR and its heirs, successors and assigns, and against every person whomsoever who lawfully holds or later claims to hold rights in said estate as of the date hereof.

To have and to hold unto GRANTEE and its successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has hereunto subscribed its hand and seal on this day and this 15th day of June, 2023.

Parkway Apartments, LLC, (GRANTOR)

Troy Kartchner, Managing Member

STATE OF Utah)
County of Cache) ss:

On this 15th day of JUNE, 2023, before me, the undersigned, a notary public, in and for said State, personally appeared Troy Kartchner, known or identified to me to be the Managing Member of Parkway Apartments, LLC, an Idaho limited liability company and whose name is subscribed to the within instrument and acknowledged to me that he is authorized to execute the same for and on behalf of said limited liability company.

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

Kami Kartchner Lloyd
Notary Public of ~~Idaho~~ Utah KKL
Residing at: Logan, UT
My Commission Expires: AUGUST 27, 2023

(Seal)



Exhibit A

A parcel of land in the East ½ of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County Idaho, more particularly described as:

All that portion of Lot 1, Block 1, Parkway Apartments at Snake River Landing, recorded in the Bonneville County Courthouse under Instrument No. 1744697 on April 12, 2023

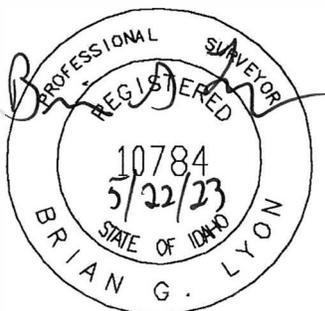
LESS AND EXCEPTING BUILDINGS 1 THROUGH 21, CLUB HOUSE AND GARAGES 1 AND 2 DESCRIBED BELOW:

Building 1 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 42°34'18" W 1055.15 feet to the POINT OF BEGINNING and running
thence S 33°33'15" W 154.00 feet;
thence N 56°26'45" W 74.00 feet;
thence N 33°33'15" E 154.00 feet;
thence S 56°26'45" E 74.00 feet to the POINT OF BEGINNING.

Building 2 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 51°34'28" W 814.91 feet to the POINT OF BEGINNING and running
thence S 11°36'53" W 154.00 feet;
thence N 78°23'07" W 74.00 feet;
thence N 11°36'53" E 154.00 feet;
thence S 78°23'07" E 74.00 feet to the POINT OF BEGINNING.



Building 3 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 51°44'45" W 600.74 feet to the POINT OF BEGINNING and running
thence S 58°54'42" W 154.00 feet;
thence N 31°05'18" W 74.00 feet;
thence N 58°54'42" E 154.00 feet;
thence S 31°05'18" E 74.00 feet to the POINT OF BEGINNING.

Building 4 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 54°12'44" W 337.32 feet to the POINT OF BEGINNING and running
thence S 47°19'53" W 154.00 feet;
thence N 42°40'07" W 74.00 feet;
thence N 47°19'53" E 154.00 feet;
thence S 42°40'07" E 74.00 feet to the POINT OF BEGINNING.

Building 5 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 78°59'24" W 382.03 feet to the POINT OF BEGINNING and running
thence S 47°19'53" W 154.00 feet;
thence N 42°40'07" W 74.00 feet;
thence N 47°19'53" E 154.00 feet;
thence S 42°40'07" E 74.00 feet to the POINT OF BEGINNING.



Building 6 Legal Description

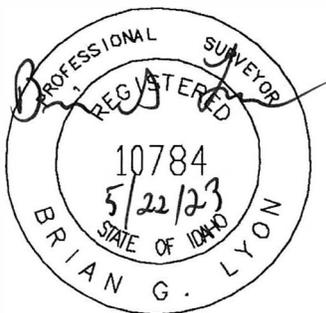
Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 61°32'15" W 164.75 feet to the POINT OF BEGINNING and running
thence S 47°19'53" W 154.00 feet;
thence N 42°40'07" W 74.00 feet;
thence N 47°19'53" E 154.00 feet;
thence S 42°40'07" E 74.00 feet to the POINT OF BEGINNING.

Building 7 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence N 45°41'24" W 250.72 feet to the POINT OF BEGINNING and running
thence S 47°19'53" W 74.00 feet;
thence N 42°40'07" W 154.00 feet;
thence N 47°19'53" E 74.00 feet;
thence S 42°40'07" E 154.00 feet to the POINT OF BEGINNING.

Building 8 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence N 06°51'29" W 401.34 feet to the POINT OF BEGINNING and running
thence S 39°36'18" W 154.00 feet;
thence N 50°23'42" W 74.00 feet;
thence N 39°36'18" E 154.00 feet;
thence S 50°23'42" E 74.00 feet to the POINT OF BEGINNING.



Building 9 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence N 42°33'00" W 465.63 feet to the POINT OF BEGINNING and running
thence S 56°49'54" W 154.00 feet;
thence N 33°10'06" W 74.00 feet;
thence N 56°49'54" E 154.00 feet;
thence S 33°10'06" E 74.00 feet to the POINT OF BEGINNING.

Building 10 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence N 62°15'14" W 525.10 feet to the POINT OF BEGINNING and running
thence S 47°19'53" W 154.00 feet;
thence N 42°40'07" W 74.00 feet;
thence N 47°19'53" E 154.00 feet;
thence S 42°40'07" E 74.00 feet to the POINT OF BEGINNING.

Building 11 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence N 78°47'56" W 622.07 feet to the POINT OF BEGINNING and running
thence S 06°11'23" W 154.00 feet;
thence N 83°48'37" W 74.00 feet;
thence N 06°11'23" E 154.00 feet;
thence S 83°48'37" E 74.00 feet to the POINT OF BEGINNING.



Building 12 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 77°05'45" W 689.40 feet to the POINT OF BEGINNING and running
thence S 58°54'42" W 154.00 feet;
thence N 31°05'18" W 74.00 feet;
thence N 58°54'42" E 154.00 feet;
thence S 31°05'18" E 74.00 feet to the POINT OF BEGINNING.

Building 13 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 74°11'52" W 846.57 feet to the POINT OF BEGINNING and running
thence S 11°36'53" W 154.00 feet;
thence N 78°23'07" W 74.00 feet;
thence N 11°36'53" E 154.00 feet;
thence S 78°23'07" E 74.00 feet to the POINT OF BEGINNING.

Building 14 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 64°26'31" W 943.11 feet to the POINT OF BEGINNING and running
thence S 11°36'53" W 154.00 feet;
thence N 78°23'07" W 74.00 feet;
thence N 11°36'53" E 154.00 feet;
thence S 78°23'07" E 74.00 feet to the POINT OF BEGINNING



Building 15 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 46°34'31" W 1308.53 feet to the POINT OF BEGINNING and running
thence S 33°32'38" W 153.00 feet;
thence N 56°27'22" W 61.00 feet;
thence N 33°32'38" E 153.00 feet;
thence S 56°27'22" E 61.00 feet to the POINT OF BEGINNING.

Building 16 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 45°04'54" W 1496.11 feet to the POINT OF BEGINNING and running
thence S 51°32'32" W 111.00 feet;
thence N 38°27'28" W 61.00 feet;
thence N 51°32'32" E 111.00 feet;
thence S 38°27'28" E 61.00 feet to the POINT OF BEGINNING.

Building 17 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 45°34'46" W 1620.54 feet to the POINT OF BEGINNING and running
thence S 51°32'32" W 111.00 feet;
thence N 38°27'28" W 50.14 feet;
thence N 03°33'35" E 14.63 feet;
thence N 51°32'32" E 101.20 feet;
thence S 38°27'28" E 61.00 feet to the POINT OF BEGINNING.



Building 18 Legal Description

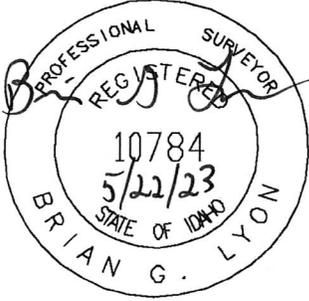
Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 45°15'57" W 1777.50 feet to the POINT OF BEGINNING and running
thence S 63°06'00" E 111.00 feet;
thence S 26°54'00" W 56.00 feet;
thence N 63°06'00" W 106.66 feet;
thence N 03°33'35" E 10.96 feet;
thence N 26°54'00" E 45.94 feet to the POINT OF BEGINNING

Building 19 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 39°19'58" W 1637.46 feet to the POINT OF BEGINNING and running
thence S 33°32'51" W 153.00 feet;
thence N 56°27'09" W 56.00 feet;
thence N 33°32'51" E 153.00 feet;
thence S 56°27'09" E 56.00 feet to the POINT OF BEGINNING.

Building 20 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 39°59'19" W 1471.32 feet to the POINT OF BEGINNING and running
thence S 33°32'51" W 153.00 feet;
thence N 56°27'09" W 56.00 feet;
thence N 33°32'51" E 153.00 feet;
thence S 56°27'09" E 56.00 feet to the POINT OF BEGINNING.



Building 21 Legal Description

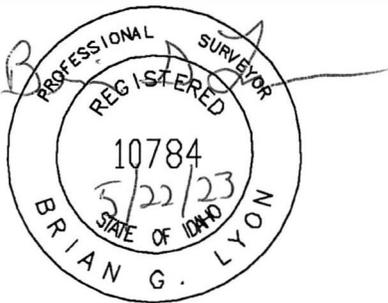
Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 40°48'40" W 1305.43 feet to the POINT OF BEGINNING and running
thence S 33°32'51" W 153.00 feet;
thence N 56°27'09" W 56.00 feet;
thence N 33°32'51" E 153.00 feet;
thence S 56°27'09" E 56.00 feet to the POINT OF BEGINNING.

Club house Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 57°11'32" W 1066.83 feet to the POINT OF BEGINNING and running
thence S 80°10'53" E 67.37 feet;
thence S 09°49'07" W 111.22 feet;
thence S 33°32'38" W 108.91 feet;
thence N 56°27'22" W 88.50 feet;
thence N 33°32'38" E 142.84 feet;
thence N 09°49'07" E 44.55 feet to the POINT OF BEGINNING.

Garage 1 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence S 62°28'01" W 838.70 feet to the POINT OF BEGINNING and running
thence S 11°36'53" W 148.00 feet;
thence N 78°23'07" W 48.00 feet;
thence N 11°36'53" E 148.00 feet;
thence S 78°23'07" E 48.00 feet to the POINT OF BEGINNING.



Garage 2 Legal Description

Commencing at the Northeast Corner of Section 26, Township 2 North, Range 37 East of the Boise Meridian monumented with a Brass Cap thence S 00°40'30" W 2637.19 feet along the east line of the Northeast Quarter of said Section 26 to the East Quarter Corner of Section 26 monumented with a Brass Cap; thence N 77°04'17" W 397.28 feet to the POINT OF BEGINNING and running
thence S 47°19'53" W 124.00 feet;
thence N 42°40'07" W 48.00 feet;
thence N 47°19'53" E 124.00 feet;
thence S 42°40'07" E 48.00 feet to the POINT OF BEGINNING.

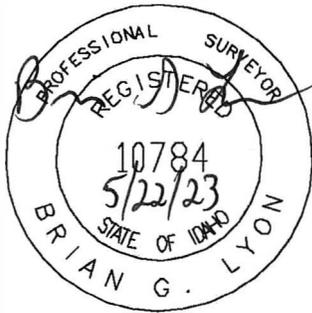
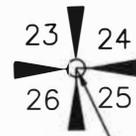
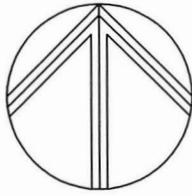


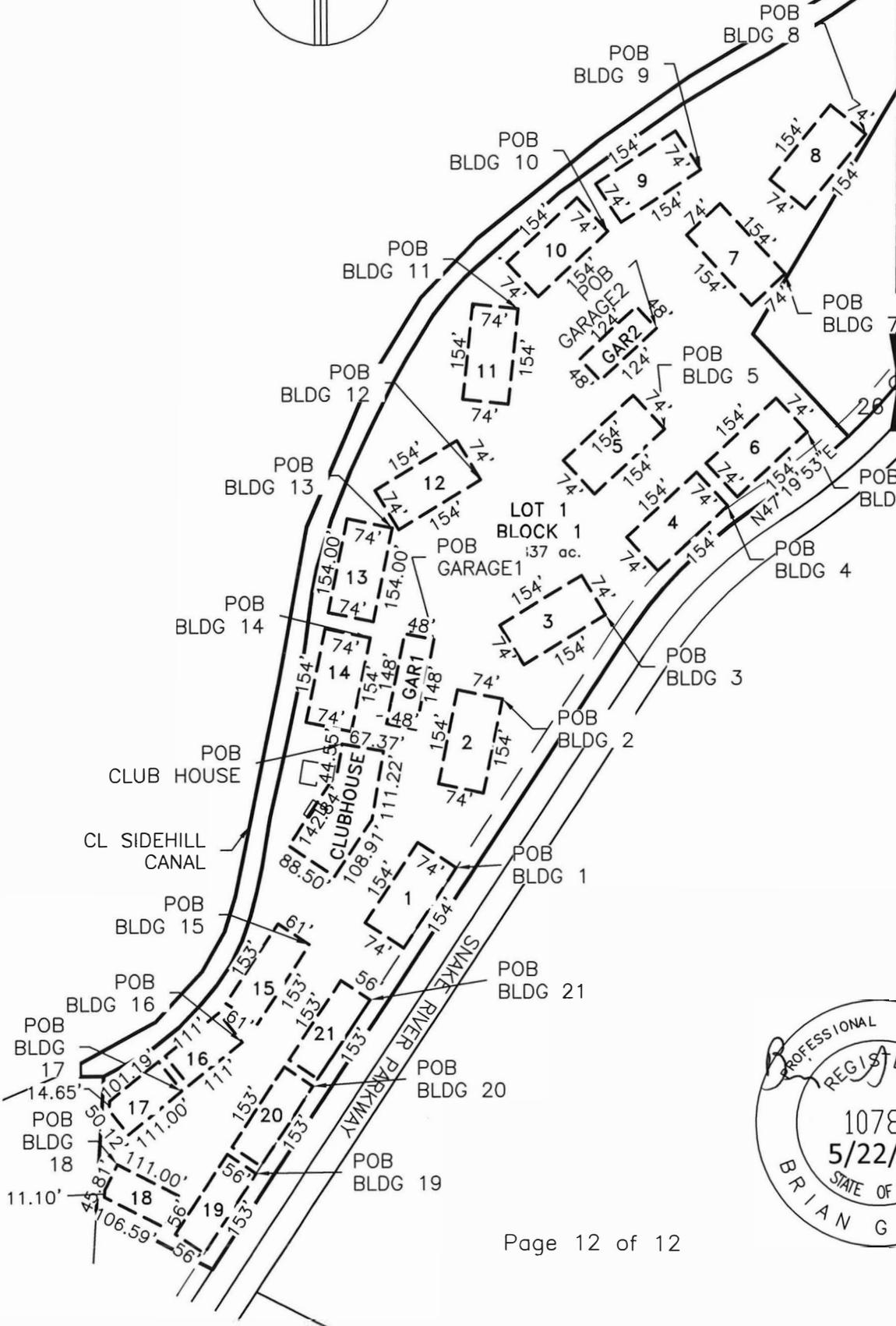
EXHIBIT B



NE COR. SEC 26
FOUND BRASS CAP
INSTRUMENT
NO. 1705933

NE SEC 26 TO E 1/4 SEC 26
(BASIS OF BEARING)
S00°40'30"W 2637.19'

NE COR. SEC 26
FOUND BRASS CAP
INSTRUMENT
NO. 1705933





File #: 25-180

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Tuesday, March 4, 2025
DEPARTMENT: Municipal Services

Subject

Bid IF-25-016, 2025 Concrete Replacement for Public Works

Council Action Desired

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

Accept and approve the lowest responsive responsible bid from 4S Concrete and Construction, for a total of \$334,802.00 (or take other action deemed appropriate).

Description, Background Information & Purpose

A total of two bids were received. The total recommended contract award is based on a three-year average of concrete work completed, with 4S Concrete and Construction being the lowest bidder.

Alignment with City & Department Planning Objectives



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The purchase of concrete supports the reliable public infrastructure and transportation community-oriented result by replacing concrete as needed.

Interdepartmental Coordination

Public Works concurs with the award recommendation.

Fiscal Impact

Sufficient funding for this project is located within the 2024-25 Public Works, Streets Division operating budget.

Legal Review

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

City of Idaho Falls
Municipal Services Department
Bid Tabulation

Project: Streets 2025 Concrete Replacement **Number:** IF-25-016
 NOTE: Bids submitted were per UOM, award total is estimated using three year historical data
Submitted: Municipal Services Finance Division **Date:** February 28, 2025

				4S Concrete & Construction				CAPP LLC DBA Reinhart Concrete					
Project	Group	Code	Description	Bid	UOM	2025	2025	Awarded Amount	Bid	UOM	2025	2025	Awarded Amount
						Estimated usage	Estimated total				Estimated usage	Estimated total	
Project 1	1 - Concrete	1	Placement of curb and gutter	\$40.00	LF	3000	\$ 120,000.00	\$120,000.00	\$41.50	LF	3000	\$ 124,500.00	
		2	Placement of 4" concrete	\$7.45	SQFT	11000	\$ 81,950.00	\$81,950.00	\$7.75	SQFT	11000	\$ 85,250.00	
		3	Placement of 5" concrete	\$7.75	SQFT	3100	\$ 24,025.00	\$24,025.00	\$8.00	SQFT	3100	\$ 24,800.00	
		4	Placement of 6" concrete	\$8.00	SQFT	250	\$ 2,000.00	\$2,000.00	\$8.25	SQFT	250	\$ 2,062.50	
		5	Placement of 7" concrete	\$8.65	SQFT	5700	\$ 49,305.00	\$49,305.00	\$8.50	SQFT	5700	\$ 48,450.00	
		6	Placement of 8" concrete with rebar	\$15.97	SQFT	2600	\$ 41,522.00	\$41,522.00	\$16.00	SQFT	2600	\$ 41,600.00	
		7	Install detectable warning panel (City furnished) PER RAMP	\$400.00	EA	40	\$ 16,000.00	\$16,000.00	\$750.00	EA	40	\$ 30,000.00	
Total 1 - Concrete				\$487.82				Award Total \$334,802.00	\$840.00			\$ 356,662.50	

File #: 25-182

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, March 6, 2025
DEPARTMENT: Municipal Services

Subject

Donation of Harris Tait 9100 Handheld Radios to College of Eastern Idaho’s Law Enforcement Program

Council Action Desired

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

Approve the donation of 15 Harris Tait handheld radios to the College of Eastern Idaho and give authorization to the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

The Police Department recommends the donation of 15 Harris Tait 9100 handheld radios valued at approximately \$100.00 to \$150.00 each to the College of Eastern Idaho’s Law Enforcement program. The radios were originally purchased in 2007 and are outdated. The Police Department has transitioned to the Motorola APEX 6000 handheld radios.

Alignment with City & Department Planning Objectives

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

The donation of the handheld radios supports the good governance community-oriented result by prioritizing city surplus property to another public entity.

Interdepartmental Coordination

The Police Department concurs with the recommendation to donate the radios to the College of Eastern Idaho to support its law enforcement training program.

Fiscal Impact

N/A

Legal Review

The Legal Department concurs that the desired Council action complies with State Statute §67-2322 and City Resolution

2015-01.

RESOLUTION NO. 2015-01

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MEMORIALIZING CITY POLICY TO DECLARE CITY PERSONAL PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH SALE, DONATION, TRANSFER, RECYCLING, DISCARDING, DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Council of the City of Idaho Falls recognizes that storage, maintenance, transportation, and other costs associated with maintaining personal property may exceed the inventory value or fair market value of such property; and

WHEREAS, City personal property has a limited economic and/or useful life; and

WHEREAS, it is sound fiscal policy and good management practice to require the expeditious disposal of surplus personal property; and

WHEREAS, Council is of the opinion that the policy contained herein will promote the efficient disposal of surplus personal property; will allow conveyance of surplus personal property to other state and local agencies where appropriate; will offer surplus personal property for sale to the public at large in some cases; and will provide for maximum value to be received by the City of Idaho Falls with attendant benefits to its citizens; and

WHEREAS, the delegation of responsibility to declare property "surplus" and to designate the manner and conditions of disposal is most efficiently done by delegating such authority to City staff, principally to the Property Manager; and

WHEREAS, all disposal of surplus property shall be done in accordance with then-current law and procedure.

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

CITY SURPLUS PROPERTY POLICY

A. Definition of "surplus": City personal property which is reasonably believed to have little or no further use by the City. "Surplus" for purposes of this Policy, shall not include trash or refuse or other items which are customarily thrown away, recycled, or otherwise discarded or destroyed. Such non-surplus items may be discarded or recycled in a manner deemed efficient by the relevant Division Director.

B. Declaration of surplus:

1. To declare City personal property surplus of status:

- a. A department supervisor shall fill out a surplus form and submit it for approval to the supervisor's Division Director.
 - b. The Division Director, for the property to be declared surplus, shall review and approve by signature the surplus form and submit the completed form to the Property Manager.
 - c. The Property Manager, after receiving the surplus form, shall make arrangements for the property to be delivered to the surplus building, or another appropriate and secure location, and evaluate whether the property is surplus.
 - d. If the Property Manager agrees that the property is surplus, the Property Manager shall submit a recommendation of surplus and its disposition to the Director of Municipal Services. The Property Manager may consolidate his or her recommendations to the Director of Municipal Services in a monthly report.
 - e. The Director of Municipal Services shall review and approve the Property Manager's recommendations and make the final determination regarding whether the item is properly declared to be surplus.
2. The Property Manager shall create and maintain a surplus form. The form should require provision of the following information, where applicable and available:
- a. general identification and description of the personal property;
 - b. approximate value of the property;
 - c. City Property Number, and
 - d. manufacturer, model, and serial number of the property.

The surplus form may also allow the submitter to suggest the manner by which such item may be disposed (including transfer to another City Division, donation or sale to another public entity, sale, trade, destruction, recycling etc.).

C. Disposal of Surplus.

1. General. City Council hereby delegates to the Director of Municipal Services the authority to make a final declaration of surplus and to approve the manner of disposal for all items which, in the Director of Municipal Services' belief, are in accordance with this Policy.
2. Disposal shall occur according to law in a manner consistent with the laws of the State of Idaho and pursuant to this Policy.

- a. Sale. The sale of surplus property shall be conducted pursuant to Idaho law in effect at the time of such sale. This may include the sale of surplus property to another public entity; sale of the item at the original purchase price; sale at a public auction; or sale as otherwise permitted by Idaho law.
- b. Donation or Transfer. Surplus property may be transferred to another City Division, or donated to a state or public entity pursuant to Idaho law. Additionally, transfer of surplus property of nominal value may be made without public advertisement or auction to a charitable organization which qualifies under Section 501(c)(3) and 501(c)(19) of the Internal Revenue Service, or to any other person or entity participating in a program with the City when such transfer renders a benefit to the City and its citizens.
- c. Recycle. Surplus property not sold or transferred may be recycled whenever practicable.
- d. Discarding and/or Destruction. Any item, including a weapon, declared to be surplus that is not sold, transferred, or recycled may be discarded or destroyed.
- e. Exchange. Surplus property may be exchanged for other property, value, or consideration where the value received is roughly equivalent to the value of the surplus property.

3. Special considerations:

- a. Weapons.
 - i. Definition. A "weapon" for purposes of this Policy, includes any instrument used in the propulsion of a projectile through the release of pressurized gas, compressed air, expanding gas, ignition of gunpowder, compounder, combustion, accelerant, spring, or other force-producing means, including rifles, shotguns, handguns, air rifles, blow gun, spring gun, wrist rocket, sling shot, airsoft gun, electroshock gun (e.g. taser), BB gun, pellet gun, paintball gun, slings, bows and arrows, and crossbows. "Weapons" also include bladed and blunt instruments, including nunchuks, clubs, sais, throwing stars, tonfas, "brass" knuckles, daggers, stilettos, gravity knives, swords, and other similar instruments.
 - ii. The Property Manager may also declare an item a "weapon" if the Property Manager reasonably believes that it has been used or can be used in a similar manner as another weapon defined in this Policy, or such item, in the opinion of the Property Manager, is reasonably likely to be used as a

weapon, as that word is commonly understood. When making such a determination, the Property Manager is encouraged to consult with the Chief of Police.

iii. Lawful weapons.

1. Officer Duty Weapon - a police officer duty weapon, which is lawful to own, possess, and use, shall be disposed of by sale and transfer to a licensed firearm dealer, consistent with Federal and State law, as determined by the Property Manager. A duty weapon may also be transferred directly to a retiring police officer when a letter authorizing the transfer is submitted by the Chief of Police to the Property Manager and the transfer is approved by the Director of Municipal Services.
2. Confiscated Weapons – confiscated weapons from the Idaho Falls Police Department Evidence Room shall be sold by sealed bid to licensed firearm dealers.

iv. Illegal and Inoperable Weapons. All illegal and inoperable weapons shall be destroyed.

b. Vehicles.

- i. Vehicles and automotive-related equipment and materials shall be declared as surplus according to the City's Municipal Equipment Replacement Fund process.

c. Library Materials.

- i. City delegates to the Board of Trustees of the Idaho Falls Public Library, the authority to sell, exchange or otherwise dispose of library materials (including books, audio and video recordings, written materials, etc.) when no longer required by the Library because such are surplus, duplicates, worn out, of little or no practical utility, or otherwise unneeded for Public Library purposes.

d. Recycling of Used or Excess Materials for Value:

- i. Where materials (such as scrap metal, wire, or similar unused or left-over items) likely have value only if recycled or traded, as determined in good faith by the Division Director, such material may be exchanged by the

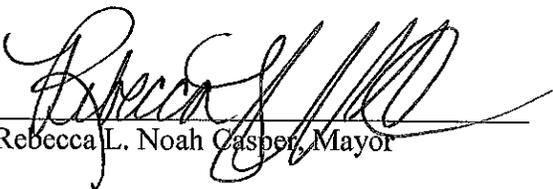
Division for its approximate value pursuant to the Division's internal recycling/exchange process.

D. The Property Manager shall submit no less frequently than one (1) time per year, a report to the City Council relating to the disposition of surplus property. Such a report shall not include property determined to have a current value of zero or a value of less than what it would cost to dispose of the surplus at a refuse or recycling vendor.

E. This Resolution shall become effective as of the date of its passage.

ADOPTED and effective this 8th day of January, 2015.

CITY OF IDAHO FALLS, IDAHO


Rebecca L. Noah Casper, Mayor

ATTEST:


Rosemarie Anderson, City Clerk

(SEAL)



STATE OF IDAHO)
) ss:
County of Bonneville)

I, ROSEMARIE ANDERSON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MEMORIALIZING CITY POLICY TO DECLARE CITY PERSONAL PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH SALE, DONATION, TRANSFER, RECYCLING, DISCARDING, DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW."



Rosemarie Anderson

Rosemarie Anderson, City Clerk

File #: 25-187

City Council Meeting

FROM: Bear Prairie, General Manager
DATE: Friday, March 7, 2025
DEPARTMENT: Idaho Falls Power

Subject

25-06 IFP York Substation Upgrade - Cache Valley Electric

Council Action Desired

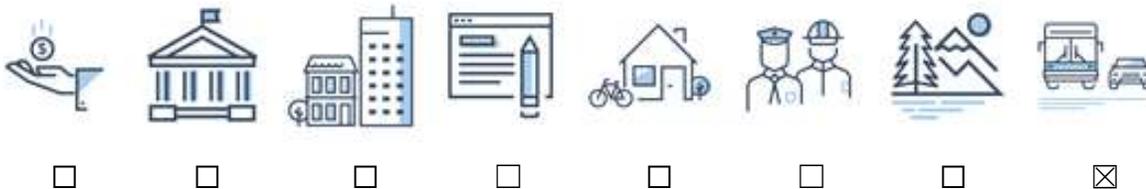
- Ordinance
 Resolution
 Public Hearing
 Other Action (Approval, Authorization, Ratification, etc.)

Approve this bid award to Cache Valley Electric of Salt Lake City, Utah for a total amount of \$2,203,953.40 and give the authorization to the Mayor and City Clerk to execute the necessary documents, (or take other action deemed appropriate).

Description, Background Information & Purpose

Idaho Falls Power solicited bids from qualified contractors to upgrade York Substation. Four bids were received with Cache Valley Electric being the lowest responsive, responsible bidder for \$2,003,594.00 plus a 10% contingency for a total bid award of \$2,203,953.40. There were two nonresponsive bidders due to a lack of an Idaho Public Works License. This project was budgeted at \$500,000 but Idaho Falls Power has moved another capital project to a future year to accommodate this more time sensitive work.

Alignment with City & Department Planning Objectives



This action supports our readiness to improve public infrastructure and facilities, ensuring long-term reliability. This action also supports the reliability element of the IFP Strategic Plan.

Interdepartmental Coordination

The City Legal Department and Idaho Falls Power coordinated on this project.

Fiscal Impact

This was budgeted in the 2024/25 CIP.

Legal Review

The City Legal Department concurs this action is complies with state statute.

**IDAHO FALLS POWER
IFP 2025 YORK SUBSTATION UPGRADE
PROJECT NO. IFP 25-06**

**AGREEMENT BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION**

This Agreement is by and between **City of Idaho Falls dba. Idaho Falls Power** (“Owner”) and **Cache Valley Electric Company, 1414 S. Gustin Rd, Salt Lake City, UT 84104, 801.908.6666** (“Contractor”).

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

- 1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: **Upgrade of York Substation as specified in the Specifications and Design Drawings for the project.**

ARTICLE 2—THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: Removal of existing circuit switcher, distribution box structure, control conduits, foundations, control racks, DC battery system, AC and DC panels, lighting, and bus work. Installing new distribution box structure, control conduits, PTs, V-switches, circuit breakers, control racks, AC and DC panels, DC battery system, foundations and concrete work, lightning arresters, static poles, underground distribution conduits, security poles and lights, rewiring of new and existing equipment, and bus work.

ARTICLE 3—ENGINEER

- 3.01 The Owner will assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.
- 3.02 The part of the Project that pertains to the Work has been designed by **Ulteig and Owner**.

ARTICLE 4—CONTRACT TIMES

4.01 *Time is of the Essence*

- A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.03 *Contract Times: Days*

- A. The Work will be substantially complete within **ninety (90)** days after the date of the Notice to Proceed, and as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within Ten **(10)** days after the date when the Contract Times commence to run.

4.04 *Milestones*

- A. Parts of the Work must be substantially completed on or before the following;
120 days after the date of the Notice to Proceed, the Contractor will have completed construction activities and the remodel areas of the building will be accepted for occupancy.

4.05 *Liquidated Damages*

- A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):
 1. *Substantial Completion:* Contractor shall pay Owner **\$500** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.
 2. *Completion of Remaining Work:* After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner **\$500** for each day that expires after such time until the Work is completed and ready for final payment.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.06 *Special Damages*

- A. Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- B. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

- C. The special damages imposed in this paragraph are supplemental to any liquidated damages for delayed completion established in this Agreement.

ARTICLE 5—CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:.

- A. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

ARTICLE 6—PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the **fifth (5th)** day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

- 1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.

- a. Ninety (**90**) percent of the value of the Work completed (with the balance being retainage).

- 1) If 50 percent or more of the Work has been completed, as determined by Engineer or Project Manager, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage;

- 2) Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to **100%** percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less **200%** percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

ARTICLE 7—CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of all of the following:
 - 1. This Agreement.
 - 2. Bonds:
 - a. Performance bond (together with power of attorney).
 - b. Payment bond (together with power of attorney).
 - 3. General Conditions.
 - 4. Supplementary Conditions.
 - 5. Specifications as listed in Plans developed by Ulteig and Owner.
 - 6. Construction Drawings as shown in Plans developed by Ulteig and Owner.
 - 7. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
 - e. Warranty Bond
- A. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

7.01 *Contractor's Representations*

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - 1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.

4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.
12. The Contractor is an appropriately licensed public works contractor per Idaho Code Section 54-1902.
13. Contractor shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring the Contractor's compliance with any Laws or Regulations.

8.02 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

1. “corrupt practice” means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
2. “fraudulent practice” means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. “collusive practice” means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. “coercive practice” means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are ISPWC Division 100 EJCDC® C-700, Standard General Conditions for the Construction Contract (~~2018~~), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or “track changes” (redline/strikeout), or in the Supplementary Conditions.

ARTICLE 9—MISCELLANEOUS

9.01 *Non-Discrimination*

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

9.02 *Certification of No Chinese Ownership*

- A. Pursuant to Idaho Code section 67-2359, Contractor certifies that Contractor and/or Contractor’s business is not currently owned or operated by the government of the People’s Republic of China and will not, for the duration of this Agreement, be owned or operated by the government of the People's Republic of China.

9.03 *Anti-Boycott Against Israel Act*

- A. Pursuant to Idaho Code section 67-2346, if payments under this Agreement exceed one hundred thousand dollars (\$100,000.00), and Contractor employs ten (10) or more persons, Contractor certifies that it is not currently engaged in, and shall not for the duration of this Agreement engage in, a boycott of goods or services from Israel or territories under its control. The terms in this paragraph that are defined in Idaho Code section 67-2346 shall have the meaning defined therein.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on **XX/XXXX/XXXX** (which is the Effective Date of the Contract).

Owner:

City of Idaho Falls

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name: Rebecca L. Noah Casper

(typed or printed)

Title: Mayor

(typed or printed)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

Designated Representative:

Name: Wilson Lin

(typed or printed)

Title: Electrical Engineer

(typed or printed)

Address:

P.O. Box 50220

140 S. Capital

Idaho Falls, ID 83405

Phone: 208-612-8441

Email: wlin@ifpower.org

Contractor:

Cache Valley Electric Company

(typed or printed name of organization)

By:

(individual's signature)

Date:

(date signed)

Name:

(typed or printed)

Title:

(typed or printed)

(If contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest:

(individual's signature)

Title:

(typed or printed)

Address for giving notices:

Designated Representative:

Name:

(typed or printed)

Title:

(typed or printed)

Address:

Phone:

Email:

License No.:

(where applicable)

State:



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

Interdepartmental Coordination

NA

Fiscal Impact

NA

Legal Review

The City Attorney’s Office has reviewed the ordinance to ensure it is in accordance with applicable law.

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE SNAKE RIVER WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on the 6th day of July 1966, the City Council and Mayor of Idaho Falls, Idaho, respectively, created the Urban Renewal Agency of the City of Idaho Falls, Idaho, also known as the Idaho Falls Redevelopment Agency (hereinafter “Agency”), authorizing it to transact business and exercise the powers granted by the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), upon making the findings of necessity required for creating said Agency;

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

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

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

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

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

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

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

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

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

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

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

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

WHEREAS, the City Council, on June 13, 2024, after notice duly published conducted a public hearing on the First Amendment to the Urban Renewal Plan for the Eagle Ridge Urban Renewal Project (the “Amended Eagle Ridge Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3575 on June 13, 2024, approving the Amended Eagle Ridge Plan to deannex approximately 8.4 acres from the existing Eagle Ridge Project Area, making certain findings, and establishing the Amended Eagle Ridge revenue allocation area (the “Amended Eagle Ridge Project Area”);

WHEREAS, the City Council, on December 12, 2024, after notice duly published conducted a public hearing on the Urban Renewal Plan for the Yellowstone Square Urban Renewal Project (the “Yellowstone Square Plan”);

WHEREAS, following said public hearing, the City Council adopted its Ordinance No. 3596 on December 12, 2024, approving the Yellowstone Square Plan, making certain findings, and establishing the Yellowstone Square Plan revenue allocation area (the “Yellowstone Square Project Area”);

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

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

WHEREAS, an urban renewal plan shall (a) conform to the general plan for the municipality as a whole, except as provided in Section 50-2008(g), Idaho Code; and (b) shall be sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes, if any, land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions;

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

WHEREAS, based on inquiries and information presented by certain interested parties and property owners, the Agency commenced certain discussions concerning examination of an area most of which was located within the City, and a portion of which was located within the City’s area of operation within unincorporated Bonneville County, and whether it may be deteriorating and/or deteriorated and should be examined as to whether such an area is eligible for urban renewal planning purposes;

WHEREAS, on November 16, 2023, the Agency adopted Resolution No. 2023-19 approving a Memorandum of Understanding (“MOU”) with U.S. Development, Inc., a Utah corporation, which inter alia required U.S. Development, Inc. to deposit certain funds to advance fund certain costs and fees related to the preparation and processing of an eligibility report, and if directed, funds related to urban renewal planning costs;

WHEREAS, U.S. Development, Inc. paid the funds as required by the MOU;

WHEREAS, the Agency engaged the services of Brad Cramer, Perspective Planning & Consulting LLC, to commence an eligibility study and preparation of an eligibility report of an area approximately 18.5 acres in size, a portion of which was located within the Eagle Ridge Project Area, requiring a deannexation. The area is

generally located west of the Snake River, east and adjacent to I-15, south of Pancheri Drive, and north of Sunnyside Road (the “Study Area”);

WHEREAS, annexation of that portion of the Study Area located outside of the City limits and within unincorporated Bonneville County was completed; all parcels in the Study Area are located within the City limits;

WHEREAS, the Agency obtained the Eligibility Study: Snake River West (the “Report”), which examined the Study Area for the purpose of determining whether such area was a deteriorating area, a deteriorated area, or a combination of both a deteriorating area and a deteriorated area, as those terms are defined by Idaho Code Sections 50-2018(8), (9) and 50-2903(8);

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

- a. The presence of a substantial number of deteriorated or deteriorating structures; deterioration of site;
- b. age or obsolescence;
- c. predominance of defective or inadequate street layout;
- d. outmoded street patterns;
- e. lack of correlation of the area with the other areas of the City by streets and modern traffic requirements;
- f. faulty lot layout in relation to size, adequacy, accessibility or usefulness/obsolete platting;
- g. insanitary or unsafe conditions;
- h. existence of conditions which endanger life or property by fire and other causes;
- i. existence of conditions which retard development of the area; and
- j. results in economic disuse or economic underdevelopment of the area;

WHEREAS, the Study Area is predominantly open space/open land;

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

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

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

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

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

WHEREAS, the Study Area includes parcels subject to such consent;

WHEREAS, the Agency Board, on February 15, 2024, adopted Resolution No. 2024-01, accepting the Report and authorized the Chair, Vice-Chair, or Administrator of the Agency to transmit the Report to the City Council requesting its consideration for designation of an urban renewal area and requesting the City Council to direct the Agency to prepare an urban renewal plan for the Study Area, which plan may include a revenue allocation provision as allowed by the Act;

WHEREAS, the City Council on April 11, 2024, adopted Resolution No. 2024-06, and declared the Study Area described in the Report to be a deteriorated area or a deteriorating area, or a combination thereof, as defined by Chapters 20 and 29 of Title 50, Idaho Code, as amended, that such Study Area is appropriate for an urban renewal project, and directed the Agency to commence preparation of an urban renewal plan for the area designated;

WHEREAS, the parcels in the Study Area located within the existing Eagle Ridge Project Area were successfully de-annexed from the Eagle Ridge Project Area pursuant to City Council Ordinance No. 3575, dated June 13, 2024;

WHEREAS, in order to implement the provisions of the Act and the Law either Agency may prepare a plan, or any person, public or private, may submit such plan to the Agency;

WHEREAS, pursuant to the Law and the Act, as amended, the Agency prepared the Urban Renewal Plan for the Snake River West Urban Renewal Project (the “Snake River West Plan”), as set forth in Exhibit 3 attached hereto, and the corresponding urban renewal/revenue allocation area referred to as the Snake River West project area (the “Snake River West Project Area,” the “Project Area,” or “Revenue Allocation Area”), to develop and/or redevelop a portion of the City, pursuant to the Law and the Act, as amended;

WHEREAS, the Snake River West Project Area is shown on the “Boundary Map of Snake River West Urban Renewal Project Area and Revenue Allocation Area” and described in the “Legal Description of Snake River West Urban Renewal Project Area and Revenue Allocation Area,” which are attached to the Snake River West Plan as Attachments 1 and 2 respectively;

WHEREAS, the Act authorizes the Agency to adopt revenue allocation financing provisions as part of an urban renewal plan;

WHEREAS, the Snake River West Plan contains revenue allocation financing provisions as allowed by the Act;

WHEREAS, the Agency reviewed and considered the proposed public improvements within the Snake River West Project Area at several meetings during 2024;

WHEREAS, the Agency Board considered all comment and information submitted to the Agency during several Board meetings in 2024, in addition to the City staff’s efforts to meet with property owners in order to promote input into the Snake River West Plan;

WHEREAS, on November 21, 2024, the Agency Board adopted Resolution No. 2024-11 proposing and recommending the approval of the Snake River West Plan;

WHEREAS, the Agency submitted the Snake River West Plan to the Mayor and City Council;

WHEREAS, the Mayor and City Clerk have taken the necessary action in good faith to process the Snake River West Plan consistent with the requirements set forth in Idaho Code Sections 50-2906 and 50-2008;

WHEREAS, pursuant to the Law, at a meeting held on March 4, 2025, the Idaho Falls Planning Commission considered the Snake River West Plan and found by Planning Commission Resolution No. 01-2025 that the Snake River West Plan is in all respects in conformity with the City’s Comprehensive Plan, Imagine IF, A Plan to Move Idaho Falls Forward Together, as amended (the “Comprehensive Plan”) and forwarded its findings to the City Council, a copy of which is attached hereto as Exhibit 1;

WHEREAS, the notice of public hearing of the Snake River West Plan was caused to be published by the Idaho Falls City Clerk in its official newspaper the *Post Register* on February 14 and 28, 2025, a copy of said notice is attached hereto as Exhibit 2;

WHEREAS, as of February 12, 2025, the Snake River West Plan was submitted to the affected taxing entities, available to the public, and under consideration by the City Council;

WHEREAS, the City Council during its regular meeting of March 20, 2025, held such public hearing on the Snake River West Plan as noticed;

WHEREAS, as required by Idaho Code sections 50-2905 and 50-2906, the Snake River West Plan contains the following information with specificity which was made available to the general public and all affected taxing districts prior to the public hearing on March 20, 2025, the regular meeting of the City Council, at least thirty (30) days but no more than sixty (60) days prior to the date set for final reading of the Ordinance: (1) a statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality; (2) the kind, number, and location of all proposed public works or improvements within the revenue allocation area; (3) an economic feasibility study; (4) a detailed list of estimated project costs; (5) a fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds, notes and/or other obligations are repaid, upon all taxing districts levying taxes upon property in the revenue allocation area; (6) a description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred; (7) a termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and (8) a description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets;

WHEREAS, the Snake River West Plan authorizes certain projects to be financed by owner/developer participation agreements and proceeds from revenue allocation. Revenue allocation bonds or loans are permissible;

WHEREAS, appropriate notice of the Snake River West Plan and revenue allocation provision contained therein has been given to the affected taxing districts and to the public as required by Idaho Code §§ 50-2008 and 50-2906;

WHEREAS, it is necessary and in the best interest of the citizens of the City, to adopt the Snake River West Plan and to adopt, as part of the Snake River West Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Snake River West Plan, in order to: (1) encourage private development in the urban renewal area; (2) to prevent and arrest decay of the Snake River West Project Area due to the inability of existing financing methods to provide needed public improvements; (3) to encourage the affected taxing districts to cooperate in the allocation of future tax revenues arising in the Snake River West Project Area in order to facilitate the long-term growth of their common tax base; (4) to encourage the long-term growth of their common tax base; (5) to encourage private investment within the City and (6) to further the public purposes of the Agency;

WHEREAS, the City Council finds that the equalized assessed valuation of the taxable property in the revenue allocation area as shown and described in Attachments 1 and 2 of the Snake River West Plan is likely to increase, and continue to increase, as a result of initiation of urban renewal projects in accordance with the Snake River West Plan;

WHEREAS, under the Law and Act any such plan should provide for (1) a feasible method for the location of families who will be displaced from the urban renewal area in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such families; (2) the urban renewal plan should conform to the general plan of the municipality as a whole; (3) the urban renewal plan should give due consideration to the provision of adequate park and recreational areas and facilities that may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of the children residing in the general vicinity of the site covered by the plan; and (4) the urban renewal plan should afford maximum opportunity, consistent with the sound needs of the municipality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise;

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

WHEREAS, the Agency obtained written consent concerning certain property owners within the Snake River West Project Area, which may have been deemed an agricultural operation, as stated above. True and correct copies of the agricultural operation consents are included as Attachment 6 to the Snake River West Plan;

WHEREAS, the base assessment roll of the Snake River West Project Area, together with the base assessment roll values of the Existing Project Areas, cannot exceed ten percent (10%) of the current assessed values of all the taxable property in the City;

WHEREAS, it is necessary, and in the best interests of the citizens of the City to adopt the Snake River West Plan;

WHEREAS, the City Council at its regular meeting held on March 20, 2025, considered the Snake River West Plan as proposed and made certain comprehensive findings.

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

SECTION 1: It is hereby found and determined that:

- (a) The Snake River West Project Area as defined in the Snake River West Plan is a deteriorated area or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Snake River West Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Snake River West Plan conforms to the City's Comprehensive Plan as a whole.
- (e) The Snake River West Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement recognizing the mixed-use, multi-family residential, retail, office, commercial and public components of the Snake River West Plan and the need for public improvements to support the goals of the uses of the area, and shows consideration for the health, safety, and welfare of any children, residents, or businesses in the general vicinity of the urban renewal area covered by the Snake River West Plan.
- (f) The Snake River West Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development, and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(1), the Snake River West Plan provides a feasible method for relocation obligations of any displaced families residing within the Snake River West Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.

- (h) The collective base assessment rolls for the Existing Project Areas and the Snake River West Project Area, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.
- (i) The Snake River West Plan includes the requirements set forth in Idaho Code § 50-2905 with specificity.
- (j) The Snake River West Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any), land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.
- (k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code section 50-2018(9) and Idaho Code section 50-2903(8)(f), does include agricultural operations for which the Agency has received written consent, or which have not been used for agricultural purposes for three (3) consecutive years.
- (l) The portion of the Snake River West Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.
- (m) The portion of the Snake River West Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Snake River West Project Area includes open land, that the Agency may acquire any open land within the Snake River West Project Area but does not intend to do so on any widespread basis, and that the Snake River West Project Area is planned to be developed and/or redeveloped in a manner that may include residential and nonresidential uses. Provided, however, the City Council finds that for the portions of the Snake River West Project Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The Snake River West Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is approved. As directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the March 20, 2025, hearing and incorporate changes or modifications, if any.

SECTION 4: No direct or collateral action challenging the Snake River West Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Snake River West Plan.

SECTION 5: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Bonneville County Auditor and Bonneville County Assessor, and to the appropriate officials of Bonneville County Board of County Commissioners, City of Idaho Falls, Bonneville County Ambulance, College of Eastern Idaho, Idaho Falls School District No. 91, Bonneville County Road and Bridge, Fire District #1, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map indicating the boundaries of the Snake River West Project Area.

SECTION 6: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area as defined in the Snake River West Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Snake River West Plan.

SECTION 7: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Snake River West Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 8: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code section 50-2006 to designate itself as the Agency Board.

SECTION 9: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2025, to the extent permitted by the Act.

SECTION 10: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or

circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 11: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 12: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 13: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 14: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Idaho Falls, Idaho, on this ____ day of March 2025.

APPROVED by the Mayor of the City of Idaho Falls, Idaho, on this ____ day of March 2025.

Mayor Rebecca L. Noah Casper

ATTEST:

Emily Geisler, City Clerk

Exhibit 1

Resolution of the Planning Commission for the City of Idaho Falls, Idaho,
Validating Conformity of the Urban Renewal Plan for the Snake River West
Urban Renewal Project with the City of Idaho Falls' Comprehensive Plan
(PC Resolution 01-2025)

ORDINANCE NO. _____

Exhibit 2

Notice Published in the *Post Register*

ORDINANCE NO. _____

Exhibit 3

Urban Renewal Plan for the
Snake River West Urban Renewal Project

ORDINANCE NO. _____

Exhibit 4

Ordinance Summary

4930-5712-0797, v. 1

ORDINANCE NO. _____

CITY OF IDAHO FALLS

**BY THE PLANNING
COMMISSION**

**RESOLUTION OF THE PLANNING COMMISSION FOR THE CITY OF IDAHO
FALLS, IDAHO, VALIDATING CONFORMITY OF THE URBAN RENEWAL PLAN
FOR THE SNAKE RIVER WEST URBAN RENEWAL PROJECT WITH THE CITY OF
IDAHO FALLS' COMPREHENSIVE PLAN**

WHEREAS, the Urban Renewal Agency of the City of Idaho Falls, Idaho, also known as the Idaho Falls Redevelopment Agency (hereinafter "Agency"), the duly constituted and authorized urban renewal agency of the City of Idaho Falls, Idaho (the "City"), has submitted the proposed Urban Renewal Plan for the Snake River West Urban Renewal Project (the "Plan") to the City; and

WHEREAS, the Mayor and the Idaho Falls City Council referred the Plan to the City Planning Commission for review and recommendations concerning the conformity of said Plan with the City's Comprehensive Plan, Imagine IF, A Plan to Move Idaho Falls Forward Together, as amended (the "Comprehensive Plan"); and

WHEREAS, the staff of the City Planning Commission has reviewed said Plan and has determined that it is in all respects in conformity with the Comprehensive Plan; and

WHEREAS, on March 4, 2025, the City Planning Commission met to consider whether the Plan conforms with the Comprehensive Plan as required by Idaho Code § 50-2008(b); and

WHEREAS, the City Planning Commission has reviewed said Plan in view of the Comprehensive Plan; and

WHEREAS, the City Planning Commission has determined that the Plan is in all respects in conformity with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR THE CITY OF IDAHO FALLS, IDAHO:

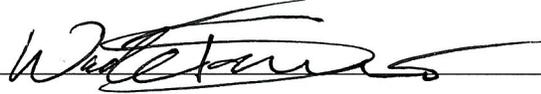
Section 1. That the Plan, submitted by the Agency and referred to this Commission by the Mayor and City Council for review, is in all respects in conformity with the City's Comprehensive Plan.

Section 2. That **Exhibit A**, outlining the findings supporting the determination that the Plan is in conformity with the City's Comprehensive Plan, is hereby adopted and incorporated as part of this Resolution.

Section 3. That the Chair of the Planning Commission is hereby authorized and directed to provide the Mayor and City Council with a signed copy of this Resolution relating to said Plan.

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

ADOPTED by the Planning Commission of the City of Falls, Idaho, this 4th day of March 2025.

<p>APPROVED:</p>  <hr/> <p>Forrest Ihler, Vice-Chair Planning Commission</p>	<p>ATTEST:</p>  <hr/> <p>Planning Director, Planning Commission</p>
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THE JEFFERSON
STAR

THE CHALLIS
Messenger

ADVERTISING INVOICE

APG West Payment
Processing
PO Box 1570
Pocatello, ID 83204
Ph. (208) 542-6712

BILLING DATE:	ACCOUNT NO:
02/10/25	10553

CITY OF IDAHO FALLS
PO BOX 50220
IDAHO FALLS, ID 83405

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
607026	NOTICE OF REGULAR ME	02/14/25	02/28/25	4	\$753.20

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
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Discount: **\$0.00**
Surcharge: **\$0.00**
Credits: **\$0.00**

Gross: **\$753.20**
Paid Amount: **\$0.00**

Amount Due: \$753.20

We Appreciate Your Business!

NOTICE OF REGULAR MEETING AND PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, TO CONSIDER THE URBAN RENEWAL PLAN FOR THE SNAKE RIVER WEST URBAN RENEWAL PROJECT OF THE URBAN RENEWAL AGENCY OF THE CITY OF IDAHO FALLS, IDAHO, ALSO KNOWN AS THE IDAHO FALLS REDEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that on Thursday, March 20, 2025, at 7:30 p.m. in the City Council Chambers, City Annex Building, 680 Park Avenue, Idaho Falls, Idaho, the City Council of the City of Idaho Falls, Idaho (the "City") will hold, during its regular meeting, a public hearing to consider for adoption the proposed Urban Renewal Plan for the Snake River West Urban Renewal Project (the "Plan") of the Urban Renewal Agency of the City of Idaho Falls, Idaho, also known as the Idaho Falls Redevelopment Agency ("Agency"). The urban renewal and revenue allocation area boundary is continuous and is hereinafter described. The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2025, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan. Following the public hearing, on March 20, 2025, the City Council may also consider the ordinance readings and/or final consideration of the ordinance consistent with the City's ordinance approval process.

- The general scope and objectives of the Plan are:
- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge and to support private development;
 - b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
 - c. The engineering, design, installation, construction, and/or reconstruction of the transportation network within the Project Area, including all streets and streetscapes within the Project Area with a focus on enhancements to Pioneer Road and related right-of-way improvements, including pedestrian facilities, curb and gutter improvements;
 - d. The engineering, design, installation, construction, and/or reconstruction of sidewalks and related pedestrian facilities, curb, gutter and streetscapes throughout the Project Area, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, signage, wayfinding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including multi-use pathways for bicycles and pedestrians;
 - e. The engineering, design, installation and/or construction of the Whitewater Bridge crossing the Flarer Canal and the Whitewater Street Extension, including but not limited to related right-of-way improvements, including pedestrian facilities, curb and gutter improvements, and street-scapes;
 - f. The engineering, design, installation, construction, and/or reconstruction of utilities including but not limited to sewer system improvements and upgrades, water system improvements and upgrades; improvements to fiber optic, natural gas and power facilities;
 - g. The engineering, design, installation, construction, and/or reconstruction of a portion of the Battle Creek Canal to support site development;
 - h. The engineering, design, installation, construction, and/or reconstruction of bicycle and pedestrian amenities;
 - i. Removal or relocation of underground utilities;
 - j. The acquisition of real property for public right-of-way improvements and pedestrian facilities to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
 - k. The acquisition of real property for utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;
 - l. The disposition of real property through a competitive process in accordance with the Agency, Idaho law, including Idaho Code § 50-2011, and any disposition process adopted by the Agency;
 - m. The removal of certain infrastructure for public right-of-way, pedestrian facilities, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease unutilized parcels, to eliminate unattractive, unsanitary, or unsafe conditions, eliminate obstacles or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
 - n. The management of any property acquired by and under the ownership and control of the Agency;
 - o. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
 - p. The provision of financial and other assistance to encourage a mix of uses in the Project Area consistent with the Comprehensive Plan;
 - q. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
 - r. The preparation and assembly of adequate sites for the development and construction of facilities for uses consistent with the Comprehensive Plan;
 - s. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines as needed to support implementation of this Plan;
 - t. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, and leveraging such development to achieve public objectives and efficient use of scarce resources;
 - u. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
 - v. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
 - w. Other related improvements to those set forth above as further set forth in Attachment 5.

Any such land uses, as described in the Plan will be in conformance with zoning for the City and the City's Comprehensive Plan, *Imagine It: A Plan to Move Idaho Falls Forward Together*, as amended. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is generally described as follows:
An area within the City consisting of approximately 18.469 acres in size, generally located west of the Snake River, east and adjacent to I-15, south of Parthen Drive, and north of Sunnydale Road.

The Project Area and Revenue Allocation Area is more particularly described as follows:
A parcel of land lying in a portion of the southeast quarter of the southeast quarter, (SE 1/4 SE 1/4), of Section 23 and the southeast quarter, (SW 1/4) of Section 24, both areas being within Township 2 North, Range 37 East of the Boise Meridian, Blaine County, Idaho described as follows:
BEGINNING at the Section Corner common to Sections 23, 24, 25, and 26, Township 2 North, Range 37 East of the Boise Meridian; THENCE along the Section Line common to said Sections 23 and 26, N89°56'52"W 813.85 feet to a point on the Southeastly Right-of-Way of Interstate 15, said point being a non-tangent curve to the RIGHT; THENCE along said Southeastly Right-of-Way of Interstate 15 the following two (2) calls:
(1) THENCE Northeasterly along said curve to the RIGHT having a radius of 18998.59 feet, a delta angle of 07°09'17", and whose chord bears N51°43'20"E 2370.86 feet, for an arc distance of 572.40 feet;
(2) THENCE N55°17'18"E 123.59 feet;
THENCE S34°42'42"E 80.00 feet; THENCE S55°17'18"W 123.60 feet to the point of a non-tangent curve to the LEFT; THENCE along said curve to the LEFT having a radius of 189.18 feet, a delta angle of 1°12'10", and whose chord bears S54°41'53"W 397.16 feet, for an arc distance of 397.17 feet; THENCE along a line non-tangent to said previous curve, S02°46'40"E, a distance of 484.85 feet; THENCE S67°52'54"W 19.48 feet; THENCE S65°17'48"W 19.48 feet; THENCE S44°52'17"W 202.51 feet; THENCE S36°59'48"W 176.80 feet; THENCE S28°51'29"W 135.48 feet; THENCE S14°55'28"W 152.31 feet to a point on the Section Line common to said Sections 24 and 25; THENCE S34°52'01"W 152.18 feet along the Section Line common to said Sections 24 and 25 to the POINT OF BEGINNING, and containing 18.469 acres, more or less.

The Project Area and Revenue Allocation Area is depicted in the map below.



Copies of the proposed Plan are on file for public inspection and copying at the office of the City Clerk, 309 Constitution Way, Idaho Falls, Idaho, 83402 between the hours of 9:30 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The Plan can also be accessed online at <https://www.idahofallsidaho.gov/20Documents>. For additional assistance in obtaining a copy of the Plan in the event of business office interruptions, contact the office of the City Clerk at 208-612-8414.

At the hearing date, time, and place noted above (March 20, 2025, at 7:30 p.m.), all persons interested in the above matters may appear and be heard. Written testimony is encouraged. Written testimony must be submitted at least five days prior to the hearing. Oral testimony may be limited to three minutes per person. Additional information regarding attending the meeting and submitting written testimony can be obtained by calling 208-612-8414 or by email EClerks@idahofallsidaho.gov.

Idaho Falls City Annex Building is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City twenty-four (24) hours prior to the hearing.
DATED, February 19, 2025.

Emily Gelsler
City Clerk

**NOTICE AND PUBLISHED SUMMARY
OF ORDINANCE PURSUANT TO I.C. §50-901(A)**

CITY OF IDAHO FALLS ORDINANCE NO. ____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE SNAKE RIVER WEST URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1: It is hereby found and determined that:

- (a) The Snake River West Project Area as defined in the Snake River West Plan is a deteriorated area or a deteriorating area as defined in the Law and the Act and qualifies as an eligible urban renewal area under the Law and Act.
- (b) The rehabilitation, conservation, development and redevelopment of the urban renewal area pursuant to the Snake River West Plan are necessary in the interests of public health, safety, and welfare of the residents of the City.
- (c) There continues to be a need for the Agency to function in the City.
- (d) The Snake River West Plan conforms to the City's Comprehensive Plan as a whole.
- (e) The Snake River West Plan gives due consideration to the provision of adequate park and recreation areas and facilities that may be desirable for neighborhood improvement recognizing the mixed-use, multi-family residential, retail, office, commercial and public components of the Snake River West Plan and the need for public improvements to support the goals of the uses of the area, and shows consideration for the health, safety, and welfare of any children, residents, or businesses in the general vicinity of the urban renewal area covered by the Snake River West Plan.
- (f) The Snake River West Plan affords maximum opportunity consistent with the sound needs of the City as a whole for the rehabilitation, development, and redevelopment of the urban renewal area by private enterprises.
- (g) Pursuant to Idaho Code §§ 50-2007(h) and 50-2008(d)(l), the Snake River West Plan provides a feasible method for relocation obligations of any displaced families residing within

the Snake River West Project Area and there is not anticipated to be any activity by the Agency that would result in relocation.

(h) The collective base assessment rolls for the Existing Project Areas and the Snake River West Project Area, do not exceed ten percent (10%) of the assessed values of all the taxable property in the City.

(i) The Snake River West Plan includes the requirements set forth in Idaho Code § 50-2905 with specificity.

(j) The Snake River West Plan is sufficiently complete to indicate such land acquisition, demolition and removal of structures, redevelopment, improvements, and rehabilitation as may be proposed to be carried out in the urban renewal area, zoning and planning changes (if any), land uses, maximum densities, building requirements, and any method or methods of financing such plan, which methods may include revenue allocation financing provisions.

(k) The urban renewal area, which includes the deteriorating area, as defined in Idaho Code section 50-2018(9) and Idaho Code section 50-2903(8)(f), does include agricultural operations for which the Agency has received written consent, or which have not been used for agricultural purposes for three (3) consecutive years.

(l) The portion of the Snake River West Project Area which is identified for non-residential uses is necessary and appropriate to facilitate the proper growth and development standards in accordance with the objectives of the Comprehensive Plan to overcome economic disuse, the need for improved traffic patterns, and the need for the correlation of this area with other areas of the City.

(m) The portion of the Snake River West Project Area which is identified for residential uses is necessary and appropriate as there is a shortage of housing of sound standards and design which is decent, safe and sanitary in the City; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas; that the conditions of blight in the area and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the City.

SECTION 2: The City Council finds that the Snake River West Project Area includes open land, that the Agency may acquire any open land within the Snake River West Project Area but does not intend to do so on any widespread basis, and that the Snake River West Project Area is planned to be developed and/or redeveloped in a manner that may include residential and nonresidential uses. Provided, however, the City Council finds that for the portions of the Snake River West Project Area deemed to be "open land," the criteria set forth in the Law and Act have been met.

SECTION 3: The Snake River West Plan, a copy of which is attached hereto and marked as Exhibit 3 and made a part hereof by attachment, be, and the same hereby is approved. As

directed by the City Council, the City Clerk and/or the Agency may make certain technical corrections or revisions in keeping with the information and testimony presented at the March 20, 2025, hearing and incorporate changes or modifications, if any.

SECTION 4: No direct or collateral action challenging the Snake River West Plan shall be brought prior to the effective date of this Ordinance or after the elapse of thirty (30) days from and after the effective date of this Ordinance adopting the Snake River West Plan.

SECTION 5: Upon the effective date of this Ordinance, the City Clerk is authorized and directed to transmit to the Bonneville County Auditor and Bonneville County Assessor, and to the appropriate officials of Bonneville County Board of County Commissioners, City of Idaho Falls, Bonneville County Ambulance, College of Eastern Idaho, Idaho Falls School District No. 91, Bonneville County Road and Bridge, Fire District #1, and the State Tax Commission a copy of this Ordinance, a copy of the legal description of the boundaries of the Revenue Allocation Area, and a map indicating the boundaries of the Snake River West Project Area.

SECTION 6: The City Council hereby finds and declares that the equalized assessed valuation of the Revenue Allocation Area as defined in the Snake River West Plan, is likely to increase as a result of the initiation and completion of urban renewal projects pursuant to the Snake River West Plan.

SECTION 7: The City Council hereby approves and adopts the following statement policy relating to the appointment of City Council members as members of the Agency's Board of Commissioners: If any City Council members are appointed to the Board, they are not acting in an ex officio capacity but, rather, as private citizens who, although they are also members of the City Council, are exercising their independent judgment as private citizens when they sit on the Board. Except for the powers to appoint and terminate Board members and to adopt the Snake River West Plan, the City Council recognizes that it has no power to control the powers or operations of the Agency.

SECTION 8: So long as any Agency bonds, notes or other obligations are outstanding, the City Council will not exercise its power under Idaho Code section 50-2006 to designate itself as the Agency Board.

SECTION 9: This Ordinance shall be in full force and effect immediately upon its passage, approval, and publication and shall be retroactive to January 1, 2025, to the extent permitted by the Act.

SECTION 10: The provisions of this Ordinance are severable, and if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid for any reason, such declaration shall not affect the validity of remaining portions of this Ordinance.

SECTION 11: The Summary of this Ordinance, a copy of which is attached hereto as Exhibit 4, is hereby approved.

SECTION 12: All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

SECTION 13: Savings Clause. This Ordinance does not affect an action or proceeding commenced or right accrued before this Ordinance takes effect.

SECTION 14: That pursuant to the affirmative vote of one-half (1/2) plus one (1) of the Members of the full Council, the rule requiring two (2) separate readings by title and one (1) reading in full be, and the same is hereby, dispensed with, and accordingly, this Ordinance shall be in full force and effect upon its passage, approval and publication.

PASSED by the City Council of the City of Idaho Falls, Idaho, on this ____ day of March 2025.

APPROVED by the Mayor of the City of Idaho Falls, Idaho, on this ____ day of March 2025.

EXHIBITS TO THE ORDINANCE

- Exhibit 1 Resolution of the Planning Commission for the City of Idaho Falls, Idaho, Validating Conformity of the Urban Renewal Plan for the Snake River West Urban Renewal Project with the City of Idaho Falls' Comprehensive Plan (PC Resolution 01-2025)
- Exhibit 2 Notice Published in the *Post Register*
- Exhibit 3 Urban Renewal Plan for the Snake River West Urban Renewal Project
- Exhibit 4 Ordinance Summary

SUMMARY OF SNAKE RIVER WEST PLAN

The Urban Renewal Plan for the Snake River West Urban Renewal Project (“Snake River West Plan”) was prepared by the Urban Renewal Agency of the City of Idaho Falls, Idaho, also known as the Idaho Falls Redevelopment Agency (“Agency”) pursuant to the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (the “Act”), and all applicable laws and ordinances and was approved by the Agency. The Snake River West Plan provides for the Agency to undertake urban renewal projects pursuant to the Law and the Act. The Snake River West Plan contains a revenue allocation financing provision pursuant to the Act that will cause property taxes resulting from any increases in equalized assessed valuation in excess of the equalized assessed valuation as shown on the original base assessment roll as of January 1, 2025, to be allocated to the Agency for urban renewal purposes. The duration of the Snake River West Plan is twenty (20) years, recognizing the Agency will receive revenue allocation proceeds in the year following termination. The Plan includes a termination process.

The general scope and objectives of the Snake River West Plan are:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of the transportation network within the Project Area, including all streets and streetscapes within the Project Area, with a focus on enhancements to Pioneer Road and related right-of-way improvements, including pedestrian facilities, curb and gutter improvements;
- d. The engineering, design, installation, construction, and/or reconstruction of sidewalks and related pedestrian facilities, curb, gutter and streetscapes throughout the Project Area, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, signage, wayfinding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including multi-use pathways for bicycles and pedestrians;
- e. The engineering, design, installation and/or construction of the Whitewater Bridge crossing the Porter Canal and the Whitewater Street Extension, including but not limited to related right-of-way improvements, including pedestrian facilities, curb and gutter improvements, and streetscapes;
- f. The engineering, design, installation, construction, and/or reconstruction of utilities including but not limited to sewer system improvements and upgrades, water system improvements and upgrades; improvements to fiber optic, natural gas and power facilities;
- g. The engineering, design, installation, construction, and/or reconstruction of a portion of the Battle Creek Canal to support site development;
- h. The engineering, design, installation, construction, and/or reconstruction of bicycle and pedestrian amenities;
- i. Removal or relocation of underground utilities;
- j. The acquisition of real property for public right-of-way improvements and pedestrian facilities to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- k. The acquisition of real property for utility undergrounding and streetscape

improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;

- l. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- m. The removal of certain infrastructure for public rights-of-way, pedestrian facilities, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- n. The management of any property acquired by and under the ownership and control of the Agency;
- o. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- p. The provision of financial and other assistance to encourage a mix of uses in the Project Area consistent with the Comprehensive Plan;
- q. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- r. The preparation and assembly of adequate sites for the development and construction of facilities for uses consistent with the Comprehensive Plan;
- s. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines as needed to support implementation of this Plan;
- t. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- u. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- v. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;

- w. Other related improvements to those set forth above as further set forth in Attachment 5.

Any such land uses as described in the Snake River West Plan will be in conformance with zoning for the City and City's Comprehensive Plan, Imagine IF, A Plan to Move Idaho Falls Forward Together, as amended, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Snake River West Plan identifies various public and private improvements which may be made within the Snake River West Project Area.

The Snake River West Project Area and Revenue Allocation Area herein referred to is generally described as follows:

An area within the City consisting of approximately 18.469 acres in size, generally located west of the Snake River, east and adjacent to I-15, south of Pancheri Drive, and north of Sunnyside Road. The area, generally referred to as Snake River West is more particularly described below:

A parcel of land lying in a portion of the southeast quarter of the southeast quarter, (SE $\frac{1}{4}$ SE $\frac{1}{4}$), of Section 23 and the southwest quarter, (SW $\frac{1}{4}$), of Section 24, both areas being within Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

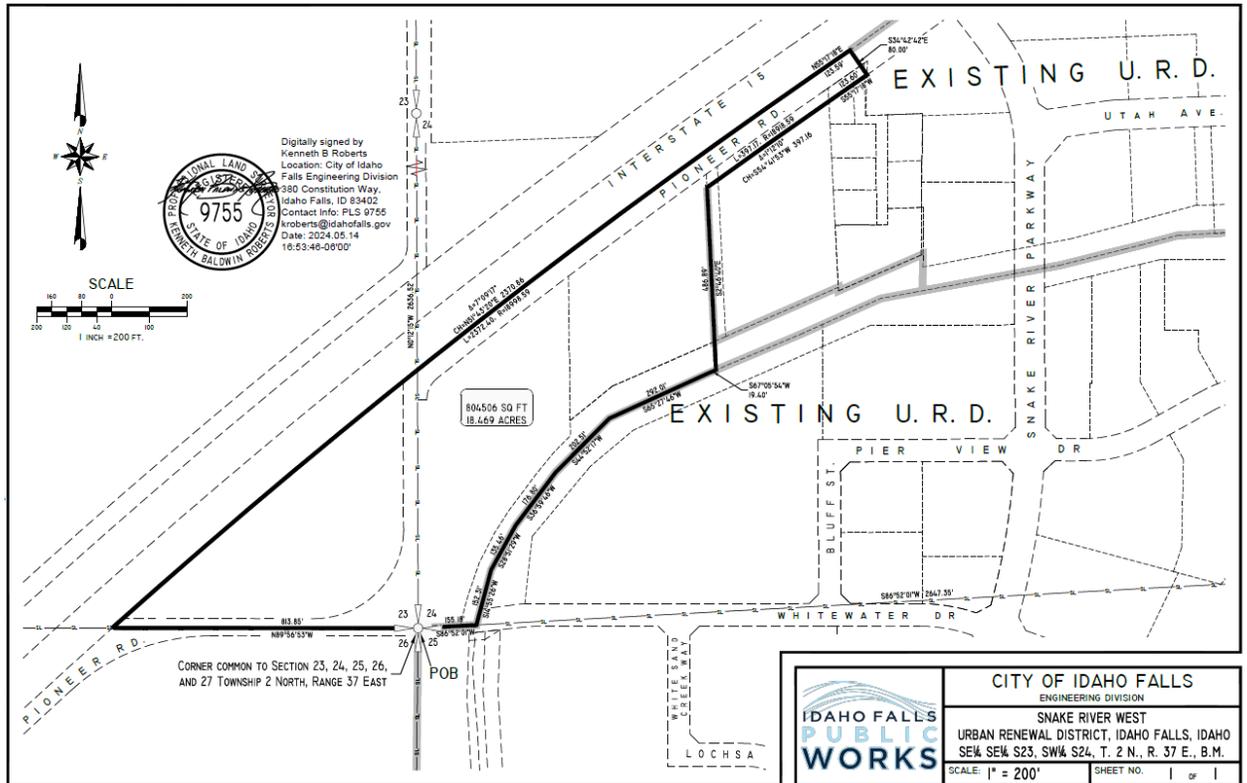
BEGINNING at the Section Corner common to Sections 23, 24, 25, and 26, Township 2 North, Range 37 East of the Boise Meridian; **THENCE** along the Section Line common to said Sections 23 and 26 N89°56'53"W 813.85 feet to a point on the Southeasterly Right-of-Way of Interstate 15, said point being a non-tangent curve to the RIGHT; **THENCE** along said Southeasterly Right-of-Way of Interstate 15 the following two (2) calls:

- (1) **THENCE** Northeasterly along said curve to the RIGHT having a radius of 18998.59 feet, a delta angle of 07°09'17", and whose chord bears N51°43'20"E 2370.86 feet, for an arc distance of 2372.40 feet;
- (2) **THENCE** N55°17'18"E 123.59 feet;

THENCE S34°42'42"E 80.00 feet; **THENCE** S55°17'18"W 123.60 feet to the point of a non-tangent curve to the LEFT; **THENCE** along said curve to the LEFT, having a radius of 18918.59 feet, a delta angle of 1°12'10", and whose chord bears S54°41'53"W 397.16 feet, for an arc distance of 397.17 feet; **THENCE** along a line non-tangent to said previous curve, S02°46'40"E, a distance of 486.89 feet; **THENCE** S67°05'54"W 19.40 feet; **THENCE** S65°27'46"W 292.01 feet; **THENCE** S44°52'17"W 202.51 feet; **THENCE** S36°59'46"W 176.80 feet; **THENCE** S28°51'29"W 135.46 feet; **THENCE** S14°55'26"W 152.31 feet to a point on the Section Line common to said Sections 24 and 25; **THENCE** S86°52'01"W 155.18 feet along the Section Line common to said

Sections 24 and 25 to the **POINT OF BEGINNING**, and containing 18.469 acres, more or less.

The Project Area is also depicted in the map below:



Section 100 includes an introduction, general procedures of the Agency, necessary procedures, the history and current conditions of the Project Area, as well as the purpose of activities, and open land criteria.

Section 200 references the boundaries of the Project Area.

Section 300 discusses the proposed redevelopment actions, participation opportunities and agreements, cooperation with public bodies, property acquisition standards and requirements, relocation, demolition, and property disposition.

Section 400 discusses the type of land uses authorized in the Project Area; provides the real property in the Project Area is subject to the controls and requirements of the Snake River West Plan and construction shall comply with applicable federal, state, and local laws and ordinances and Agency development standards; and provides design guidance for development.

Section 500 outlines the general description of the proposed financing methods. Among other sources, the Snake River West Plan will utilize revenue allocation financing, authorized by

the Act. This statute was approved in 1988 by the Idaho Legislature. Section 503 and Attachment 5 to the Plan discuss revenue allocation financing and show how such financing has worked and would work in the Project Area in the future if certain new private developments occur as estimated.

Increases in assessed valuation of real and personal property in the Project Area that occur after January 1, 2025, will generate revenue for the Agency to pay project costs. Project costs include street improvements and extensions, water and sewer improvements, canal crossing improvements and other public improvement costs. The assessed valuation of real and personal property on the base assessment roll is still available for use by the other taxing districts, Bonneville County, city of Idaho Falls, Bonneville County Ambulance, College of Eastern Idaho, Idaho Falls School District No. 91, Bonneville County Road and Bridge, and Fire District #1 to finance their operations. The Snake River West Plan authorizes the Agency to sell revenue bonds to finance project costs, developer and/or public entity advance funding of project costs eligible for reimbursement and to use annual revenue allocations to pay the debt service, as well as funding projects on a pay as you go basis.

The program outlined in the Snake River West Plan emphasizes the installation of needed public improvements, street improvements, utility work, and other costs to encourage private development.

Attachment 5 to the Plan describes in detail the cost and financing methods for complete repayment of the debt incurred, of costs used to finance projects, and to also fund the additional described activities, including reimbursement of advance funded eligible public improvement costs to property owners/developers or public entities.

The Snake River West Plan follows the underlying zoning classifications of the City of Idaho Falls.

Sections 600 and 700 describe cooperative activities by the Agency with the City to carry out the Snake River West Plan.

Sections 800 – 1200 provide that the duration of the Snake River West Plan is for twenty (20) years; provides a termination process of the Snake River West Plan; provides the requirement of the Agency to prepare an annual report each year describing its activities during the previous year and to comply with certain other reporting requirements.

ATTACHMENTS TO THE SNAKE RIVER WEST PLAN

- | | |
|--------------|--|
| Attachment 1 | Boundary Map of Snake River West Urban Renewal Project Area and Revenue Allocation Area |
| Attachment 2 | Legal Description of Snake River West Urban Renewal Project Area and Revenue Allocation Area |
| Attachment 3 | Private Properties Which May be Acquired by the Agency |

- Attachment 4 Map Depicting Expected Land Use and Current Zoning Map of the Project Area
- Attachment 5 Economic Feasibility Study
- Attachment 6 Agricultural Operation Consents

The full text of the Ordinance No. _____ is available at the offices of the City Clerk, 308 Constitution Way, Idaho Falls, Idaho, 83405.

This summary is approved by the Idaho Falls City Council at its meeting of March 20, 2025.

Rebecca Casper, Mayor

ATTEST:

Emily Geisler, City Clerk

I, Michael A. Kirkham, City Attorney for the city of Idaho Falls, Idaho, hereby declare and certify that in my capacity as City Attorney of the city of Idaho Falls, pursuant to Idaho Code Section 50-901A(3) of the Idaho Code as amended, I have reviewed a copy of the above Summary of Ordinance, have found the same to be true and complete, and said Summary of Ordinance provides adequate notice to the public of the contents, including the exhibits, of Ordinance No. _____.

DATED this _____ day of March 2025.

Michael A. Kirkham, City Attorney
Idaho Falls, Idaho

IDAHO FALLS REDEVELOPMENT AGENCY
PO BOX 50220
IDAHO FALLS, IDAHO 83405-0220

TO: Idaho Falls Planning and Zoning Commission
FROM: Wade Sanner
SUBJECT: Snake River West Urban Renewal Plan and Consistency with the Imagine IF Comprehensive Plan
DATE: March 3, 2025

Introduction and Legal Requirement

In response to national trends and federal programs dealing with deteriorating urban areas, Idaho passed the Idaho Urban Renewal Law of 1965 to give cities and counties tools to deal with challenging areas within their jurisdictions. Idaho Code Title 50, Chapters 20 and 29 outlines law and requirements of utilizing these tools. Primarily, the laws allow for the creation of urban renewal areas, which establishes tax-increment financing as a method to reinvest tax revenues into the area in need. The revenues collected over the life of the district, which is limited to 20 years, pays for public infrastructure or other eligible improvements which help incentivize development or redevelopment. Idaho Falls created the Idaho Falls Redevelopment Agency (Agency) to create and manage these urban renewal areas. To date, the Agency has created six districts, two of which have since closed, which have generated millions of dollars in tax-increment revenue and raised land values hundreds of millions of dollars.

In winter 2024, the Agency began the process of de-annexing the properties from the Eagle Ridge Urban Renewal District, and the consideration of a new urban renewal district from the de-annexed portion for the Snake River West area. This area is bounded to the north by Pioneer Road, on the east by Pioneer Way and a property containing storage units under Bonneville County Jurisdiction, to the north and west by Interstate 15, and to the south by the Porter Canal.

Before an area can be considered for a new district, the Agency and City Council must determine the site meetings at least one of the 14 eligibility requirements outlined in the state code. An eligibility report prepared by Brad Cramer and approved by both the Agency Board and the City Council determined the area meets 11 of the 14 criteria outlined in Idaho Code 50-2018(8) and (9) and 50-2903(8). Since then, Mr. Cramer has prepared a financial feasibility study and the legal team at Elam and Burke has prepared an urban renewal plan, both of which are required to establish a new district. The Agency Board approved the plan and feasibility study as an attachment at its February 14 meeting. Both documents are included in this packet.

For the purposes of this report, the most relevant section of the plan is 300, found on page 10 of the document. It lists the general types of projects anticipated with the revenues collected. For each project, a developer must pay up front for the costs of the project and then the Agency will reimburse eligible costs through the tax revenues collected. Not all projects from the plan are listed in this report as the nature of the plan is to cover a very broad range of potential projects

due to limitations from state law on amending the plan later. However, the main projects anticipated by the applicant for this project are to blast and remove basalt on the main development site, any needed improvements to public utilities, and any needed construction or improvements of other infrastructure including streets and sidewalks.

Before the plan can proceed to the City Council for final approval, Idaho Code 50-2008(b) requires the Planning and Zoning Commission to review it and determine its conformity with the City's Comprehensive Plan.

Prior to its approval of an urban renewal project, the local governing body shall submit such plan to the planning commission of the municipality, if any, for review and recommendations as to its conformity with the general plan for the development of the municipality.

The purpose of this staff report is to illustrate how the proposed plan is consistent with the principles found in Imagine IF: A Plan to Move Idaho Falls Forward Together.

Land Use Map

The future land use map in Imagine IF (pg. 73) shows the area under consideration as Mixed-Use Centers and 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. (Imagine IF pg. 67)

The site and proposed development are consistent with this designation in at least three ways. Within one mile to the south is Curtiss-Wright Corporation office building that employs individuals in the energy sector, and two apartment complexes. The applicant is proposing new multi-story residential buildings and a hotel adjacent to the Mountain America Center. The residential units will create more housing options in this area of Idaho Falls. The Mountain America Center a regional event center and sports stadium is adjacent to the urban renewal district to the west. To the north of the urban renewal district is the I-15 corridor. A future bridge is proposed to cross the Porter Canal, adjacent to the urban renewal district to the providing additional access to the Mountain America Center, alleviating traffic congestion on Pioneer Road, and creating greater connectivity.

The second way that development of this area through urban renewal is highlighted in the eligibility report. As described in the eligibility report, future improvements of Pioneer Road will provide direct access to the properties, with additional pedestrian access. Using urban renewal tools allows the site to be developed and place more residents in the vicinity of surrounding amenities and mixed land uses.

The third way the proposal is consistent with the future land use map is the type of development proposed in the urban renewal plan. The Mixed-Use Centers and Corridors area is intended to have taller buildings and more dense development. The proposed development for the site is multi-story, higher density residential neighborhood. This style of development is consistent with the Mixed-Use Centers.

City Wide Comprehensive Plan Policies

Besides being consistent the future land use map, the use of urban renewal in this area is consistent with other policies and goals in the City-wide section of Imagine IF. These are identified below by plan theme in the table on the following pages.

Theme	Issue	Objective	Action	How the Plan Achieves the Action
Community Health	1. Connectivity and Access to Daily Services	A. Focus on Walkable Centers	Action 1. Identify existing and potential walkable centers and focus on promoting a mix of uses where people can live and easily access daily needs.	Although not a central part of an identified walkable center, this area is within 1 mile of the center identified at Holmes and Anderson/Science Center.
			Action 2: Identify and work on barriers to easy walkable and bikeable access to daily needs.	Proposed projects in the plan include construction or improvement of missing or broken sidewalks within the boundary, including along the north side adjacent to Science Center Drive.
		Focus on Becoming a 15-minute City	Action 4: Require new development to connect to adjacent residences or commercial/office areas.	As noted earlier, the development will connect to the adjacent neighborhood by fronting Anderson Street. It will improve overall connectivity by building or repairing sidewalks in the area.
Housing	1. Affordability and Availability	A. Diversity Housing Stock	Action 3: In coordination with the IdaHome Committee, developers, and builders, identify and remove barriers to the construction of alternative housing types.	Areas with surface level basalt create financial barriers to construction of housing. Urban renewal is a tool to remove the rock and make the sites developable.
		B. Expand Capacity to Address Housing Issues	Action 4. Coordinate and partner with CDBG and other grant programs in	Although this project is not being done in conjunction with CDBG, the main project is being financed through the Affordable Housing Tax Credit Program. The credits were awarded contingent upon successful

			implementing the CDBG 5-Year Plan's goals for increasing affordable housing availability.	approval of the urban renewal district, as evidence of community partnership in bringing affordable units to market.
		C. Focus on Infill	Action 2. Consider incentive programs to promote development where infrastructure already exists.	The plan area is surrounded by existing streets and utilities. The site is classic infill as development has already occurred around it and no new roads are required to service it.
			Action 3. For infill and redevelopment, require connection or appropriate integration with existing development such as pathways or roads.	As already noted, projects in the plan include new or repaired sidewalks in the area, including along Science Center Drive.
Economic Development	2. Investing in Older and Deteriorating Areas	A. Develop Appropriate and Varied Tools for Addressing Redevelopment and Infill	Action 1. Continue to collaborate and partner with the Idaho Falls Redevelopment Agency to identify and promote redevelopment opportunities in older parts of the city. Action 2. Promote Tax-Increment Financing as a primary tool for	These actions are combined because they are both accomplished directly through the proposed urban renewal plan. Tax-increment financing districts cannot be created without an urban renewal agency. As noted about, the financing will allow the removal of basalt and make the site developable. Without this tool, the site would continue to sit vacant.

			redevelopment.	
			Action 4: Encourage development in areas already served by public utilities and/or where extensions of facilities are least costly, by exploring infill incentive programs.	See response under Housing, issue 1, objective C, Action 2.
Community Design	1. Appropriate Infill and Redevelopment	A. Ensure Infill Development is Compatible with Existing Uses and Character	Action 4: Find ways to better accommodate and implement redevelopment and infill by working with developers to help create projects that service the needs of the immediate area.	Urban renewal projects must serve the needs of the immediate area. The taxes collected can only be invested in the boundaries of the district and in projects that serve the public good. In this district, the funds will make the sites developable and improve the infrastructure in the area.

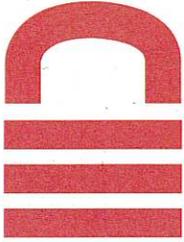
Area 4 Actions and Policies

Imagine IF divides Idaho Falls into 5 geographies or neighborhoods. The proposed district is in Area 4, which includes downtown, south downtown, the subject area, and development on the north end of town. Like the City-wide policies and actions, each area has its own goals and objectives specific to the area's needs. As above, relevant actions which the proposed urban renewal plan helps fulfill are listed in the table below and organized by theme. Although there were fewer specifics the plan meets for Area 4, there are still important connections and accomplishments.

Theme	Issue	Objective	Action	How the Plan Achieves the Action
Community Health	1. Connectivity and Access to Daily services	A. Improve Connectivity	Action 1: Connect areas along Pioneer Road including sidewalks, as well as pedestrian paths along the Porter Canal.	Although not a full connection, as noted above, the plan's project includes sidewalk improvements on Pioneer Road along the northern boundary of the district.
			Action 3: Invest in neighborhoods in ways such as improving walking paths, adding benches, neighborhood groups to lead events, upkeep and beautification projects.	Here again, the plan anticipates improving public infrastructure in the boundary including sidewalk improvements. As the district matures, if there are sufficient funds, they may be used for other public improvements and projects to improve the area.

Conclusion

Based on the above analysis, the Agency believes the proposed Snake River West Urban Renewal District and associated plan are consistent and with the Imagine IF Comprehensive Plan. The proposed boundary and projects conform to the objectives and actions listed both in the City-wide and Area 4 sections of the plan as outlined in the tables. The Agency respectfully recommends approval of the resolution finding the proposed urban renewal plan in conformity with the City's Comprehensive Plan.



ACCESS CONTROLLED STORAGE



1333 South Pioneer Road • Idaho Falls, Idaho 83402 • (208) 523-7867

March 14, 2025

City Council
City of Idaho Falls
680 Park Avenue
Idaho Falls, ID 83402

Re: Snake River West Urban Renewal Project

Dear City Council:

I write to object to the Snake River West Urban Renewal Project. My name is Kittie Sieh. I am the owner and operator of Access Controlled Storage which is a self storage facility located directly to the east of the proposed Project. My property is located in the County. It is not annexed into the City of Idaho Falls. The proposed project inexplicably includes a portion of Pioneer Road directly in front of my business. I also live on the property and believe that the proposed Project should not include Pioneer Road in front of my property. Or if it does, modifications should be made so as not to interfere with my operations. My objections to the Project are:

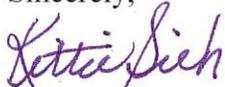
1. My property is not “deteriorating and/or deteriorated” as described in the Project proposal. It is inappropriate to include my property, or the roadway in front of my property, as a part of the Urban Renewal Project when there is no criteria that would justify an Urban Renewal Project covering my property.
2. To my knowledge, the City of Idaho Falls does not own the Pioneer Road right-of-way in front of my property. It is a County road. The Project should be limited to City owned land.
3. Access to my storage facility off Pioneer Road is controlled by a gate. I frequently have customers who pull off Pioneer Road towing a trailer and boat. It is approximately 87 feet from the entry keypad to the center of Pioneer Road. A crew cab pickup truck towing a trailer and boat could be 75 feet in length. If Pioneer Road were widened or a sidewalk were added, it would create a safety issue for vehicles pulling off Pioneer Road onto my property. Making access to my property more difficult will also affect my ability to attract and maintain customers. Ease of access is crucial to the success of my business.

Also, the Project Proposal itself states that any development within the Urban Renewal Project needs to “serve not only the Project Area and any new or existing developments, but to also serve areas outside the Project Area by providing convenient and efficient vehicular access and movement.” 402 Public Right-of-way, P. 26. The current Project Proposal does not serve my property and almost certainly will adversely affect access and movement of my customers.

4. Lastly, I have made multiple improvements to my property along Pioneer Road. Such improvements include signs, street lights, fences, trees, shrubs, irrigation systems, and raised garden beds. These enhance the beauty and attractiveness of the property. Widening Pioneer Road will adversely affect the property and its aesthetics.

For the reasons outlined above, I object to the proposed Urban Renewal Project. I would ask that the current petition be denied, or in the alternative that the portion of Pioneer Road in front of my property be excluded from the Project.

Sincerely,



Kattie Sieh, Owner

