

CITY COUNCIL AGENDA

City of Idaho Falls
City Council Meeting
680 Park Avenue

Thursday

May 8, 2025

7:30pm

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.

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) An appointment to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2 Chapter 1. **25-260**

Attachments: Application
Resume
Recommendation
Memorandum
City Code Title 2 Chapter 1

B) PUBLIC WORKS

1) Bid Award - Thermoplastic Citywide 2025 **25-252**

Attachments: Bid Tab

2) Bid Award - North Highland Park Concrete Improvements 2025 **25-253**

Attachments: Map and Bid Tab

3) Bid Award - Fire Station #4 Access Road **25-254**

Attachments: Map and Bid Tab

C) IDAHO FALLS POWER

1) Idaho Falls Power Board Minutes - March 2025 **25-224**

Attachments: 2025 0319 Minutes

2) IFP - Task Order No. 1 (1970006) Gem State Inflow Design Flood (IDF) Analysis - Kleinschmidt **25-233**

Attachments: Kleinschmidt (Combined/Revised)

3) IFP Hydropower Generation Insurance Policy Renewal **25-248**

Attachments: Quote and Binder

D) OFFICE OF THE CITY CLERK

1) City Council Minutes **25-235**

Attachments: Minutes 10.21.24
Minutes 12.09.24
Minutes 12.12.24
Minutes 03.20.25
Minutes 04.07.25

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) HUMAN RESOURCES

1) Collective Bargaining Agreement between the City of Idaho Falls and Idaho Falls Firefighters Union Local No. 1565. **25-234**

The current collective bargaining agreement between the City of Idaho Falls and Idaho Falls Firefighters Union Local No. 1565 expired April 30, 2025. City and Union representatives began bargaining a new contract on March 31, 2025. The City and the Union entered into a tentative agreement for all articles in the collective bargaining agreement on April 18, 2025. The union body voted to ratify the contract on April 29, 2025. It is now time for the City Council to ratify the agreement.

Action Item(s):
Ratify the collective bargaining agreement between the City of Idaho Falls and Idaho Falls Firefighters Union Local No. 1565.

Attachments: Labor Agreement
Labor Agreement (Redline)

C) PUBLIC WORKS

1) Local Professional Services Agreement with Keller Associates for Woodruff Avenue Improvements **25-249**

Attached for your consideration is a local professional services agreement with Keller Associates. The purpose of this Agreement is to establish a contract to provide design services for two federal aid projects. Proposed work will allow for the widening of Woodruff Avenue between East Lincoln Road to just north of US-26 (North Yellowstone Hwy) and include roadway milling and overlaying between East Lincoln and the Meppen Canal.

Action Item(s):
Approve the Professional Services Agreement with Keller Associates, Inc., and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Agreement 04.10.25

2) Microtransit Professional Services Agreement Renewal with Idaho Falls Downtowner LLC **25-251**

This Agreement provides for the renewal of a turn-key operation to operate, market, and maintain a demand response rideshare service within Idaho Falls city limits. Downtowner has performed the agreed-upon services for the past three years. Staff recommends renewing the Agreement.

Action Item(s):
Approve the Professional Services Agreement between the City of Idaho Falls and Idaho Falls Downtowner LLC and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Agreement 04.30.25

3) Vacation Easement - LLKM Properties located at 2515 Channing Way **25-250**

The owner of the property in question has 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 recommended 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 by read by title (or consider the ordinance on the first reading, reject the ordinance, or take other action deemed appropriate).

Attachments: Ordinance

B) MUNICIPAL SERVICES

1) Bid IF-25-018, Hybrid 7+ Passenger Minivans for Greater Idaho Falls Transit (GIFT) **25-213**

A total of 3 bids were received, with United Fleet Services submitting a bid for $43,332.01 per van.

Action Item(s):
Approve the lowest responsible responsive bidder United Fleet Services to purchase five (5) electric

hybrid vans for Greater Idaho Falls Transit (GIFT) for a total of $216,660.05 and authorize the Mayor to sign the necessary documents (or take other action deemed appropriate).

Attachments: Bid

2) Purchase New Dump Truck for Public Works **25-236**

This purchase will be an addition to the Water Division fleet.

Action Item(s):
Accept and approve the quote to purchase one dump truck for Public Works from the Sourcewell cooperative purchasing contract #062222-VCM from Viking-Cives Midwest, Inc. for an estimated total of $243,600.00 (or take other action deemed appropriate).

Attachments: Quote
Proposal

3) Sale of Used Sealer to the City of Ammon **25-237**

Unit 1532 is a 2011 Cimline Magma 230DHR crack sealer that was listed as public surplus and not sold. The City of Ammon has approached the Streets Division and offered to purchase the unit for $10,000. Resolution 2015-01, Section C, a., allows for the sale of surplus property.

Action Item(s):
Approve the sale of used equipment, a crack sealer, to the City of Ammon, Idaho, for a total of $10,000.00 and give the authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Resolution 2015-01 City Property

4) Impact Fee Advisory Committee recommendations for valuation methodology **25-244**

Idaho Code §67-8208 (k)(2) requires the governmental entity imposing a development impact fee to update the capital improvements plan at least once every five (5) years. This includes updating the schedule of capital improvements planned in accordance with procedures set forth in section §67-8206, Idaho Code. In developing the methodology for the valuation of properties, the Impact Fee Advisory Committee met with the City's consultant, TischlerBise/Galena, on February 28, April 15, and May 6, to review and make recommendations as to the Impact Fee Study's updated methodology.

Action Item(s):
Receive the recommendations of the Impact Fee Advisory Committee with respect to the updated impact fee study methodology for the calculation of residential and non-residential impact fees for Police, Fire/EMS, Parks and Recreation and Transportation (or take other action deemed appropriate).

C) PARKS & RECREATION

1) Five (5) year farm lease on 40-acre parcel on the west side of Idaho Falls (future home of soccer complex) **25-259**

The Parks and Recreation Department has been leasing this property for several years to Evan Dixon to farm. Mr. Dixon has decided to retire. The Department is now therefore looking to rent the property to another, similarly interested party. If an appropriate lessee is identified, the terms of this lease would begin as early as May 8, 2025, and run until September 30, 2029, unless otherwise terminated.

Action Item(s):
The Parks and Recreation Department respectfully requests City Council pre-approval and pre-authorization for the Mayor and City Clerk to execute a lease agreement between the City of Idaho Falls and a yet unnamed leasee to lease 40-acres of City owned property adjacent to the Old Butte Soccer Complex.

Attachments: Farm Lease 5.31.24

2) Public Hearing on Idaho Falls Civitan Club's request for a variance to City's location restrictions for dispensing beer within three hundred (300) feet of any public school, church, or any other place of worship. **25-247**

Parks and Recreation Department staff have been working with the Idaho Falls Civitan Club, to relocate Alive After 5, a weekly social event held in Civitan Plaza, to the Stage on Memorial. Because of the Stage at Memorial's is within three hundred feet (300') of the LDS church, located at 955 Memorial Drive, and the Idaho Falls Unitarian Fellowship, located at 555 E. Street, the dispensing of beer and wine is prohibited by Idaho Falls City Code §§ 4-3-7(B) and 4-4-7(B). A variance may be granted by City Council after holding a public hearing if the Council then finds good cause to grant the variance.

Public notice has been made for a public hearing to be held on May 8 at 7:30 p.m. in the City Council Chambers of the City Annex Building located at 680 Park Avenue, Idaho Falls, Idaho, for consideration of a temporary variance to City Ordinance 4-3-7 (location restriction for dispensing beer within three hundred (300) feet of a public school, church, or any other place of worship) for the Idaho Falls Civitan Club. Such notice was mailed to the owners of all properties located within three hundred (300) feet of the exterior boundaries of the proposed licensed premises, as required by Idaho Fall City Code §§ 4-3-7(D) and 4-4-7(D).

Staff recommends approval of the variance.

Action Item(s):
Approve a variance to permit the Idaho Falls Civitan Club to dispense beer within three hundred (300) feet of a public school, church or any other place of worship (or Deny the variance; or take other action deemed appropriate).

Attachments: Letter
Map

E) COMMUNITY DEVELOPMENT SERVICES

1) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, River Hollow at Sage Lakes Division No. 1 **25-242**

Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for River Hollow at Sage Lakes Division No. 1. The Planning and Zoning Commission considered this item at its December 3, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Action Item(s):

1. Approve the Development Agreement for the Final Plat for River Hollow at Sage Lakes Division No. 1 and give authorization for the Mayor and City Clerk to sign said agreement (or take other action deemed appropriate).

2. Accept or Approve the Final Plat for River Hollow at Sage Lakes Division No. 1 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for River Hollow at Sage Lakes Division No. 1 and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments:
Zoning Map
Aerial
Airport Land Use Map
Final Plat
Preliminary Plat
Staff Report
PC Minutes
Reasoned Statement
Development Agreement

2) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Fairway Estates Division No. 30. **25-243**

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Fairway Estates Division No. 30. The Planning and Zoning Commission considered this item at its March 4, 2025, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Action Item(s):

1. Accept or Approve the Final Plat for Fairway Estates Division No. 30 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Fairway

Estates Division No. 30 and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
Aerial
Airport Land Use Map
Final Plat
Preliminary Plat
Staff Report
PC Minutes
Reasoned Statement

3) Public Hearing for Community Development Block Grant (CDBG) PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER). **25-238**

Pursuant to HUD (United States Department of Housing and Urban Development) requirements, entitlement communities receiving CDBG funds must complete the Consolidated Annual Performance and Evaluation Report (CAPER). As part of the reporting process, information on projects completed and funds spent must be presented in a public hearing and then posted for public comment. The public hearing has been advertised and scheduled for the May 8, 2025, regular City Council meeting. The meeting will be followed by a 15-day public comment period. This will be followed by a request for the Council to approve a resolution at its June 5, 2025, meeting. The 2024 CAPER must be submitted to HUD no later than June 30, 2025. Questions about the 2024 CAPER or the projects presented may be directed to the CDBG Administrator, Lisa Farris.

Action Item(s):
No additional Council action requested pursuant to the hearing.

4) Resolution approving the Historic Preservation Commissions Idaho Falls Historic Preservation Plan. **25-239**

In January 2023, the Idaho Falls Historic Preservation Commission and staff from Community Development Services embarked on creating a Historic Preservation Plan, funded in part by a Certified Local Government Grant from the State Historic Preservation Office. This plan is a ten-year plan that will guide the efforts of the Historic Preservation Commission. This plan includes tasks, actions and goals for the Commission to pursue as it works to achieve preservation goals within the city. Development of the plan included public outreach through surveys, open houses, and presentations given to groups in the community. The Commissioner helped shape the plan by giving input on tasks, goals, and the purpose statement for the plan overall. The plan was written by Kirk Huffaker Preservation Strategies, a consultant hired for this project. On March 6, 2025, the Historic Preservation Commission unanimously voted to recommend approval of the Idaho Falls Historic Preservation Plan to the Mayor and City Council as presented. The Plan meets all requirements from the State Historic Preservation Office. It will be a great addition to the work of the Historic Preservation Commission and the City over the next ten years.

Action Item(s):
To approve the Resolution adopting the Idaho Falls Historic Preservation Plan and give authorization

for the Mayor and City Council to execute the necessary documents (or take other action deemed appropriate).

Attachments: Staff Report HPC
Resolution
IFHPP Draft April 1, 2025
3-6-25 HPC Minutes
HPP Public Comments

5) Quasi-judicial Public Hearing-Rezone from HC, Highway Commercial to LC, Limited Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East. **25-241**

Attached is the application for Rezoning approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East from HC, Highway Commercial to LC, Limited Commercial, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards for approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its April 1, 2025, meeting and unanimously voted to recommend approval of the zone change from HC to LC to the Mayor and City Council as presented.

Action Item(s):
1. Approve the Ordinance Rezoning approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East from HC, Highway Commercial to LC, Limited Commercial, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to LC and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

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

F) CITY ATTORNEY

1) Public Hearing - Mediation Resolution for U-Pick Conditional Use Permit Revocation **25-261**

On January 30, 2025, the Council heard an appeal from U-Pick Red Barn requesting the City Council overturn the decision made by the Board of Adjustment regarding revocation of the Conditional Use Permit for U-Pick Red Barn at their December 17, 2024, meeting. The Council sustained the Board of Adjustment's decision to revoke. During the January 30, 2025, U-Pick Red Barn requested mediation, pursuant to Idaho Code § 67-6510(1). Representatives from the City and U-Pick Red Barn met in mediation on April 10, 2025. The parties reached a settlement and compromise conditioned on the City Council's approval.

Purusant to Idaho Code § 67-6510(1), when a resolution of differences is reached in mediation after a final decision, the resolution "must be the subject of another public hearing before the decision-making body." As a consequence, the Council's January 30, 2025, appeal is procedurally reopened.

Staff recommends approving the Settlement Agreement.

Action Item(s):
To approve the April 10, 2025, Settlement Agreement and to reinstate U-Pick Red Barn's Conditional Use Permit to operate an Agricultural Tourism Use (CUP24-009) with the same conditions and approved variances (or to disapprove the April 10, 2025 Settlement Agreement; or take other action deemed appropriate).

Attachments: Settlement
Notice

6. Announcements

7. Adjournment

Memorandum

File #: 25-260 **City Council Meeting**

FROM Rebecca Casper
DATE: Friday, May 2, 2025
DEPARTMENT: Mayor's Office

Subject
An appointment to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2 Chapter 1.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Give consent to the appointment of Roger Chunn to the Idaho Falls Library Board of Trustees pursuant to Title 2 Chapter 1 of Idaho Falls City Code.

Description, Background Information & Purpose
Attached for your review please find a citizen application and resume from Roger Chunn, a letter of recommendation from Board Chair Rodd Rapp, a memorandum from Chief of Staff Margaret Wimborne and a copy of Idaho Falls City Code Title 2 Chapter 1.

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 collaboration with the Idaho Falls Public Library and an interview with the new appointee.

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:	Roger Chunn	
Mailing Address:	2815 Holly Place	
City, State, Zip:	Idaho Falls, ID 83402	
Email Address:	roger.chunn@gmail.com	
Daytime Phone:	571-488-7402	☐ Message? ☐ Text?
Evening Phone:	571-488-7402	☐ Message? ☐ Text?
Cell Phone:	571-488-7402	☐ Message? ☐ Text?

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

I am passionate about our Idaho Falls community and would like to get more involved. Idaho Falls has been a great place to raise our family and I would like to give back by serving on the Public Library Board. More specifically, I strongly value efforts to increase education and literacy, and am therefore greatly supportive of the IFPL and its mission.

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

I have experience in government contracting, compliance, finance, and budgeting. Including, financial analysis, forecasting, and financial decision making.

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

I hold an undergraduate in business, an MBA, as well as a master's degree in technology management. Additionally, I am fluent in Spanish.

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

Roger Chunn

(571) 488-7402
roger.chunn@gmail.com

Executive Summary

Dynamic self-starter, problem solver, and people person with experience leading teams, driving innovation and improvement, and building healthy and productive culture. Proven track record in contract management, team development, system modernization, and strategic direction. Adept at building strong relationships, driving complex problem solving, and fostering a collaborative and inclusive work environment. Currently serving as the Advanced Test Reactor (ATR) Business Manager at Battelle Energy Alliance (BEA).

Education

Master of Technology Management, ***University of Idaho School of Engineering*** ***May 2023***

- Emphasis in Project Management

Master of Business Administration, ***Utah State University*** ***May 2014***

- Strategic Growth and Venturing Focus

BA in Business Management and Leadership, ***Southern Virginia University*** ***Apr 2013***

Professional Experience

ATR Business Manager, BEA **Mar 2024 - Present**

- Serving as the key financial and business liaison for the ATR complex, specializing in financial analysis, use and distribution of government funds (both direct and indirect), and budgeting
- Successfully managing complex projects, ensuring compliance with policies, and delivering accurate financial reporting and forecasting
- Coordinate with various organizational units to integrate business management practices and provide oversight
- Maintain high standards of financial integrity, ensuring effective and efficient execution of ATR mission and scope
- Collaborate with senior managers to prioritize investments and funding, develop and enhance business and project management systems, and provide leadership and guidance in business management processes
- Supporting the Planning and Financial Controls (PFC) Director and CFO with fiduciary responsibilities at the laboratory level

Manager, Prime Contract and Contracting Officer, ***BEA*** ***Dec 2022 – Mar 2024***

- Cultivated strong relationships with senior leadership, colleagues, and BEA's DOE field office
- Designed and deployed a new PEMP reporting system/tool to streamline reporting processes
- Successfully assessed team members' strengths, provided development opportunities, and fostered higher productivity
- Ensured the delivery of well-researched opinions and recommendations to leadership

- Managed BEA's Prime Contract with a focus on BEA's stewardship over INL
- Promoted a culture of psychological safety and diversity within the team
- Provided leadership and strategic direction for INL and Business Management initiatives
- Facilitated complex problem-solving and managed contract timelines effectively

Contract Specialist Supervisor, *BEA* ***May 2021 – Dec 2022***

- Led a team of seven contract specialists supporting various scopes including Nuclear Science & Technology, NASA, and NNSA nuclear non-proliferation
- Ensured compliance with INL's DOE purchasing system and managed 450 contracts/RFPs
- Expanded the team from four to seven members, including hiring, onboarding, and training
- Specialized in contract negotiation, vendor management, and drafting terms and conditions

Contract Specialist, *BEA* ***Apr 2018 – May 2021***

- Excelled as the project procurement manager for the Versatile Test Reactor (VTR) program, including issuing contracts and negotiating terms for and placing the multi-billion-dollar VTR design/build contract
- Led the effort to update BEA's purchasing system, increasing the certified cost and pricing data threshold from $750K to $2M
- Recognized for outstanding performance in contract management by the VTR program
- Chaired source evaluation boards for multi-million-dollar RFPs, inclusive of source evaluation, contract negotiation, and execution

Contract Manager, *Siemens Corporation* ***Jun 2016 – Apr 2018***

- Managed the full spectrum of contract management functions, including bid preparation, award, execution, and closeout
- Mentored new staff and provided training on contract management principles

Compensation Analyst, *Oracle Corporation* ***Jan 2015 – Jun 2016***

- Administered monthly audits for contract compliance and accurate payment to sales representatives
- Conducted regular financial analysis regarding contractually obligated payments

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Personal and Professional Skills

- Advocate for continuous improvement and change
- Excellent written and verbal communication
- Level-headed decision maker
- Highly proficient in public speaking and presenting
- Influential and persuasive leader
- Skilled in contract negotiation and relationship management
- Experienced in team building and employee development
- Bilingual in Spanish and English
- Expert in fostering a positive and inclusive team culture
- Proficient in financial analysis

Rodd Rapp
IFPL Board Chair
457 Broadway
Idaho Falls, ID 83401

13 March 2024

Hon. Mayor Rebecca Casper
Mayor of the City of Idaho Falls
308 Constitution Way
Idaho Falls, ID 83402

Dear Mayor Casper,

Hal Peterson, who has served on the IFPL Board for 17 years, will be completing his term in April and has chosen not to seek re-appointment. We are grateful to Hal for his many years of devoted service to the Idaho Falls Public Library and wish to thank him for that service. His departure from the IFPL Board creates a vacancy on the Board which will need to be filled at the end of his term. Roger Chunn has expressed interest in the position. We as a library board met with Mr. Chunn and visited with him about his experience and his vision of public service with particular regard to library operations. As a board we unitedly feel that he would be an excellent addition to the board to fill the soon to be vacated seat. We have included his contact information so you can interview him to see if you concur with our feelings and then extend the appointment to him.

Roger Chunn
(571) 488-7402
roger.chunn@gmail.com

Sincerely,

Rodd Rapp
IFPL Board Chair

OFFICE OF THE MAYOR

Office (208) 612-8235
Fax (208) 612-8560

IDAHO FALLS

MEMORANDUM

TO: Rebecca Casper

FROM: Margaret Wimborne

DATE: May 1, 2025

RE: Idaho Falls Public Library Board

I recommend appointment of the following individual to the Idaho Falls Library Board of Trustees pursuant to City Code Title 2 Chapter 1.

Roger Chunn has been recommended by Idaho Falls Library Board Chair Rodd Rapp for service on the Library Board. I have had the opportunity to meet with Mr. Chunn and I believe he will be an excellent addition to the board. As an avid reader raising four children who love to read, Mr. Chunn has a unique perspective on how the Idaho Falls Public Library can continue to grow its support and services for the community. Mr. Chunn has clearly spent a lot of time in the Idaho Falls Public Library and believes it is a special place and a “great place to raise family.” I can’t imagine a better advocate for the library or the community.

CHAPTER 1
LIBRARY BOARD

SECTION:

2-1-1: Establishment
2-1-2: Purpose
2-1-3: Duties
2-1-4: Organization
2-1-5: Term of Office
2-1-6: Removal
2-1-7: Vacancy
2-1-8: Attendance
2-1-9: Open Meetings
2-1-10: Minutes
2-1-11: No Compensation
2-1-12: Exclusive Control of Library Funds and Property
2-1-13: Reports of Trustees
2-1-14: Library to be Free
2-1-15: Library Employees

2-1-1: ESTABLISHMENT.

The Idaho Falls Library Board of Trustees ("Board") is hereby established. The Mayor, with the consent of the Council, shall appoint a Board of five (5) Library trustees for the Library.

2-1-2: PURPOSE.

In a non-partisan manner, the Library promotes the establishment and development of free library service for all City residents and assures an informed electorate by enabling the provision of free local library service, in the present and in the future, to children in their formative years and to adults for their continuing education, subject to such reasonable rules and regulations as the Board may find necessary to adopt.

2-1-3: DUTIES.

The Board of the Library shall have the following duties:

(A) To establish bylaws for its own governance;

(B) To establish policies and rules of use for the governance of the Library or libraries under its control; to exclude from the use of the Library any and all persons who violate such rules;

(C) To establish, locate, maintain and have custody of Libraries to serve the City, and to provide suitable rooms, structures, facilities, furniture, apparatus and appliances necessary for Library service;

(D) With the approval of the Council:

(1) to acquire real property by purchase, gift, devise, lease or otherwise;

(2) to own and hold real and personal property and to construct buildings for the use and purposes of the Library;

(3) to sell, exchange or otherwise dispose of real or personal property when no longer required by the Library; and

(4) to insure the real and personal property of the Library;

(E) To prepare and adopt a budget for review and approval by the Council;

(F) To control the expenditures of money budgeted for the Library;

(G) To accept or decline gifts of money or personal property, in accordance with Library policy, and under such terms as may be a condition of the gift;

(H) To hire, supervise and evaluate the Library Director;

(I) To establish policies for the purchase and distribution of Library materials;

(J) To attend all meetings of the Board;

(K) To maintain legal records of all Board business; and

(L) To exercise such other powers, not inconsistent with law, necessary for the orderly and efficient management of the Library.

2-1-4: ORGANIZATION.

Every Board trustee shall be a resident of the City. A member of the Council, the Mayor, or an appointed officer of the City shall not be one (1) of the five (5) appointed trustees of the Board, but each year, the Council shall appoint one (1) of its members to be a liaison to the Board, without voting rights. Appointment to the Board shall be made solely upon consideration of the ability of such appointees to serve the interests of the people, without regard to sex, age, race,

nationality, religion, disability, political affiliation, sexual orientation, or gender identity/expression.

2-1-5: TERM OF OFFICE.

A Board trustee shall hold office for five (5) years. The term of a trustee shall run from January 1 through December 31. The term of not more than one (1) Board member shall expire in any one (1) calendar year. Appointments to complete unexpired terms shall be for the remainder of the term only.

2-1-6: REMOVAL.

Any trustee may be removed by the Council by the unanimous vote of all its members.

2-1-7: VACANCY.

The Board shall report all vacancies to the Mayor within five (5) working days. All appointments to fill vacancies shall be made in the same manner as appointments are originally made.

2-1-8: 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)

2-1-9: OPEN MEETINGS.

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

2-1-10: 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.

2-1-11: NO COMPENSATION.

Board members shall receive no compensation for their service on the Board, but may receive their actual and necessary budgeted expenses while engaged in authorized business of the Library.

2-1-12: EXCLUSIVE CONTROL OF LIBRARY FUNDS AND PROPERTY.

The Board shall prepare and adopt an annual budget, stating anticipated revenues and expenditures, indicating what support and maintenance of the Library will be required for review and approval by the Council for the ensuing year.

All funds for the Library shall be in the custody of the City Finance Manager/Treasurer and shall be used only for Library purposes. The Board shall have control of Library expenditures. Money shall be paid for Library purposes, only upon properly authenticated vouchers of the Board. The Board shall not make expenditures or incur indebtedness in any year in excess of the amount appropriated for Library purposes. The Board may hold a separate checking account to be used to pay petty cash expenses of the Library. This account shall be audited along with other Library funds. (Ord. 3547, 10-26-23)

2-1-13: REPORTS OF TRUSTEES.

The Board shall annually, not later than the first day of January, file with the State Library Board, a report of the operation of the Library for the fiscal year just ended. The report shall be of such form and contain such information as the State Library Board may require, but in all cases, must include a complete accounting of all financial transactions for the fiscal year being reported. The Board shall also report to the Council and Mayor as requested or required.

2-1-14: LIBRARY TO BE FREE.

The Library shall be free for the use of the inhabitants of the City; provided, however, nothing herein shall prohibit the charging of any fee for use by persons who do not reside within the City. Nothing herein shall prevent the execution of any contract with any school district, library district, county or other governmental unit whose service area or territory is located wholly or partially outside the City, for the purpose of providing Library services to non-residents residing within such governmental units. Nothing herein shall prohibit the charging of any reasonable fee for: (i) interlibrary loan services or line service charges, or (ii) use of computer equipment, peripheral devices, software, audio-visual or video equipment, microfilm or microfiche devices; fax machines, photocopiers, printers, or other electronic equipment or devices not customarily used or associated with the use of printed media, or (iii) for the temporary use of any room or facility in the Library for group meetings or any other purpose other than for reading or general use of Library services, equipment or facilities.

2-1-15: LIBRARY EMPLOYEES.

With the recommendation of the Library Director, the Board shall budget to hire employees, as may be necessary for the operation of the Library in accordance with City policies and procedures. The Library Director shall hire or oversee the hiring of all Library employees (other than the Library Director) based on policies, procedures, and job descriptions of the City. Library employees shall be considered employees of the City and shall be subject to the Personnel Policy, classifications, and other rules, regulations and ordinances adopted by the Council.

Memorandum

File #: 25-252 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, April 30, 2025
DEPARTMENT: Public Works

Subject
Bid Award - Thermoplastic Citywide 2025

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the plans and specifications; award to the only responsive, responsible bidder, Falls Striping, LLC, in the amount of $131,702.22; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
On Wednesday, April 16, 2025, bids were received and opened for the Thermoplastic Citywide 2025 project. The tabulation of bid results is attached. The purpose of the proposed bid award is to contract with the lowest bidder to place thermoplastic pavement markings on various streets throughout Idaho Falls.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

This project supports the community-oriented result of reliable public infrastructure and transportation by investing in the placement of thermoplastic pavement markings on our roadway network.

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

Fiscal Impact
Cost allocation for this project will come from Street Division funds. Sufficient funding and budget authority exist for the completion of the proposed improvements.

Legal Review

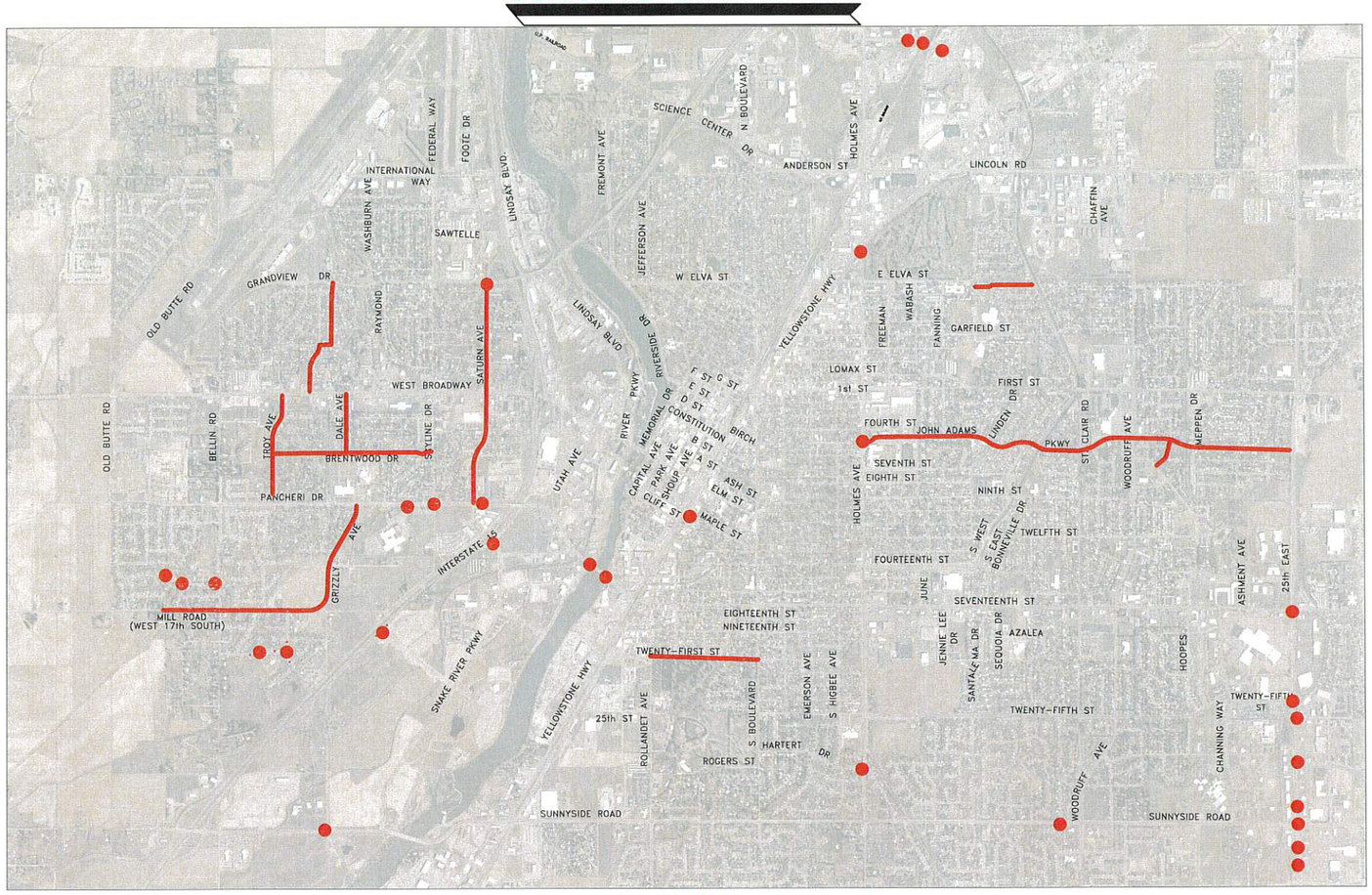
The Legal Department reviewed the bid process and concurred that the desired Council action complies with the Idaho State Statute.

0-00-00-0-TRF-2025-02
2025-025

THERMOPLASTIC CITYWIDE 2025

PROJECT # 0-00-00-0-TRF-2025-02

PROJECT LOCATIONS





MAYOR

Rebecca L. Noah Casper

CITY COUNCIL

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

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
Chris H Fredericksen, P.E.

CITY ENGINEER
Jon Knowles, P.E.

2025

PROFESSIONAL ENGINEER
REGISTERED
14787
04/10/2025
STATE OF IDAHO
JONATHAN W. KNOWLES

AS BUILT DATE / BY:
____ / ____

SCALE SHOWN IS FOR SHEET 11 x 17 ONLY

ENGINEERING DIVISION

IDAHO FALLS PUBLIC WORKS

THERMOPLASTIC CITYWIDE 2025
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City of Idaho Falls

Engineering Division

Engineer's Estimate

Project:	Thermoplastic Citywide 2025	***Number:***	0-00-00-0-TRF-2025-02
Submitted:	Jon Knowles, P.E.	***Date:***	April 16, 2025

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Falls Striping, LLC	
				Unit Price	Total Amount	Unit Price	Total Amount
	DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING						
1104.4.1.B.1	Thermoplastic Pavement Markings	13878	SF	$9.00	$124,902.00	$9.49	$131,702.22
	TOTAL				**$124,902.00**		**$131,702.22**

Memorandum

File #: 25-253 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, May 1, 2025
DEPARTMENT: Public Works

Subject
Bid Award - North Highland Park Concrete Improvements 2025

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the plans and specifications; award to the only responsive, responsible bidder, JM Concrete, Inc., $210,860.00; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
On Thursday, May 1, 2025, bids were received and opened for the North Highland Park Concrete Improvements 2025 project. A tabulation of bid results is attached. The proposed project will place sidewalk and drainage swales along Elmore Avenue within the North Highland Park Subdivision.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐

This project supports the community-oriented result of livable community. Project improvements will improve walkability by installing sidewalks where none currently exists.

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

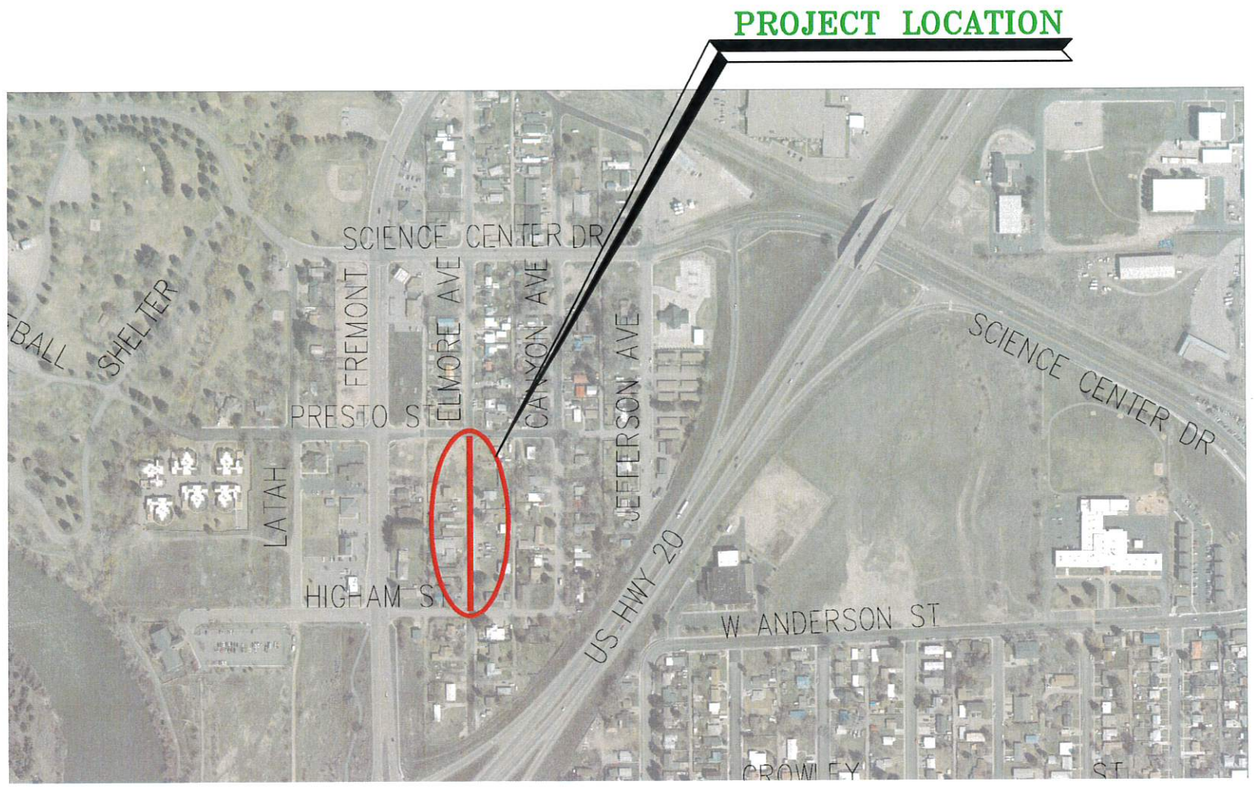
Fiscal Impact
Cost allocation for this project will come from Street Funds and a Community Development Block Grant. Sufficient funding and budget authority exist for the completion of proposed improvements.

Legal Review

The Legal Department has reviewed the bid process and concurs that the desired Council action is compliant with Idaho State Statute.

2-37-12-4-STR-2025-28
2025-026

N. HIGHLAND PARK
CONCRETE IMPROVEMENTS – 2025
PROJECT # 2-37-12-4-STR-2025-28







MAYOR

Rebecca L. Noah Casper

CITY COUNCIL

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

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
Chris H Fredericksen, P.E.

CITY ENGINEER
Jon Knowles, P.E.

2025

PROFESSIONAL ENGINEER
REGISTERED
14787
04/16/2025
STATE OF IDAHO
JONATHAN W. KNOWLES

AS BUILT DATE / BY: ____/____			
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ENGINEERING DIVISION			
IDAHO FALLS PUBLIC WORKS			
N. HIGHLAND PARK CONCRETE IMPROVEMENTS – 2025 TITLE PAGE			
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City of Idaho Falls

Engineering Division

Engineer's Estimate

Project: N. HIGHLAND PARK CONCRETE IMPROVEMENTS - 2025 ***Number:*** 2-37-12-4-STR-2025-28

Submitted: Jon Knowles, P.E. ***Date:*** May 1, 2025

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		JM Concrete, Inc	
				Unit Price	Total Amount	Unit Price	Total Amount
	DIVISION 200 - EARTHWORK						
201.4.1.B.1	Clearing and Grubbing	1	LS	$10,000.00	$10,000.00	$30,000.00	$30,000.00
202.4.1.A.1	Excavation	175	CY	$60.00	$10,500.00	$200.00	$35,000.00
202.4.6.A.1	Borrow	10	CY	$60.00	$600.00	$100.00	$1,000.00
	DIVISION 400 - WATER						
404.4.1.C.1	Adjust Meter Box	11	EA	$900.00	$9,900.00	$100.00	$1,100.00
	DIVISION 700 - CONCRETE						
706.4.1.E.1.a	Concrete Sidewalks, Thickness 4"	484	SY	$190.00	$91,960.00	$160.00	$77,440.00
706.4.1.E.1.b	Concrete Sidewalks, Thickness 5"	134	SY	$200.00	$26,800.00	$180.00	$24,120.00
	DIVISION 800 - AGGREGATES & ASPHALT						
801.4.1.A.1	Drain Rock 3" Minus	89	CY	$100.00	$8,900.00	$200.00	$17,800.00
802.4.1.A.1	6" Crushed Aggregate for Base, Type I	54	CY	$75.00	$4,050.00	$100.00	$5,400.00
810.4.1.A.1.a	2.5" Plant Mix Pavement 1/2", PG 58-34	37	TON	$300.00	$11,100.00	$300.00	$11,100.00
	DIVISION 1000 - CONSTRUCTION STORMWATER BMP's						
1005.4.1.H.1	Retaining Walls	50	LF	$100.00	$5,000.00	$58.00	$2,900.00
	DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING						
1105.4.1.F.1	Remove and Replace Traffic Sign	1	EA	$1,000.00	$1,000.00	$1,000.00	$1,000.00
	DIVISION 2000 - MISCELLANEOUS						
2040.4.1.D.1	Remove & Reset Fence	50	LF	$300.00	$15,000.00	$30.00	$1,500.00
	SPECIAL PROVISIONS						
S2060A	Remove & Reset Individual Mailbox	5	EA	$800.00	$4,000.00	$500.00	$2,500.00
	TOTAL				**$198,810.00**		**$210,860.00**

Memorandum

File #: 25-254 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, May 1, 2025
DEPARTMENT: Public Works

Subject
Bid Award - Fire Station #4 Access Road

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the plans and specifications; award to the only responsive, responsible bidder, Knife River Corporation - Mountain West, in the amount of $97,977.00; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
On Thursday, May 1, 2025, bids were received and opened for the Fire Station #4 Access Road. The tabulation of bid results is attached. The purpose of the proposed bid award is to contract with the lowest bidder to improve the existing access road from Fire Station #4 to Sunnyside Road.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☒ ☐ ☒

This project supports the community-oriented results of safe and secure community and reliable public infrastructure and transportation by improving fire access to Sunnyside Road.

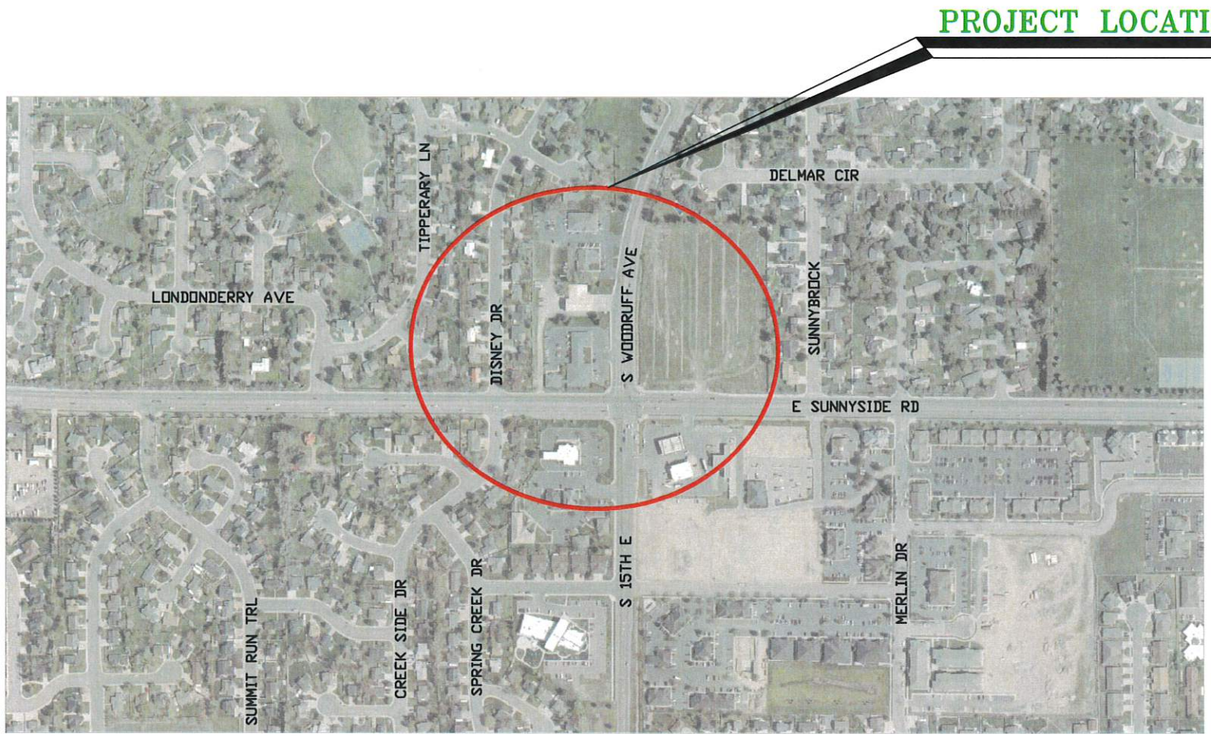
Interdepartmental Coordination
Project reviews have been conducted with all necessary city departments to ensure coordination of project activities

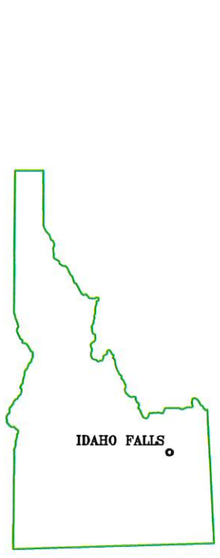
Fiscal Impact
Cost allocation for this project will come from Fire Department funds. Sufficient funding and budget authority exist for completion of the proposed improvements.

Legal Review
The Legal Department reviewed the bid process and concurred that the Council's action complies with Idaho State Statute.

2-38-29-4-OTH-2025-24
2025-027

FIRE STATION #4 ACCESS ROAD
PROJECT # 02-3829-04-0TH-2025-24





MAYOR
REBECCA L. NOAH CASPER

CITY COUNCIL

MICHELLE ZIEL-DINGMAN
LISA BURTENSHAW
KIRK LARSEN
JIM FRANCIS
JOHN B. RADFORD
JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
CHRIS H FREDERICKSEN, P.E.

CITY ENGINEER
JON KNOWLES, P.E.

2025

PROFESSIONAL ENGINEER
REGISTERED
14787
04/28/2025
STATE OF IDAHO
JONATHAN W. KNOWLES

AS BUILT DATE | BY: ____ / ____	IDAHO FALLS PUBLIC WORKS
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FIRE STATION #4 ACCESS ROAD	

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City of Idaho Falls

Engineering Division

Engineer's Estimate

Project: FIRE STATION #4 ACCESS ROAD ***Number:*** 2-38-29-4-OTH-2025-24

Submitted: Jon Knowles, P.E. ***Date:*** May 1, 2025

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Knife River Corporation - Mountain West	
				Unit Price	Total Amount	Unit Price	Total Amount
	DIVISION 200 - EARTHWORK						
201.4.1.B.1	Clearing and Grubbing	1	LS	$10,000.00	$10,000.00	$2,510.00	$2,510.00
202.4.1.A.1	Excavation	516	CY	$40.00	$20,640.00	$22.00	$11,352.00
201.4.1.E.1	Removal of Curb & Gutter	37	LF	$10.00	$370.00	$7.00	$259.00
201.4.1.D.1	Removal of Sidewalk	52	SY	$35.00	$1,820.00	$17.00	$884.00
	DIVISION 700 - CONCRETE						
706.4.1.A.7	Curb & Gutter, Type Standard	37	LF	$80.00	$2,960.00	$75.00	$2,775.00
706.4.1.E.1.a	Concrete Sidewalks, Thickness 4"	29	SY	$190.00	$5,510.00	$180.00	$5,220.00
706.4.1.E.1.b	Concrete Sidewalks, Thickness 7"	23	SY	$200.00	$4,600.00	$160.00	$3,680.00
	DIVISION 800 - AGGREGATES & ASPHALT						
801.4.1.A.1	Drain Rock 3" Minus	20	CY	$85.00	$1,700.00	$165.00	$3,300.00
802.4.1.A.1	Crushed Aggregate for Base, Type I	322	CY	$75.00	$24,150.00	$75.50	$24,311.00
810.4.1.A.1	Plant Mix Pavement 3/4", PG 58-34	268	TON	$140.00	$37,520.00	$143.00	$38,324.00
	DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING						
1105.4.1.F.1	Remove and Replace Traffic Sign	1	EA	$1,000.00	$1,000.00	$1,500.00	$1,500.00
	DIVISION 2000 - MISCELLANEOUS						
2050.4.1.C.1	Subgrade Separation Geotextile, Type II	1931	SY	$3.00	$5,793.00	$2.00	$3,862.00
	TOTAL				**$116,063.00**		**$97,977.00**

Memorandum

File #: 25-224 **City Council Meeting**

FROM: Bear Prairie, General Manager
DATE: Tuesday, April 8, 2025
DEPARTMENT: Idaho Falls Power

Subject
Idaho Falls Power Board Minutes - March 2025

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Idaho Falls Power Board meeting minutes from March 19, 2025 (or take other action deemed appropriate).

Description, Background Information & Purpose
The Idaho Open Meeting law requires the governing body of a public agency to record and make written minutes publicly available for all public meetings. These minutes comply with Idaho Code § 74-205.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐
The requested action supports good governance by demonstrating sound management and promoting trust and transparency.

Interdepartmental Coordination
n/a

Fiscal Impact
n/a

Legal Review
n/a

March 19, 2025 Unapproved

The Idaho Falls Power Board of the city of Idaho Falls met Wednesday, March 19, 2025, at the Idaho Falls Power Boardroom, 140 S. Capital, Idaho Falls, Idaho at 7:45 a.m.

Call to Order, Roll Call, and Announcements:
There were present:
Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw (arrived at 7:55 a.m.)
Board Member Michelle Ziel-Dingman
Board Member Jim Francis
Board Member John Radford (joined via Zoom, left at 10:50 a.m.)
Board Member Jim Freeman
Board Member Kirk Larsen

Also present:
Bear Prairie, IFP General Manager
Stephen Boorman, IFP Assistant General Manager
Michael Kirkham, city Attorney
Josh Roos, IFP Chief Financial Officer
Grant Campbell, Utility Design Technician
Alan Cunningham, Design Services Manager
Wid Ritchie, Customer Service Manager
Reese Lawley, Department of Energy Fellow Clean Energy Innovator
Brooks Slyter, Assistant Finance Manager
Catherine McClure, Economic Development Administrator
Eric Grossarth, Public Information Officer
David Bowar, VP Operations, Engineered Structures Inc.
Brian Meyer, Project Manager, Engineered Structures Inc.
Greg Croft, Principal Architect, Resin Architecture
Linda Lundquist, IFP Board Secretary

Mayor Casper called the meeting to order at 7:48 a.m.

Calendar, Announcements, Events and Updates
Mayor Casper attended the annual Waste Management Symposium (WMS) in Phoenix and reported a low turnout this year, likely due to travel budget cuts within the Department of Energy (DOE). She pointed out that cleanup programs will continue despite potential job cuts. Mayor Casper stated that April's Energy Communities Alliance (ECA) symposium has been moved to the Melaleuca Center. Board Member Radford commented that Eastern Idaho Community Action Partnership's (EICAP) programs had been funded over the weekend and expressed his disappointment with Congress's continuing resolution (CR). Mayor Casper said the federal budget is expected by late March to early April and asked Chief Financial Officer (CFO) Roos about IFP's current grant statuses. CFO Roos said that the Federal Highway Administration (FHWA) Charging and Fueling Infrastructure Grant has been allocated, the contract has been signed, and funding has been established. He explained that the Office of Energy and Mineral Resources (OEMR) grant was signed, and the contracts are underway. General Manager (GM) Prairie said the Upper plant project will likely begin soon, as it is crucial work that needs to be completed, whether or not it receives grant funding. He briefly reviewed IFP's memorandum items in the upcoming city Council meeting.

Board Policy No. 5 (Financial Stability & Credit Worthiness) Review

GM Prairie said the policy lends a blueprint for how the utility is managed, shows the utility's stability, and is an important tool in the utility's credit rating process. Board Member Francis noted his grammar suggestions and places to add "Peaking Plant". He asked if the utility/ city could get a loan from a bank, and city Attorney Kirkham replied yes, as long as the loan gets resolved within the year. Mayor Casper added that she'd like the clauses in Section IV, B to have semicolons. GM Prairie pointed out that Section V, B specifically references that speculation is not permitted in regulated public utilities.

2025/26 IBEW Negotiation Update

GM Prairie reported that the union contract was voted on and approved yesterday as presented and will appear as an action item on April's Board agenda. Board Member Larsen was impressed and said the outcome speaks well to the process and people involved, and GM Prairie added that he and the utility have benefited from a good relationship with the International Brotherhood of Electrical Workers (IBEW) and doesn't take that for granted. He pointed out that the two main contract updates are locking in five more years of following the Milliman survey and updating the math benchmarking, healthcare and benefits so they follow city employees. GM Prairie said the rest of the utility is eligible to join LineCo and pointed out that they offer retired healthcare to plan members in addition to lower plan costs. Board Member Larson asked why LineCo is coming in so low compared with the city's healthcare rates, and GM Prairie said that LineCo is a national plan with generally younger employees, but said it's also the size of the membership that affects coverage rates the most. Mayor Casper asked that human resources run the rates through the Associated Idaho Cities (AIC) for a larger group of comparable insurers, but also pointed out that any losses of participants in the city's plan would likely drive up costs for others.

BPA Post 2028 Contract Update

GM Prairie reviewed the contract timeline and Board Member Francis asked if he thought that Bonneville Power Administration (BPA) is on track and GM Prairie pointed out BPA *is not* on course and explained that the contract structure was supposed to be locked in at this point, but even in January BPA continued to hold workshops for contractual things like how SLICE could work and other items that should have been addressed over a year ago. He continued by saying that BPA continues to push customers to commit to a preferred contract this June and said even now that BPA hasn't shared the new rate methodology and how costs are going to be allocated in the detail needed for all the analysis. GM Prairie expected it to be an iterative process but feels it has progressed into BPA dictating how they want contracts to run with not enough regard to what their customers say they want or need. He explained that BPA is obligated to serve its customers and cannot build or develop additional resources on its own and noted that the preliminary contract high water mark (CHWM) calculations show customers in total are utilizing *all* their federal energy allocation at the start of the new contacts. Regardless of how slow things seem to be progressing, GM Prairie said he'll continue to work through the process and expects contracts to be signed late in the year, following BPA's requirements as outlined in the Board presentation. He reported that the Idaho Energy Authority (IDEA) continues to work on having an interchangeable joint operating authority (JOE - is a cooperative) and a joint action agency (JAA – is a government entity - like Utah Associated Municipal Power Systems) and pointed out they are noncompeting authorities. GM Prairie explained that IDEA had grown its membership but, over time, it decreased back down to the original four to five members. He hopes to have more to report in the next Board meeting as utilities decide which direction they are leaning. GM Prairie reviewed TEA Energy Authority's (TEA) model and commented that all the customers are looking at a similar model and noted that the model is not actual or using accurate data yet but that next month he hopes to have our specific data validated and in the model. He explained that in his view, BPA degraded the overall SLICE product under this contract and IFP will likely replace it with BLOCK

for this next contract term, as it has been enhanced with some added flexibility. He said that (for a nominal cost difference and no hydro risk), customers know what they're getting with the BLOCK product, while BPA will take on the bad water year risks and recoup lost dollars in higher power rates two years later.

Annual Service Policy Review

Mr. Campbell discussed the recent annual contractor meeting held jointly with Public Works. Board Member Burtenshaw inquired if the questions tended to be different than those in the past, and Mr. Campbell reported that most of the contractor's questions related to high-density housing. He reviewed the policy updates, and Board Member Burtenshaw asked about the latecomers' agreement (Public Works typically uses for water and sewer) specifications. Assistant General Manager (AGM) Boorman told her IFP typically doesn't need/use latecomers' agreements, and Mr. Cunningham added that IFP may need to consider using these agreements for situations in outlying areas if/when we ever have a feeder line extension. Mr. Campbell continued reviewing policy updates and said the city continues to see high-density coming in and that IFP is recommending meter packs be installed (but are not required) because they are clean and efficient, easier to use, make for better infrastructure, and are less expensive in the fee resolution schedule. AGM Boorman pointed out that an impending factor is the supply chain, where sometimes contractors can't order/receive them in time. Board Member Freeman suggested a possible solution would be for contractors to stock up on meter supplies and mentioned that he is seeing fiber boxes getting run over at construction sites. He offered that Idaho Falls Fiber (IFF) could potentially provide fiber flags since there are so many new contractors in town. GM Prairie pointed out that contractors build a lot of IFP's infrastructure and that we work in partnership with them to find cost-effective ways to meet their/our needs. AGM Boorman agreed that the annual contractor meetings have worked well to get everyone in the same room to discuss service policy updates, etc., ahead of the construction season.

Q1 Financial Report

GM Prairie reviewed the first quarter power supply financials and noted that power supply and revenue were down by about $1 million, which could be attributed to one plant being down for a time and a mild fall. He explained that overall, loads were lower than the prior year, noting the upper plant was offline in October and November on the prior year's financials but is now back online and is the top-producing plant. GM Prairie reported the overall cost of service projection sales numbers, with customers and revenue are in line, indicating good forecasting. He said that water is improving and on an upswing at 91% of average (prior report 74%, prior year 83%) on Columbia Basin and noted the Snake River is below where it was this time last year at a 93% average (prior report 91%, prior year 104%). GM Prairie said the teacups (actual) are still holding water, with wetter and colder temperatures in the upcoming 14-day forecast. He commented that there is a fair amount of length on the books and is working with a few energy companies to sell off some surplus.

CFO Roos has been working with Ms. Slayter to rearrange some line items on the Power balance sheets. Ms. Slyter mentioned some inconsistencies in how information is presented, as Power should be showing full accruals. CFO Roos showed how funds are shown for capital projects and Ms. Slyter explained that now, the construction work in progress (WIP) will be shown as cash versus accrual. Board Member Freeman asked about the Municipal Equipment Replacement Fund (MERF) line item, and GM Prairie reminded the Board that IFP is no longer in MERF and asked the CFO to make sure that it's IFP's numbers being reflected and not the city's MERF schedule. Ms. Slyter explained that she is presenting restatements (which were cleaned up for the auditors) for both power and fiber as the system was expensing and not capitalizing some items. She explained that

WIP was also restated to show what we are capitalizing and pointed out that it is now in alignment with what we are spending. CFO Roos pointed out that he is paying interest payments twice per year (when due) to keep the fund earning interest as long as possible. He pointed out that the overall liabilities are transmission bonds that were issued at the end of the year and said that payments almost tripled as the project has been fully drawn down with repayment beginning soon. Ms. Slyter said she is itemizing conservation, and it is no longer shown as miscellaneous and will work to keep the miscellaneous account to a minimum. She said that the fiber balance sheet was restated to $7.7 million. CFO Roos explained that at year-end, there was over $1 million in cash accounts, but there were several vendors to pay and said repayment will begin in October 2025, and that he will provide an amortization schedule when available. He said there are about 283 fiber customers added each month, which is a 33% increase, and GM Prairie reminded the Board that fiber is a very competitive business. Board Member Larsen asked how multi-family customers are set up, and GM Prairie explained that IFF provides the infrastructure and service providers charge what they want but tend to remain competitive with each other on wholesale bulk service. Board Member Larsen asked how the dark fiber is priced, and GM Prairie said a pair runs $1600 per month.

EV Charging Infrastructure Update

Mr. Roos reiterated that the Charging and Fueling Grant's funding has been established, and he is moving forward in procuring the materials with Blink. Mr. Lawley gave an overview of Blink's network and pointed out their sleek design, noting that they should not take up much room on the sidewalks. He said they would be identified with IFP, IFF, and Blink logos, and is working on a resident rate that can also be utilized in other cities. CFO Roos said the project is running under budget but will make sure that all funding gets utilized properly. Board Member Larsen asked how the pricing will be established and GM Prairie said that IFP will be in charge of the ownership and maintenance and will run a cost-of-service model to price charging service that covers costs to energy, maintenance, operations and equipment replacement needs. He said that the customer information system (CIS) software is key to having the right technology. CFO Roos has had many conversations with the Parks, Community Development, and Public Works directors about locations, park upgrades, and timelines. AGM Boorman would like to see more signage for alternate parking, like at John's Hole. GM Prairie said he's been designing a tourism map of the greenbelt showing charging stations, parks, restrooms, boat launches, etc. Mr. Lawley noted that replacing the gravel lot at Freeman Park could slightly impact the current code, and Mayor Casper shared that a service providing year-round value that eliminates mud at certain times of year should be allowed. There was a discussion about park zoning, and Mr. Kirkham said that the City Council could change the zoning code if/when desired. CFO Roos pointed out that all stations are located next to city-owned restrooms, which will be upgraded to keep them open year-round. GM Prairie said that as part of relicensing, he has been meeting with Director Holms about taking over the ownership of South Tourist Park and John's Hole Forebay Park, as they are primarily boat launches within IFP's hydro projects and added that IFP will likely pay Parks to maintain them for now as IFP assesses staffing needs and the most economic options. Mr. Lawley reviewed the construction timeline and said that as long as the chargers arrive on time, he expects the first site on Memorial Drive to be up and running by the end of May, with the next site being John's Hole, then IFP's parking lot, with Freeman Park last.

Standing Reports

GM Prairie asked the Board to review the safety and fiber updates and pointed out a few articles of interest at the end of the packet.

Peaking Plant Tour

The Council reassembled, and Mayor Casper confirmed quorum. The onsite tour was led by David Bowar and Brian Meyer with Engineered Structures Inc.

There being no further business, the meeting adjourned at 11:57 a.m.

s/ Linda Lundquist

Linda Lundquist, BOARD SECRETARY

s/ Rebecca L. Noah Casper

Rebecca L. Noah Casper, MAYOR

Memorandum

File #: 25-233 **City Council Meeting**

FROM: Bear Prairie, General Manager
DATE: Wednesday, April 16, 2025
DEPARTMENT: Idaho Falls Power

Subject
IFP - Task Order No. 1 (1970006) Gem State Inflow Design Flood (IDF) Analysis - Kleinschmidt

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve Task Order No. 1 Proposal for Engineering Services, Gem State Inflow Design Flood Determination and Breach Modeling, with Kleinschmidt for $95,900 and give the Mayor and City Clerk authorization to execute the necessary documents (or take other action deemed necessary).

Description, Background Information & Purpose
The Gem State Inflow Design Flood (IDF) Analysis is required by the Federal Energy Regulatory Commission (FERC) for our first Comprehensive Assessment of the Gem State Hydroelectric Project. The IDF is used to evaluate the threat to life and property downstream of dams.

IFP conducted a request for qualification (RFQ) in June 2024 to develop a pre-approved list of firms to perform professional engineering services on a year-over-year and an as-needed-basis, as is allowed by State Statute §67-2320(2)(i). Kleinschmidt was selected as one of IFP's contractors and has an existing agreement dated June 4, 2024.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐
This action provides assurance of regulatory and policy compliance to minimize and mitigate risk.

Interdepartmental Coordination
Idaho Falls Power and the City Legal Department

Fiscal Impact
Funds for this work are included within the 2024/25 CIP budget.

Legal Review

The City Legal Department concurs that this action is within the State Statute §67-2320(2)(i).

April 1, 2025

Via Email

Jason Cooper
Idaho Falls Power
140 S. Capital
Idaho Falls, Idaho 83402

Professional Services Agreement (June 4, 2024), Task Order 1 (1970006.00)
Proposal for Engineering Services
Gem State Inflow Design Flood Determination and Breach Modeling

Dear Mr. Cooper:

Kleinschmidt Associates (Kleinschmidt) presents this proposal to provide engineering services for the Inflow Design Flood (IDF) determination and breach modeling at the Gem State Dam. The proposed engineering services are based on the information contained in an email from Jason Cooper, dated February 12, 2025, as well as prior discussions with the Federal Energy Regulatory Commission (FERC) regarding development of a Probable Maximum Flood (PMF) for the Gem State Hydroelectric Project.

Proposed Scope of Work

Based on our understanding of the services requested of Kleinschmidt, we are proposing to provide the following services.

Task 1 – Project Management

Task 1 includes setup of the project management plan, schedule coordination between Idaho Falls Power (IFP) and FERC, coordination between internal staff, invoicing and budget status, monthly project director meetings, and project closeout.

Task 1 Assumptions

- The Project will be completed within 7 months of notice to proceed (NTP).
- Brief progress reports will be included with monthly invoices.

Task 1 Deliverables

- Brief progress reports and invoices will be sent on a monthly basis.

Task 2 – Existing Data Review and Data Collection

Task 2 will include procuring and reviewing relevant data, previous studies, and technical and regulatory guidance documents, some of which have already been received. This effort will include compiling relevant information from:

- Supporting technical information documents and prior Part 12 Dam safety inspection reports, potential failure mode analysis (PFMA) reports, and other relevant engineering or inspection reports of the watershed and structures.
- Hydrologic data including streamflow records, historical flood flow data, and reservoir-stage outflow data.
- Prior hydrologic analyses, including development of 100-year and 500-year flood return intervals and the PMF.
- Prior dam breach analyses and inundation maps.
- Spatial (GIS) data such as terrain, bathymetry, reservoir storage, land use data, and downstream structure information (including first floor elevations, if available).
- As-built drawings for Gem State Dam and bridges within the model domain.
- Stage-discharge and stage-storage rating curves (received or developed for the Probable Maximum Precipitation (PMP)/PMF study).
- Other relevant prior hydrologic and hydraulic modeling analyses of the watershed and the dam.

At the conclusion of this task, Kleinschmidt will summarize the available information, data gaps, and approach for addressing data gaps for the IDF analysis. We have assumed that topographic data (i.e., LiDAR) are available from the Idaho Lidar Consortium as collected for American Falls in 2015. In addition, we may supplement these data with bathymetric data from the Federal Emergency Management Agency (FEMA) Flood Insurance Studies (FIS) or other available data. We request that IFP provide any other topographic or bathymetric survey data that have been obtained.

Task 2 Assumptions

- Topographic and bathymetric data are available for the proposed hydraulic modeling. If bathymetric data are not readily available, Kleinschmidt will use any publicly available data (e.g., FEMA FIS cross-sections) to estimate the bathymetry for the IDF study.
- IFP will provide any outstanding information and data listed above within 2 weeks of NTP.

Task 2 Deliverables

- Email summarizing available information, data gaps, and approach for addressing data gaps for the IDF analysis if necessary.

Task 3 – Site Visit

Kleinschmidt recommends an on-site reconnaissance of Gem State Dam as well as its reservoir and downstream routing reaches. The on-site reconnaissance will focus on observation of the dam to confirm a base level evaluation of probable failure modes, assess key topographic features, determine characteristics of the reservoir and routing reach, and approximate modeling extents and potential consequences. We propose a 1-day site visit for two Kleinschmidt staff.

Task 3 Assumptions

- IFP can make accommodations to allow Kleinschmidt staff access to the Gem State Dam.
- Site visit will include 1 day of travel in addition to 1 day for the site visit.

Task 3 Deliverables

- A brief site visit memorandum will be developed by Kleinschmidt, and an electronic copy will be sent to IFP for review. Any IFP comments on the site visit memorandum will be addressed in the final report.

Task 4 – Model Adaptation and Improvement

For the proposed IDF analysis, Kleinschmidt will adapt the existing two-dimensional (2D) United States Army Corps of Engineers Hydraulic Engineering Center's River Analysis System (HEC-RAS) hydraulic model developed by Gannett Fleming for the 2018 dam breach analysis. The 2018 model will be evaluated for suitability for the IDF analysis. Based on a 2024 review of the model by Kleinschmidt staff, there are necessary modifications to the model geometry to bring it up to the standard for IDF determination. These modifications include revisions to the 2D mesh, model domain extension, boundary condition adjustments, and changes to Manning's roughness. Kleinschmidt will update the model with the modifications described above and update the model to HEC-RAS version 6.6.

We assume that the model will extend from approximately 4.4 miles upstream of the Gem State Hydroelectric Project to just downstream of the Lower Diversion Dam. The model's downstream extent will be approximately 0.5 miles upstream of the Blackfoot Golf Course. The American Falls Dam will not be included, as we expect incremental impacts of the

breach to be mitigated much further upstream than the American Falls Dam. This assumption will be assessed after initial simulations and reviewed with IFP. If during the analysis it is determined that the model must extend further downstream or any other significant updates or changes must be made, Kleinschmidt will provide IFP with the level of effort and additional cost required to provide these model updates.

There are numerous bridges that cross the Snake River within the modeling domain. Kleinschmidt assumes that the inclusion of these bridges will have a negligible effect on the breach modeling results, and thus the inclusion is not needed in the model geometry. A sensitivity analysis of this assumption will be tested on two bridges and presented to FERC. If FERC requires the bridges to be included in the model, Kleinschmidt will provide IFP with the level of effort and additional cost required to provide these model updates.

The Project spillways will be modeled with storage area/2D flow area (SA/2D) connections with dimensions and elevations based on available Project drawings. The SA/2D connection discharges will be calculated by the model, and the existing spillway discharge rating curve will be used to assess the applicability of the model results at high flows.

Kleinschmidt will adjust model geometry to represent normal operating pool elevations, measured gage data, and aerial imagery of typical inundation extents for the sunny day model run. However, Kleinschmidt assumes that model validation for breach events will not be necessary, as a breach of Gem State Dam will likely produce flow conditions on the Snake River that have not been observed and measured. To account for the lack of validation data, Kleinschmidt will conduct a sensitivity analysis on Manning's roughness to evaluate the impact that this uncertain model parameter will have on the results of the IDF and sunny day breach simulations. Details on the scope of the sensitivity analysis and the deliverables associated with this proposed analysis are discussed in Task 5.

Task 4 Assumptions

- The American Falls Dam will not be included, as we expect incremental impacts of the breach to be mitigated much further upstream than the American Falls Dam.
- The model will extend from approximately 4.4 miles upstream of the Gem State Hydroelectric Project to just downstream of the Lower Diversion Dam.
- The inclusion of the bridges will have a negligible effect on the breach modeling results and thus is not part of this proposed scope of work.
- Model calibration will not be necessary as part of this scope of work.

Task 4 Deliverables

- Updated hydraulic modeling files to HEC-RAS version 6.6.

- Presentation of modeling results to FERC summarizing the effects of not including bridges in the model.

Task 5 – Dam Breach Analysis and IDF Determination

Kleinschmidt will perform dam breach modeling to determine the IDF for the Project in accordance with FERC's *Engineering Guidelines for the Evaluation of Hydropower Projects*, Chapter 2. The analysis of the failure and non-failure scenarios and subsequent flood wave routing will be performed using HEC-RAS version 6.6. We will use the PMP/PMF study completed by Kleinschmidt in 2023 as the basis for the PMF and the 100-year and 500-year flow hydrographs. We have assumed that no additional hydrologic analysis is required to determine any other flood events. Table 1 summarizes the proposed HEC-RAS Dam Breach Model Runs. Each proposed model run is described in the following sections.

Table 1 Proposed HEC-RAS Dam Breach Model Runs

Model Scenario	Title	Description
1-6	Critical Dam Breach Determination	Establish the critical dam breach location for the Project by evaluating up to three breach locations under sunny day and PMF flow conditions (six simulations)
7-16	IDF Determination and Failure/Non-failure Breach Modeling	Determine the IDF by simulating up to five breach and non-breach scenarios between the 100-year and PMF flow conditions, at the critical breach location (10 simulations)
17-18	Sunny Day – Non-failure	Establish flood elevations in Snake River under sunny day conditions
	Sunny Day Failure	Determine sunny day breach wave at critical section dam breach
19-20	Manning's Roughness Sensitivity Analysis	Evaluate the model sensitivity to adjustments in Manning's roughness for the sunny day and IDF breach scenarios
21-24	Dam Breach Parameter Sensitivity Analysis	Evaluate the model sensitivity to adjustments in the dam breach parameters for the sunny day and IDF breach scenarios. Includes minimum and average sets of breach parameters for each flow condition (four simulations)

Critical Breach Location Determination

The Gem State Hydroelectric Project consists of several structures including dikes, an embankment dam, spillway gates, and a concrete spillway and gravity section. There are, therefore, many theoretical locations where failure could occur. In some instances, the impacts of failure depend on the location where the breach occurs. Kleinschmidt will review the most recent PFMA report to identify areas of particular concern of breaching; however, consideration will also be given to breach locations that may have more severe downstream consequences based on the terrain. Kleinschmidt will perform dam breach analysis at up to three breach locations, under two flow conditions (sunny day and PMF) to establish which location produces the largest dam breach outflow (critical breach location). These runs are noted in Scenarios 1-6 in Table 1. The critical breach location will then be used for all subsequent model runs.

The three failure locations will be determined in collaboration with IFP, FERC, and Kleinschmidt staff. Breach parameters for each location will be developed based on the previous Dam Breach study conducted by Gannett Flemming in 2018 and FERC's *Engineering Guidelines for the Evaluation of Hydropower Projects*, Chapter 2 Appendix II-A. Kleinschmidt will provide a summary of the proposed breach parameters in a draft memorandum to IFP for discussion with FERC in a meeting. The breach parameters and locations will be discussed with FERC in an initial modeling approach call (Task 7). Kleinschmidt assumes that three breach locations will be sufficiently representative of possible downstream consequences of dam failure for an IDF evaluation. If more than three breach locations are required, Kleinschmidt will provide a level of effort and cost of evaluating the additional breach locations. Any IFP and/or FERC comments on the proposed breach parameter memorandum will be addressed in the final report.

IDF Determination and Breach Modeling

Following the critical breach location analysis, we have budgeted to run a total of five dam breach simulations ranging between the 100-year and PMF flow conditions to determine the IDF. Additionally, we will run non-breach scenarios for each flow condition for a total of up to 10 model scenario simulations (see Scenarios 7-16 in Table 1). The IDF will be determined based on FERC's *Engineering Guidelines for the Evaluation of Hydropower Projects*, Chapter 2. Specifically, Kleinschmidt will determine the IDF as the flood flow above which the incremental increase in water surface elevation due to dam failure is less than 2 feet or no longer causes significant incremental effects downstream of the Project. The exact consequence estimation methodology will be developed collaboratively with IFP, Kleinschmidt staff, and FERC in meetings (Task 7).

Sunny Day Breach Modeling

Kleinschmidt will perform sunny day non-failure and failure simulations to establish base river flows within the Snake River and determine incremental impacts during a hypothetical sunny day failure (see Scenarios 17-18 in Table 1).

Sensitivity Analyses

As described in the FERC guidelines, to fully evaluate the impacts of failure on downstream areas, a sensitivity analysis is required to estimate the confidence and relative differences resulting from various assumptions. Kleinschmidt will conduct a sensitivity analysis on Manning's roughness and breach parameters to evaluate the impact that the corresponding model parameters will have on the results of the IDF and sunny day breach simulations. The Mannings roughness sensitivity analysis will include varying the selected Manning's roughness values by +/- 20% and comparing water surface elevations, flood wave arrival time, and velocities at up to 10 locations within the model domain (see Scenarios 19-20 in Table 1). The dam breach parameter sensitivity analysis will include adjusting the breach width, breach formation time, and breach side slopes to represent minimum and average values (rather than the maximum) and comparing the water surface elevations, flood wave arrival times, and velocities at up to 10 locations within the model domain. The sensitivity analysis will be completed for the sunny day and IDF breach runs. Note that the selected critical breach location may affect the potential for variation in the breach parameters. The dam breach parameter sensitivity runs are noted in Scenarios 21-24 in Table 1.

The results of these sensitivity analyses will be summarized as tabular model results presented in the IDF report (Task 6).

Task 5 Assumptions

- The hydrology, including the previously developed inflow hydrographs for the 100-year, 500-year, and PMF will be used in this study.
- Up to three breach locations will be evaluated to determine the critical breach location for the IDF analysis.
- Breach locations and parameters will be agreed upon by FERC prior to analysis.
- The IDF determination will only require five iterations of breach analysis between the 100-year and PMF flow conditions. This includes with and without breach scenarios for a total of up to 10 model simulations.
- The IDF will be determined based on FERC's *Engineering Guidelines for the Evaluation of Hydropower Projects*, Chapter 2.

- Sensitivity analysis of Manning's roughness and the selected dam breach parameters will suffice in lieu of model calibration for dam breach flow conditions on the Snake River.
- Detailed estimation of life loss or property damage will not be required.

Task 5 Deliverables

- Electronic copy of a draft technical memorandum summarizing the proposed dam breach locations and parameters sent to IFP and FERC.

Task 6 – IDF Report

A report will be provided to IFP summarizing the modeling methods, assumptions, and results for the IDF analysis. Key findings and recommendations will be discussed in conference with IFP following our draft report submittal. Following IFP's review of the report, edits will be incorporated into a final report for submittal to FERC. We will provide both the draft and final report in a digital format to IFP. We have assumed a single review of the report will be completed by IFP.

Excluded from the proposed scope of work is addressing follow-up questions or requests from FERC after the delivery of the final report. Kleinschmidt cannot anticipate the requests or level of detail required to respond to questions that FERC may ask. If IFP requests Kleinschmidt to assist in addressing questions or requests from FERC after the submittal of the final report, such services would be performed as a separate scope of work.

Task 6 Assumptions

- Draft and final reports will be submitted electronically.
- One round of comments will be submitted by IFP and addressed for the final report.
- This scope of work does not include addressing comments from FERC after submittal of the final report.

Task 6 Deliverables

- Electronic copy of the draft and final IDF report submitted to IFP.

Task 7 – Meetings and FERC Consultation

This task includes time for Kleinschmidt technical experts and support staff to meet with IFP and the FERC team, as well as three regular check-in meetings with IFP throughout the course of the Project. The proposed meetings are summarized below.

- Kickoff meeting with IFP/Kleinschmidt team.

- Initial modeling approach meeting with IFP/Kleinschmidt/FERC.
- Breach location parameter discussion meeting with IFP/Kleinschmidt/FERC.
- Initial results presentation meeting with IFP/Kleinschmidt/FERC.
- Draft report presentation meeting with IFP/Kleinschmidt/FERC.
- Three check-in meetings with IFP/Kleinschmidt.

Task 7 Assumptions

- All meetings will occur virtually.
- All meetings are assumed to be 1 hour in length except for the monthly check-in meetings, which are assumed to be a half hour in length.

Task 7 Deliverables

- None.

Schedule

The proposed scope of work will be performed and documents provided per the following schedule in Table 2. This proposal assumes all project work will be completed by December 31, 2025.

Table 2 Schedule of Tasks/Milestones

Task/Milestone	Completion Date
Expected Receipt of Notice to Proceed (NTP)	April 8, 2025
Task 1- Project Management	Ongoing
Task 2 – Existing Data Review and Data Collection	2 months after NTP
Task 3 – Site Visit	2 months after NTP
Task 4 – Model Adaptation and Improvement	3 months after NTP
Task 5 – Dam Breach Analysis and IDF Determination	November 1, 2025
Task 6 – IDF Report	-
Draft IDF Report	December 1, 2025,
Final IDF Report	3 weeks after receipt of IFP's comments on draft document
Task 7 – Meetings and FERC Consultation	
Kickoff Meeting with IFP/Kleinschmidt	1 week after NTP

Task/Milestone	Completion Date
Initial Modeling Approach Meeting with FERC/IFP/Kleinschmidt	1 week after completion of Task 3
Breach location parameter discussion meeting with IFP/Kleinschmidt/FERC.	1 month after completion of Task 3
Consultation on Initial Model Results with FERC/IFP/Kleinschmidt	1 month after completion of Task 4
Draft Report presentation meeting with IFP/Kleinschmidt/FERC.	2 weeks after submittal of Draft IDF Report
Check-in Meetings	Ongoing

Cost of Services

Kleinschmidt will perform the proposed work on a Time and Expenses Not-to-Exceed basis for a cost of ***$95,900*** (ninety-five thousand, nine hundred dollars). The Cost of Services is calculated using Kleinschmidt's Standard Rates. Table 3 presents a breakdown of the estimated cost for each task. Attachment A presents the hourly billing rates for 2025.

Table 3 Cost of Services

Phase	Cost
Task 1 – Project Management	$8,700
Task 2 – Existing Data Review and Data Collection	$5,600
Task 3 – Site Visit	$10,800
Task 4 – Model Adaptation and Improvement	$15,000
Task 5 – Dam Breach Analysis and IDF Determination	$30,700
Task 6 – IDF Report	$15,600
Task 7 – Meetings and FERC Consultation	$9,500
Total	**$95,900**

Terms and Conditions

The proposed scope of work will be performed as Task Order 1 in accordance with the Professional Engineering Services Agreement dated June 4, 2024, between Idaho Falls Power and Kleinschmidt Associates, and the attached 2025 Rate Schedule (Attachment A) and Method of Payment (Attachment B).

Kleinschmidt appreciates the opportunity to assist Idaho Falls Power with this project. If you have any questions regarding this proposal, please call or e-mail Ben Cary at 971.337.0058 or Ben.Cary@KleinschmidtGroup.com. This proposal is valid for 30 days (April 1, 2025). Receipt of authorization after this date may require adjustments to the project team, schedule of work, and/or budget requirements.

Sincerely,

KLEINSCHMIDT ASSOCIATES

Ben Cary
Project Manager

Carl Manheim
Project Director

BC:SS

Attachment A 2025 Rate Schedule
Attachment B Method of Payment

Accepted By:

IDAHO FALLS POWER

_____
Signature

_____
Printed Name

_____
Title

_____
Date

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ATTACHMENT A
2025 RATE SCHEDULE

KLEINSCHMIDT ASSOCIATES
2025 RATES (USD)

LABOR CATEGORY	HOURLY BILLING RATE
SENIOR MANAGERS/CONSULTANTS	
Principal Consultant F1	$320.00
ENGINEERS	
Senior Engineering Advisor E7	$295.00
Senior Engineering Consultant E6	$267.00
Senior Engineer E5	$220.00
Project Engineer E4	$196.00
Engineer E3	$184.00
Staff Engineer E2	$163.00
Engineer Technician E1	$124.00
LICENSING COORDINATORS/PLANNERS	
Senior Regulatory/Planner Advisor L/P7	$295.00
Senior Licensing Coordinator/Planner L/P6	$236.00
Project Licensing Coordinator/Planner L/P5	$193.00
Licensing Coordinator/Planner L/P4	$168.00
Staff Licensing Coordinator/Planner L/P3	$144.00
Associate Licensing Coordinator/Planner L/P2	$125.00
Licensing Coordinator/Planner Technician L/P1	$102.00
SCIENTISTS	
Senior Science Advisor S7	$285.00
Senior Scientist S6	$224.00
Project Scientist S5	$190.00
Scientist S4	$162.00
Staff Scientist S3	$143.00
Associate Scientist S2	$114.00
Scientist Technician S1	$98.00
PROJECT AND PROGRAM MANAGEMENT	
Project Director	$310.00
Senior Project Manager	$282.00
Project Manager	$237.00
Senior Support Staff A7	$237.00
Project Controller A6	$196.00
Senior Project Coordinator or Administrator /Accountant A5	$158.00
Project Administrator or /Accountant A4	$137.00
Administrative Staff A3	$118.00
Associate Administrative Staff A2	$100.00
Office Assistant A1	$90.00
DESIGNERS/DRAFTERS	
Lead Designer D5	$180.00
Senior Designer D4	$164.00
Designer D3	$143.00
Senior Drafter D2	$123.00
Drafter D1	$107.00

Effective January 1, 2025

ATTACHMENT B
METHOD OF PAYMENT

1. Client may pay Kleinschmidt either on a negotiated Lump Sum basis or Hourly Rate basis, as defined in the Work Authorization and agreed by the *Client* and Kleinschmidt in writing.
2. Client agrees to pay Kleinschmidt for Services the amounts quoted in the Proposal or Work Authorization, in accordance with the compensation terms laid out in the contract. Kleinschmidt agrees not to exceed the estimated consulting costs as stated in the proposal without explaining the need to the Client and obtaining the Client's authorization to proceed.
3. For Lump Sum projects, Kleinschmidt will invoice monthly as a percent complete of the project or Work Authorization, unless otherwise defined in the Work Authorization.
4. For Time and Materials, or Hourly Rate projects, Kleinschmidt will invoice monthly for all employee time at the hourly billing rate currently in effect, times a number of hours worked on the project plus subconsultant fees and expenses as described below. Client agrees to pay for expert testimony and direct preparation for testimony in any litigation, arbitration, or other legal or administrative proceeding at 150% of the standard billing rates with a minimum daily charge based upon an 8-hour day, plus Reimbursable Expenses.
5. For any projects where expenses are invoiced separately from labor, the following apply:
    a. Client agrees to pay Kleinschmidt a 15 percent markup for subconsultant services.
    b. Client agrees to pay 3 percent of labor costs for telecommunications (e.g., phone, data transmission and storage, fax, conference and video conference, data security).
    c. Client agrees to pay for specialized computer programs, field equipment, and other unit charges (e.g., photocopies, mileage, photos, drawing reproductions, CD preparation, SharePoint hosting) according to the current rates in effect.
    d. Client agrees to pay any other reimbursable expenses actually incurred by Kleinschmidt at cost.

V:\Admin Group\Contractual Documents\2020 Files\Method of Payment.docx

AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES (hereinafter "Agreement"), is made and entered into this 4th day of June, 2024, by and between the City of Idaho Falls, Idaho, dba IDAHO FALLS POWER, a municipal corporation of the State of Idaho, P.O. Box 50220, Idaho Falls, Idaho 83405 (hereinafter "CITY"), and Kleinschmidt Associates, (hereinafter "CONTRACTOR").

W I T N E S S E T H:

WHEREAS, CITY, pursuant to Idaho Code § 67-2320(2)(i), published and advertised a Request for Qualification to develop a preapproved list of firms to perform engineering services on as-needed basis; and

WHEREAS, CITY selected firms, including CONTRACTOR, as the most qualified firms to perform engineering services on as-needed basis; and

WHEREAS, CONTRACTOR has the skills, education, training, and experience to provide engineering services.

NOW, THEREFORE, be it agreed, for and in consideration of the mutual covenants and promises between the parties hereto, as follows:

SECTION I: SCOPE OF WORK

CONTRACTOR agrees that the scope of all services under this Agreement shall be issued, from time to time, in a written task order that has been negotiated and mutually agreed upon by CITY and CONTRACTOR. All task orders shall reference this Agreement. In the event of conflict between the terms of a subsequent task order and this Agreement, this Agreement shall control.

SECTION II:

A. Independent Contractor.

The contracting parties warrant by their signature that no employer/employee relationship is established between CONTRACTOR and CITY by the terms of this Agreement. It is understood by the parties hereto that CONTRACTOR is an independent contractor and as such neither it nor its employees, if any, are employees of CITY for purposes of tax, retirement system, social security (FICA) withholding, or workman's compensation claims.

B. Fees and Conditions for Professional Services.

1. All task orders issued under this Agreement shall be billed on a time and materials basis, with a total, not-to-exceed budget amount for each task order.

2. Payment is due upon receipt of CONTRACTOR's statement(s).

3. CITY and CONTRACTOR may mutually agree to re-allocate tasks, providing the fixed "not-to-exceed" price described in each task order is unchanged.

SECTION III:

A. Termination of Agreement.

This Agreement may be terminated by CONTRACTOR upon thirty (30) days written notice, should CITY fail to substantially perform in accordance with its terms through no fault of CONTRACTOR. CITY may terminate this Agreement with thirty (30) days' notice without cause and without further liability to CONTRACTOR except as designated by this section. In the event of termination, CONTRACTOR shall be paid for services performed to termination date, based upon the work completed. All work including reports, shall become the property of, and shall be surrendered to, CITY.

B. Extent of Agreement.

This Agreement may be amended only by written instrument, signed by both parties hereto.

C. No Exclusive Relationship Created

Nothing in this Agreement shall entitle CONTRACTOR to any project, work, or task. Neither does this Agreement create an exclusive relationship between CITY and CONTRACTOR. CITY shall be under no obligation to provide or award work to CONTRACTOR. CONTRACTOR acknowledges that they are merely a preapproved qualified design professional and that they have been placed on a preapproved list, pursuant to Idaho Code § 67-2320(2)(i). CITY has the exclusive right to award projects or work to any preapproved design professional or to seek other design professionals through the Request for Qualifications process outlined in Idaho Code § 67-2320. This Agreement merely formalizes the general conditions and terms for preapproved design professionals.

D. Project Timeline.

The term of this Agreement shall be from date of signature, unless adjusted by mutual agreement between the parties. CITY shall make available to CONTRACTOR all technical data of record in CITY's possession, including financial, operations, and other information necessary for services prior to the initial date of the term of this Agreement.

E. Termination of Project.

If any portion of the services covered by this Agreement shall be suspended, abated, abandoned, or terminated, CITY shall pay CONTRACTOR for the services rendered to the date of such suspended, abated, abandoned, or terminated work; the payment to be based, insofar as possible, on the amounts established in this Agreement or, where the Agreement cannot be applied, the payment shall be based upon a reasonable estimate as mutually agreed upon between the two (2) parties as to the percentage of the work completed.

F. CONTRACTOR's Duty of Care.

In performance of professional services, CONTRACTOR will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession; and no other warranty, either expressed or implied, is made in connection with rendering CONTRACTOR's services.

G. Indemnification.

CONTRACTOR agrees, to the fullest extent permitted by law, to indemnify and hold harmless CITY against damages, liabilities and costs arising from the negligent acts of CONTRACTOR in the performance of professional services under this Agreement, to the extent that CONTRACTOR is responsible for such damages, liabilities and costs on a comparative basis of fault and responsibility between CONTRACTOR and CITY. CONTRACTOR shall not be obligated to indemnify CITY for CITY's negligence.

H. Jurisdiction and Venue.

It is agreed that this Agreement shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning it, it is agreed that proper venue shall be the District Court of the Seventh Judicial District of the State of Idaho, in and for the County of Bonneville.

I. Binding of Successors.

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to the other parties to this Agreement and to the partner, successors, assigns, and legal representatives of such other parties with respect to all covenants of this Agreement.

J. Modification and Assignability of Agreement.

This Agreement contains the entire agreement between the parties concerning the professional services, and no statements, promises, or inducements made by either party, or agents of either party, are valid or binding unless contained herein. This Agreement may not be enlarged, modified, or altered except upon written agreement signed by the parties hereto. CONTRACTOR may not subcontract or assign its rights (including the right to compensation) or duties arising hereunder without the prior written consent and express authorization of CITY. Any such subcontractor or assignee shall be bound by all of the terms and conditions of this Agreement as if named specifically herein.

K. CITY's Representatives.

CITY shall designate a representative authorized to act on behalf of CITY. The authorized representative shall examine the documents of the work as necessary, and shall render decisions related thereto in a timely manner so as to avoid unreasonable delays.

L. Ownership and Publication of Materials and CITY's Right to Use Delivered Materials.

CITY and CONTRACTOR agree that CITY, with this Agreement, acquires the right to use all written materials, including but not limited to reports, information, data, images, diagrams, plans, and any other written documents prepared and delivered to CITY by CONTRACTOR pursuant to this Agreement, and CITY shall have the authority to release, publish, or otherwise use any written materials delivered to CITY, in whole or in part. The use of written materials (s) may include, but is not limited to, electronic and print promotion of CITY sponsored programs or functions. Written materials(s) may be provided to other entities, such as newspapers or other publishers, for inclusion in print advertisements, without cost to CITY or payment to

CONTRACTOR for use of such written materials. Any re-use of written materials shall be at CITY's sole risk and without liability to CONTRACTOR.

Nothing in this section shall constrain CONTRACTOR from using materials for other trainings or projects with other entities or from using the written materials for CONTRACTOR's general reference or enrichment.

Nothing in this section shall be constructed to entitle CITY to any materials owned by CONTRACTOR which were not delivered or received by CITY, even if those materials were used by CONTRACTOR to produce the written materials delivered to CITY or if the written materials delivered to CITY were used to develop, improve, or add value to anything CONTRACTOR does not deliver or release to CITY.

The parties acknowledge that any written materials received by CITY are subject to public disclosure under the Idaho Public Records Law, Chapter 2 of Title 74 of the Idaho Code.

M. Mediation

Any and all disputes, controversies or claims between the parties to this Agreement, not settled within twenty (20) days following written notice of such dispute, shall be referred to senior management of the parties for resolution. In the event that the parties are unable to settle the dispute through senior management negotiations as set forth above, all remaining controversies or claims shall be mediated prior to any formal proceedings in any court of law or equity. The parties shall share equally the costs and fees of the mediator and each party shall pay its own costs and attorneys' fees incurred in mediation. Unless the parties agree otherwise, mediation shall be held in Idaho Falls, Idaho.

This agreement to mediate shall be specifically enforceable under the prevailing law of any court having jurisdiction. In the event that the dispute is not resolved through mediation within thirty (30) days after mediation begins, either party may initiate formal proceedings against the other party.

N. Costs and Attorney Fees.

In the event either party incurs legal expenses to enforce the terms and conditions of this Agreement, apart from any costs incurred during any mediation required by this Agreement, the prevailing party is entitled to recover reasonable attorney's fees and other costs and expenses.

O. COMMUNICATIONS

Written notice as are required by this Agreement shall be satisfied by mailing, emailing, or by personal delivery to the parties at the following mailing addresses:

Contractor:	City:
Regional Vice President Paul Larson	Assistant General Manager Stephen Boorman, PE
15301 NE 90th St, Suite 120 Redmond, WA 98052	140 S. Capital Ave. Idaho Falls, ID 83402
(971) 236-5853	(208) 612-8573
paul.larson@kleinschmidtgroup.com	sboorman@ifpower.org

P. Non-discrimination.

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

Q. Anti-Boycott Against Israel Act.

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

R. Certification of No Chinese Ownership.

Pursuant to Idaho Code 67-2359, CONTRACTOR certifies that CONTRACTOR is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this AGREEMENT, be owned or operated by the government of the People's Republic China.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date indicated above.

"CITY"
CITY OF IDAHO FALLS, IDAHO

By_____
Bear Prairie, ~~General Manager~~

"CONTRACTOR"
Kleinschmidt Associates

By_____

Paul Larson, Regional Vice President

Memorandum

File #: 25-248 **City Council Meeting**

FROM: Bear Prairie, General Manager
DATE: Wednesday, April 30, 2025
DEPARTMENT: Idaho Falls Power

Subject
IFP Hydropower Generation Insurance Policy Renewal

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve and ratify the 2025/26 Hydropower Generation Insurance Policy for Idaho Falls Power for a total of $456,565.71 (or take other action deemed appropriate).

Description, Background Information & Purpose
These policies provide insurance coverage to the city's hydropower generation facilities. Starr Technical Risks is providing approximately 75% of the coverage and Swiss Re Corporate Solutions Elite is providing approximately 25% for a total premium of $456,565.71. The attached policies 25SSLDOLD332981 and UTP200071501 were the best commercially available policies presented to IFP's generation plant insurance broker, Alliant Insurance Services, Inc. of Houston, Texas.

Alignment with City & Department Planning Objectives

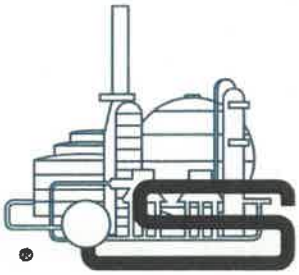


☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐
This action supports our readiness for good governance to minimize and mitigate risk, ensuring long-term reliability. This action also supports the value proposition element of IFP's Strategic Plan, ensuring reliable and affordable service.

Interdepartmental Coordination
Idaho Falls Power and the City Legal Department coordinated in this effort.

Fiscal Impact
Funding to pay the policy premium is in included the 2024/25 IFP Budget.

Legal Review
The Legal Department concurs that these policies are appropriate.



STARR TECHNICAL RISKS
A Division within Starr Companies

Kenneth Feinour
Underwriter
323-610-6227

QUOTE

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

POLICYHOLDER DISCLOSURE STATEMENT
UNDER
TERRORISM RISK INSURANCE ACT, AS AMENDED

You are hereby notified that under the federal Terrorism Risk Insurance Act of 2002, as amended (the "Act"), you now have a right to purchase insurance coverage for losses arising out of an Act of Terrorism, which is defined in the Act as an act certified by the Secretary of the Treasury in consultation with the Secretary of Homeland Security and the Attorney General of the United States (i) to be an act of terrorism, (ii) to be a violent act or an act that is dangerous to (A) human life; (B) property or (C) infrastructure, (iii) to have resulted in damage within the United States, or outside of the United States in case of an air carrier or vessel or the premises of a U.S. mission and (iv) to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. You should read the Act for the definition of an "Act of Terrorism" and other terms of the Act. The Secretary's decision to certify or not to certify an event as an Act of Terrorism and thus encompassed by this law is final and not subject to review. Coverage is subject to all policy exclusions (including nuclear hazard and war exclusions) and other policy provisions.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED $100 BILLION, COVERAGE MAY BE REDUCED.

For your information, coverage provided by this policy for losses caused by an Act of Terrorism may be partially reimbursed by the United States under a formula established by the Act. Under this formula, the United States pays an 80% share of terrorism losses covered by this law exceeding a statutorily established deductible that must be met by the insurer. This deductible is based on a percentage of the insurer's direct earned premiums for the year preceding the Act of Terrorism.

Unless you reject coverage under the Act by so indicating below and returning this Policyholder Disclosure statement to us, you will have accepted Terrorism coverage under the Act at a premium of $15,749 for a limit of $75,000,000 part of $100,000,000.

Please indicate your selection below.

_____ I hereby elect to purchase coverage in accordance with the Act.

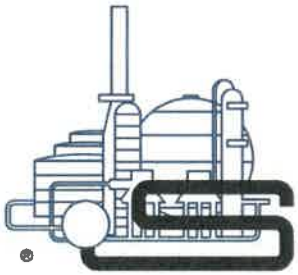
___X___ I hereby reject coverage and accept the exclusion in accordance with the Act.

Bear Prairie
_____
Signature of Insured

Date: 4/28/25

Bear Prairie, General Manager
_____
Print Name/Title

12/2020



STARR TECHNICAL RISKS
A Division within Starr Companies

Kenneth Feinour
Underwriter
323-610-6227

QUOTE

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

Letter A

Date: April 4, 2025

City of Idaho Falls
P.O. Box 50220
Idaho Falls, ID 83405

Attn: Stephen Boorman, Assistant General Manager

RE: 2024 Property Insurance

The Terrorism Risk Insurance Act, as amended ("the Act"), applies to certain Acts of Terrorism committed by an individual or individuals. For a complete definition please review the Act and subsequent amendments.

You provided us with a form stating that we offered you terrorism coverage under the Act, and that you rejected our offer. We also offered, but you rejected, coverage for Acts of Terrorism that are not covered by the Act.

You acknowledge that:

1. Starr Tech[2], acting on behalf of Starr Surplus Lines Insurance Company, made available to you insurance coverage for Acts of Terrorism as defined in the Act, as well as acts of terrorism not covered by the Act;

2. In exchange for a reduction in premium, you requested that Starr Tech exclude coverage for Acts of Terrorism as defined in the Act, as well as for acts of terrorism not covered by the Act;

3. The enclosed endorsements excluding terrorism coverage will be made part of your policy.

Please sign below to indicate your understanding and acceptance of these terms.

Sincerely,

DocuSigned by:
456F81757A1E424...

Kenneth Feinour
Underwriter

Bear Prairie
Signature of Insured

Title: General Manager

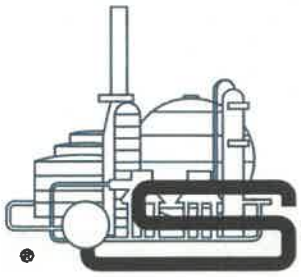
Company: City of Idaho Falls, dba Idaho Fall Power

Date: 4/28/25

CC: Rob Posey – Alliant Ins. Services, Inc.
Enc: Terrorism Exclusion Endorsements

1/2015

[2] Starr Technical Risks or Starr Tech is a marketing name used by Starr Underwriting Agency, Inc., which is doing business as Starr Services Insurance Agency, Inc. in California (CA license number: 0D73884) and Starr Insurance Agency, Inc. in Nevada and Utah.



STARR TECHNICAL RISKS
A Division within Starr Companies

Kenneth Feinour
Underwriter
323-610-6227

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

BINDER
Revision 1 – 4/25/25

This binder supersedes any previously issued binders.

NAMED INSURED: City of Idaho Falls

Insurance applies only to those perils and/or coverages named and is subject to the terms and conditions of the Policy (ies) normally issued for the indicated perils and/or coverages.

RENEWAL OF: 24SSLDOLD320471

POLICY NUMBERS: 25SSLDOLD332981

MAILING ADDRESS OF INSURED: P.O. Box 50220
Idaho Falls, ID 83405

DESCRIPTION AND LOCATION OF PROPERTY INSURED: Per the submitted SOV received with the submission dated 3/17/25.

TOTAL INSURED VALUES:

Property Damage:	$316,108,577
Business Interruption:	$14,193,531
Total Insured Value:	**$330,302,108**

TERRITORY: United States of America

POLICY TERM:
Effective: April 29, 2025 at 12:01 AM.
Expiration: April 29, 2026 at 12:01 AM.

FORM: As per expiring policy wording (Policy No.: 24SSLDOLD320471) subject to changes contained herein.

COVERAGE: All Risks of direct physical loss or damage, covering Property Damage, Business Interruption, Extra Expense and Boiler & Machinery.

VALUATION: As per expiring policy wording (Policy No.: 24SSLDOLD320471) subject to changes contained herein.

Kenneth Feinour
Underwriter
323-610-6227

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

BINDER
Revision 1 – 4/25/25
This binder supersedes any previously issued binders.

POLICY LIMIT OF LIABILITY: $100,000,000 any one occurrence excess of policy deductibles.

PARTICIPATION: 75%, that being $75,000,000 part of $100,000,000 excess of policy deductibles.

SUBLIMITS: **Sublimits are per occurrence unless shown otherwise.**
The sublimits below are part of and not in addition to the Policy Limit of Liability. These sub-limits are 100% per occurrence ground-up sub-limits. We shall not be liable for more than our proportional share of the following sub-limits (aggregate where applicable).

BUSINESS INTERRUPTION:	$14,193,531	Monthly limitations by plant apply, see attached endorsement
BUSINESS INTERRUPTION COVERAGE AT OLD LOWER DAM	EXCLUDED	
EXTRA EXPENSE:	$1,000,000	
COURSE OF CONSTRUCTION	$1,000,000	
DEBRIS REMOVAL (the greater of):	$5,000,000	or 25% of the adjusted direct property loss
EXPEDITING EXPENSES	$500,000	
PROPERTY IN TRANSIT:	$500,000	
EARTH MOVEMENT (Except) :	$30,000,000	Annual Aggregate
CALIFORNIA EARTH MOVEMENT:	NO COVERAGE	
FLOOD :	$30,000,000	Annual Aggregate
NEWLY ACQUIRED PROPERTY	$5,000,000	(90 day reporting)
VALUABLE PAPERS AND RECORDS:	$5,000,000	
ACCOUNTS RECEIVABLE:	$5,000,000	
ELECTRONIC DATA PROCESSING	$5,000,000	
DEMOLITION, INCREASED COST OF CONSTR:	$2,500,000	
PRESERVATION OF PROPERTY	$1,000,000	
HAZARDOUS SUBSTANCE OR CONTAMINANTS: - NAMED PERILS	$500,000	Annual Aggregate
HAZARDOUS SUBSTANCE OR CONTAMINANTS: - ACCIDENT TO AN OBJECT	$500,000	Annual Aggregate
ASBESTOS AND ASBESTOS CONTAINING MATERIAL	$250,000	
MISCELLANEOUS UNNAMED LOCATIONS:	$250,000	
DAMS		
GEM STATE DAM	$44,950,726	

UPPER DAM	$27,557,402	
CENTRAL DAM	$27,557,402	
LOWER DAM	$27,557,402	
OLD LOWER DAM	$4,463,332	

DEDUCTIBLES: All deductibles listed below are per occurrence except with respect to coverage provided under the Boiler & Machinery Endorsement (if provided) which shall be any One Accident.

PROPERTY DAMAGE (Except):	$	250,000
FLOOD		3% of the total insurable values at risk per location subject to a minimum of $500,000 for contents and $500,000 for buildings
PROPERTY IN TRANSIT:	$	10,000
TIME ELEMENT		2160 Hours

As respects TIME ELEMENT deductible, liability shall exist only for such part of the determined period of interruption in excess of the number of hours stated above the Declarations Page. This Business Interruption deductible applies to any one occurrence as defined herein.

As respects real and personal property , all claims for loss, damage or expense arising out of any one occurrence shall be adjusted as one claim and from the amount of each such adjusted claim there shall be deducted the sum stated on the Declarations Page.

Deductibles for Property Damage and Time Element shall be applied separately.

TERRORISM:

As respects Acts of Terrorism as defined by the Terrorism Risk Insurance Act of 2002, as amended, the Insured has the option to exclude this coverage. To exclude coverage the Insured must affirmatively opt out of the coverage by signing the attached Policyholder Disclosure Statement prior to binding. If the Insured elects to exclude coverage, then the attached Terrorism Exclusion (Form #61330 – 01/15) shall be endorsed on to the Policy.

We also offer a coverage option for Acts of Terrorism not Certified under the Terrorism Risk Insurance Act, as amended. If the Insured chooses to exclude this coverage, then the attached Terrorism Exclusions (Form #61331 or 61332 – 01/15) shall be endorsed to the Policy. To exclude coverage, the Insured must affirmatively opt out of the coverage by signing one of the attached letters A or B.

In all cases, Terrorism coverage outside of the United States is excluded. (Endorsement NMA 2918)

Kenneth Feinour
Underwriter
323-610-6227

BINDER
Revision 1 – 4/25/25
This binder supersedes any previously issued binders.

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

The table below can be used to determine the endorsements and documentation that are needed to effect coverage desired by the Insured.

Certified Terrorism Coverage (TRIA)	Non-Certified Terrorism Coverage	Applicable Terrorism Exclusion	Letter Required From Insured
purchased	rejected	61332 & 61333	Policyholder Disclosure Statement and Letter B
purchased	purchased	61333	Policyholder Disclosure Statement
rejected	purchased	61330	Policyholder Disclosure Statement
rejected	rejected	61330 and 61331	Policyholder Disclosure Statement and Letter A

ADDITIONAL TERMS AND CONDITIONS:

1. Premium to be paid in full within 30 days of inception.
2. Signed Terrorism Disclosure notice to be provided within 10 days of binding
3. Receipt of the completed and signed Surplus Lines Tax Filing Confirmation form warranting that the broker/agent will accept full responsibility for compliance of the Surplus Lines laws and the collection and remittance of the applicable surplus lines tax and/or stamping fees on 100% of the premium, must be received within 10 days of binding. If the Surplus Lines Filing Confirmation form is not received within 10 days, we reserve the right to cancel the binder and/or any policy issued in connection with the binder.
4. Broker will provide licensing information which will be verified prior to binding. No policies will be bound with a business entity or broker whose license is 1) not current and 2) has not been confirmed
5. Any taxes imposed by virtue of this policy being written by an unauthorized insurer are the responsibility of the insured and a licensed producer.
6. State premium is allocated on a percentage of TIV basis
7. Cyber Risk Coverage, Owned Network Interruption, Data Restoration and Computer Systems Non Physical Damage is excluded.
8. Waiver of Insurance or Waiver of Conditions cannot be accepted and will be deleted from our policy upon issuance if included in the broker manuscript wording
9. Transmission and Distribution lines, line transformers, towers and poles, equipment or apparatus connected therewith, located beyond 1,000 ft. from any Insured premises are excluded.
10. Extra Expense coverage, if provided, does not include generation, transmission, purchase, replacement, trade or distribution of electrical power.
11. Signed Statement of Property Values to be provided within 30 days of effective date.
12. Signed Business Interruption Worksheet to be provided within 30 days of effective date.
13. Stipulated loss valuation cannot be accepted and will be deleted from our policy upon issuance.
14. The following Endorsements/Additional Endorsements will attach to and form part of the policy:
    a. Asbestos Exclusion
    b. Authorities Endorsement
    c. Biological, Chemical or Nuclear Exclusion

d. Communicable Disease Exclusion (Starr 04.08.2020)
e. Millennium Endorsement
f. Mold Exclusion
g. Occurrence Limit of Liability Endorsement
h. Political Risk Exclusion
i. Property Cyber and Data Exclusion LMA5401 (Starr amended 10/23) NEW
j. Service of Suit – SSIL-0005
k. Trade or Economic Sanctions Endorsement
l. Terrorism Exclusions (Based on Table Above)
m. War and Terrorism Exclusion Endorsement, Form NMA2918 (applies to all risks if there is any possible exposure outside of the US)
n. War and Terrorism Exclusion Endorsement, Form NMA2919 (reinsurance)
o. OFAC Notice

15. See additional endorsements to be attached:

p. Accounts Receivable
q. Amended Exclusion
r. Business Interruption Gross Earnings
s. Course of Construction
t. Maximum Monthly Indemnity
u. Mortgagee/Loss Payee/Additional Insured Schedule
v. Preservation of Property
w. Reported Values
x. Valuable Papers

*************SURPLUS LINES NOTICE *************

The coverage as stated above is being bound on a surplus lines-non admitted basis. As a condition of binding the above coverage, the broker/agent warrants the following:

1) The broker/agent holds the surplus lines license in the state where coverage will be provided to the Insured, and accepts the full obligation to comply with each state's surplus lines laws and regulations in conjunction with this transaction.

2) The broker/agent accepts full responsibility for compliance, including but not limited to, the filing of the surplus lines affidavit (as per the state's requirements), and the collection and remittance of the surplus lines tax and any applicable stamping fee on 100% of the premium of this policy. The broker/agent's acceptance of these requirements is to be confirmed by completing, signing and dating the attached Surplus Lines Filings Confirmation form.

STARR TECHNICAL RISKS
A Division within Starr Companies

Kenneth Feinour
Underwriter
323-610-6227

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

BINDER
Revision 1 – 4/25/25
This binder supersedes any previously issued binders.

PREMIUM:	$326,535 that being 75%, part of 100% policy premium of $435,380 (excluding Acts of Terrorism).
CERTIFIED TERRORISM PREMIUM:	$14,174 that being 75%, part of 100% policy Certified terrorism premium of $18,899 (as respects Certified Acts of Terrorism as defined by the Terrorism Risk Insurance Act, as amended).
NON-CERTIFIED TERRORISM PREMIUM:	$1,575 that being 75%, part of 100% policy Non-Certified terrorism premium of $2,100.
BOILER AND MACHINERY JURISDICTIONAL INSPECTION FEE:	$0 (no objects are due to be inspected) The Jurisdictional Fee is exclusive of any commissions, taxes, fees or surcharges. Objects in need of inspection that are acquired or purchased after the policy inception date will be subject to additional service fees. **Starr Boiler & Machinery Engineering HOTLINE – 1-855-380-5389** boilerrequest@starrcompanies.com
LOSS CONTROL ENGINEERING INSPECTION FEE:	$11,000 We will conduct loss control at all 5 dams in 2025-26 term.
SECURITY:	Starr Surplus Lines Insurance Company - A.M. Best financial strength rating of "A" (Excellent), financial size category of XV
CANCELLATION:	30 days except 10 days for nonpayment of premium.
PRODUCER & ADDRESS*:	Alliant Insurance Services, Inc. 2000 West Loop South, Suite 2150 Houston, TX 77027 **Attn:** Rob Posey – Rob.Posey@alliant.com

COMMISSION: 10%

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BINDER
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The Insurance Company (Security) named above, represented by Starr Technical Risks[1], each for itself, severally but not jointly are hereby bound by an insurance undertaking for the account of the Insured named herein, effective at the exact hour and date shown below and expiring at the exact hour and date shown below or upon issuance of the policy, whichever shall first occur and insures the property above described for the amount set opposite its name. The effective hour of commencement of this binder shall supersede any commencement hour provisions contained in the policy.

This binder contains a broad outline of coverage and does not include all the terms, conditions and exclusions of the policy (or policies) that may be issued to you. The policy (or policies) contain the full and complete agreement with regard to coverage. Please review the policy (or policies) thoroughly with your broker upon receipt and notify us promptly in writing if you have any questions. In the event of any inconsistency between the binder and the policy, the policy language shall control unless the parties agree to an amendment.

DATE ISSUED: April 25, 2025 **AUTHORIZED REPRESENTATIVE:** John R. Sahm John R. Sahm – Vice President	Subject to the conditions above, the COMPANY hereby binds the insurance applied for, to become effective as of: April 29, 2025 This Binder Expires on: July 29, 2025

Starr Technical Risks[1]

[1] Starr Technical Risks or Starr Tech is a marketing name used by Starr Underwriting Agency, Inc., which is doing business as Starr Services Insurance Agency, Inc. in California (CA license number: 0D73884) and Starr Insurance Agency, Inc. in Nevada and Utah.

TERRORISM EXCLUSION
(FOR CERTIFIED ACTS OF TERRORISM UNDER THE TERRORISM RISK INSURANCE ACT, AS AMENDED)

This Policy excludes loss, damage, cost or expense, arising directly or indirectly as a result of a "certified act of terrorism" as defined by the Terrorism Risk Insurance Act of 2002, as amended ("the Act"), and any revisions or amendments thereto, regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For purposes of this endorsement and in compliance with the Act, "certified act of terrorism" shall mean an act that is certified by the Secretary of the Treasury in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism pursuant to the Act. The criteria contained in that Act for a "certified act of terrorism" include the following:

1. The act resulted in aggregate losses in excess of $5 million; and
2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

However, if an act of terrorism results in a fire and the direct physical loss or damage to property insured hereunder located in any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, American Samoa, Guam, each of the United States Virgin Islands and any territory or possession of the United States, that, either pursuant to the Standard Fire Policy or otherwise, prohibits exclusions for acts of terrorism that result in fire, this Company will pay for the loss or damage caused by that fire. Such coverage for fire applies only to direct loss or damage to property insured hereunder and may be limited, in accordance with the Standard Fire Policy to the lesser of the actual cash value of the property at the time of the loss, or the amount which it would cost to repair or replace the property, without allowance for any increased cost of repair or replacement by reason of any ordinance or law, and without any compensation for business interruption, extra expense to continue business activities, or any other coverage for loss or damage other than direct physical loss or damage to the property insured hereunder.

With respect to fire resulting from any one or more acts of terrorism, this Company will not pay any amounts for which this Company is not responsible under the terms of the Act (including subsequent Congressional action pursuant to the Act) due to the application of Section 103 of the Act or any clause that results in a cap on our liability for payments for terrorism losses.

THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABIITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED $100 BILLION, COVERAGE MAY BE REDUCED.

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TOTAL TERRORISM EXCLUSION

This Endorsement only applies in the United States of America and its Territories and Possessions.

Notwithstanding any provision to the contrary within this Policy or any endorsement thereto, it is agreed that this Policy excludes loss, damage, cost, or expense of whatsoever nature directly or indirectly caused by, resulting from, or in connection with any act of terrorism regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this endorsement, an "act of terrorism" means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organization(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This endorsement also excludes loss, damage, cost, or expense of whatsoever nature directly or indirectly caused by, resulting from, or in connection with any action taken in controlling, preventing, suppressing, or in any way relating to any act of terrorism.

However, if an act of terrorism results in a fire and the direct physical loss or damage to property insured hereunder located in any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, American Samoa, Guam, each of the United States Virgin Islands and any territory or possession of the United States, that, either pursuant to the Standard Fire Policy or otherwise, prohibits exclusions for acts of terrorism that result in fire, this Company will pay for the loss or damage caused by that fire. Such coverage for fire applies only to direct loss or damage to property insured hereunder and may be limited, in accordance with the Standard Fire Policy to the lesser of the actual cash value of the property at the time of the loss, or the amount which it would cost to repair or replace the property, without allowance for any increased cost of repair or replacement by reason of any ordinance or law, and without any compensation for business interruption, extra expense to continue business activities, or any other coverage for loss or damage other than direct physical loss or damage to the property insured hereunder.

With respect to fire resulting from any one or more "certified acts of terrorism" as defined under the Federal Terrorism Risk Insurance Act of 2002, as amended ("the Act"), this Company will not pay any amounts for which this Company is not responsible under the terms of the Act (including subsequent Congressional action pursuant to the Act) due to the application of Section 103 of the Act or any clause that results in a cap on our liability for payments for terrorism losses.

THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABIITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED $100 BILLION, COVERAGE MAY BE REDUCED.

TERRORISM EXCLUSION
(EXCEPT FOR CERTIFIED ACTS OF TERRORISM UNDER THE TERRORISM RISK INSURANCE ACT, AS AMENDED)

Notwithstanding any provision to the contrary within this Policy or any endorsement thereto, it is agreed that this Policy excludes loss, damage, cost, or expense of whatsoever nature directly or indirectly caused by, resulting from, or in connection with any act of terrorism, other than a certified "act of terrorism" as defined by the Terrorism Risk Insurance Act of 2002, as amended ("the Act"), regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

For the purpose of this endorsement, an "act of terrorism" means an act including, but not limited to, the use of force or violence and/or the threat thereof, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organization(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This endorsement also excludes loss, damage, cost or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to any act of terrorism.

However. if an act of terrorism results in a fire and the direct physical loss or damage to property insured hereunder located in any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, American Samoa, Guam, each of the United States Virgin Islands and any territory or possession of the United States, that, either pursuant to the Standard Fire Policy or otherwise, prohibits exclusions for acts of terrorism that result in fire, this Company will pay for the loss or damage caused by that fire. Such coverage for fire applies only to direct loss or damage to property insured hereunder and may be limited, in accordance with the Standard Fire Policy to the lesser of the actual cash value of the property at the time of the loss, or the amount which it would cost to repair or replace the property, without allowance for any increased cost of repair or replacement by reason of any ordinance or law, and without any compensation for business interruption, extra expense to continue business activities, or any other coverage for loss or damage other than direct physical loss or damage to the property insured hereunder.

With respect to fire resulting from any one or more certified "acts of terrorism" as defined in the Act, this Company will not pay any amounts for which this Company is not responsible under the terms of the Act (including subsequent Congressional action pursuant to the Act) due to the application of Section 103 of the Act or any clause that results in a cap on our liability for payments for terrorism losses.

THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABIITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED $100 BILLION, COVERAGE MAY BE REDUCED.

THIS ENDORSEMENT CHANGES YOUR POLICY. PLEASE READ IT CAREFULLY.

TERRORISM RISK INSURANCE ACT, AS AMENDED CAP ON LOSSES ENDORSEMENT

With respect to any one or more "certified acts of terrorism" under the TERRORISM RISK INSURANCE ACT of 2002, as amended ("the Act"), the company shall not be liable under this policy for more than the amount that the company would be responsible under the terms of the Act (including subsequent action of Congress) due to the application of any clause which results in a cap of the Company's liability for payment of terrorism losses.

"Certified act of terrorism" means an act that is certified by the Secretary of the Treasury in consultation with the Secretary of Homeland Security and the Attorney General of the United States, to be an act of terrorism pursuant to the federal Terrorism Risk Insurance Act of 2002, as amended. The federal Terrorism Risk Insurance Act of 2002, as amended, sets forth the following criteria for a "certified act of terrorism":

1. The act resulted in aggregate losses in excess of $5 million; and

2. The act is a violent act or an act that is dangerous to human life, property or infrastructure and is committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A $100 BILLION CAP THAT LIMITS U.S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURERS' LIABIITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS $100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED $100 BILLION, COVERAGE MAY BE REDUCED.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED.

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SURPLUS LINES FILING CONFIRMATION

IMPORTANT: THIS FORM MUST BE COMPLETED BY THE SURPLUS LINES BROKER RESPONSIBLE FOR THE SURPLUS LINES FILINGS

NOTE: ALL NON-ADMITTED BUSINESS SUBMITTED TO STARR SURPLUS LINES INSURANCE COMPANY MUST BE PLACED THROUGH A LICENSED (RESIDENT OR NON-RESIDENT) SURPLUS LINES BROKER IN THE STATE IN WHICH THE INSURED IS LOCATED AND THE POLICY IS WRITTEN. WE WILL NOT ACCEPT ANY INDEPENDENTLY PROCURED PLACEMENTS.

In order to ensure compliance with applicable surplus lines laws, you are required to provide the below information. If requested, this information may be provided to a state's regulatory authority as confirmation of the proper surplus lines placement of this risk.

The following policy is written on a surplus lines basis by Starr Surplus Lines Insurance Company:

Policy Number:		**Policy Effective Date:**		**Primary Risk State:**	
Insured Name:					

Individual Surplus Lines Licensee:		**Individual Surplus Lines License Number:**	
Firm Name:		**Firm Surplus Lines License Number:**	

For New Jersey risks, provide the New Jersey SLA #	

Signature:		**Date:**	

I hereby represent and warrant that: (i) I am authorized to submit a resident or non-resident filing; (ii) I am responsible for the collection and remittance of the surplus lines taxes, stamping fees and other charges in connection with the placement of this policy; and (iii) IN NO EVENT WILL STARR SURPLUS LINES INSURANCE COMPANY BE RESPONSIBLE OR LIABLE FOR THE COLLECTION OR REMITTANCE OF THE SURPLUS LINES TAXES, STAMPING FEES OR OTHER CHARGES IN CONNECTION WITH THE PLACEMENT OF THE POLICY.

If you have any questions about the completion of this form, please contact:
slfilingconfirmations@starrcompanies.com

U.S. TREASURY DEPARTMENT'S OFFICE OF FOREIGN ASSETS CONTROL ("OFAC") ADVISORY NOTICE TO POLICYHOLDERS

No coverage is provided by this Policyholder Notice nor can it be construed to replace any provisions of your policy. You should read your policy and review your Declarations page for complete information on the coverages you are provided.

This Notice provides information concerning possible impact on your insurance coverage due to directives issued by OFAC. **Please read this Notice carefully.**

The Office of Foreign Assets Control (OFAC) administers and enforces sanctions policy, based on Presidential declarations of "national emergency". OFAC has identified and listed numerous:

- Foreign agents;
- Front organizations;
- Terrorists;
- Terrorist organizations; and
- Narcotics traffickers;

as "Specially Designated Nationals and Blocked Persons". This list can be located on the United States Treasury's web site – http//www.treas.gov/ofac.

In accordance with OFAC regulations, if it is determined that you or any other insured, or any person or entity claiming the benefits of this insurance has violated U.S. sanctions law or is a Specially Designated National and Blocked Person, as identified by OFAC, this insurance will be considered a blocked or frozen contract and all provisions of this insurance are immediately subject to OFAC. When an insurance policy is considered to be such a blocked or frozen contract, no payments nor premium refunds may be made without authorization from OFAC. Other limitations on the premiums and payments also apply.

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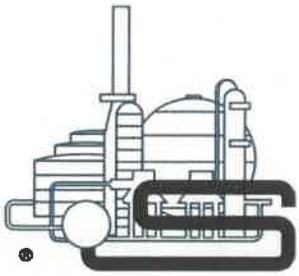
ASBESTOS EXCLUSION

This Policy does not insure against:

(1) asbestos material removal, unless the asbestos itself is damaged by fire, lightning, aircraft impact, explosion, riot, civil commotion, smoke, vehicle impact, windstorm or hail, vandalism, malicious mischief, leakage or accidental discharge from automatic fire protective systems;

(2) demolition or increased cost of reconstruction, repair, debris removal or loss of use of necessitated by the enforcement of any law or ordinance regulating asbestos material; or

(3) any governmental direction or request declaring that asbestos material present in or part of or utilized on any undamaged portion of the Insured's property can no longer be used for the purpose for which it was intended or installed and must be removed or modified.



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AUTHORITIES ENDORSEMENT

THIS ENDORSEMENT CHANGES YOUR POLICY. PLEASE READ IT CAREFULLY.

Except as specifically stated in this policy or endorsement attached thereto, the company shall not be liable for loss, damage, costs, expenses, fines, or penalties incurred, sustained by or imposed on the Insured at the order of any Government Agency, Court, or other Authority arising from any cause whatsoever.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

BIOLOGICAL, CHEMICAL, OR NUCLEAR EXCLUSION

The following exclusion is added to this policy; supersedes any term, provision or endorsement to the contrary in this policy; and applies notwithstanding such term, provision or endorsement:

- BIOLOGICAL, CHEMICAL OR NUCLEAR EXCLUSION

  This policy does not insure against any loss, damage, cost or expense caused by or resulting from any of the following, regardless of any other cause or event contributing concurrently or in any sequence thereto:

  1. The unlawful possession, use, release, discharge, dispersal or disposal of any chemical, bacteriological, viral, radioactive or similar agents or material regardless of who is responsible for the act, whether or not the act is certified as an act of terrorism pursuant to the federal Terrorism Risk Insurance Act, and whether war has been declared or not, and regardless of any other cause or event contributing concurrently or in any other sequence thereto; or

  2. The unlawful possession, use, release, discharge, detonation, dispersal or disposal of any device or material capable of producing a nuclear reaction or the spread of radioactivity, regardless of who is responsible for the act, whether or not the act is certified as an act of terrorism pursuant to the federal Terrorism Risk Insurance Act, and whether war has been declared or not, and regardless of any other cause or event contributing concurrently or in any other sequence thereto.

ALL OTHER TERMS AND CONDITIONS REMAIN UNCHANGED

COMMUNICABLE DISEASE EXCLUSION

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

This endorsement modifies insurance provided by this policy:

The exclusion set forth below applies to all coverages, coverage extensions, supplemental coverages, optional coverages, and endorsements that are provided by the policy to which this endorsement is attached, including, but not limited to, those that provide coverage for property or time element losses (including, but not limited to, gross earnings, gross profits, business interruption, extra expense, rental value, contingent business interruption, contingent time element, leader or attraction property, and interruption by civil or military authority).

The Company does not insure any loss, cost, damage or expense, directly or indirectly caused by, resulting from, arising out of, attributable to, contributed to, or occurring concurrently or in any sequence with a **communicable disease** or **communicable disease agent.**

This exclusion applies to, but is not limited to, any loss, cost, damage, or expense as a result of:

a. any contamination by any **communicable disease** or **communicable disease agent**;

b. any denial, restriction, or impairment of access to property because of the existence, threat, or suspected presence of any **communicable disease** or **communicable disease agent**; or

c. any deterioration, loss of value, loss of marketability, or loss of use to tangible or intangible property insured hereunder directly or indirectly caused by or arising out of any **communicable disease** or **communicable disease agent.**

No coverage extension, additional coverage, exception to any exclusion, endorsement, or any other coverage grant shall afford coverage that would otherwise be excluded through this exclusion. Additionally, the phrase "loss, cost, damage or expense," as used herein includes, but is not limited to: (a) any cost to clean-up, detoxify, remove, monitor or test: (1) for a **communicable disease** or **communicable disease agent**; or (2) any tangible or intangible property insured hereunder that is affected or suspected to be affected by such **communicable disease or communicable disease agent;** and (b) any time element losses, including any time element coverage extensions, directly or indirectly caused by, resulting from, arising out of, attributable to, or contributed to by such **communicable disease** or **communicable disease agent**.

As used herein, words in **bold** have the following meanings:

"**Communicable disease**" means any infectious or contagious disease:
1. Caused by any **communicable disease agent**; and
2. Regardless of the method of transmission, whether direct or indirect, including, but not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between humans, animals, or from any animal to any human or from any human to any animal.

"**Communicable disease agent**" means any infectious or contagious agent, including, but not limited to: a virus, bacterium, parasite, or other organism, or any mutation thereof, whether deemed living or not, that causes or could cause disease, illness, or physical distress to human health.

PROPERTY CYBER AND DATA EXCLUSION

1 Notwithstanding any provision to the contrary within this Policy or any endorsement thereto this Policy excludes any:

1.1 Cyber Loss;

1.2 loss, damage, liability, claim, cost, expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount pertaining to the value of such Data;

regardless of any other cause or event contributing concurrently or in any other sequence thereto.

2 However, if a Cyber Act or a Cyber Incident results in a fire that causes direct physical loss or damage to property insured hereunder located in any State of the United States, the District of Columbia, the Commonwealth of Puerto Rico, the Commonwealth of the Northern Mariana Islands, American Samoa, Guam, each of the United States Virgin Islands and any territory or possession of the United States, that, either pursuant to the Standard Fire Policy or otherwise, prohibits exclusions for a Cyber Act or Cyber Incident that result in fire, this Company will, subject to the terms, conditions, exclusions, limitations, any endorsements in this Policy, pay for the physical loss or damage caused by that fire, unless another exclusion applies. Such coverage for fire applies only to direct physical loss or damage to property insured hereunder and may be limited, in accordance with the Standard Fire Policy to the lesser of the actual cash value of the property at the time of the loss, or the amount which it would cost to repair or replace the property, without allowance for any increased cost of repair or replacement by reason of any ordinance or law, and without any compensation for any time element loss (e.g., business interruption, extra expense to continue business activities, etc.) or any other coverage other than for the direct physical loss or damage to the property insured hereunder. For the purpose of this provision, Data shall not be considered property insured.

3 In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder shall remain in full force and effect.

4 This endorsement supersedes and, if in conflict with any other wording in the Policy or any endorsement thereto having a bearing on Cyber Loss or Data, replaces that wording.

Definitions

5 Cyber Loss means any loss, damage, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any Cyber Act or Cyber Incident including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident.

6 Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any Computer System.

7 Cyber Incident means:

7.1 any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or

7.2 any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.

8 Computer System means:

8.1 any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility,

owned or operated by the Insured or any other party.

9 Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.

LMA5401 (Starr Amended 10/23)

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BINDER
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Maximum Monthly Indemnity

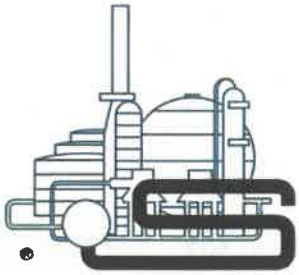
Named Insured: City of Idaho Falls

Policy Number: 23SSLDOLD306181 Endorsement No. 12.00

Effective Date: 04/29/2023

The liability of the Company under the Business Interruption Endorsement attached to this Policy shall be subject to a maximum monthly indemnity as outlined below. These amounts shall be part of and not in addition to the Business Interruption sublimit of liability specified in the Declarations.

	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25
Upper Plant Revenue	$ 239,666.76	$ 400,611.12	$ 742,926.20	$ 716,453.77	$ 501,797.46	$ 231,785.33	$ 214,256.27	$ 262,592.97	$ 265,090.34	$ 201,962.43	$ 165,484.89	$ 256,777.34
City Plant Revenue	$ 250,235.28	$ 417,317.36	$ 753,314.66	$ 633,865.50	$ 460,996.01	$ 186,039.78	$ 159,397.83	$ 200,065.54	$ 201,968.26	$ 136,970.90	$ 112,231.83	$ 221,534.39
Lower Plant Revenue	$ 231,689.23	$ 374,874.48	$ 708,092.14	$ 670,637.32	$ 459,167.23	$ 215,457.50	$ 201,344.51	$ 242,225.57	$ 244,529.24	$ 192,095.68	$ 157,400.23	$ 242,083.39
Old Lower Revenue	$ -	$ 90,304.00	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Gem State Revenue	$ 767,070.00	$ 1,269,900.00	$ 1,922,616.00	$ 1,519,338.00	$ 976,536.00	$ 474,516.00	$ 444,662.30	$ 549,125.38	$ 554,347.81	$ 425,520.00	$ 348,664.50	$ 590,976.00
Total Monthly Revenue	**$ 1,488,661.27**	**$ 2,553,006.96**	**$ 4,126,949.00**	**$ 3,540,294.59**	**$ 2,398,496.70**	**$ 1,107,798.61**	**$ 1,019,660.91**	**$ 1,254,009.45**	**$ 1,265,935.65**	**$ 956,549.01**	**$ 783,781.45**	**$ 1,311,371.13**



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This binder supersedes any previously issued binders.

MOLD EXCLUSION ENDORSEMENT

This policy does not insure any loss, damage or expense consisting of, caused by, contributed to, or aggravated by mold, moss, mildew, fungi, spores, bacterial infestation or any similar organism, wet or dry rot and extremes of temperature or humidity, whether directly or indirectly the result of a covered peril. This includes, but is not limited to, the cost for investigation, testing, remediation services, extra expense or business interruption. Such loss is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

If loss otherwise covered by this policy occurs and the cost of removal of debris is increased due to the presence of rust, mold, moss, fungus, bacterial infestation, wet or dry rot and extremes of temperature or humidity, this policy will only be liable for the costs of debris removal which would have been incurred had no such factors been present in, on, or about the covered property to be removed.

OCCURRENCE LIMIT OF LIABILITY ENDORSEMENT

A In consideration of the premium charged, it is agreed that the following special terms and conditions apply to, and are made a part of, the policy to which this endorsement is attached:

1. The limit of Liability or Amount of Insurance shown in the Declarations of this policy, or endorsed onto this policy, is the total limit of the Company's liability applicable to each "occurrence" as hereafter defined. Notwithstanding any other terms and conditions of this policy to the contrary, in no event shall the liability of the Company exceed this limit or amount irrespective of the number of locations involved.

2. The premium for this policy is based upon the Statement of Values on file with the Company, or attached to this policy. In the event of loss hereunder, liability of the Company shall be limited to the least of the following:

   a. The actual amount of loss less applicable deductible(s):

   b. The total stated value for the property involved, as shown on the latest Statement of Values on file with the Company, or attached to this policy, less applicable deductible(s);

   c. The limit of liability or Amount of Insurance shown on the Declarations of this policy, or endorsed onto this policy.

B. DEFINITIONS

1. "Occurrence"

   The term "occurrence" shall mean any one loss, disaster or casualty, or series of losses, disasters or casualties arising out of one event. When the word applies to loss or losses from the perils of tornado, cyclone, hurricane, windstorm, hail, flood, earthquake, volcano eruption, riot, riot attending a strike, civil commotion and vandalism and malicious mischief, if such perils are covered by this policy, one event shall be construed to be all losses arising during a continuous period of seventy-two (72) hours. When filing proof of loss, the insured may elect the moment at which the seventy-two (72) hour period shall be deemed to have commenced, which shall not be earlier than when the first loss to the covered property or interests occurs.

PRESERVATION OF PROPERTY

We will pay for:

a. Reasonable and necessary costs, over and above normal operating costs, incurred by you for actions to temporarily protect or preserve covered property, and

b. Direct physical loss or damage by a covered cause of loss to covered property removed from a covered property removed from a covered location, provided that such actions or removal is necessary due to imminent direct physical loss or damage to covered property by a covered cause of loss.

The Preservation of Property sublimit of liability as show in the Declarations does not apply to Subsection b. above.

This PRESERVATION OF PROPERTY Additional Coverage does not apply to covered property while in transit.

POLITICAL RISKS EXCLUSION

Loss of property due to Political Risks is hereby excluded. Political Risks are defined as follows:

"Confiscation, expropriation, nationalization, commandeering, requisition or destruction of or damage to property by order of the Government de jure or de facto or any public, municipal or local authority of the country or area in which the property is situated; seizure or destruction under quarantine or customs regulation"

SERVICE OF PROCESS CLAUSE ENDORSEMENT

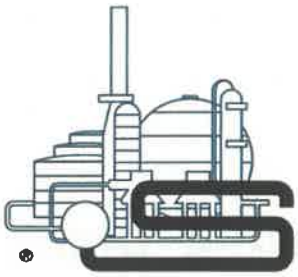
Service of process may be made upon counsel at:

Legal Department
Starr Surplus Lines Insurance Company
399 Park Avenue
New York, NY 10022

or his or her representative, and that in any suit instituted against the Insurer upon this policy, the Insurer will abide by the final decision of such court or of any appellate court in the event of an appeal.

Further, pursuant to any statute of any state, territory, or district of the United States which makes provision therefore, the Insurer hereby designates the Superintendent, Commissioner or Director of Insurance, or other officer specified for that purpose in the statute, or his or her successors in office, as its true and lawful attorney upon whom may be served any lawful process in any action, suit, or proceeding instituted by or on behalf of the Insured or any beneficiary hereunder arising out of this policy of insurance and hereby designates the above referenced counsel as the person to whom the said officer is authorized to mail such process or a true copy thereof.

All other terms and conditions of this policy remain unchanged.



STARR TECHNICAL RISKS
A Division within Starr Companies

Kenneth Feinour
Underwriter
323-610-6227

1000 Wilshire, Suite 2200
Los Angeles, CA 90017

BINDER
Revision 1 – 4/25/25
This binder supersedes any previously issued binders.

TRADE OR ECONOMIC SANCTIONS ENDORSEMENT

This insurance does not apply to the extent that trade or economic sanctions or other laws or regulations prohibit us from providing insurance, including, but not limited to, the payment of claims. All other terms and conditions of policy remain unchanged.

TO OUR BROKERS/AGENTS

IMPORTANT NOTICE - TO BE KEPT WITH POLICY

WHAT TO DO WHEN A LOSS OCCURS

1. Report as soon as practicable, every incident, loss or damage (LOSS NOTICES) which may become a claim to:

   StarrTechClaims@starrcompanies.com

   AND

   Ray Walshe
   Vice President/Regional Manager
   1000 Wilshire Blvd., Suite 2200
   Los Angeles, CA 90017
   213-677-6287
   raymond.walshe@starrcompanies.com

2. Starr Specialty Lines Insurance Agency, LLC claims **CANNOT** be processed through any other facility and must be reported as indicated above.

3. Adjusters can **ONLY** be assigned by Starr Specialty Lines Insurance Agency, LLC Property Claims Department.

Swiss Re
Corporate Solutions

PROPERTY INSURANCE BINDER

NEW YORK FREE TRADE ZONE NOTICE

THE FOLLOWING APPLIES TO LOCATIONS SITUATED IN THE STATE OF NEW YORK:

NOTICE: THESE POLICY FORMS AND THE APPLICABLE RATES ARE EXEMPT FROM THE FILING REQUIREMENTS OF THE NEW YORK INSURANCE LAW AND REGULATIONS. HOWEVER, THE FORMS AND RATES MUST MEET THE MINIMUM STANDARDS OF THE NEW YORK INSURANCE LAW AND REGULATIONS.

First Named Insured:	Issuing Insurer:
City of Idaho Falls P.O. Box 50220 Idaho Falls, ID 83405 Hereafter referred to as the "Insured"	**Swiss Re Corporate Solutions Elite Insurance Corporation** 1200 Main Street, Suite 800 Kansas City, MO 64105 Hereafter referred to as the "Insurer"

In consideration of the premium to be invoiced, we hereby Bind our terms and conditions as stated below. This Binder is made subject to the Policy Form and Reinsurance Agreement Form referred to below and to the Special Terms & Conditions attached hereto.

Binder Effective Date & Time

April 29, 2025

Binder Expiration Date & Time

June 28, 2025

This Property Insurance Binder is presented to

Alliant Insurance Services
1330 Post Oak Blvd., 3rd Floor
Houston, TX 77056

Assigned Policy Number

UTP 2000715 01

Binder Issued By & Date

Brian Epp
April 24, 2025

Swiss Re
Corporate Solutions

PROPERTY INSURANCE BINDER

Policy Period

Insurance Effective Date: April 29, 2025
Insurance Expiration Date: April 29, 2026
The time of inception and the time of expiration of this policy and of any schedule(s) or endorsement(s) attached shall be at 12:01 a.m. (Standard Time) at the location of the property insured by this policy. Notwithstanding the foregoing, it is agreed that the actual effective time of attachment of this insurance shall be the same time on the specified date as the actual effective time of cancellation or expiration of the policy(ies) replaced or renewed by this policy.

The policy period ends, and coverage under this policy terminates, when the first of the following occurs:

1. cancellation of this policy by the First Named Insured or by the Issuing Insurer;
2. the replacement policy takes effect; or
3. the policy expiration date.

Policy Form

Per expiring Swiss Re Corporate Solutions Elite Insurance Corporation Policy No. UTP 2000715 00 including endorsements and as amended in this Binder.

Policy Territory

This policy covers Property Insured within the fifty (50) states of the United States of America, the District of Columbia, and Puerto Rico.

Locations

As per schedule of locations on file with the Insurer as of March 17, 2025.

This Binder is based on the following values reported:

Real and Personal Property:	$184,022,311
Dams:	$132,086,265
Time Element (TE):	$ 14,193,531
Total Insurable Values (TIV):	$330,302,107

100% Program Policy Limit

Liability for all loss or damage arising out of one Occurrence, or in the annual aggregate where specifically noted below, shall not exceed the **Insurer's Participation** shown below, of the stated 100% Program Policy Limit and 100% Program Sublimits of Liability shown herein.

Policy Limit: $ 100,000,000 per occurrence

Insurer's Participation

Liability, in the event of loss, shall not exceed $25,000,000 (that being 25%) part of $100,000,000 which is excess of deductibles, per Occurrence.

Swiss Re
Corporate Solutions

PROPERTY INSURANCE BINDER

100% Program Sublimits of Liability

The following are the Limits of Liability in any one Occurrence unless otherwise shown. Limits of Liability stated below or elsewhere in this Policy are part of and not in addition to the Policy Limit.

Sublimits are excess of any applicable deductibles.

Earth Movement (Annual Aggregate), except:	$30,000,000
Earth Movement in California (Annual Aggregate)	EXCLUDED
Flood (Annual Aggregate)	$30,000,000
Business Interruption – Gem State	$6,374,908, further limited to 110% of the monthly reported values
Business Interruption – Upper Dam	$2,730,461, further limited to 110% of the monthly reported values
Business Interruption – Central Dam	$2,407,982, further limited to 110% of the monthly reported values
Business Interruption – Lower Dam	$2,533,816, further limited to 110% of the monthly reported values
Business Interruption – Old Lower Dam	$146,364, further limited to 110% of the monthly reported values
Accounts Receivable	$5,000,000
Asbestos and Asbestos - Containing Material (Annual Aggregate)	$250,000
Interruption by Civil Authority (Limited to within 5 miles of Insured Location)	30 Days / $1,000,000
Contingent Business Interruption - Direct & First Tier	$1,000,000
Course of Construction	$1,000,000
Debris Removal, or 25% of the Adjusted Direct Property Loss, whichever is Greater	$5,000,000

Swiss Re
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PROPERTY INSURANCE BINDER

Defense Cost	$1,000,000
Demolition and Increased Cost of Construction	$2,500,000
Errors & Omissions	$5,000,000
Electronic Data Processing Media	$5,000,000
Expediting Expense	$1,000,000
Extra Expense	$1,000,000
Fire and Police Department Service Charge	$1,000,000
Hazardous Substances or Contaminants (annual aggregate)	$500,000
Impounded Water	30 Days / $1,000,000
Ingress / Egress (Limited to within 5 miles of Insured Location)	30 Days / $1,000,000
Miscellaneous Unnamed Locations	$250,000
Newly Acquired Property (90 Days Reporting)	$5,000,000
Period of Indemnity	12 Months
Professional Fees	$500,000
Preservation of Property	$2,500,000
Property in Transit, excluding Ocean Marine Cargo	$1,000,000
Service Interruption (PD & TE Combined)	$2,500,000
Valuable Papers and Records	$5,000,000
Gem State Dam:	$44,950,726
Upper Dam:	$27,557,402
Central Dam:	$27,557,402
Lower Dam:	$27,557,402
Old Lower Dam:	$4,463,332

Swiss Re
Corporate Solutions

PROPERTY INSURANCE BINDER

Policy Deductibles

To apply any one occurrence / accident unless otherwise stated.

Property Damage, except:	$250,000
Flood	3% of the location(s) total insurable damaged values at risk, subject to a minimum of $500,000
Property in Transit	$10,000
Time Element	60 Days

Time Element shall include Business Interruption, Extra Expense, Contingent Time Element, Service Interruption and all other Time Element extensions provided.

If a percentage deductible for Property Damage is indicated above, it shall apply as a percentage of the total insurable values for real and personal property at the time of the loss at the Premises Described where the physical damage occurred. Any percentage deductible indicated above shall apply separately at each Premises Described irrespective of any other deductibles applying.

If an Accident or Occurrence involves more than one retention stated above, then only the largest retention shall apply. It is understood that Time Element retentions are applied separately.

Gross Premium for Layer Bound

	100% Layer Share	25% Insurer Share
Property Premium	$ 450,000	$ 112,500
TRIPRA Premium	DECLINED	DECLINED
Total Premium	$ 450,000	$ 112,500

Taxes & Surcharges

Bound premium does not include any Taxes or Surcharges.
Estimate: **$TBD**

Broker Commission

10% Broker commission is included in above premiums.

A separate premium invoice will be prepared and forwarded concerning this transaction. Payment of premium to Swiss Re Corporate Solutions Elite Insurance Corporation is expected within thirty (30) days of the invoice date for United States of America and its Territories and Canada locations and within sixty (60) days of the invoice date for all other locations. Failure to pay the premium by the due date shall be considered nonpayment of premium.

Premium will be billed in U.S. Dollars, and is payable in U.S. Dollars. Premium for locations outside the U.S. may, if you elect, be paid in the currency of the country within which the risk is located. Conversion of the U.S. Dollar amount due into foreign currency shall be at the exchange rate as of the effective date of the coverage being invoiced.

Swiss Re
Corporate Solutions

PROPERTY INSURANCE BINDER

Engineering Fee Allowance

2.5% engineering fee allowance, as incurred

Currency

All Limits, Deductibles, and Premiums are expressed in U.S. Dollars.

Premium Payment Terms

Premium is payable within **thirty (30) days** of the invoice date.

Cancellation

90 days except 10 days for non-payment of premium.

Applicable Law; Court Jurisdiction

The laws of the State of New York, without regard to its conflict of laws rules, that would cause the application of the laws of any other jurisdiction, shall govern the construction and interpretation of this insurance agreement.

The parties hereto do irrevocably submit to the exclusive jurisdiction of the Courts of the State of New York, and to the extent permitted by law, the parties expressly waive all rights to challenge or otherwise limit such jurisdiction.

Terrorism Risk Insurance Act of 2002, as amended 2019 (TRIPRA) – Coverage has been Declined by Insured

In accordance with the instructions received by the Company, this Binder excludes coverage for Insured Loss due to an Act of Terrorism as defined in the Terrorism Risk Insurance Program Reauthorization Act of 2019. The policy will contain an Exclusion for Certified Acts of Terrorism.

Additional Standard Conditions for Binder

Coverage under this Binder will be terminated by the issuance of a policy(ies) or endorsement(s) or by cancellation of this Binder prior to its expiration date. Cancellation is effective the next business day after the risk is declined by notice to the First Named Insured or to the representative of the First Named Insured placing this coverage. If the address of a Mortgagee-Payee or representative thereof is given herein, written notice must be sent to that address in order to cancel the insurance as it applies to the Mortgagee-Payee.

Swiss Re Corporate Solutions Elite Insurance Corporation shall be liable under this Binder for no greater proportion of any loss that the amount hereby insured shall bear to the whole insurance covering the property against the perils involved, whether collectible or not.

This Binder may contain sublimits applicable to specific locations, or specific coverages or specific causes of loss. Such limits shall be the total payable as a result of a single occurrence (or annual aggregate of certain occurrences where so specified) and neither the binder limit nor any sublimit shall be increased by the application of one or more sublimits.

Swiss Re
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PROPERTY INSURANCE BINDER

In the event of loss to the property or interests covered by this Binder when Mortgagee(s) or Loss Payee(s) is(are) specifically named herein, such loss shall be adjusted with the First Named Insured and shall be payable to the First Named Insured and said Mortgagee(s) or Payee(s) as their interests may appear.

Special Terms & Conditions Bound

1. **Inspection and Consulting Services**
   Inspection and consulting services and associated fees, including but not limited to jurisdictional boiler & machinery inspections or property loss prevention services are not included in the scope of this Binder.
2. **Basis of Binder**
   This Binder is based on the underwriting information provided to the Insurer and is subject to there being no new occurrences, events, losses, or claims arising prior to inception.
3. **Prior and Subsequent Loss**
   The following language will be made a part of the binder and policy if this Binder is accepted by the Insured:

   The Insurer is not liable hereunder for any loss or damage:
   a) occurring before the policy becomes effective; or
   b) arising from an occurrence which is in progress at the time this policy becomes effective, even if such loss or damage occurs after this policy becomes effective; or
   c) occurring after the expiration of this policy, except loss or damage arising from an occurrence in progress at the time this policy expires.
4. **Several & Not Joint Liability**
   The liability of the Insurer shall be several and not joint and is limited solely to the extent of Insurer's individual share. The Insurer is not responsible for the subscription of any co-subscribing insurer or reinsurer who for any reason does not satisfy all or part of its obligations.
5. **Leading Underwriter Disclaimer**
   If a Leading Underwriter is, has been, or will be appointed to represent underwriters hereon, then the following provisions shall apply to the Insurer's participation hereon, notwithstanding the fact that other insurers or reinsurers may accept or acquiesce in such appointment without reservation:
   a) Any such Leading Underwriter shall have no authority to agree, negotiate, stipulate, bind, amend, settle, or litigate on behalf of the Insurer for purposes of the Insurer's participation as offered by this Binder and, if the Insured accepts this Binder, under any contract of insurance formed hereby;
   b) The Insurer hereby retains and does not relinquish to any such Leading Underwriter its rights to obtain notice of any loss affecting this insurance directly from the Insured.
   c) Any market custom or usage contrary to the above is hereby rejected to the extent of any such conflict.
   d) Notwithstanding the foregoing, if the Leading Underwriter appoints counsel, then the Insurer hereon accepts that appointment of counsel until further notice.
6. **Final Policy Documentation**
   The Insurer and Insured agree to use best efforts to ensure that final policy documentation is completed by the Insured's broker and agreed to by the Insurer no later than the Binder

PROPERTY INSURANCE BINDER

Expiration Date & Time. If the final policy documentation is not completed by the Insured's broker and agreed to by the Insurer at the Binder Expiration Date & Time, then the Insurer will proceed immediately with issuing their own policy. Requests for a binder extension shall not be unreasonably denied.

7. **Duty of Disclosure; Disclaimers Thereof Void**
   This Binder is provided on the basis that all information given to Insurer by or on behalf of the Insured in its underwriting submission and/or in its responses to the underwriter's requests for information is reliable, truthful, and complete to the best of the Insured's information and knowledge. The Insurer relies on the "duty of disclosure" as it exists under applicable law, and rejects any attempt to negate that duty wholly or partially. The Insured, by accepting this Binder, waives the effect of any purported disclaimers of the Insured's duty to disclose to underwriters all material facts to the best of its knowledge that may be contained in such submission or in its responses to questions or requests for information, or in emails, cd roms, or internet websites used in providing or transmitting underwriting information.
8. **State Amendatory Endorsement**
   Will be added to the policy based on the Insured's Headquartered State.
9. **No signing down of the Insurer's Participation without the prior approval of the Insurer.**
10. **Insurer reserves the right to withdraw this Property Insurance Binder if there is an active Named Windstorm or Wildfire prior to binding.**
11. **The Insurer reserves the right to rerate this Property Insurance Binder, in the event of any loss occurring prior to inception.**
12. **Insurer reserves the right to choose loss adjuster within designated claims adjustment firm.**
13. **The Insurer retains the right to provide consent for any proposed changes to the policy form during the policy term.**
14. **New location(s) added to this Policy may be subject to separate rating and/or may require a higher deductible(s).**
15. **The following Endorsement(s) apply as stated in this Binder:**
    a. ***Economic or Trade Sanctions or United Nations Resolutions***
    b. ***Communicable Disease Exclusion***
    c. ***Electronic Data Endorsement A (NMA2914)***
    d. ***Several Not Joint Liability***
    e. ***Governing Law and Jurisdiction***
    f. ***Minimum Earned Premium***
    g. ***Service of Suit Clause***
    h. ***Contingent Business Interruption Extension***
    i. ***Defense Costs***
    j. ***Extra Expense***
    k. ***Extra Expense Coverage Restriction***
    l. ***Professional Fees***
    m. ***Service Interruption***
    n. ***EXCLUSIONS – LOSS DUE TO AN ACT OF TERRORISM; LOSS FROM CHEMICAL, BIOLOGICAL & RADIOLOGICAL EXPOSURE***

Swiss Re
Corporate Solutions

PROPERTY INSURANCE BINDER

In Witness Whereof, *the issuing Company has caused this binder to be signed officially below.*

Katie McGrath — President

Elsie B. Kenny — Secretary

Swiss Re Corporate Solutions Elite Insurance Corporation

Swiss Re Corporate Solutions Elite Insurance Corporation Financial Ratings

A.M. Best Company: A+
Standard and Poor's: AA-

Loss Reporting Procedures

Welcome to Swiss Re Corporate Solutions Elite Insurance Corporation, a member of Swiss Re Corporate Solutions. We would like to take this opportunity to share our loss-reporting procedures. In the event of a loss or potential loss, please immediately complete and forward a First Notice of Loss on an ACORD Loss Form. If you do not use the ACORD Loss Form please otherwise provide the following information:

- Your Name and Contact Information (including e-mail address)
- Name of Insured/Policy Holder and/or Policy Number
- Contact Details of Insured Representative and Preferred Method of Contact
- Date of Loss
- Location of Loss
- Brief Summary of the Loss
- Contact Name(s) and e-Mail Address(es) for New Loss Acknowledgement Letter

Forward the New Loss Details by one of the following methods:

By e-mail: ClaimsNAProperty_CorporateSolutions@swissre.com

By Mail: Swiss Re Corporate Solutions Elite Insurance Corporation
Attention: Corporate Solutions Claims
1200 Main Street, Suite 800
Kansas City, MO 64105

EMERGENCY AFTER HOURS CLAIMS REPORTING (for Primary Layer of Coverage and Lead business only):
Call: 1-800-935-3718
By email: swissreafterhoursclaims@englemartin.com

Please visit our website: corporatesolutions.swissre.com

This notice is for information only and does not become a part or condition of the policy.

Addendum #1

Swiss Re Corporate Solutions Elite Insurance Corporation

Insured:

Policy Number:

Endorsement Number:

Policy Term:

Endorsement Effective Date:

Economic or Trade Sanctions or United Nations Resolutions

The Insurer will not be deemed to have provided coverage and will not be liable to pay any claim or provide any benefit to the extent that payment of such claim or provision of such benefit would expose the Insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of any jurisdiction applicable to the Insurer.

Communicable Disease Exclusion

Notwithstanding anything to the contrary in this insurance, this insurance does not insure against:

Loss, damage, cost, expense or TIME ELEMENT of any type whatsoever that is related in any way to or caused directly or indirectly by any actual, suspected or potential COMMUNICABLE DISEASE regardless of whether any other cause contributes concurrently or in any sequence to the loss, damage, cost, expense or TIME ELEMENT.

COMMUNICABLE DISEASE means a contagious disease or illness arising out of or in any manner related to an infectious or biological virus or agent or its toxic products which is transmitted or spread, directly or indirectly, to a person from an infected person, plant, animal or anthropoid, or through the agency of an intermediate animal, host or vector of the inanimate environment or transmitted or spread by instrument or any other method of transmission. COMMUNICABLE DISEASE shall include, but not be limited to, Acquired Immune Deficiency Syndrome (AIDS) or Human Immunodeficiency Syndrome (HIV), any type or strain of Severe Acute Respiratory Syndrome (SARS) or Severe Acute Respiratory Syndrome Coronavirus 2 (SARS-CoV-2), West Nile Disease, chicken pox, any type or strain of influenza or infectious respiratory illness (including, but not limited to avian flu, Corona Virus or COVID-19), pneumonia, legionella, hepatitis, measles, meningitis, mononucleosis, whopping cough, cholera, bubonic plagues and anthrax.

TIME ELEMENT means any type of loss which is measured, in whole or in part, by a period or the passage of time. TIME ELEMENT shall include, but are not limited to, Gross Earnings, Gross Profits, Business Interruption, Business Income, Extra Expense, Rental Insurance, Contingent Time Element, Contingent Business Interruption, Contingent Business Income, Contingent Extra Expense, Service Interruption – Time Element, Leasehold Interest, Commissions, Licensing Fees and Royalties, Ingress/Egress, Order of Civil or Military Authority, and Soft Costs. In the event that the language and/or terms used above to identify any TIME ELEMENT coverage is not an identical replication of the language/terms used in this policy, this will not negate application of this exclusion.

Electronic Data Endorsement A

1. Electronic Data Exclusion

Notwithstanding any provision to the contrary within the Policy or any endorsement thereto, it is understood and agreed as follows:-

a) This Policy does not insure, loss, damage, destruction, distortion, erasure, corruption or alteration of ELECTRONIC DATA from any cause whatsoever (including but not limited to COMPUTER VIRUS) or loss of use, reduction in functionality, cost, expense of whatsoever nature resulting therefrom, regardless of any other cause or event contributing concurrently or in any other sequence to the loss.

ELECTRONIC DATA means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programmes, software, and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment.

COMPUTER VIRUS means a set of corrupting, harmful or otherwise unauthorised instructions or code including a set of maliciously introduced unauthorised instructions or code, programmatic or otherwise, that propagate themselves through a computer system or network of whatsoever nature. COMPUTER VIRUS includes but is not limited to 'Trojan Horses', 'worms' and 'time or logic bombs'.

b) However, in the event that a peril listed below results from any of the matters described in paragraph a) above, this Policy, subject to all its terms, conditions and exclusions will cover physical damage occurring during the Policy period to property insured by this Policy directly caused by such listed peril.

Listed Perils

Fire
Explosion

2. Electronic Data Processing Media Valuation

Notwithstanding any provision to the contrary within the Policy or any endorsement thereto, it is understood and agreed as follows:-

Should electronic data processing media insured by this Policy suffer physical loss or damage insured by this Policy, then the basis of valuation shall be the cost to repair, replace or restore such media to the condition that existed immediately prior to such loss or damage, including the cost of reproducing any ELECTRONIC DATA contained thereon, providing such media is repaired, replaced or restored. Such cost of reproduction shall include all reasonable and necessary amounts, not to exceed ***USD 5,000,000*** any one loss, incurred by the Assured in recreating, gathering and assembling such ELECTRONIC DATA. If the media is not repaired, replaced or restored the basis of valuation shall be the cost of the blank media. However this Policy does not insure any amount pertaining to the value of such ELECTRONIC DATA to the Assured or any other party, even if such ELECTRONIC DATA cannot be recreated, gathered or assembled.

Several & Not Joint Liability

The liability of the Insurer shall be several and not joint and is limited solely to the extent of Insurer's individual share. The Insurer is not responsible for the subscription of any co-subscribing insurer or reinsurer who for any reason does not satisfy all or part of its obligations.

Governing Law and Jurisdiction

The laws of the State of New York, without regard to its conflict of laws rules, that would cause the application of the laws of any other jurisdiction, shall govern the construction and interpretation of this policy.

The parties hereto do irrevocably submit to the exclusive jurisdiction of the Courts of the State of New York, and to the extent permitted by law, the parties expressly waive all rights to challenge or otherwise limit such jurisdiction.

Minimum Earned Premium

In consideration of the premium charged and subject to the terms, exclusions, limits and conditions of this policy, not in conflict herewith, it is agreed that the minimum earned premium due to the Company is **Twenty-Five** percent (**25%**) of the total invoiced annual policy premium, including any applicable taxes and surcharges, regardless of the actual term of this policy.

However, if this policy is canceled by the Company prior to the policy expiration date, the earned premium shall be computed pro-rata and the terms and conditions of this Minimum Earned Premium provision shall be null and void.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, or limitations of the policy to which this provision is attached other than as above stated.

Service of Suit Clause

Service of process in any lawsuit, or mandated alternative dispute resolution (ADR) proceeding instituted against us may be made upon:

Legal Department
Swiss Re Corporate Solutions Elite Insurance Corporation
1200 Main Street, Suite 800
Kansas City, MO 64105

The above party is authorized and directed to accept service of process on behalf of us in any suit or ADR proceeding, and/or, upon your request, agrees to give a written undertaking to you that he/she will enter a general appearance upon our behalf should a lawsuit, or ADR proceeding be instituted.

Further, pursuant to any law of any state, the District of Columbia, territory, or protectorate of the United States which makes provision therefore, we hereby designate the Superintendent, Commissioner, Director of Insurance, deputy, or department employee specified as attorney or agent for receipt of lawful service of process or ADR proceeding, in the law, instituted by or on your behalf or any beneficiary within this contract, the above is hereby authorized as our designee upon whom the service of process may be served.

Nothing contained herein shall limit or abridge the right to serve any process, notice or demand upon us in any other manner permitted or required by law.

Contingent Business Interruption Extension

It is understood and agreed that the following is hereby added to the policy with respect to the Business Interruption endorsement to which this endorsement is attached:

The Business Interruption endorsement attached to this policy is extended to insure against loss directly resulting from necessary interruption of business caused by direct physical loss or damage insured hereunder, to property not otherwise excluded, located on the premises of a direct supplier or at direct customer locations, provided that:

1. such physical loss or damage prevents:
    a. such direct suppliers from supplying goods or services to the Insured; or
    b. such direct customers from receiving goods or services from the Insured;
2. such direct suppliers have a contractual obligation with the Insured to supply goods or services to the Insured; or such direct customers have a contractual obligation with the Insured to receive goods or services from the Insured; and
3. such "location" of direct suppliers or direct customers is situated within the Policy Territory.

However, the providers of electricity, fuel, water, gas, steam, refrigerant or sewage disposal are not considered suppliers or customers for the purpose of this endorsement.

The Company's total liability under this provision shall be limited to the amount of the Limit or Sublimit of Liability for this endorsement as specified in the Declarations, as more fully described in the Limits and Sublimits of Liability Condition of this policy.

Defense Costs

This policy, subject to all of its provisions, also insures the costs and fees to defend any claim or suit against the Insured and/or its directors, officers and/or employees alleging direct physical loss or damage as insured against to property of others in the care, custody or control of the Insured to the extent of the Insured's liability therefore, even if such claim or suit is groundless, false or fraudulent; but this Insurer may with-out prejudice make such investigation, negotiation or settlement of any such claim or suit as it deems expedient.

Extra Expense

A. INSURING AGREEMENT

The policy to which this Time Element endorsement is attached is extended to cover the Extra Expense incurred by the Insured during a Period of Restoration. This Extra Expense must be caused by direct physical loss or damage insured against by this policy, to property not otherwise excluded by this policy, utilized by the Insured, and located at the Premises Described in the Declarations.

B. DEFINITIONS

The following terms, wherever used in the endorsement, shall be defined as follows:

1. Extra Expense

The term Extra Expense shall mean:

a. the reasonable and necessary extra expenses incurred to temporarily continue as nearly normal as practicable the conduct of the Insured's business; and

b. the reasonable and necessary extra costs of temporarily using property or facilities of the Insured or others.

At the end of the Period of Restoration specified elsewhere in this endorsement, any value remaining in property obtained in connection with a. or b. above shall be taken into consideration in the determination of the actual loss sustained.

In no event shall these expenses include loss of income, normal costs which would have been incurred in conducting the business during the Period of Restoration had no damage insured against occurred, or the cost of permanent repair or replacement of property that has been damaged or destroyed.

2. Normal

The term Normal shall mean the condition that would have existed had no damage of the type insured against occurred. In determining the indemnity payable under this endorsement, due consideration shall be given to the experience of the business before the loss and the probable experience thereafter had no loss occurred.

3. Period of Restoration

The term Period of Restoration shall mean the length of time as would be required, with the exercise of due diligence and dispatch, to rebuild, repair or replace such described property as has been lost or damaged with materials of like kind, size, capacity, and quality. It also includes such additional time required to make such property ready for operations under the same or equivalent physical operating conditions that existed prior to the direct physical loss or damage, unless otherwise provided in this endorsement. The Period of Restoration shall not include any additional time required for making changes to buildings, equipment or contents, regardless of the reason(s) for the changes, except as provided for in the Demolition and Increased Cost of Construction provision of the Additional Coverages section; nor does it include any additional time required for restaffing or retraining employees or for delay of any kind caused by labor disputes, including strikes.

The liability of the Company under this endorsement shall not be limited by the expiration of this policy.

C. EXCLUSIONS

This endorsement does not cover:

1. Any period during which business would not, or could not, have been conducted had direct physical damage to the Premises Described in the Declarations, as insured hereunder, not occurred.

2. Any Extra Expense incurred as a result of damage to finished products manufactured by the Insured, nor the time required for their reproduction.

3. Any Extra Expense incurred due to the suspension, cancellation or lapse of any lease, contract, license or order, nor any loss due to fines or damage for breach of contract or for late or non- completion of orders or penalties of whatever nature; nor shall the Company be liable for any Extra Expense incurred due to any other consequential or remote loss.

4. Any Extra Expense resulting from loss or damage to property in transit or property in the course of construction.

5. Any loss or damage caused by or resulting from errors or omissions in machine programming or instructions to machines; or computer error or malfunction of any kind or nature.

D. DEDUCTIBLES

In addition to the Deductible Condition of this policy, the following may also apply:

If a number of hours/days apply as a Time Element deductible, then this Company shall not be liable for any losses under this Time Element endorsement occurring during the specified number of hours/days immediately following the Occurrence.

If a multiple of the Average Daily Value deductible is indicated for Time Element coverage, then the deductible amount shall be calculated as follows. With respect to any loss or expense for which the Company would be liable under the Time Element coverage(s), there shall first be deducted the amount obtained by multiplying the Average Daily Value for the affected location(s) at the time of such loss by the factor shown in the Declarations of the policy.

1. If Time Element coverage is also provided under the Business Interruption Gross Earnings endorsement, the following shall apply.

The Average Daily Value will be determined by dividing the actual Gross Earnings less costs that would have been earned had no loss occurred by the actual number of working days, had no loss occurred, during the period of interruption, with due consideration being given to the experience of the business before the loss and the probable experience thereafter.

2. If Time Element coverage is also provided under the Business Interruption Actual Loss Sustained endorsement, the following shall apply.

The Average Daily Value will be determined by dividing the actual amount of net profits, fixed charges and expenses that would have been earned had no loss occurred by the actual number of working days, had no loss occurred, during the period of interruption, with due consideration being given to the experience of the business before the loss and the probable experience thereafter.

E. INTERRUPTION BY CIVIL AUTHORITY

This policy is also extended to include the Extra Expense incurred by the Insured, during the length of time, not exceeding two (2) consecutive weeks, when access to or from such Premises Described in the Declarations is specifically prohibited by order of civil or military authority. Such prohibition must be as a direct result of a peril not otherwise excluded to property of a type not otherwise excluded and located within one (1) mile of an insured location.

F. INGRESS / EGRESS

This policy is also extended to include the Extra Expense incurred by the Insured during the length of time, not exceeding two (2) consecutive weeks, due to prevention of ingress to or egress from the Insured, whether or not the premises or property of the Insured is damaged, provided that such prevention is a direct result of physical loss of the type insured by this policy, to the kind of property not excluded by this policy and located within one (1) mile of an insured location.

The Company shall not be liable for any loss resulting from lack of incoming or outgoing transmission of voice, data or video.

The Company's total liability under this provision shall not exceed the time and distance limitations shown above or, where specified, the time or distance limitations specified in the Declarations. However, if the Declarations shows a change to only one of the limitations (either time or distance) but not the other, the Company's total liability shall not exceed the limitations shown above for either the time or distance limitation not indicated in the Declarations.

G. USE OF OTHER PROPERTY

The Insured shall use any suitable property or service owned or controlled by the Insured or obtainable from other sources in reducing the Extra Expense incurred under this endorsement.

H. LIABILITY

The Company's total liability under this provision shall be limited to the amount of the Sublimit of Liability for Extra Expense specified in the Declarations, as more fully described in the Limits and Sublimits of Liability Condition of this policy.

Extra Expense Coverage Restriction

It is agreed that there shall be no recovery under this policy for any Extra Expense incurred in the generation, transmission, purchase, replacement, trading or distribution of electrical power.

Professional Fees

This policy is extended to cover the reasonable and necessary fees paid by the Insured to accountants, architects, auditors, and engineers (excluding the Insured's own employees), for producing and certifying any particulars or details contained in the Insured's books or documents, or such other proofs, information or evidence required by the Company resulting from insured loss payable under this policy for which the Company has accepted liability.

This extension does not cover such fees paid by the Insured to attorneys, independent or public adjusters, nor any of their subsidiaries, related, or associated entities either partially or wholly owned by them or retained for the purpose of assisting them.

The Company's total liability under this provision shall not exceed $50,000 or, where specified, the Sublimit of Liability for Professional Fees shown in the Declarations, as more fully explained in the Limits and Sublimits of Liability Condition of this policy.

Service Interruption

This policy is extended to cover:

a. the direct physical loss or damage, not otherwise excluded, to Property Insured hereunder caused by a service interruption; and

b. if any Time Element endorsement(s) are attached to this policy, then this policy is extended to cover the necessary interruption of business conducted by the Insured as defined in any attached Time Element endorsement(s)

Coverage under this extension applies only if the loss or damage results from the lack of incoming electricity, fuel, water, gas, steam, refrigerant or from the lack of sewage disposal caused by a peril not otherwise excluded herein to property of a type not otherwise excluded

herein, provided the duration of such interruption of service is in excess of twenty-four (24) consecutive hours.

It is further agreed that solely as respects the coverage provided by this extension, the following perils are deleted: contamination; shrinkage; evaporation; loss of weight; loss of contents of containers by leakage; extremes or changes of temperature or changes in relative humidity, all whether atmospheric or not; exposure to light; change in color or flavor or texture or finish; condensation; dampness; depletion; or spoilage.

However, coverage under this extension shall not apply to loss resulting from damage to tracks; trestles; bridges; tunnels; electrical transmission and distribution lines; line transformers; towers and poles; cables; pipes and pipelines; and equipment or apparatus connected therewith.

The Company's total liability under this endorsement shall not exceed $100,000 or, where specified, the Sublimit of Liability for Service Interruption specified in the Declarations, as more fully explained in the Limits and Sublimits of Liability Condition of this policy.

EXCLUSIONS – LOSS DUE TO AN ACT OF TERRORISM; LOSS FROM CHEMICAL, BIOLOGICAL & RADIOLOGICAL EXPOSURE

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

A. Notwithstanding any provision in this Policy or the Followed Policy or any endorsement thereto to the contrary, this policy does not insure against any loss, damage, cost or expense caused by or resulting from any of the following, regardless of any other cause or event contributing concurrently or in any other sequence thereto:

(1) **Terrorism**, or any action in hindering, combating or defending against the same, regardless of who commits or threatens the commission of the act or acts, and regardless of any other cause or event contributing concurrently or in any other sequence thereto. As used in the foregoing sentence, **"Terrorism"** shall mean any act or threatened act of unlawful force or violence including, but not limited to, property destruction, murder, kidnapping, hostage-taking, hijacking, piracy or any other unlawful conduct which is dangerous to or destructive of human life, property or commerce, by any person or group of persons, whether acting alone or in concert with others, when such act reasonably appears to have been done or threatened for political, religious, ideological or similar purposes including, but not limited to: the desire to protest the actions, laws, policies or decisions of any government or sovereign power (de jure or de facto); the desire to destabilize, overthrow, coerce, intimidate, alter or eliminate any government or sovereign power (de facto or de jure); the desire to incite, intimidate or coerce a civilian population or any segment thereof; the desire to inflict economic loss upon, or disrupt any segment of one or more national or regional economies.

(2) The unlawful possession, use, release, discharge, dispersal or disposal of any **chemical, bacteriological, viral, radioactive or similar agents or matter** regardless of who is responsible for the act and whether war has been declared or not, and regardless of any other cause or event contributing concurrently or in any other sequence thereto.

(3) **The unlawful possession, use, release, discharge, detonation, dispersal or disposal of any device or material capable of producing a nuclear reaction or the spread of radioactivity, regardless of who is responsible for the act and whether war has been declared or not, and regardless of any other cause or event contributing concurrently or in any other sequence thereto.**

B. Exception Covering Certain Fire Losses

If direct physical loss or damage by fire results from a "certified act of terrorism" (unless committed by or on behalf of the Insured) to property insured by this policy that is located in a jurisdiction whose statutory law requires such resulting direct physical loss or damage to be covered by a standard fire policy, the "Company" will pay for the loss or damage caused by that fire, but only to the extent of the Actual Cash Value of the resulting direct physical loss or damage by fire to insured property, subject to all applicable policy provisions including the Limit of Liability on the affected property. Such coverage for fire applies only to direct loss or damage by fire to covered property. Therefore, for example, the coverage does not apply to insurance provided under Time Element, Business Interruption and/or Extra Expense coverage parts or endorsements that apply to those coverage parts, or to Leasehold Interest Coverage.

If aggregate insured losses attributable to terrorist acts certified under the Terrorism Risk Insurance Act exceed $100 billion in a calendar year and the "Company" has met its insurer deductible under the Terrorism Risk Insurance Act, the "Company" shall not be liable for the payment of any portion of the amount of such losses that exceeds $100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established be the Secretary of the Treasury.

C. In any action, suit or other proceeding where the "Company" alleges that, by reason of any provision in this endorsement, some or all loss or damage is not insured by this policy, the burden of proving that such loss or damage is not excluded shall be upon the Insured.

All other terms and conditions of this policy shall remain unchanged. This endorsement forms a part of the policy to which attached, effective on the inception date of the policy unless otherwise stated herein.

Memorandum

File #: 25-235 **City Council Meeting**

FROM: Emily Geisler, City Clerk
DATE: Tuesday, April 22, 2025
DEPARTMENT: Mayor's Office

Subject
City Council Minutes

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the City Council Minutes from October 21, December 9 and 12, 2024, and March 20 and April 7, 2025

Description, Background Information & Purpose
Attached are the following:

- 21 October 2024, City Council Work Session Minutes
- 9 December 2024, City Council Work Session Minutes
- 12 December 2024, City Council Meeting Minutes
- 20 March 2025, City Council Meeting Minutes
- 7 April 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

October 21, 2024, Council Work Session

The City Council of the City of Idaho Falls met in the Council Work Session, on Monday, October 21, 2024, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls at 3:00 p.m.

Call to Order and Roll Call
There were present:
Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw
Councilor John Radford
Councilor Ziel-Dingman
Councilor Jim Freeman
Councilor Jim Francis
Councilor Kirk Larsen

Also present:
Ian Turner, Airport Director
PJ Holm, Parks and Recreation Director
David Pennock, Zoo Superintendent
Deb Martindale-Jensen, Registrar/Receptionist
Tim Reinke, Golf Operations Manager
Michael Kirkham, City Attorney
Corrin Wilde, City Clerk

Mayor Casper called the meeting to order at 3:00 p.m. with the following items:

Airport – Pro-Tec Fire Services Contract and Cove Fort Road Restrictive Covenant.
Airport Director Ian Turner presented two critical items during the work session. The first item addressed the Aircraft Rescue Firefighting contract, which is entering its final year of a three-year agreement. The annual contract expense is $748,000, fully covered in the approved fiscal year budget. Turner emphasized this as one of the Airport's largest annual expenses and sought to inform the Council about the contract's status.
The second item focused on a restrictive covenant related to the Cove Fort Road extension. Turner explained that the Airport purchased a specific piece of property in 2020 using an FAA Airport Improvement Program grant, which originally obligated the land for aeronautical use only. The proposed road extension requires a restrictive covenant to allow for non-aeronautical use of the property.
City Attorney Michael Kirkham provided crucial context about the restrictive covenant, explaining it as a perpetual legal mechanism that differs from standard zoning regulations. The covenant includes specific protections for the Airport, such as limiting structure heights to 150 feet, granting aircraft overflight rights, and ensuring tolerance for aircraft noise. Kirkham noted that while cities typically do not enforce such covenants, the Airport could enforce these restrictions to protect its long-term interests.
Councilor Larsen inquired about the likelihood of FAA approval for releasing the land's obligations. Turner expressed confidence in approval, highlighting the limited value of the property. The appraised land value is $27,148.30, with reimbursement funds to come from the Public Works Department budget.
The work session concluded with a discussion of the upcoming consent agenda, which will include the approval of the restrictive covenant. The next steps involve submitting a formal request to the FAA to release the land from federal obligations, pending Council approval.

Legal and Parks and Recreation Departments: Transportation of a Crane to the Idaho Falls Zoo.
(City Attorney Michael Kirkham, PJ Holm, Deb Martindale-Jensen, and David Pennock).
The Council discussed the transportation of a crane from Winnipeg, Canada, to Idaho Falls Zoo as part of the Species Survival Plan (SSP), a conservation program focused on breeding and preventing extinction. Zoo staff and

legal representatives highlighted the challenges of navigating international animal transport, a process that took over a year to arrange. The crane's transfer aligns with SSP recommendations to maintain genetic diversity and ensure the health of crane populations in accredited zoos.

To facilitate the border crossing, the Council reviewed and approved a limited power of attorney for A&A Customs, the contracted customs broker, to handle necessary paperwork, inspections, and fees, which were estimated to be under $500. This delegation of authority is restricted to the crane's importation and remains in effect for the duration of the process or up to two years. Legal counsel presented a tailored power of attorney document, ensuring it met the City's needs as a municipal corporation. The motion included authorization for the Mayor or City Council President to sign any required documents and was approved unanimously. The Zoo team is scheduled to depart on Wednesday to complete the transport, with all arrangements finalized.

It was moved by Councilor Dingman, seconded by Councilor Freeman to approve the POA as provided, and authorize the Mayor or City Council President to sign and execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Dingman, Radford, Francis, Burtenshaw, Larsen, Freeman.
Nay - None.

Mayor and Council: Calendars, Announcements, Events, Reports, Updates, Concerns, Questions, and Discussion: Had no items to report.

Councilor Freeman

- Real Hero's Trunk or Treat is next weekend on Saturday starting at 4 pm.

Councilor Dingman had no items to report.

Councilor Radford

- Boo at the Zoo was last week and next, they will have Zoo lights.

Jim Francis

- Public Works Update: The County approved the Area of Impact ordinance on October 16th, with all three commissioners signing it.

The ordinance was adopted as originally presented, without adjustments to the Sunnyside Corridor or other areas previously discussed.

Councilor Larsen had no items to report.

The Council reviewed public feedback from the BMPO High-Capacity Roadway Study session at the Activity Center, which attracted over 350 attendees. The event, structured around informational stations rather than a formal presentation, caused confusion and frustration among participants, with approximately 90% of comments being negative. Many attendees mistakenly believed the plan was finalized, fueling misinformation and concerns about inevitability. The Council acknowledged the need for clearer messaging and emphasized that the plan remains under development, requiring collaboration among cities, counties, and other stakeholders.

Moving forward, the Council plans to address misconceptions and improve public engagement through structured neighborhood meetings and formal presentations. They aim to explain technical terms such as "right of way" and discuss the project's purpose and potential benefits while considering public concerns. The expressway is intended to relieve traffic on 17th and Sunnyside, although its southern alignment may not fully address these goals. The Council noted past missed opportunities, such as preserving the right of way on 65th, and highlighted the importance of aligning stakeholders and ensuring any adopted plan is practical and achievable. Public comments continue to be accepted online, and community members are encouraged to share additional input.

Parks and Recreation Department: Department Focus Report for Golf and Zoo.
(PJ Holm, David Pennock, and Tim Reinke).
Director PJ Holm gave opening remarks, discussing upcoming Parks and Recreation events and activities, emphasizing their mission to enrich the community and provide healthy, fun experiences. Recent highlights included the "Boo at the Zoo" event, held earlier than in previous years, which attracted 9,266 visitors over three days. The Zoo Lights will continue for the next two evenings, featuring the same light displays but without vendors, offering a quieter experience for attendees. Additionally, the Downtown Tree Lighting Ceremony is scheduled for Saturday, November 23rd, at 6:00 PM near the water tower west of Key Bank.

The UTV Holiday Light Parade, set for Friday, December 20th, is generating significant interest, with registrations opening soon following a planning meeting. The Council discussed the possibility of implementing a small registration fee, though concerns were raised about balancing event costs and participant investments in decorating their vehicles. Expenses for the event primarily involve staff time and traffic control, with opportunities for sponsorship being explored. Last year's parade showcased approximately $11 million worth of UTVs, serving as an economic driver while providing entertainment for the community. Plans are underway to refine and improve the event for this year.

Director Holm outlined its 2024 priorities, emphasizing two main goals. The first priority focuses on developing a community center that fosters connections beyond fitness. Efforts include including community-related questions in the citywide survey, allocating park impact fees and additional funds for a feasibility study, and starting conversations with consultants to assess potential locations and amenities. An internal visioning committee has been formed to learn from prior unsuccessful recreation center attempts, research other community centers nationwide, and identify funding strategies. The Council is scheduled to meet with past members to understand challenges faced during earlier projects and has begun gathering data from visits to facilities like the Kroc Center in Coeur d'Alene.

The second priority aims to "right-size" user fees and evaluate the city's relationship with non-city users of its facilities. The Recreation Division has implemented a pricing model to ensure non-residents pay appropriately for admissions, program fees, and rentals. In some cases, resident fees are discounted to reflect their contributions through local levies, while non-resident fees are adjusted to reflect actual costs. Examples include the Aquatic Center and Ice Rink, where fees have increased based on detailed subsidy calculations. Efforts are underway to communicate fee structures effectively and ensure residents benefit from their contributions. User group impacts, such as school district reliance on city facilities, are also being scrutinized to balance usability for residents and non-residents. These adjustments aim to improve fairness while maintaining the quality and sustainability of city services.

The group discussed adjustments to user fees, highlighting efforts to increase rates gradually to align with actual costs while considering the impact on users. Rates for facility rentals, such as pool lanes and the ice rink, were recalculated based on true operating costs, with increases phased in over two years to mitigate sticker shock. For example, hourly rates at the pool rose from $100 to $185, reflecting a more equitable distribution of costs between residents and non-residents. The Council also reviewed partnerships with school districts, noting heavy facility usage by non-resident districts like Rigby and is working on revised joint-use agreements that factor in residency percentages and appropriate fees.

Additionally, Director Holm discussed progress on existing facility plans. Key updates included the realignment and widening of North Park Road in Tautphaus Park, the closure of Softball Drive for a new zoo entrance, and impact fee-funded lighting installations at Heritage Park. A grant has been approved to build pathways around Tautphaus Park, in line with the Connecting Our Community (COC) plan, while collaborations with user groups are guiding restroom and amenity construction at Ryder Park. Other updates included ongoing renovations at

Funland, compliance efforts for the Land and Water Conservation Fund (LWCF), and planning for additional sections of the canal trail, with a letter sent to neighbors outlining construction plans for a section extending south from Sunnyside. The trail now spans five miles from CEI to Community Park, showcasing the city's commitment to enhancing recreational amenities.

The discussion covered updates on the Parks and Recreation Department's activities and organization. Funland is open, but financial performance details will be addressed later. Regarding the Land and Water Conservation Fund (LWCF) timeline, there have been some spending delays due to funding adjustments; however, reimbursement from District 91 has been secured. The National Park Service has approved the project location, and collaboration with Idaho Parks and Recreation is ongoing to complete the required paperwork.

Attention then shifted to the department's organization, with a focus on the Zoo and Golf divisions. The Zoo staff includes 21 full-time employees, consisting of an executive director, a registrar, and administrative staff. Additionally, the Zoo has 11 animal care team members, three education and volunteer coordinators, one guest services employee, and four facilities staff who handle maintenance and construction projects. Notably, many construction projects, such as work on the Hamilton Building and Funland, are completed in-house by zoo staff. Leadership transitioned to David to provide further details about Zoo-specific activities and updates.

Zoo: David Pennock emphasized the Idaho Falls Zoo's mission: to house wildlife, offer recreational and educational experiences, and support conservation efforts. The Zoo's workforce includes full-time staff, seasonal workers, a contracted veterinarian, and 55 volunteers, along with grant-funded interns. Its complex facilities require careful maintenance to accommodate both visitors and animal habitats.

In fiscal year 2024, nearly 170,000 visitors participated in Zoo activities, including admissions, educational programs, and Zoological Society events. Approximately 63% of attendees came from outside Idaho Falls, highlighting its regional appeal and economic contribution. Conservation efforts are supported by the Quarters for Conservation program, which allocates 50 cents per visitor fee to initiatives like research in Mongolia's Gobi Desert. The Zoo's AZA accreditation demonstrates its commitment to the highest standards in animal care and operations, a distinction achieved by fewer than 10% of USDA-licensed institutions.

Financially, the Zoo saw reduced revenue due to lower-than-expected attendance and Funland's modest contributions, leading to reliance on the City's general fund for a $1.5 million annual investment ($10.25 per visitor or $66 per household). Despite these challenges, the Zoo's capital improvement fund holds $894,000 from donations and ticket contributions, supporting facility enhancements and reducing City dependency. Events like "Boo at the Zoo," managed separately by the Tautphaus Park Zoological Society, also contribute to funding. The Zoo is preparing for its June 2025 AZA accreditation review, with efforts focused on maintaining its leadership in conservation and visitor experience.

Funland remains an essential revenue source for the zoo, contributing significantly to community vibrancy. Plans to boost its financial performance include completing renovations, such as the log hut for expanded concessions, improving marketing, and adding new amenities. Funland generated $21,000 in profit during its first full season, with growth expected as upgrades are finished.

Zoo admission fees, currently among the lowest regionally, are set to increase by $3 for non-residents and $1 for Idaho Falls residents to align with local standards. These changes aim to enhance revenue while maintaining affordability for residents.

Future Zoo projects include new exhibits, such as the Islands (opening in summer 2025), a hornbill barn, and expansions like Olian Steps and Africa Savannah, with support from external partnerships. Renovations to the

entrance and gift shop are underway, backed by over $650,000 in funds, and a permanent cafe structure is being developed, leveraging $35,000 already raised.

Attendance challenges due to weather and aging exhibits are addressed with plans for indoor spaces and potential year-round operations. Combined family passes for the zoo and Funland is being considered to boost visitor engagement and revenue.

The Council noted a positive connection between park activities, such as softball tournaments, and increased Zoo and Funland attendance. Suggestions included cross-promotional marketing to capitalize on this overlap. The Council praised ongoing efforts to sustain and grow these key community assets.

Golf: Tim Reinke highlighted Idaho Falls' thriving golf division and its well-structured operations, supported by 12 full-time employees, including golf professionals, superintendents, and agronomy staff. Enhanced coordination under the Director of Agronomy has streamlined efficiency, optimizing schedules, product orders, and equipment sharing.

Demand for tee times at Pinecrest, Sand Creek, and Sage Lakes is at an all-time high. Pinecrest, nearing its 90th anniversary, is ranked as Idaho's top public course by Golf Digest, attracting tourists and reinforcing the city's reputation as a premier golf destination. The division continues to prioritize affordable recreational opportunities for residents while ensuring financial sustainability through gradual fee increases.

In 2024, the division reported $4.3 million in revenue, with $4.1 million in expenses and an additional $573,000 from the Municipal Equipment Replacement Fund (MERF). Over four years, revenue growth has been robust, including $1.6 million raised for capital improvements. Merchandise sales have also grown, generating a $215,000 profit this year, driven by knowledgeable staff.

Season passes remain a vital offering, with 1,300 sold in 2024, providing excellent value for frequent players. While fewer passes are sold now compared to peak years, greens fee revenue has increased, balancing income streams effectively. Investments like new golf carts and infrastructure upgrades continue to enhance the quality of the courses, which maintain high customer satisfaction.

The Council commended the golf division for its operational success, high standards, and positive community impact. Gradual fee increases for season passes and greens fees, including a $1 per round and $120 per pass capital improvement fee introduced in 2020, have successfully raised funds, notably $384,000 in 2024. These funds cover major projects like Pinecrest's $300,000 annual irrigation loan payment and new golf carts. Despite concerns about losing golfers, participation and revenue remain strong.

Planned fee adjustments for 2025 include a $40 increase for season passes and a $1 rise in greens fees to maintain financial sustainability and support facility enhancements. Notable general fund-supported projects include a higher driving range net at Sand Creek, a roof replacement at Sage Lakes, and furnace upgrades at Pinecrest. Future plans involve restroom construction at Sage Lakes, sewer and water system upgrades, relocating Sage Lakes' maintenance facility, and preparing for Sand Creek’s irrigation replacement in seven years.

The Family Day Golf initiative, offering $10 rounds on Saturdays after 3 PM, was praised for its affordability and accessibility, promoting family-friendly and beginner-friendly experiences. The division continues to excel, leveraging strategic investments and community support to sustain growth and provide quality recreational opportunities.

There was discussion around financial strategies, including addressing negative cash flow caused by inventory expansion and liabilities. Solutions like municipal cash deposits to stabilize cash flow and increase governmental capital support were suggested. The division's Municipal Equipment Replacement Fund (MERF) remains vital for funding planned projects, ensuring the City's investment supports asset maintenance.

In parallel, Zoo fee adjustments were proposed to balance revenue growth with community access, including a $3 increase for non-residents and $1 for residents. Comparisons with regional facilities informed these changes, aiming to sustain attendance and financial health while maintaining affordability for diverse visitors. Both Golf and Zoo operations were recognized as integral to Idaho Falls' community and economic vitality.

The importance of investing in cultural and recreational assets, such as the Zoo and golf courses, to enhance community identity and quality of life, was noted. Their discussion focused on balancing affordability and sustainability while ensuring these facilities remain accessible and financially viable.

Key takeaways included:

1. Zoo Admission Fees: Raising fees, particularly for non-residents, was considered, with lower fees for children suggested to support accessibility for families. Programs like SNAP were proposed to improve affordability. The Zoo's role in education, conservation, and fostering empathy was underscored.
2. Golf Fees and Operations: Golf was acknowledged as a luxury item, with fees adjusted to maintain the championship-level conditions expected by players. Initiatives like Family Day Golf, offering affordable rounds on Saturdays, were praised for their inclusiveness.
3. Investment vs. Subsidy: The Council distinguished between operational funding and capital investments. Golf courses have successfully funded daily operations, while projects like irrigation systems and facility upgrades often need municipal support. Similarly, the Zoo requires city investment to maintain accreditation and educational offerings.
4. Data-Driven Decisions: The Council highlighted the importance of using data to align fee adjustments with community needs and industry benchmarks, drawing comparisons with similar facilities to guide decisions.

Director Holm expressed appreciation for the alignment of departmental priorities and a shared focus on maintaining and improving existing assets rather than pursuing rapid expansion. The discussions were deemed informative and valuable, providing clarity for future planning.

There being no further business, the meeting adjourned at 5:32 PM.

Corrin Wilde, City Clerk

Rebecca L. Noah Casper, Mayor

December 9, 2024, Council Work Session

The City Council of the City of Idaho Falls met in the Council Work Session, on Monday, December 9, 2024, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls at 3:00 p.m.

Call to Order and Roll Call
There were present:
Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw
Councilor John Radford
Councilor Ziel-Dingman
Councilor Jim Freeman
Councilor Jim Francis
Councilor Kirk Larsen

Also present:
Ian Turner, Airport Director
Darin Jones, Human Resources Director
Bryce Johnson, Police Chief
Amanda Albertson, Fire Department Administration
Chris Fredericksen, Public Works Director
Margaret Wimborne, Chief of Staff
Michael Kirkham, City Attorney
Corrin Wilde, City Clerk

Mayor Casper called the meeting to order at 3:00 p.m. with the following items:

Human Resources Department and Legal: Personnel Policy Manual Updates.
(Human Resources Director Darin Jones. City Attorney Michael Kirkham.)
The Council reviewed revisions to the personnel policy manual for non-represented city employees (excluding police). Key changes include reorganization into five sections (100–500 series) for clarity, and a summary sheet outlining modifications. Employee feedback will be gathered before final approval, expected in January or February.

Disciplinary Policy Discussion: Council debated whether written warnings should be mandatory ("shall") or optional ("could"). Flexibility in addressing employee behavior, particularly minor issues like tardiness, was emphasized. Informal coaching without formal documentation was defended as an effective initial approach to foster understanding and avoid rigid escalation. Supervisor training was highlighted as critical to ensure proper documentation and balanced disciplinary processes.

Vacation Leave Policy: Concerns about exceeding the 240-hour Cap on leave were discussed. Exceptions for work-related circumstances and a reduced six-month timeframe for resolving excess leave were confirmed. Supervisors are encouraged to help employees plan their leave effectively.
Other Policy Topics:

- Drug and Alcohol Policy: Support for treatment under FMLA was affirmed, alongside strict prohibition of being under the influence at work.
- Voting Leave Policy: Language inconsistencies were noted and will be revised for consistency.
- Exempt Employee Leave: Minimum leave increments were reduced from four hours to one hour to accommodate short absences while maintaining accountability. Concerns about misuse were noted.
- Military Leave: Policies ensure federal compliance, including clear handling of deployment notice and "gap pay." Standardization across departments was emphasized.

- Bereavement Leave: Clarified that sick leave may be used if bereavement leave is exhausted.

Next Steps: Employee feedback will shape final revisions, to be presented for Council approval. The council appreciated Director Jones' thorough responses and collaborative efforts, concluding the session with a green light for further refinements.

Legal, Airport, and Police Department: Ordinance Proposals for International Way Parking to allow on-street parking.
(City Attorney Michael Kirkham, Airport Director Ian Turner, Police Chief Johnson, and Public Works Director Chris Fredericksen.)

The Council reviewed two proposed options for parking regulations on International Way. Option A prohibits parking between 1:00 AM and 5:00 AM, simplifying enforcement and addressing overnight violations while aligning with airport flight schedules. Option B applies standard city parking rules, requiring vehicles to move 300 feet every 48 hours, though enforcement delays were noted due to tire chalking requirements.

The Council discussed the need for signage and striping to manage use effectively, particularly for accommodating Airport users in a potential cell phone waiting area. Concerns about traffic flow, U-turns, and safety near the Airport entrance were raised, and the Council emphasized long-term flexibility to address future developments, such as road rehabilitation along Skyline next year. Updated provisions were noted, including a prohibition on parking near the airport fence west of Borah. While the Council favored stricter nighttime parking restrictions under Option A as an interim solution, collaboration between Public Works and the Airport to refine signage and layout plans remains a priority. Final approval of the ordinance is scheduled for Thursday.

Mayor's Office, and Legal Department: Naming of City Facilities, Parks, and Locations.
(City Attorney Michael Kirkham, Mayor, and Council.)
The Mayor's Office and the Legal Department introduced a draft policy outlining the process for naming or renaming city facilities, parks, or properties. The policy aims to manage public expectations and provide clarity for requests, including mayoral review, community feedback, and council approval. Reasons for naming include historic recognition, honoring contributions (ideally posthumously), or acknowledging significant donations.

The Council discussed the policy's guidelines, debating restrictions like donor thresholds and the recommendation to avoid renaming facilities within 40 years. Concerns about naming facilities after sitting elected officials highlighted potential ethical implications, though exceptions were noted for unique circumstances. Members emphasized balancing best practices with flexibility to preserve community values and encourage generosity.

The Council agreed to continue refining the policy, providing more time for revisions and discussions to ensure alignment with community needs and legislative authority. The final adoption of the policy is expected in the coming months.

Idaho Falls Fire Department and Firefighters Union Local No. 1565.
(Donovan Hendricks and Amanda Albertson)
Firefighter Donovan Hendricks introduced the "Fill the Ambulance" campaign, a charitable effort by the Idaho Falls Fire Department and Firefighters Union Local No. 1565 to collect toys and household items for local families through the Ronald McDonald House Charities and Idaho Falls Rescue Mission. Donations can be dropped off at all fire stations and Maltese CrossFit. A promotional video for the campaign was shared with Council members, showcasing the clever and impactful messaging.

Council members expressed pride in the initiative and reflected on the historical tradition of the fire department refurbishing toys for community distribution during the holiday season. The campaign runs until December 13, marking a heartfelt effort to continue the department's legacy of community support.

Acceptance and/or Receipt of Minutes:
It was moved by Councilor Francis, seconded by Councilor Radford, that the Council receive the recommendations from the December 3, 2024, meeting of the Planning and Zoning (P&Z) Commission pursuant to the Local Land Use Planning Act (LLUPA). The motion carried with the following vote: Aye – Councilors Dingman, Burtenshaw, Francis, Freeman, Larsen, Radford. Nay – none.

Mayor and Council Presentation and Discussion: City Strategic Plan language and format:
(Mayor and Council, and Chief of Staff Margaret Wimborne.)

The Council reviewed upcoming calendar items, including a revised agenda with 12 items and updates to meetings in December. Discussions on naming conventions for the Idaho Falls Redevelopment Agency highlighted potential changes to avoid confusion. Members noted no meetings are scheduled between December 19 and January 9.

The Council extensively discussed the strategic plan, focusing on both its design and content in preparation for the planned January public launch. Feedback centered on improving readability, refining the mission and vision statements, and ensuring language reflects realistic city roles. Members proposed consolidating overlapping aspirations, replacing terms like "supports" with "encourages" to clarify intent and using simplified terminology for greater clarity. The plan, initially designed for desktop use to support City staff, will expand mobile accessibility in a later phase.

The interactive format includes clickable elements, such as colorful triangles representing mission, vision, values, and aspirations. Ongoing refinements target text size, color schemes, and interactive features to improve usability and engagement. Examples of detailed descriptions for values like "accountable public service" were discussed, along with efforts to ensure the plan aligns with city priorities. The Council committed to finalizing edits during production to achieve a balance between ambition and practical execution.

Mayor and Council: Calendars, Announcements, Events, Reports, Updates, Concerns, Questions, and Discussion:
Council President Burtenshaw:

- Airport Board meeting this Friday.

Councilor Freeman:

- Gift Board Meeting on December 17th at 10 am.
- A swearing-in ceremony and awards presentation will take place on December 19 at 5:00 PM at Police Headquarters.
- Parks and Rec's holiday decorations, including Memorial Drive's lights, received high praise for their beauty and impact.
- The UTV Light Parade on December 20 has over 400 vehicles registered, marking a full-capacity event.

Councilor Dingman:

- Carrie and Jerry Scheid, who write a local column for the Post Register, are preparing a piece about the Friendship Garden. The article highlights how beautifully lit the garden and the city are during the holiday season, celebrating the ongoing efforts to enhance the community's visual appeal and festive atmosphere. Keep an eye out for their column it promises to capture the charm of the city's holiday decorations.
- Kathy Cox from Parks and Rec will retire on December 8, with a non-city-sponsored retirement party planned for December 9th.

- A Christmas sale is ongoing at all three city golf courses, with indoor golfing available at Sage Lakes and Pinecrest.
- The Eagle Rock Art Guild Holiday Market will be held at the Rec Center on December 8–9, with the center closed for this private event.
- Carla Ferris, HR Generalist, will retire on December 12 after serving since 2016. A farewell event is planned at the HR office.
- Valerie Bullis has joined as the new HR Generalist with 12 years of HR experience and will ensure a smooth transition.
- Corrin Wilde's new position has been announced in HR as the HR Analyst. Interviews for a new City Clerk are underway, with plans to finalize the hire by early January. The Deputy Clerk will provide interim support.

Councilor Radford

- Brian Tomsett, a valued member of the Community Development Services team since February 1980, will retire at the end of this year after nearly 45 years of dedicated service. Throughout his career, he held roles such as Planning Technician, Chief Building Inspector, and Building Official. Brian has chosen not to have a retirement party, but his incredible commitment and contributions to the city will be greatly missed.
- The Library continues to address complaints about materials and has updated its trespassing policy with legal guidance to align with state laws.
- The City of Eagle's recent removal of two library trustees following book challenges was noted as an example of broader library governance challenges.

Councilor Francis:

- Happyville Farm now has power after a two-year project funded by the Blue Cross Foundation. The farm expressed gratitude to Idaho Falls Power and other contributors for their support. The farm aims to provide fresh produce to underserved populations, promoting health and food access.

Councilor Larsen:

- A piano holiday program will be held at the Idaho Falls Temple Visitor Center, featuring performances by Jeannine Larson and Catherine Bosworth, with narration by Matt Larson.

The Council expressed gratitude for the contributions of retiring staff and enthusiasm for the upcoming community events.

Legislative Updates:
Council members attended the AIC legislative event, where discussions included state-level fire code regulations for fourplexes and larger structures. Builders expressed concerns about potential cost increases affecting housing affordability.

Fire Code and Housing Definitions:
The Council discussed the state legislature's ambiguity regarding fire code exemptions for single-family homes and multifamily units exceeding two units. The lack of clarity in terms like "single-family homes" has led to diverse interpretations, ranging from traditional standalone homes to other types of residential structures.

Builders expressed concerns about costs associated with sprinkler requirements versus definitions impacting the impact fees. The Council acknowledged the need for city-specific definitions to ensure clarity and safety, with plans to propose revised definitions by January. Adjustments may follow depending on state legislative outcomes.

Domestic Wells Legislation:

Discussions highlighted potential legislation concerning domestic wells. Previous attempts to address the issue faced challenges due to overlapping topics in a single bill. Optimism exists for a new, streamlined bill focused on resolving misuse of domestic wells beyond their intended purpose. The City's water attorney has shown caution toward the matter.

There being no further business, the meeting adjourned at 5:57 PM.

Corrin Wilde, City Clerk

Rebecca L. Noah Casper, Mayor

City Council Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Thursday, December 12, 2024 **7:30 PM** **City Council Chambers**

1. **Call to Order**

Present: Mayor Rebecca L Noah Casper, Council President Burtenshaw, Councilor Radford, Councilor Freeman, Councilor Francis; and Councilor Larsen.

Also present:
All available Department Directors
Michael Kirkham, City Attorney
Corrin Wilde, City Clerk

Mayor Casper announced that this moment also marked an important transition for Ms. Wilde, who is leaving her role as City Clerk to join the Human Resources Department. Council members expressed deep appreciation for her dedication, responsiveness, process improvements, and commitment to legal requirements. They also celebrated her upbeat personality. It was noted that she may briefly return in January to assist with training, but this was her last meeting in her official capacity as City Clerk.

2. **Pledge of Allegiance**

City Clerk, Corrin Wilde led those present in the Pledge of Allegiance.

3. **Public Comment**

Jacob Mowrer – Bonneville County Resident
Mr. Mowrer strongly criticizes city officials for their handling of transportation projects, particularly the expansion of 65th South and the implementation of roundabouts. He argues that poor traffic light timing is a more significant issue than road expansion and claims roundabouts have led to numerous near accidents. He is particularly upset about the potential loss of his land for road widening, calling it an unnecessary project with minimal traffic benefits. He accuses city leaders of making poor decisions, disregarding public input, and failing to inform residents properly. In response, officials clarified that the project falls under the Bonneville Metropolitan Planning Organization, not solely the City's jurisdiction, and offered to provide further information.

Brett Holdemen – East 65th South, Bonneville County Resident
Mr. Holdemen expresses frustration over traffic and law enforcement issues in his area. He criticizes plans for expanding 65th South, arguing that adding signals will deter drivers rather than improve traffic flow. He also highlights excessive speeding near his home, a lack of police enforcement, and frequent traffic violations, citing personal experiences with near accidents. He believes the local police department is understaffed and ineffective compared to law enforcement in Nevada, where he previously lived. He calls for stricter traffic enforcement and increased police staffing to address growing traffic and safety concerns.

4. Consent Agenda

A. Public Works

1.) Bid Award - Poitevin Park Storm System Updates

On Tuesday, December 3, 2024, bids were received and opened for the Poitevin Park Storm System Updates project. The purpose of the proposed bid award is to facilitate storm system improvements around Poitevin Park. Funds for this project have been budgeted by the Wastewater Division and include an American Rescue Plan Act allocation of $200,000. Sufficient funding and budget authority exist for the completion of the proposed improvements.

2.) Bid Award - Community Park Surface Water Conversion

On Tuesday, December 3, 2024, bids were received and opened for the Community Park Surface Water Conversion project. The purpose of the proposed bid award is to facilitate converting the park irrigation system to use surface water. This project will be funded solely by the American Rescue Plan Act. Sufficient funding and budget authority exist for the completion of the proposed improvements.

3.) Bid Award - Mel Erickson Park Surface Water Conversion

On Tuesday, December 3, 2024, bids were received and opened for the Mel Erickson Park Surface Water Conversion project. The purpose of the proposed bid award is to facilitate converting the park irrigation system to use surface water. This project will be solely funded by the American Rescue Plan Act. Sufficient funding and budget authority exist for the completion of the proposed improvements.

4.) Bid Award - IF 25-006, Packaged Pump Stations for City Parks

On Tuesday, December 3, 2024, bids were received and opened for IF 25-006, Packaged Pump Stations for City Parks. The purchase will secure irrigation pumps for Freeman and Tautphaus Parks. Funds for this project have been budgeted by the Water Division and include American Rescue Plan Act money. Sufficient funding and budget authority exist to purchase the pumping equipment.

B. Idaho Falls Power

1) Idaho Falls Power Board Minutes - October 8, 2024 and November 12, 2024.

C. Office of the City Clerk

1) Minutes from Council Meetings - August 22, 2024 City Council Meeting.
2) License Applications

Regular Agenda

A. Municipal Services

1. Purchase of Replacement Mowers for Parks and Rec., Pinecrest Golf Course.

Director Alexander discussed the proposal to purchase four replacement lawnmowers for Pinecrest Golf Course, as the existing mowers have reached the end of their useful life. The total cost of the purchase is $266,277.81, which will be funded through a collaborative purchasing contract involving publicly opened bids from local agencies. The mowers will be acquired from a vendor in Twin Falls. Although the purchase exceeds $200,000, no questions or concerns were raised by Council members during the discussion.

It was moved by Councilor Larsen, seconded by Council President Burtenshaw to Accept and approve the purchase of four replacement mowers from the Sourcewell cooperative purchasing contract from John Deere, Stotz Equipment of Twin Falls for a total of $266,277.81 and authorize the Mayor and City

Clerk to sign the necessary documents. The motion was carried by the following vote: Aye – Councilors Dingman, Radford, Francis, Burtenshaw, Larsen, Freeman. Nay - None.

2. Public Hearing for, and Consideration of Proposed Fees for Police and Public Works Departments.

The Council conducted a public hearing to discuss proposed fee increases for the Police Department and Wastewater Division. In compliance with legal requirements, notice of the hearing was published twice in the local newspaper, the Post Register, on November 27th and December 4th, meeting the 14-day advance notice period. Mayor Casper formally opened the hearing, requesting that all materials and testimony be included in the official record.

Director Alexander began the proceedings by providing background details on the proposed changes. For the Police Department, new fees include animal control adoption and cremation charges (for both city and non-city residents) as well as fines for code violations like infractions and noise violations. These updates are scheduled to take effect on January 1st, 2025. Revisions to the Wastewater Division's fees were also outlined, addressing previous errors in descriptions and omitted fee rows. Updates to connection fees and unit descriptions are proposed to take effect on December 16th, 2024. Throughout her presentation, Director Alexander answered questions and provided clarification.

At the request of Councilor Francis, Chief Johnson explained the rationale behind the graduated fee schedule for infractions and nuisance violations. He emphasized that the intent is to foster voluntary compliance, with escalating penalties serving as a deterrent for repeated violations. He also noted that noise ordinance violations are tracked over a three-year period.

The hearing concluded with no public testimony on the proposed changes. Council members and department liaisons shared their thoughts, commending the Police Department's efforts to align fees with service costs and reaffirming the importance of maintaining fair fee structures to avoid burdening taxpayers. Clarification was also provided regarding wastewater fees for services rendered to entities outside Idaho Falls, which were recognized as necessary for benefiting the wider community. Mayor Casper closed the hearing following the comments.

It was moved by Council President Burtenshaw, seconded by Councilor Larsen to Approve the new and revised fees as presented in the packet. The motion was carried by the following vote: Aye – Councilors Freeman, Francis, Larsen, Radford, Burtenshaw, Dingman. Nay - None.

B. Community Development Services

1. Final Plat and Reasoned Statement of Relevant Criteria and Standards, LB Development Division No. 1

Final Plat and Reasoned Statement of Relevant Criteria and
Standards for LB Development Division No. 1. The Planning and Zoning Commission considered this item at its October 1, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

The Council reviewed a proposal to split an existing lot into two narrow lots to facilitate the construction of two new homes the discussion was led by Director Sanner. Councilor Larsen highlighted the benefits of infill development, emphasizing that it utilizes existing infrastructure without adding new sewer or

electric lines. He also noted that this project aligns with the goals of the Traditional Neighborhood Code, which was adopted to encourage such developments. Councilor Francis requested Director Sanner to elaborate on the concept of Traditional Neighborhood zoning, which allows for smaller lots and reduced setback standards to promote affordable housing and infill projects. Director Sanner explained the zoning changes and their purpose, providing examples of similar developments in the area. The Council acknowledged the positive impact of these efforts in creating affordable housing while maintaining manageable density.

Councilor Freeman noted that the property under discussion was originally platted in 1887 as part of the Eagle Rock Townsite, connecting it to the older parts of town often associated with Traditional Neighborhood zoning. He observed that this historical context aligns with the goals of promoting infill development in these established areas—a thoughtful insight that bridges the city's past with its present efforts.

It was moved by Councilor Larsen, seconded by Councilor Radford to Accept or Approve the Final Plat for LB Development Division No. 1 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 Francis, Dingman, Freeman, Larsen, Radford, Burtenshaw. Nay - None.

It was moved by Councilor Larsen, seconded by Councilor Radford to Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for LB Development Division No.1 and give authorization for the Mayor to execute the necessary documents. The motion was carried by the following vote: Aye – Councilors Larsen, Radford, Francis, Dingman, Burtenshaw, Freeman. Nay - None.

2. Legislative Hearing for Consideration of an Ordinance approving Yellowstone Square Urban Renewal District.

The Council held a legislative hearing to discuss the creation of the Yellowstone Square Urban Renewal District, encompassing approximately 40 acres, including the former Fred Meyer shopping center site. Mayor Casper officially opened the hearing and requested that all materials and testimony be included in the record.

Director Sanner presented a staff report on the establishment of the district, highlighting key steps such as resolutions passed by the Idaho Falls Redevelopment Agency, City Council, and Planning Commission between 2023 and 2024. The Urban Renewal Plan leverages tax increment financing (TIF), a state-authorized redevelopment tool, to support public improvements, including excavation, intersection upgrades, sidewalk widening, landscaping, and a potential roundabout. Legal requirements for publishing hearing notices were met, and the plan aligns with the city's comprehensive plan. Director Sanner also acknowledged contributions from consultant Renee McGee and legal counsel Megan Conrad, who were attending virtually, and invited questions for them if needed.

Key financial projections for the district include an estimated project valuation of $16.2 million, anticipated revenue generation of $2.4 million over 20 years, and reimbursement of eligible development costs through tax increment revenues. The phased development plan includes a car wash, retail center, warehouse, convenience store, and another commercial building. Compliance with statutory requirements, such as the 10% assessed valuation limitation and a termination date of

December 31, 2044, was confirmed. Administrative and developer cost-sharing under the Owner Participation Agreement were also outlined.

Director Sanner emphasized adherence to Idaho State Statute 50-2903A, explaining that amendments to the plan could reset the base and potentially affect revenue streams. He noted the zoning alignment with the city's comprehensive plan, designating the property as a mixed-use center and corridor. Efforts are ongoing to finalize the district by the end of the year, with December 12th being a crucial milestone. If approved, subsequent actions will include publishing the ordinance summary, recording legal descriptions and maps, and transmitting documents to County officials and taxing districts.

Public testimony was invited during the hearing, but no additional comments were provided. The Council expressed its commitment to ensuring all statutory requirements are met as the process moves forward.

Councilor Radford raised a question about the 60% valuation used in revenue projections. Director Sanner deferred the explanation to consultant Renee McGee, who contributed to the eligibility study and the urban renewal plan. The hearing concluded with Director Sanner offering to answer further questions.

Consultant Renee McGee explained the basis for using a conservative 60% valuation figure, derived from comparisons with Bonneville County assessments of similar properties, such as car washes and convenience stores. This approach was intended to ensure realistic revenue projections while still supporting the developer's plans.

Public Testimony
Steve Keim: representing Yellowstone Square Development at 1765 N Yellowstone Highway, provided an update on the progress of the project. He highlighted the ongoing beautification and enhancement efforts aimed at revitalizing the former shopping center site. Addressing Councilor Larsen's inquiry, Mr. Keim confirmed plans to construct a 45,000-square-foot warehouse on the rockier northwest section of the property, noting some excavation and rock work challenges.

The hearing concluded with no objections, and the Council moved forward to deliberate and vote on the proposal. The Council acknowledged the developer's vision and commended their efforts to transform the area. Councilor Larsen expressed appreciation for the project, emphasizing its alignment with long-standing redevelopment goals and the effective use of tax increment financing (TIF) to support private investment. Other Council members reflected on the site's history and voiced excitement for its renewal.

It was moved by Councilor Larsen, seconded by Councilor Radford to Approve the Ordinance approving the Yellowstone Square 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. The motion was carried by the following vote: Aye – Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Larsen. Nay - None.

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

ORDINANCE NO. 3596
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE YELLOWSTONE SQUARE 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.

C. City Attorney

1. Ordinance - Amendment to City Code § 9-4-9 "Parking At Airport"

On October 25, 2001, the Council prohibited on-street parking on various public streets near Idaho Falls Regional Airport, including the entirety of International Way. On the 14th of November 2024, City Council Meeting, The Council received a request during public comment to modify the City Code § 9-4-9 to permit on-street parking along International Way. The Council discussed modifying the ordinance at the Council Work Session Meetings held on November 25 and December 9, 2024. The proposed ordinance will permit on-street public parking on International Way between Borah Avenue and North Skyline Drive, pursuant to the terms of the ordinance.

City Attorney Micheal Kirkham explained that the amendment would modify Section 9-4-9 of the city code. Currently, parking is prohibited on the entirety of International Way. The amendment would allow parking between Borah Avenue and Skyline Drive, with restrictions prohibiting parking from 1:00 AM to 5:00 AM to prevent overnight parking. This change reflects significant deliberation among Council members in prior sessions.

Council members acknowledged the practical benefits of this change, emphasizing that it would provide a temporary alternative for Airport visitors. The area could be used as a waiting spot for those picking up passengers, avoiding the need to continuously circle the terminal. While acknowledging the limitations of existing facilities, the Council expressed hope for eventually establishing a dedicated "cell phone lot" as part of future planning and funding initiatives.

It was moved by Council President Burtenshaw, seconded by Councilor Francis to Approve the Ordinance amending City Code § 9-4-9 "Parking At Airport," under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion was carried by the following vote: Aye – Councilors Larsen, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - None.

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

ORDINANCE NO. 3597
AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 9, CHAPTER 4, SECTION 9, PERMITTING ON-STREET PARKING ALONG INTERNATIONAL WAY PROVIDED THAT NO OVERNIGHT PARKING IS PERMITTED, AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

680 Park Avenue
Idaho Falls, ID 83402

5. Announcements

Strategic Plan Edits: Council members are working on editing portions of the City's strategic plan before its online publication. Historical progression documents are available for reference.

- A Council work session is scheduled for the upcoming Monday, followed by another Council meeting next Thursday.
- On Christmas Eve and New Year's Eve, city offices will be open, but staffing will be reduced during the afternoons. Essential services like police coverage will remain fully staffed.
- Airport Board Meeting: Scheduled for the next morning at 8:00 AM at the Idaho Falls Regional Airport.
- UAMPS (Utah Associated Municipal Power Systems) annual meeting in Salt Lake City: Held next Wednesday morning with dinner the night before.
- Greater Idaho Falls Transportation Board Meeting: Scheduled for Tuesday.
- Regional Development Agency Meeting: Set for Thursday at noon in the Council Chambers.
- City Club Meeting: Thursday at noon, discussing education vouchers with pros and cons speakers.

Utility Terrain Vehicle (UTV) Light Parade:

- Scheduled for Friday, the 20th, starting at 6:00 PM at the Mountain America Center and traveling around the Riverwalk.
- Road closures: Broadway and Pancheri may experience partial or full closures.
- Fundraiser: Participants provide 10 cans of food per entry to benefit the Food Basket. Over 400 entries are confirmed, making it the second-largest event of its kind in the country.
- Family activities: Food vendors, light wand distribution, and festive viewing opportunities along the route.

6. Adjournment.

There being no further business, the meeting was adjourned at 8:39 PM.

Corrin Wilde, City Clerk

Rebecca L. Noah Casper, Mayor

City Council Meeting Minutes

680 Park Avenue
Idaho Falls, ID

Thursday, March 20, 2025 **7:30 PM** **City Council Chambers**

1. **Call to Order**

Present:
Mayor Rebecca L Noah Casper
Council President Lisa Burtenshaw
Councilor Jim Francis
Councilor Jim Freeman
Councilor Kirk Larsen
Councilor John Radford
Councilor Michelle Ziel-Dingman

Also present:
Pam Alexander, Municipal Services Director
Chris Fredericksen, Public Works Director
Stephen Boorman, Assist. General Manager, IF Power
Meghan Conrad, Elam & Burke (via TEAMS)
Amy Klein – Resident, 10th grader, iSucceed Virtual School
Brad Cramer, Owner, Perspective Planning & Consulting
Wade Sanner, on behalf of IFRA
Michael Kirkham, City Attorney
Emily Geisler, City Clerk
Bob Nitschke – Resident
Kittie Sieh – Resident, Opp Writer

2. **Pledge of Allegiance**

Amy Klein led those present in the Pledge of Allegiance.

3. **Public Comment**

Bob Nitschke:
He commends various City officials and departments, including the City Council members' service, the Office of the City Clerk handling of records requests, the Parks and Recreation department's maintenance of the Nordic ski tracks, Tim Reinke's service in the golf world and Mayor Casper for her many years of public service. Mr. Nitschke then provides critique of the Idaho Falls Zoo's final report on a near-fatal lion incident, calling it inadequate, inaccurate, and lacking essential safety measures. He argues that only administrative controls have been implemented, with no engineered safety features, making another incident inevitable. He emphasizes the need for a proper safety evaluation and urges regulatory agencies to enforce stricter safety standards. While he acknowledges failing in his goal to improve zoo safety, he plans to continue advocating for change through direct communication with City officials and a dedicated website called www.zoogonebad.com.

4. **Consent Agenda**

Office of the Mayor

1. Appointments to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2 **Amdended to exclude the appointment to the War Bonnet Committee, see Motion 1 below.*

Municipal Services

1. Purchase of Superpave Hot Mix Asphalt for Public Works
2. Impact Fee Quarterly Report
3. Treasurer's Report for January 2025

Public Works

1. Authorization to aquire work for the Elevated Water Tower Supply Line Project from qualified public works contractors on the open market

Idaho Falls Power

1. Resolution amending the Idaho Falls Power Service Policy

Office of the City Clerk

1. City Council Meeting Minutes from January 25, 2024
2. City Council Work Session Minutes from February 10, 2025
3. All licensing through the Office of the City Clerk for February 2025. For alcohol catering, childcare workers & facilities, door-to-door sales, and additional dog, there were 31 new & 9 renewed. For contractors there were 49 issued, including both new and renewed.

Motion 1: Remove the appointment to the War Bonnet Committee from Consent Agenda.

Discussion: Councilor Radford asked why the removal should be supported. Councilor Francis stated that this appointment is subject to some changes in the overall business community and that the appointment won't be removed forever but may change in the future.

- Moved by: Councilor Francis
- Second: Councilor Dingman
- Vote: Francis – Aye, Dingman – Yes, Freeman – Yes, Larsen – Yes, Raford – Abstain, Burtenshaw - Yes
- Motion carries.

Motion 2: Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented.

- Moved by: Council President Burtenshaw
- Second: Councilor Larsen
- Vote: Francis – Aye, Dingman – Yes, Freeman – Yes, Larsen – Yes, Radford – Aye, Burtenshaw – Yes
- Motion carries.

5. Regular Agenda

A. Public Works (Director Fredericksen)

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

Presentation/Discussion: The Public Works Department presented a request for an easement vacation at Parkway Apartments in Snake River Landing. Director Fredricksen explained that the easement currently covers nearly the entire property, restricting the construction of covered parking. The developer requested the vacation to allow for covered parking, which is not permitted over a public utility easement. The request has been reviewed and approved by Public Works staff and other utilities, including Idaho Falls Power. The Council expressed support for the request, recognizing it as a practical solution that benefits both development and public interests.

Motion: 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.

- Moved by: Councilor Larsen
- Second: Councilor Francis
- Vote: Dingman – Yes, Burtenshaw – Yes, Francis – Aye, Freeman – Yes, Larsen – Yes, Radford – Aye
- Motion carries.

The City Clerk then read the following summary (**Ordinance 2025-3604):** An Ordinance of the City of Idaho Falls, ID, 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.

B. Municipal Services (Director Alexander)

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

Presentation/Discussion: The Council reviewed a routine bid for annual concrete replacements, which was included in the regular agenda due to cost. The bid amount, based on a three-year average estimate, totaled $334,803. Two bids were received, with the lowest responsible bidder being Forest Concrete and Construction. Work will begin as soon as weather permits. There were no questions.

Motion: Accept and approve the lowest responsive responsible bid from 4S Concrete and Construction, for a total of $334,802.00.

- Moved by: Councilor Larsen
- Second: Councilor Freeman
- Vote: Freeman – Yes, Francis – Aye, Larsen – Yes, Radford – Aye, Burtenshaw – Yes, Dingman – Yes
- Motion carries.

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

Presentation/Discussion: Director Alexander presented a request from the Police Department to donate 15 outdated handheld radios to the College of Eastern Idaho's (CEI) law enforcement program. As mentioned by Councilor Francis, these radios were replaced by a new Motorola system purchased with CARES Act funding. Research indicated that selling them would not be cost-effective, as they have very little value. The donation aligns with the City's interest in supporting local law enforcement training, which benefits future officer recruitment. The discussion also touched on the broader shift toward decentralized police training in Idaho, reducing costs for municipalities. Council members expressed strong support for the donation as a meaningful way to contribute to workforce development.

Motion: 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.

- Moved by: Councilor Larsen
- Second: Council President Burtenshaw
- Vote: Francis – Aye, Dingman – Yes, Freeman – Yes, Larsen – Yes, Radford – Aye, Burtenshaw – Yes
- Motion carries.

C. Idaho Falls Power (Assistant General Manager Boorman)

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

Presentation/Discussion: The Council reviewed a request from Idaho Falls Power regarding the York Station substation upgrade, part of an ongoing program to upgrade one substation every 1-2 years. Four bids were received, but the two lowest bidders lacked the required Idaho Public Works Contractor's License. The contract was recommended for award to Cache Valley, the lowest responsible bidder with a strong reputation. It was noted

that the issue had been thoroughly discussed in a recent Idaho Falls Power Board meeting, leading to minimal discussion during the Council session.

Motion: 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.

- Moved by: Councilor Freeman
- Second: Councilor Dingman
- Vote: Dingman – Yes, Radford – Aye, Francis – Aye, Burtenshaw – Yes, Larsen – Yes, Freeman – Yes
- Motion carries.

D. Community Development Services (Wade Sanner – IFRA, Brad Cramer, Meghan Conrad, Kittie Sieh – Opposition Writer, Owner of Controlled Access Storage on Pioneer Road)

*Council President Burtenshaw recused herself.

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

Presentation/Discussion: Council President Burtenshaw recused herself due to a family connection to the property but clarified that there was no financial interest. The hearing was opened, but it was discovered that the feasibility study was missing from the meeting packet. Given this oversight, City officials recommended tabling the discussion until the next meeting to ensure proper public access to all documents.

City Attorney, Michael Kirkham, suggested allowing public testimony from attendees who may not be available at the rescheduled meeting. One resident, Kittie Sieh, who had submitted a letter of opposition, expressed initial concerns about the potential impact on their property. She was able to speak with City representatives prior to the City Council meeting, however, and felt reassured.

The Council agreed to keep the hearing open and continue it at the next scheduled meeting, likely on April 10th. It was clarified that Council members could continue receiving public input via email or conversation, provided it was shared with all members. The meeting concluded with confirmation of the rescheduled hearing date.

6. **Announcements**

1. Military Affairs Committee Meeting – Councilor Freeman announced that the Military Affairs Committee will meet at Dixie's Diner in the back room at 11:30 AM, on March 21, 2025, with presentations starting at noon. Attendees are expected to pay for their own lunch.

2. Ukraine Discussion Event – Councilor Francis announced a presentation on the current status of Ukraine and ongoing negotiations will take place on April 2nd at 7:00 PM, sponsored by the Alturas Institute with speakers from the Museum of Idaho. This is the third installment in a series, with previous sessions being highly informative.

3. Appreciation for City Officials – Councilor Larsen thanked Brad Cramer, Wade Sanner, and Chris Fredericksen for their quick action in addressing concerns related to the urban renewal project that had been set for a hearing on the current agenda and working toward a solution.

4. Idaho Legislative Session – Mayor Casper mentioned that the state legislature remains in session but is making progress on appropriations bills, with discussions about wrapping up next week.

5. Washington, D.C. Trip – Council President Burtenshaw announced that the Mayor, along with Economic Development Coordinator/Government Affairs Administrator Catherine Smith and herself, will travel to Washington, D.C., next week to advocate for federal funding for the Idaho Falls Airport. The funding is needed for infrastructure upgrades to accommodate increased demand, improve flight capacity, and enhance baggage processing. Meetings with Congressional delegates have been scheduled.

There being no further business, the meeting adjourned at 8:39 PM

_____ _____

Emily Geisler, City Clerk Rebecca L. Noah Casper, Mayor

City Council Work Session Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Monday, April 7, 2025 **3:00 PM** **City Council Chambers**

Call to Order and Roll Call
There were present:
Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw (Arrived at 3:09 pm)
Councilor Jim Francis
Councilor Michelle Ziel-Dingman
Councilor Jim Freeman
Councilor Kirk Larsen

Absent:
Councilor John Radford

Also present:
Brooks Slyter, Assistant Finance Manager
Mark Hagedorn, Finance Manager / Treasurer
Ed Morgan, Frontier Center Manager
Brian Trimble, Captain, Police Department
John Marley, Captain, Police Department
Darin Jones, Human Resources Director
Kevin Mullerleile, Auditor with Moss Adams
Pam Alexander, Municipal Services Director
Margaret Wimborne, Chief of Staff
Bryce Johnson, Police Chief
Jessica Marley, Captain, Police Department
Michael Kirkham, City Attorney
Emily Geisler, City Clerk

Mayor Casper called the meeting to order at 3:05 p.m. with the following items:

Municipal Services:

1. Presentation: 2023/2024 Comprehensive Annual Audit (Director Alexander, Brooks Slyter, Mark Hagedorn, Kevin Mullerleile)

   The FY 2024 audit, led by Director Alexander and Kevin Mullerleile from Moss Adams, covered the period ending September 30, 2024. The audit process showed significant improvements over the previous year, driven by Brooks' team training and process enhancements.
   - Key audit phases:
     - **Sept–Dec**: Internal prep, adjustments, and trial balance closing.
     - **Jan–Mar**: Auditor fieldwork, financial statement finalization, and internal controls testing.

   Audit Findings: The City received a clean (unmodified) audit opinion—its financial statements were found materially correct, complying with GAAP. One internal control finding was a minor issue involving a lease receivables classification, which will be addressed in the next fiscal year. No fraud, waste, or abuse detected.

   Federal Grant Compliance: The City expended $20.5 million in federal funds, with an audit of four major programs (ARPA, Airport funds, Federal Transit, SAFER grants). No compliance issues were identified.

   Additional Reports & Financial Health: The Passenger Facility Charge Audit also received a clean opinion. The City's net position has shown steady growth, especially in capital assets, reflecting strong long-term

planning. General Fund growth was noted, including a spike in 2021 linked to a police complex bond issuance. The City plans to submit next year's report to the Government Finance Officers Association (GFOA) for Certificate of Achievement consideration.

Internal Controls & Improvements: A fraud/waste/abuse hotline exists but is underused; recommendations included greater promotion and regular reminders. Cultural improvements in internal controls and audit processes were acknowledged, with the City praised for identifying issues proactively and fostering positive auditor interactions.

Closing Remarks: The auditor praised the finance team's responsiveness and collaboration. The meeting concluded with recognition of the City's improvements in transparency, teamwork, and audit performance.

2. Update: Enterprise Resource Planning (ERP) (Chief of Staff Wimborne, Finance Manager Hagedorn)

The presentation updated the ongoing Enterprise Resource Planning (ERP) project, focusing on improving the City's financial, work order, and asset management systems. The current system, in use for 25 years, requires modernization. Key points include:

Leadership and Updates: Chief of Staff Wimborne leads the steering committee and will be involved in decision-making, with a refined scope to be presented soon.

Project Scope and Changes: The ERP system will include various modules, such as grant tracking, expense approvals, HR functions, and employee communication tools. Additional features like help ticket systems, career planning, and internal text messaging were added. More data conversions and system integrations are also part of the expanded scope.

Timeline: The project aims for an 18-month implementation, with readiness starting by April 28th and deployment in June 2025, followed by a stabilization phase.

Cost Adjustments: The estimated cost has increased from $3.5 million to around $5.5 million, with additional funding needed for expanded scope, new features, and travel contingencies.

Key Integrations: Integration with existing software systems is a key part of the project, aimed at reducing manual data transfer and increasing automation.

Cost Breakdown: The cost estimate for the software implementation has increased from $4.997 million to $5.522 million. Direct costs include vendor fees and integration, while indirect costs, such as backfill labor, remain at $1.1 million.

Modules and Future Additions: The City initially requested three modules from Workday but received seven, including modules for granting, employee expenses, and a system replacement (Prism). Future costs will be tied to adding new features, not automatic software updates.

Department Funding and Allocation: Indirect costs will be spread across departments based on backfill labor costs. The project will be funded by governmental and enterprise funds, with a loan structure for the governmental portion.

Integration and Timeline: The 18-month timeline includes future system integrations, which will be funded separately. Deployment is scheduled for June 2025, with stabilization by August 2025.

Final Steps: The next steps include finalizing the contracts and presenting them for Council approval, with continued focus on cost breakdowns and integration timelines.

Police: Department Focus Report (Chief Johnson, Captain Trimble, Captain Jessica Marley, Captain John Marley)

Mission and Vision: The department's primary goal is improving community safety and well-being, with an emphasis on transparency, teamwork, and employee welfare. Core values such as integrity, courage, honor, trust, and excellence guide their operations.

Recruitment, Retention, and Employee Wellness: Recruitment and retention remain a significant concern, especially as neighboring areas like Pocatello increase entry-level wages. The department faces staffing challenges exacerbated by the mental health impacts of high-stress law enforcement work. Employee wellness, a crucial part of recruitment and retention, is addressed through continuous support programs. The speakers emphasized that recruitment will remain a priority for years to come.

Technology and Innovation: The department is incorporating advanced technologies like body cameras, license plate readers, and other crime-solving tools. Managing and integrating these technologies is critical as they continue to evolve. The department also hopes to integrate an electronic ticket writing system to improve efficiency in code enforcement.

Code Enforcement: The department took over code enforcement in 2021 and has worked to improve efficiency through better coordination, increased staffing, and streamlined processes. In 2023, the number of complaints handled grew significantly, and the department has been proactive in addressing neighborhood issues, with several cleanup initiatives coordinated with Public Works. In 2024 there were 2,822 code cases.

Community Policing: Efforts to increase officers' available time for proactive community policing are ongoing, with a goal to reach 33% available time. Successes in community policing include neighborhood-specific officers and a geographic policing approach, which has led to reduced service calls and resolved neighborhood disputes. Violent crime has also decreased by 13% over the last six months.

Specialized Units and Operations: The department is organized into several specialized units, including K-9, Traffic Enforcement, Narcotics, SWAT, and Victim Services. They also oversee Animal Services and Code Enforcement. These units work together to address major crime investigations, human trafficking, and internet crimes.

Personnel and Budget: The department has seen substantial revenue growth due to cost-sharing agreements and grants. However, they still face staffing shortages, especially in dispatch and specialized units. There is a need for future investments in equipment, officer training, and infrastructure, including a regional police academy and an indoor shooting range.

Future Investments and Infrastructure: Looking ahead, the department has identified key infrastructure needs, such as security camera installations, license plate readers, and bomb bunker modifications to meet compliance standards. Investments in officer equipment, including body cameras and tasers, as well as the expansion of the Emergency Communications Center, are also planned.

Five-Year Plan: The department is committed to a five-year plan, focusing on maintaining staffing levels, continuing to reduce crime, and investing in new technologies and personnel. They also plan to apply for the Community Oriented Policing Services (COPS) grant again to hire more officers, with contingencies in place if it is not approved.

Honoring Law Enforcement: The speakers concluded by emphasizing the honor of being part of law enforcement and working with the dedicated officers at IFPD. They expressed gratitude for the hard work and professionalism of the department, noting that, while not perfect, the department strives to improve continuously.

Break: 6:13 PM – 6:21 PM

City Attorney with Mayor's Office and City Clerk: Daycare Licensing, Ordinance Report, Fire Inspections (Clerk Geisler, Attorney Kirkham):

The City Council discussed the implications of a new state law that removes local authority over daycare regulation. As of July 1, 2025, state code will no longer allow cities to regulate daycare centers; the state will take over this responsibility. The City plans to revoke its daycare licensing ordinance to comply with this change. The revocation will take effect immediately once published, meaning Idaho Falls daycare providers will need to transition to state oversight sooner than initially expected.

Background Checks: The City's background check system was slightly different than the state's. The state requires an enhanced background check, but the city had additional disqualifying offenses, such as for drug violations or distributing illicit materials to children.

Inspections: The City will no longer initiate inspections (e.g., fire inspections) for daycare facilties. Instead, it will be the responsibility of the daycare provider to request them. The state will require inspections, but enforcement may be less direct than it was under City regulations.

Confusion: There is confusion among the community, especially parents concerned about the safety of daycare providers. Some providers will welcome fewer regulations, but others fear it could lead to less safety oversight.

Mayor and City Council:

1. Mayor and Council Reports: Calendars, Announcements, Events, Reports, Updates, Concerns, Questions, Discussion; Notes or Minutes from Boards and Commissions, and Strategic Plan Review

   Airport Board Meeting Cancellation: The meeting for next week is canceled because there isn't enough to discuss. Any urgent matters will be handled in the work session.
   Volunteer Cleanup Day: Scheduled for 9 a.m. at the Idaho Falls Zoo on April 18th, and the zoo itself opens on April 24th.
   New Nuclear Forum: Coming up the week of April 21st.
   AIC Spring District Academy: Scheduled for April 29th, and includes a legislative update and a session on wildfire mitigation.
   Mayor's Scholarship Fund: Recently celebrated its 20th year, having awarded $62,000. The fund now totals around $800,000 and aims to reach $1 million soon, supporting local students attending Idaho schools.

Spud Kings Hockey Team: They advanced to the finals of a series, with games scheduled at the Mountain America Center and in Ogden.
Council Priorities and Updates: The Council reviewed new and ongoing priorities. Some priorities were reformulated and aligned with goals, including actions for improving compensation data, resource stewardship, and public-private partnerships.
Public Safety and Wage Studies: Concerns were raised about prior studies on wages and compensation. Some departments have conducted independent studies, leading to discussions about creating more reliable, consistent data.
Thursday Meeting Agenda: There are 25 items on the agenda, with discussions on ordinances, urban renewal, zoo fees, and several public hearings. Some items may involve extended discussions.

Council President Burtenshaw: Unsolicited Airport Master Plan feedback is still coming in.

Councilor Ziel-Dingman: The governor recently signed House Bill 457, which removes sales tax from animal adoption and rescue fees for both government and nonprofit organizations. An interesting origin story behind the bill involves some animal shelters not realizing they were supposed to charge sales tax on animal adoptions, as these were not considered tax-exempt sales. Once alerted, the issue was brought to the attention of representatives, leading to the bill's creation. Initially intended for nonprofits, the bill was later amended to include local governments as well. The bill goes into effect on July 1st, encouraging more community members to adopt pets.

Councilor Francis:
- The Art Museum is hosting a fundraiser this Saturday at 6 PM for its expansion.
- The Sister Cities ordinance, which Councilor Francis helped write, is being discussed and modified.
- Arbor Day will be celebrated on May 9th at Heritage Park, where 18-22 trees will be planted at 10:30 AM.
- Tim Reinke's retirement open house will be on April 25th starting at 4pm at Pinecrest Golf Course.
- A soccer tournament organized by BYSO will be held on May 16th and 17th, with 217 teams and an estimated $1 million impact on the City's economy. Hotel rooms will be in high demand during that time, similar to the impact of the AIC conferences in Boise over the past several years.

Councilor Freeman: Nothing additional to share at this time.

Councilor Larsen: Nothing additional to share at this time.

2. Acceptance or Receipt of Minutes: Planning and Zoning Minutes

Motion: Receive the recommendations from the April 1, 2025, meeting of the Planning and Zoning Commission pursuant to the Local Land Use Planning Act (LLUPA)
   - Moved by: Councilor Francis
   - Second: Councilor Larsen
   - Vote: Burtenshaw – Yes, Dingman – Yes, Francis – Aye, Freeman – Yes, Larsen – Yes
   - Motion carries.

Executive Session (called at 7:05pm): *The Council will not reconvene after the executive session*.

Motion: The Executive Session is being called pursuant to the Provisions of Idaho Code Section 74-206 (1) (j) to consider labor contract matters authorized under Idaho Code Section 74-206 (a) (1) (a) and (b).

- Moved by: Councilor Francis
- Second: Councilor Larsen
- Vote: Burtenshaw – Yes, Dingman – Yes, Francis – Aye, Freeman – Yes, Larsen – Yes
- Motion carries.

There were present:
Mayor Casper, Council President Burtenshaw, Councilor Dingman, Councilor Freeman, Councilor Francis, Councilor Larsen, HR Director Darin Jones, Director Alexander, Fire Chief Nelson, Attorney Mike Kirkham

There being no further business, the Executive Session adjourned at 8:12 PM

Emily Geisler, City Clerk

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 25-234 **City Council Meeting**

FROM: Darin Jones, Human Resources Director
DATE: Friday, April 18, 2025
DEPARTMENT: Human Resources

Subject
Collective Bargaining Agreement between the City of Idaho Falls and Idaho Falls Firefighters Union Local No. 1565.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Ratify the collective bargaining agreement between the City of Idaho Falls and Idaho Falls Firefighters Union Local No. 1565.

Description, Background Information & Purpose
The current collective bargaining agreement between the City of Idaho Falls and Idaho Falls Firefighters Union Local No. 1565 expired April 30, 2025. City and Union representatives began bargaining a new contract on March 31, 2025. The City and the Union entered into a tentative agreement for all articles in the collective bargaining agreement on April 18, 2025. The union body voted to ratify the contract on April 29, 2025. It is now time for the City Council to ratify the agreement.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐
The agreement supports the attracts, develops, rewards, and retains a high-quality, engaged, and productive workforce result.

Interdepartmental Coordination
The management bargaining team consisted of the Director of Municipal Services, the City Attorney, the Fire Chief, the Deputy Fire Chief, the HR Manager, the HR Director, and Admin Assistant for Fire Department.

Fiscal Impact
The new collective bargaining agreement includes a 3% pay increase for the regular and longevity salary schedules for the first year of the contract and a 2% increase for the second two years of the contract. It also includes additional funds for protective clothing allowance.

Legal Review
The City Attorney participated in the bargaining process.

AGREEMENT
CITY OF IDAHO FALLS
AND
IDAHO FALLS FIREFIGHTERS UNION
LOCAL NO. 1565

May 2025 through April 2028

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AGREEMENT
CITY OF IDAHO FALLS
AND

IDAHO FALLS FIREFIGHTERS UNION LOCAL NO. 1565

This Agreement is between the CITY OF IDAHO FALLS, IDAHO (hereinafter referred to as “CITY"), a municipal corporation of the State of Idaho and the INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL NO. 1565 (hereinafter referred to as "UNION"). It contains the entire Agreement between the parties on these subject matters, which has been reached as the result of collective bargaining and shall be in effect for the period stated herein.

ARTICLE 1 - PURPOSE

Section 1. General Purpose

The purpose of this Agreement is to increase the general efficiency in the Fire Department and maintain harmonious relations between the Fire Department and its personnel, promote staff morale, and protect the rights, well-being, and security of the Fire Department's permanent employees. To accomplish the foregoing, the parties hereto agree as follows:

Section 2. Public Employees

The Fire Department and the individual members of the UNION are to regard themselves as public employees and are to be governed by the highest ideals of honor and integrity in all their public and personal conduct in order that they merit the respect and confidence of the public.

Section 3. Equal Employment

There shall be no discrimination between employees of this bargaining unit and CITY and neither shall a non-union member be discriminated against by UNION or CITY with respect to any condition of employment because of membership or non-membership in UNION or because of sex, race, color, religion, national origin, rank, sexual orientation, gender identity/expression, and any other bases protected by law.

ARTICLE 2 - RECOGNITION

CITY recognizes UNION as the sole and exclusive bargaining agent for the purpose of establishing salaries, wages, hours of duty, and other conditions of employment for all of its employees in the Fire Department with the exception of the Fire Chief, Deputy Chiefs, Division Chiefs, Fire Marshal, Battalion Chiefs, the Public Information Officer, and the clerical staff. Nothing in this article shall be construed as prohibiting the Fire Chief, Deputy Chiefs, Division Chiefs, Fire Marshal, or Battalion Chiefs from voluntarily maintaining UNION membership.

ARTICLE 3 – MANAGEMENT RIGHTS

It is understood and agreed that management possesses the sole right to operate the Fire Department and that all management rights repose in it, but such right must be exercised consistently with other provisions of this Contract. These rights include, but are not limited to, the following:

1. Discipline or discharge for just cause;

2. Direct the work force;

3. Hire, assign, or transfer employees;

4. Determine the objective of the Fire Department;

5. Determine the methods, means, and number of personnel needed to carry out the Fire Department's objectives;

6. Introduce new or improved methods or facilities;

7. Change existing methods or facilities;

8. Relieve employees because of lack of work;

9. Take whatever actions are necessary to carry out the objective(s) of the Fire Department in situations of emergency;

10. Make promotions fairly and in accordance with this Agreement.

To aid in the consistent and efficient operation of the Idaho Falls Fire Department, a complete Book of Standard Operating Procedures and /or guidelines shall be maintained. A copy shall be kept electronically and shall be available on the fire server. Proposed changes shall be presented in writing to UNION prior to implementation.

Nothing in this provision shall be construed as a waiver of statutory rights in regards to bargaining of wages, hours, and all conditions of employment.

ARTICLE 4 - TIME OFF FOR UNION BUSINESS

Time off with pay shall be granted to members of UNION Negotiating and/or Grievance Committees while in actual negotiations or handling of grievance problems with management and for required P.F.F.I. meetings or required Pension meetings, when meetings fall on employee's scheduled work shift. Three (3) personnel per shift and one (1) Fire Prevention Bureau Representative will be guaranteed time off for the spring P.F.F.I. Convention in Boise. Requests for time off for UNION business for meetings other than the spring P.F.F.I. Convention in Boise will be granted for four (4) employees for two (2) additional UNION functions; other requests will be considered as travel status requests and granted following UNION contract and minimum staffing guidelines. Meetings shall be scheduled as equally as possible among the three (3) battalions at the convenience of both parties.

ARTICLE 5 - CHECK OFF

Upon receipt of a lawfully executed written authorization from the employee, which may be revoked in writing at any time, CITY agrees to deduct the regular monthly dues of such employee from the

employee's pay and deposit such deduction by the first of the month following the second pay period of the succeeding month in any local bank so designated in writing by UNION President. UNION will notify CITY in writing of the exact amount of such regular Membership Dues to be deducted. UNION agrees to hold CITY harmless against any and all claims, suits, orders, or judgments brought or issued against CITY as a result of any action taken or not taken by CITY under the provisions of this article.

ARTICLE 6 - SENIORITY LIST

Seniority, as defined by this Agreement, is the employee's length of continuous service with the Fire Department, dating from last date of hire. The Fire Department shall establish a seniority list and it shall be updated with any change in ranking or promotion and immediately posted electronically thereafter on the Fire Department common server for a period of not less than thirty (30) days. Any objections to the seniority list as posted shall be reported by the individual concerned to the President of the UNION or to the UNION Grievance Committee, who in turn shall report it to the Fire Chief within ten (l0) days, or it shall stand approved as posted. Termination of an employee's service prior to the expiration of the probationary period shall not be subject to appeal or grievance. This Seniority List shall also include a Position/Rank Seniority listing by date of promotion. This list shall be separated by: Captain, Driver, Paramedic, Firefighter, and Inspector.

ARTICLE 7 - PERSONNEL REDUCTION

Section 1. Reduction in Staff

In case City Council decides to reduce the Fire Department personnel, the employee with the least seniority shall be laid off first. No new employee shall be hired until all laid-off employees have been given an opportunity to return to work.

Section 2. Eliminated Position

An employee whose job has been eliminated may revert to next lower job classification held. If an employee's movement creates excess personnel in the employee's new classification, the employee with the least seniority in that classification will revert to the next lower classification. No new promotions will take place until all employees who have been reduced in rank have been promoted as they were demoted.

Section 3. Return to Work

Seniority will be lost whenever an employee fails to return to work within thirty (30) calendar days from the date the employee has been notified to return to work. The employee shall be responsible for furnishing CITY with an address and phone number where the employee can be contacted and meeting all department physical standards. When CITY recalls an employee under this provision, that employee is not required to retest.

ARTICLE 8 - HOURS OF DUTY

Section 1. Shift Employees

The hours of duty shall be so established by the Fire Department that the average weekly hours of duty in any year shall not exceed fifty-six (56) hours. Shift firefighters shall be paid upon this average and receive regular bi-weekly pay periods (26 pay periods) of one hundred twelve (112) hours. A shift will be twenty-four (24) hours, from 0800 until 0759. The 24-day schedule will begin the next FLSA cycle following ratification, with the elimination of the Kelly Day schedule and as such each Firefighter will be paid FLSA compensation for regular work hours that exceed 182 in all future 24-day FLSA periods.

Section 2. Other Divisions

The regular work schedule for personnel of other divisions of the Fire Department other than OPERATIONS shall be forty (40) hours per week. These other divisions may include Prevention and Training.

Section 3. Overtime

Emergency overtime shall be any overtime caused by call-back or holdover of personnel because of the need for additional firefighters on shift or at an emergency. Overtime shall be paid at the rate of two (2) times the base hourly rate for each overtime hour worked.

There shall be a minimum compensation of two (2) hours for call-back overtime and for holdover overtime of more than thirty (30) minutes. Holdover overtime of more than fifteen (15) minutes, but less than thirty (30) minutes, will be compensated for one-half (0.5) hour. Call back overtime shall be earned when attendance is required at Fire Department meetings or training sessions.
An accurate list of accumulated individual overtime hours offered shall be readable by computer at all stations. Overtime shall be offered to personnel by rank based on an individual's accumulated hours offered, except in emergency situations. The program on the computer shall be maintained at Station 1. Personnel shall be hired based on rank and shall be called in order from lowest accumulated OT hours offered to highest accumulated OT hours offered. Every effort shall be made to equalize the opportunity to work overtime within each rank.

Ambulance transports would not be considered as travel status.
Overtime personnel will be hired for all ambulance transports that are over one hundred (100) miles one-way.

In consideration for the travel time to and from the Swan Valley assignment, personnel working the assignment will be given an additional one half (1/2) hour overtime each way or one (1) hour per two (2) twenty-four shifts that complete a work set. Personnel working the Swan Valley assignment shall report to Station 2 at 7:00 a.m. and use a staff vehicle to travel between Station 2 and Swan Valley.
Idaho State University Paramedic Program: Employees working as lab instructors for the ISU Paramedic Program will be compensated by the City at the rate of two (2) times the employee's base hourly rate for scheduled lab instruction time.

Section 4. Compensatory Time

Members have the choice to accrue Compensatory Time (accrued at the same rate as overtime, two (2) times the hour worked) in lieu of Overtime ("OT"), with the exception of wildland deployments, Mountain America Center (MAC) events, and State Com/regional team incidents. Compensatory Time

would be used following the current comp time use policy. Overtime for forty (40) hour per week employees shall be paid at the rate of one and one-half (1.5) times the base hourly rate for each overtime hour worked. This accrued Compensation Time shall be subject to Compensation Time use and accumulation rules already in place. Compensation Time shall be accrued each calendar year and paid out at the first full pay period in January of each calendar year or upon Promotion, whichever is appropriate. Compensation Time shall not be considered in making a training selection. The employee may opt to have all or some of the payout contributed to a qualified retirement plan.

Comp-time may be accumulated up to four hundred eighty (480) hours. Use of comp-time shall comply with the vacation selection process as outlined in Article XXII, Sections 2 and 3. Comp-time earned in excess of four hundred eighty (480) hours will be paid as overtime.

Section 5. Emergent Vacation Leave

The City will allow Fire Department personnel to utilize twenty-four (24) hours of their banked vacation benefit as emergent vacation leave each fiscal year. Emergent vacation leave must be of an emergent nature and cannot be requested more than twenty-four hours (24) prior to the start of the members scheduled work shift. Emergent vacation must be used in a minimum of four (4) hour increments. Emergent vacation leave will be deducted from the members accrued vacation bank. Forty (40) hour employees must use emergent vacation in half (1/2) or full day increments.

Emergent event/emergency. A sudden, unanticipated event not caused by or contributed to by the employee that requires immediate action by that employee to prevent or mitigate further significant harm to human life or to property. Examples: Water heater going out, house flooding or similar event.

Section 6. Kelly Hours

The City will grant shift personnel one hundred and twenty (120) hours of Kelly time annually to be placed into their Kelly hours bank on the first full pay period of each calendar year. Kelly hours must be used in twenty-four (24) hour increments. No more than one hundred and twenty (120) hours of Kelly time may be used in each calendar year. Unused Kelly hours will be eliminated annually on the last full pay period of each calendar year. (for example, if the last full pay period of 2025 ends on January 3, 2026, unused Kelly hours must be used prior to January 3, 2026).

a. Only twenty-four (24) hours of Kelly time will be allowed to be used per FLSA cycle.
b. Each twenty-four (24) hours of Kelly time picked in vacation rounds must be in separate FLSA cycles.

ARTICLE 9- SALARIES

Appendix "A" shall be the schedule of salaries payable to the members of the Fire Department.

The schedule of salaries shall increase on the following effective dates and in the following amounts:

- Effective October 1, 2025: The schedule of salaries will increase by 3%.
- Effective October 1, 2026: The schedule of salaries will increase by 2%.
- Effective October 1, 2027: The schedule of salaries will increase by 2%.

If the City provides the general employees a wage increase greater than that which is agreed to in this Agreement, then the City shall adjust the wage increase(s) contained in this Agreement so that it is equal to the wage increase granted to the general employees. Such adjustments shall be effective at the time the wage adjustment is granted to the general employees.

The Union acknowledges and agrees that the City is a public entity and that City's obligations herein are contingent upon the availability of public funding, which is appropriated annually. The wage increases agreed to, beyond under fiscal year 2025/2026, are contingent upon City receiving the necessary public funding to cover the wage increase. In the event that funding is not received or appropriated by the Idaho Falls City Council, then, and in that event, City's obligations for those increases under this Agreement shall cease and the City shall be released from further performance without any liability for the unappropriated increases.

In the event that the Idaho Falls City Council does not appropriate public funding to cover wage increases the City will provide the Union with written notice. The Union may request, in writing, to reopen negotiations to address wages within thirty (30) days of the City's notice of non-appropriation.

ARTICLE 10 - HOLIDAY PAY

All shift firefighters are to be paid for ninety-six (96) hours holiday pay at their hourly rate for compensation for holidays worked during a one (1) year period, payable the second payday in November. Firefighters who are currently employed on the second payday in November shall receive the holiday pay under this Article, regardless of length of the firefighter's employment with City.

ARTICLE 11- LONGEVITY

Appendix "B" shall be the schedule of longevity for eligible members of the Fire Department.

ARTICLE 12 - CLOTHING ALLOWANCE

Each eligible firefighter shall receive a uniform allowance of one thousand one hundred and fifty dollars ($1,150) per year, to be paid in two equal installments to firefighters employed at the time of each payment on the second payday of April and October. A new employee to the Fire Department will be issued one thousand, one hundred, and fifty dollars ($1,150) uniform allowance on the payday following the first full pay period they are employed in addition to their regularly scheduled clothing allowance.

ARTICLE 13 - PROTECTIVE CLOTHING

In addition to the above uniform allowance, CITY agrees to furnish, where the nature of assigned duties dictate, any protective clothing or device that the Fire Chief may feel necessary for the health and welfare of the firefighters. UNION recognizes that title to such items furnished remains with CITY.

ARTICLE 14- EMPLOYEE BENEFITS

Section 1. Personnel Policy

All benefits and obligations shall be as set forth in the Personnel Policy and by reference each is incorporated herein and is made part of this Agreement.

Section 2. Non-Negotiated Benefits

The conditions, rules and regulations of such benefits as may be established by CITY shall determine all questions arising thereunder. CITY will make detailed information concerning the provisions of such benefits available to the employees. CITY agrees that during the life of this Agreement~~,~~ the benefits will not be eliminated or reduced.

Section 3. Physical Exams

CITY reserves the right to require physical examination of its employees at any time in accordance with the rules and regulations.

Section 4. Physical Fitness Equipment

CITY agrees to provide two thousand four hundred fifty dollars ($2450) annually per station for departmental physical fitness equipment to be used for the physical fitness program. In addition, the City will furnish any new station purchased or built with new fitness equipment; not to exceed fifteen thousand dollars ($15,000).

Section 5. Wellness / Fitness Program

CITY and UNION will work together to administer a joint wellness/fitness program by adopting the current NFPA 1582 Standard. Included in this program will be an annual Fire Department physical evaluation and fitness evaluation. No part of the process will be punitive in nature or design. All new employees of the Fire Department will receive a physical based on the NFPA 1582 standard as well. The intent of the program is to create an overall healthier work force and increase workplace safety. The intent will be to reduce health care costs and reduce CITY expense pertaining to occupational injuries.

Section 6. Medical Benefits

CITY offers a comprehensive medical benefits plan through a third-party source.

For those employees who sign up for the high deductible health plan with the health savings account, CITY will contribute $1,750, pro-rated, to the employee's health savings account for the Plan Year.

Both parties recognize the benefits of the CITY’s medical benefits plan are subject to change because the timing for this Agreement's negotiations and the finalization of the CITY's insurance plan are not synchronized. In the event that the City’s medical benefits plan changes UNION members shall receive the same Health Benefit Package as non-union employees. After the CITY receives the annual notice from the CITY's third-party administrator of the finalized medical plan, the CITY shall inform the UNION in writing within ten (10) business days of receipt and of ALL changes contained within the plan.

If the finalized medical benefits plan contains material or substantive changes, the PARTIES agree to meet to reopen negotiation of this Agreement only to discuss the medical benefits plan changes as soon as possible. Either party may request, in writing, reopening negotiations to address a material or substantive change in the medical plan within thirty (30) days of the CITY's notice of changes. If neither party requests reopening, in writing, within thirty (30) days, the changes shall be considered unsubstantial. The UNION will give CITY thirty (30) day notice to negotiate if UNION intends to change insurance programs.

Section 7. Sick Leave

Employees working a forty (40) hour work week shall accrue 3.69 hours of Sick Leave per pay period which totals ninety-six (96) hours per year. Sick leave may accrue up to a maximum of 2,080 hours total. Employees working shift work will accrue 5.54 hours of Sick Leave per pay period which totals one hundred forty-four (144) hours per year. Sick leave may accrue up to a maximum of 2,912 hours total. Upon meeting the requirements of retirement, age fifty (50) or PERSI Rule of 80, employees may sell unused sick l eave. The total amount of sick leave sold will be calculated as follows:

Employees with five (5) or more years of service may choose to convert sick leave annually into a qualifying deferred compensation plan, transfer hours to vacation hours, or cash out hours. Annual selection to convert sick leave must be made between April 1st and April 30th and shall be converted in the October of the same year. For forty (40) hour workweek employees a balance of at least 160 hours must be left in the employee's sick leave bank. For shift firefighters (56) hour workweek employees a balance of at least 224 hours must be left in the employee's sick leave bank. Sick leave will be converted/cashed out at 33% of the employee's regular hourly rate of pay not to exceed a maximum of $2,500.

If the employee meets the requirements for PERSI retirement, one-third (33%) of the sick leave balance maybe deposited into their PERSI Choice account, City-offered deferred compensation programs (401K or 457) or be converted to cash. Upon the death of an active employee, sick leave benefits will be paid 100% at to the employee's estate~~,~~ in the form of cash.

Occupational Injury benefits as outlined in paragraph XX, Item D, shall be used prior to sick leave benefits. Benefits under Occupational Injury shall be limited to fifty (50) calendar days or a period equal to accumulated eligibility under sick leave up to sixty-five (65) working shifts, whichever is the greater. Additional leave beyond sixty-five (65) working shifts for Occupational Injury will be charged against employee's accumulated sick leave.

The minimum charge for sick leave is one-half (1/2) hour and additional sick leave is charged in multiples of one-half (1/2) hour. Absences for shorter periods may not be accumulated from day to day for the purpose of charging units of hours.

Shift fire fighters may be granted leave with pay at their base rate for a period not exceeding forty-eight (48) shift hours, when authorized by the Fire Chief, for deaths in immediate family. The Fire Chief may authorize twenty-four (24) additional shift hours travel time when they deem it necessary for the employee to reach their destination and return. Such additional travel time will be deducted from accumulative sick leave.

Section 8. Procurement Card

The CITY agrees to issue credit cards to UNION Members to be used for classes, conferences, courses, meetings, inspections, evaluations, ambulance transport, wildland deployments and other expenditures approved by the Fire Chief. UNION Members agree to follow the CITY Travel Policy that is currently approved and in effect.

As per the CITY Travel Policy, the UNION Member shall complete a Travel Expense Form with supporting documents for reconciliation to Fire Administration for submission to Municipal Services within ten (10) CITY working days of travel completion. After the ten (10) CITY Day submission timeframe, the CITY agrees to reimburse UNION Members within fifteen (15) CITY days for travel.

Section 9. Occupational Injury

All CITY Fire Department Employees shall follow all injury reporting requirements and conditions in accordance with the CITY Personnel Policy Occupational Injury Section XXIV.

The CITY Fire Department may require a City Fire Department Employee, who has been diagnosed with a work-related illness or injury, to report to work in a Light-Duty capacity. This requires a signed Medical Release Form from a licensed medical provider listing any work restrictions. The CITY Fire Department defines Light-Duty as a place wherein a CITY Fire Department Employee is allowed to work within the limits of their Medical Release Form restrictions. Light-Duty is temporary and must meet the needs of the CITY Fire Department. All CITY Fire Department Employees are to maintain their professional certifications within the limits of their restrictions whenever possible.

The CITY Fire Department Employee who is injured while On-Duty and no work restrictions are noted on Medical Release Form shall report back to the immediate Supervisor and return to their previously assigned position. If work restrictions are listed on the Medical Release Form, the Employee will report to Fire Administration at 0800 to be assigned a Light-Duty Supervisor. After a discussion, the Employee's work schedule will be assigned by a Light-Duty Supervisor of either four (10-hour days) or if necessary five (8-hour days) but not to include any overtime assignments. Short term Light-Duty not to exceed 112 hours and long term converted Light-Duty not to exceed 80 hours per pay period. The CITY Fire Department will allow follow-up medical appointments with no charge to Sick Leave accrual.

The CITY Fire Department Employee who is injured while Off-Duty and has work restrictions listed on the Medical Release Form may request Light-Duty. If desired, the Employee will submit a written request and the Medical Release Form requesting accommodation through the Fire Administration for the possible assignment to Light-Duty. Off-Duty Light-Duty is not guaranteed and is managed on a case-by-case basis as restrictions and availability permit as determined by the Fire Chief. Prior to requesting a temporary assignment to light duty, the employee must be using current benefits. The CITY Fire Department Employee shall use Sick Leave for any follow-up medical appointments while on Off-Duty Light-Duty.

Section 10. Station TV's and Barbeques

The CITY will provide TVs and barbeques at each station for use by UNION members. CITY will gain ownership of existing TVs and barbeques. The CITY will pay for the use of fuel in the barbeques and refill of propane cylinders. CITY will replace or repair as needed annually one (1) TV per station. The CITY will replace two (2) barbeques as needed per year and repair any barbeques as needed. City will

provide and maintain one (1) barbeque per station. Beginning October 2021, the CITY will provide TV services to each station that will be similar to current services. (2021 Direct TV business Xtra package or equivalent from another vendor)

ARTICLE 15- MISSION STATEMENT

The Idaho Falls Fire Department is committed to providing Professional Life Saving Services ensuring the safety and security of our community.

ARTICLE 16 - CORRESPONDENCE

Section 1. Respond in Ten (10) Days

The parties hereto shall acknowledge any correspondence in writing within ten (10) days, exclusive of weekends and holidays, from date such correspondence is received.

Section 2. Waiver in Case of Emergency

In cases of circumstances beyond the control of CITY, such as an act of God, riot, civil disorder, and other similar acts, the following conditions of this Agreement shall be automatically suspended by the appropriate public official without recourse from UNION.

1. Time limits for management replies on grievances and correspondence.

2. Assignment of employees to work without regard to their employment classification and such assignment shall not be subject to the grievance procedure upon termination of the emergency.

ARTICLE 17- GRIEVANCE PROCEDURE

Section 1. Purpose

The purpose of this Article XVII is to provide for a mutually acceptable method for the prompt consideration and equitable settlement of employee grievances and disputes over the interpretation and application of this Agreement.

Section 2. Informal Step

Every employee shall have the option of presenting alleged grievances to UNION in writing. UNION will counsel the employee regarding whether UNION should use the formal Grievance Procedure in Section 3 of this Agreement. UNION may follow the formal Grievance Procedure in Section 3 of this Agreement. Any grievance not taken up by UNION within twenty (20) calendar days after knowledge of occurrence of the circumstance out of which the grievance arose shall not be formally presented nor considered at a later date by UNION.

Section 3. Formal Grievance Procedure

Step 1. UNION spokesperson shall present a formal grievance in writing to the employee's immediate supervisor, who should hold the rank of not less than a Battalion Chief or Division Chief, with a copy to the Fire Chief, not later than thirty (30) calendar days after knowledge of occurrence of the circumstance out of which the grievance arose.

Step 2. The supervisor receiving the formal grievance shall render a decision in writing within seven (7) calendar days after receipt of the grievance.

Step 3. Failing to reach a satisfactory understanding or adjustment at Step 2, the grievance will be presented in writing to the Fire Chief.

Step 4. The Fire Chief shall render a final decision regarding the grievance in writing to the employee and to UNION within ten (10) calendar days after receipt of the formal grievance.

Step 5. If the grievance is still unsettled, any party to the grievance may, within ten (10) calendar days following the decision of the Fire Chief, have the right to have the matter arbitrated by a third party jointly agreed upon by CITY and UNION. If the parties are unable to agree upon an arbitrator, the Federal Mediation and Conciliation Service shall be requested to submit the names of five (5) arbitrators.

CITY and UNION shall alternately strike a name from the list (the first to strike shall be determined by lot) until the name of one (1) individual remains. The remaining person shall be the arbitrator. The designated arbitrator shall hear both parties over the disputed matter and shall render a decision within thirty (30) days which shall be final and binding. The arbitrator shall have no right to amend, modify, nullify, ignore, or add provisions to this Agreement, but shall be limited to consideration of the particular choice(s) presented. The arbitrator shall not have the right to make any punitive awards. Expenses for the arbitrator shall be borne jointly by the parties concerned; however, each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim recording of the proceedings, it may cause such a record to be made, provided it pays for the record. If the other party desires a copy, both parties shall jointly share the cost of the transcript and all copies.

Section 4. Decisions

All decisions rendered under this grievance procedure shall be fair and just and free of arbitrary or capricious action.

Section 5. Exercise Authority or Function

It is expressly understood and agreed that the mere circumstance that any member of UNION shall exercise any authority or function under the provisions of Article XVII - Grievance Procedure~~,~~ shall not be the sole determining factor in deciding the issue or question whether or not such UNION Member is exercising management power which could cause the UNION Member to be excluded from the Union.

ARTICLE 18 - PREVAILING RIGHTS

Section 1. Rights Retained Unaffected

All rights, privileges, and obligations enjoyed by the personnel of the Fire Department at the present time which are not included in this Agreement shall remain in force, unchanged and unaffected in any manner by this Agreement. Such rights, privileges, and obligations, however, may be altered or canceled by the Fire Chief after mutual consent of UNION and the Fire Chief.

It is agreed and understood that this article is subject to the Management Rights Clause.

ARTICLE 19 - NO STRIKE CLAUSE

UNION agrees that during the term of this Contract there shall be no strikes, slowdowns, stoppage of work, or any interference with the efficient management of the Fire Department.

ARTICLE 20 – VACATIONS

Section 1. General

Vacations shall be granted and guaranteed as follows:

56 - Hour work week employee

0-4 years	9.5 shifts	228 hours	8.77 hrs per pay period
5-9 years	11.5 shifts	276 hours	10.62 hrs per pay period
10-14 years	13.5 shifts	324 hours	12.46 hrs per pay period
15-19 years	14.5 shifts	348 hours	13.38 hrs per pay period
20 or more	15.5 shifts	372 hours	14.31 hrs per pay period

40 - Hour work week employee

0-4 years	23 working days	184 hours	7.08 hrs per pay period
5-9 years	25.5 working days	204 hours	7.85 hrs per pay period
10-14 years	28 working days	224 hours	8.65 hrs per pay period
15-19 years	33 working days	264 hours	10.15 hrs per pay period
20 or more	35.5 working days	284 hours	10.92 hrs per pay period

Vacation Slot

Any additional shift personnel added beyond the number of 38 personnel per shift will require one vacation spot for every nine (9) personnel per shift (i.e., 9 = 1, 18 = 2, 27 = 3, etc.).

Vacation Carry Over

Firefighter vacation carry at two (2) years of the maximum amount for shift employees (744 hours), for 40-hour work week employees (568 hours).

Unused vacation time to which a shift Fire Fighter is entitled in any calendar year may be used by them in any subsequent calendar year. A shift Fire Fighter may also, use accumulated vacation time to extend Sick Leave and Death in Family benefits.

Retirement/Separation Payout

Retirement payout for shift personnel shall be up to 624 hours and for 40-hour employees shall be up to 480 hours.

Pay in Lieu of Vacation in Event of Separation.

An employee who retires or separates from the City voluntarily and who is eligible for vacation benefits shall elect to receive their balance by deposit into their PERSI Choice account, City-offered deferred compensation programs (401K or 457) or be converted to cash. Vacation benefits will be up to and not exceed 26 shifts (624 hours) for shift personnel or 60 days (480 hours) for 40-hour work week employees.
An employee who separates from the City involuntarily or is terminated and who is eligible for vacation benefits shall receive a lump-sum payment in lieu of such vacation. Vacation benefits will not exceed 13 shifts (312 hours) for shift personnel or 30 days (240 hours) for 40-hour work week employees.

Section 2. Selection

Vacations shall be granted at any time during the calendar year. Selection for the vacation period shall be based on seniority with the firefighter with the highest seniority having first choice, continuing in this order down to the last employee with the least seniority.

Section 3. Selection Policy

To facilitate the orderly selection and taking of scheduled vacation time, the following policy shall be followed:

1.
    a. For 2912 employees Battalion Chiefs will begin first round of vacation picks no later than December 1st and will complete the six (6) rounds of vacation picks no later than January 31st. The employee will have 48 hours after verbal notification from the BC for vacation selection. If the BC is unable to get a hold of employee that is off duty, the BC will leave a voice message or text informing the employee of their turn of vacation selection. Comp-time hours may not be scheduled during first, second, third, fourth and fifth round vacation selection at the first of the year. Vacation selection by Battalion Chiefs will not affect vacation selection of other personnel.
    b. For 2080 employees Division Chiefs will begin first round of vacation picks no later than December 1st and will complete the four (4) rounds of vacation picks no later than January 31st. The employee will have 48 hours after verbal notification from the DC for vacation selection. Comp-time hours may not be scheduled during first, second, third, and fourth round vacation selection at the first of the year. Vacation selection by Division Chiefs will not affect vacation selection of other personnel.

2.

a. For 2912 employees first, second, third, fourth, fifth, and sixth round vacation selections will be chosen according to seniority on each platoon. Any subsequent vacation request for first, second, third, fourth, fifth, and sixth vacation shall be approved if the position is available.
b. For 2080 employees first, second, third, and fourth round vacation selections will be chosen according to seniority. Any subsequent vacation request for first, second, third, and fourth vacation shall be approved if the position is available.

3. Seven (7) firefighters may schedule advance vacation at the same time on any one (1) battalion, subject to the provisions of Item Nos. 2 and 4, of Section 3 of this Article.

4. A seventh vacation position may be scheduled within thirty (30) days of a shift requested, but determination to allow such vacation will not be made until 5 p.m. the evening prior to the shift involved. This determination will be made only if the on-duty personnel scheduled for that forty-eight (48) hour set will remain at minimum staffing levels or above and will not interfere with Fire Department activities.

5. A minimum charge for vacation will be one (1) hour and additional leave will be charged in multiples of one (l) hour. Any portion of an hour will be charged as a full hour.

6. Cancelling scheduled vacation is discouraged. It will be permitted, however, if it is canceled one-hundred-twenty (120) hours before it is scheduled to begin. Cancellation of any scheduled vacation should be announced to the platoon involved at the first opportunity so that others may have a chance to use it. Vacations may be canceled at any time for any reason if there is one (1) or more vacation positions available for that shift.

7. All requests for scheduling or canceling vacations shall be called in to the Battalion Chief on duty or designee and the time will be logged. Approval or denial shall be made by the Battalion Chief on duty or designee.

8. Each round of vacation picks will be chosen in consecutive order, including Kelly time, if applicable. For example: February 2, February 3, Kelly time February 8, February 9, February 14, February 15 would be a pick using five (5) vacation shifts but having six (6) shifts off including the Kelly time. Each round would enable a new consecutive pick. If a member uses just twenty-four (24) hours one (1) shift as a round pick, that round is complete. One Kelly time per FLSA cycle per pick. If a pick is arranged as such to allow two Kelly time shifts in two separate FLSA cycles in one round pick, that is acceptable.

ARTICLE 21 - VACANCIES AND PROMOTIONS

The staffing requirements of the Fire Department shall be established by the Chief of the Department as an administrative procedure. Minimum staffing for all “In Service” Engines and Ladder companies will be three (3) personnel. Minimum staffing for all “In Service” Advanced Life Support (ALS) Ambulances will be one (1) Paramedic and one (1) EMT. Minimum Staffing for all “In Service” Basic Life Support (BLS) Ambulances will be two (2) EMTs. The Chief of the Department or their designee shall establish when units are needed to be “In Service.” Vacancies occurring in the permanent

promotional ranks shall be filled within thirty (30) days after an appropriate promotional exam is given and eligibility list is established.

A representative from UNION offers input, in the form of communicating positive and negative criteria of a firefighter candidate to the Fire Department's hiring committee, when hiring new Fire Department employees who are or will be covered by this Collective Bargaining Agreement. UNION representative observing in the Entry Level interview and provide a written positive and negative criterion to the Chief prior to the selection process.

ARTICLE 22 - COMMITTEES

Health and Safety Committee

Section 1. General

A Health and Safety Committee shall be established and shall serve in an advisory capacity to the Fire Chief. The Committee shall include a representative of the Fire Department Management, a UNION representative, and one (1) representative of each position, including Training Officer and Fire Prevention Division. The member of management and the representative holding the rank of Captain will act as the committee co-chairs and conduct the meetings. The UNION representative will be selected by UNION, but other Committee Members shall be recommended by UNION and approved by the Fire Chief. The Health and Safety Committee has the authority to enlist the help of other persons when needed.

Section 2. Purpose

The purpose of the Health and Safety Committee shall be to conduct research, develop recommendations, and study and review matters pertaining to occupational safety and health within the Fire Department.

Section 3. Meetings

Meetings shall be held at least once every three (3) months. Meetings shall be scheduled by the Secretary of the Committee and coordinated with the member of management on the Committee. Written minutes of each meeting shall be retained and shall be made available to all members.

Training and Technologies Committee

Section 1. General

A Training and Technologies Committee shall be established and shall serve in an advisory capacity to the Fire Chief. The Committee shall include a representative of the Fire Department Management, a UNION representative, and one (1) representative from each position, including Training Officer and Fire Prevention Division. The member of the management and the representative holding the rank of Captain will be the Training Committee co-chairs and conduct the meetings. The UNION representative will be

selected by the UNION, but other Committee Members shall be recommended by the UNION and approved by the Fire Chief.

The Training and Technology Committee has the authority to enlist the help of other persons when needed.

Section 2. Purpose

The purpose of the Training and Technology Committee shall be to conduct research, develop recommendations, and study and review matters pertaining to training, new equipment, and new technology within the Fire Division.

Section 3. Meetings

Meetings shall be held at least once every three (3) months. Meetings shall be scheduled by the Secretary of the Committee and coordinated with the representative of the Fire Department Management. Written minutes of each meeting shall be prepared and made available to all members.

ARTICLE 23- RETIREMENT CONTRIBUTIONS FOR PERSI FIREFIGHTERS

For purposes of this Article XXIII, the following terms shall have the meanings as ascribed below:

FIREFIGHTER: Any firefighter employed by CITY as of July 17, 2012, and also all future firefighters employed by CITY, provided that such employees (1) are/were now members of PERSI as of July 17, 2012, or were members of PERSI as of such date, and (2) are now or will be represented by UNION for collective bargaining purposes.
IAFF: The International Association of Firefighters Local 1565.

PERSI: The Public Employee Retirement System of Idaho.

Retirement Contributions

CITY shall, in lieu of paying Social Security and Medicare contributions where applicable, on behalf of each firefighter employee, pay into each PERSI Choice 401(k) Plan account established by such firefighters, an amount equal to the matching employee and employer contributions that would have otherwise been paid for each firefighter pursuant to U.S.C Title 26, Chapter 21 - the Federal Insurance Contributions Act, less any charges, expenses, or retirement withholdings imposed upon CITY by the United States Government and/or PERSI. To be eligible for employer contributions, each firefighter must file a PERSI Choice 401(k) Deferral Election form with the Department of Human Resources that authorizes CITY to withhold employee contributions rounded up to a whole percentage of earnings and remit such contributions to each PERSI Choice 401(k) account. PERSI Choice employer contributions rounded up to a whole percentage that is nearest to the FICA defined employer contribution rate are contingent upon continued authorization from each firefighter to match FICA defined employee contribution rates rounded up to a whole percentage of earnings. Firefighters must file modified 401(k) Deferral Election forms with the Department of Human Resources as contribution rates change. The parties intend that these matching contributions be treated as Employer Contributions to each individual

firefighter's PERSI Choice 401(k) Account and will be governed by the rules, regulations, and laws applicable to PERSI.

CITY makes no warranty or representation that such retirement contributions are exempt from Federal, State, or PERSI withholdings or income taxation required by law. In the event any court or administrative agency of competent jurisdiction determines that such tax or withholdings are required by law, then CITY may, and is hereby authorized to make such withholdings as required by law, with respect to compensation paid to each firefighter after the date of such determination.

This Agreement shall remain in effect for the life of any collective bargaining agreement between the parties unless mutually agreed otherwise by both parties or until the adoption of a subsequent Section 218 Agreement which has the effect of modifying coverage for firefighters under the Social Security Act and related Federal Insurance Contribution Act.

ARTICLE 24- DEPLOYMENT OPERATIONS, COMPENSATION, AND MILITARY LEAVE

Section 1. Deployments

1. CITY will pay any CITY Fire Department employee who leaves the CITY under deployment on behalf of a requesting agency as part of but not limited to: Wildland Firefighting, Structure Protection, Search and Rescue, Emergency Medical Services, Water Rescue, and/or Hazardous Materials Responses. Responses in the Reciprocal Firefighting Agreement (RFFA) that result in overtime shall be paid per normal operating overtime rules.

    A. The CITY Fire Department employee will be paid "straight time" for their normally scheduled respective shifts. For days not regularly scheduled, CITY Fire Department employee will be paid at a minimum of sixteen (16) hours at overtime rate except for deployment travel days. Deployment travel days will be paid at an hour for hour at overtime rate. The rate will be at two (2) times the base hourly rate for each hour worked up to the 16 (sixteen) hour minimum.

    B. The CITY Fire Department Employee will not be allowed to accrue Comp-Time as a means of compensation during deployment.

    C. The CITY Fire Department employee will be paid by CITY and will retain all benefits and insurance during deployment.

    D. CITY shall be reimbursed through separate contract by requesting agency.

    E. This agreement for reimbursement shall apply even where the CITY Fire Department employee is deployed as part of an apparatus crew or as a single resource.

    F. The CITY Fire Department employee shall assist CITY by providing CITY with all required documentation, statements and/or other evidence related to deployment in support of CITY's attempt to receive reimbursement by the requesting agency.

G. The CITY Fire Department employee deployed on a wildland assignment will be entitled to two (2) days off following their return from a 14-day assignment, exclusive of travel if their return day falls between the hours of 0800 to 0759 on the day before their regularly scheduled shift. These day(s) must occur on the two (2) calendar day(s) immediately following return travel and must fall on regularly scheduled workdays. If the deployed member returns on the day of their regularly scheduled shift after a 14-day assignment, exclusive of travel days they will be given the remainder of their regularly scheduled shift(s) off for R&R not to exceed 48-hours.

Section 2. Military Leave

1. An employee who is a member of the Uniformed Services will be granted up to fifteen (15) working days or one hundred twenty (120) hours of paid leave per calendar year for days during which the employee is engaged in authorized training or duty ordered or authorized by the proper authority to be as follows:

   Up to a total of one hundred twenty (120) hours for an employee who normally at a rate of eight (8) hours or ten (10) hours per day or works other alternate workdays that equal thirty-five (35) to forty (40) working hours within a pay week or seventy (70) to eighty (80) hours in a bi-weekly pay period.

   OR

   Up to a total of one hundred sixty-eight (168) hours for an employee who normally works fifty-six (56) hours in a pay week at a rate of eleven and two tenths (11.2) hours per day.

2. If leave(s) of absence for military service exceed the fifteen (15) working days or one hundred twenty (120) hours of paid military leave, an employee shall be permitted upon request to use any accrued vacation and/or compensatory time during military leave past the fifteen (15) working days or one hundred twenty (120) of paid military leave. The employee must provide a written request to their supervisor prior to the use of such time.

3. If leave(s) of absence for military service exceeds more than thirty (30) consecutive calendar days of military leave, then after the first thirty (30) day period of active duty, the City will pay to the employee partial pay during the remainder of active-duty service up to a maximum of two (2) years from the first day when partial pay for active duty began. When deployment goes beyond one fiscal year, the fifteen (15) working days or one hundred twenty (120) hours of paid military leave referred to above are paid only once at the beginning of the deployment. Partial pay will make the employee whole for the duration of a single deployment up to two (2) years. Partial pay during this period will be paid on the same schedule that the employee would be paid if they were not on active duty. When the employee's military leave ends, all payments made during leave will be audited, and corrections will be made at the time if necessary. Corrections may require the employee to return overpayments.

4. An Employee called for active duty shall, upon their return to the City employment, receive credited service hours for regularly scheduled hours away from work on federal active duty. In other words, there will be no break in the employee's City employment that may disrupt benefits that are based on continuous employment.

ARTICLE 25- PARAMEDIC COMPENSATION

Section 1. Paramedic Compensation

Provide compensation for paramedics as follows: The next closest pay period following:

A. Receipt of Certification and assigned to work independently as a paramedic after successful education period / Base Rate + fifteen (15%) percent.

Section 2. Voluntary Decertification

Any paramedic who voluntarily surrenders paramedic certification with the State of Idaho, or who allows certification to lapse, within eight (8) years after assignment as a paramedic, will lose all paramedic certification pay immediately upon decertification. Any paramedic who voluntarily decertifies or allows their certification to lapse eight (8) years or more years after such assignment will have their paramedic certification pay reduced in the following manner:

1. If a paramedic surrenders certification prior to the expiration of their normal certification period, then all paramedic certification pay will be immediately discontinued at the commencement of the first full pay period following the loss of certification, or
2. If a paramedic allows their certification to lapse at the end of the normal certification period, then paramedic certification pay will be reduced upon the commencement of the first full pay period in which CITY grants a general pay increase to firefighters covered under this Agreement, and in an amount equal to the same percentage pay increase given to firefighters that year and each year thereafter, until such time as the firefighter no longer receives paramedic certification pay.

Despite the foregoing, paramedics will continue to be eligible for regular step increases in accordance with Appendix A of the contract.

Section 3. Involuntary Decertification

Any paramedic whose certification has been involuntarily revoked by the State of Idaho will lose all paramedic certification pay upon the commencement of the first pay period following their decertification.

Section 4. Captain/Driver Paramedics

Paramedics promoted to the rank of captain or driver will be placed in the appropriate pay grade and step level rate of pay which most closely corresponds to but is higher than the step level of pay (less paramedic certification pay) prior to promotion. In addition, if the employee, upon promotion, continues to maintain their paramedic certification the employee will receive paramedic compensation in amount not to exceed eight (8%) percent of their pay grade and step level. However, if the employee's hourly rate of pay following promotion (including paramedic certification pay) is not greater than their hourly rate of pay prior to promotion (including paramedic certification pay), the employee will be moved to the next appropriate step plus paramedic certification pay not to exceed eight (8%) percent of the pay grade and step level. The effective date of the promotion becomes the new title classification anniversary date.

Any captain or driver paramedic who voluntarily surrenders paramedic certification with the State of Idaho or who allows certification to lapse will have their paramedic certification pay reduced in the following manner:

1) If a captain or driver paramedic surrenders certification prior to the expiration of their normal certification period, then all paramedic certification pay will be immediately discontinued at the commencement of the first full pay period following the loss of certification, or
2) If a captain or driver paramedic allows their certification to lapse at the end of the normal certification period, then paramedic certification pay will be reduced upon the commencement of the first full pay period in which CITY grants a general pay increase to firefighters covered under this Agreement, and in an amount equal to the same percentage pay increase given to firefighters that year and each year thereafter, until such time as the firefighter no longer receives paramedic certification pay,
3) Any captain or driver paramedic whose certification has been involuntarily revoked by the State of Idaho will lose all paramedic certification pay upon the commencement of the first pay period following decertification.

Captain Driver/Paramedics will still be eligible for regular step increases in accordance with Appendix A of this Agreement.

Section 5. Probationary Firefighters

Firefighters who start their employment with the Idaho Falls Fire Department and hold a current paramedic certification applicable to the State of Idaho will first be evaluated by the Fire Department prior to receiving paramedic pay.

Section 6. Non-Discrimination

Paramedic certification shall not prohibit equal and fair consideration for promotions or overtime related to job duties, continuing education and attendance at mandatory classes.

Section 7. Paramedic Selection

Paramedic school selection will be determined by the City. Personnel choosing to attend paramedic school without the approval of the City will not be compensated for tuition nor certification and have no expectation of being utilized as a paramedic.

This selection shall include a Fire Department interview and an established competitive process to select the best candidate(s) for paramedic school. The program the City intends to send students to will be made known before the selection process begins.

All costs associated with attending paramedic school which include, but may not be limited to; tuition, books, labs, alternate school uniforms if required and time off to attend didactic, lab and clinical rotations shall be paid by the City. The employee should not incur any personal cost for the attendance or completion of the City selected Paramedic Program.

Personnel choosing to pursue an associate or bachelor's degree in Paramedicine in addition to their paramedic certification shall seek approval from the CITY utilizing the established education reimbursement policy.

The City may choose to determine future paramedics by hiring currently certified NREMT and/or State of Idaho licensed capable paramedics.

Should the paramedic candidate not successfully complete the selected paramedic licensure process for reasons to include but not limited to failing the program, behavior causing ejection from the program, or failing to pass the licensure testing process, the costs associated may be recouped by the City through a payment plan established individually not creating an undue hardship burden on the employee. Incompletion of the program due to no fault of the student shall not constitute an unsuccessful completion.

A selected paramedic who has received City sponsorship of a paramedic education who successfully completes the education, certification and is assigned to work independently as a paramedic who voluntarily separates from the City within three (3) years of independent assignment will be charged a prorated fee for all costs associated with attending paramedic school which include, but may not be limited to, tuition, books, labs, and alternate school uniforms. This shall also be conducted through an established payment plan. A payment schedule will be created through the City of Idaho Falls Treasurer Office and shall include interest based on current APR. Prorated fee will be leaving before the 3rd anniversary – 33% of the cost. Leaving before the 2nd anniversary – 66% of the cost. Leaving before the 1st year anniversary – 99% of the cost.

ARTICLE 26- OUT OF CLASSIFICATION WORK

Fire Personnel working out of classification will receive compensation based upon the following. Working out of classification as a Driver will be compensated at 5.5% of the employee's base wage. Working out of classification as a Captain will be compensated at 6.0% of the employee's bas wage. Working out of classification as a Battalion Chief or Fire Marshal will be compensated at 6.5% of the employee's base wage. Working out of classification compensation will be paid on an hour for hour basis. Two (2) people working out of classification per rank per shift will be allowed. Any additional need will be met by standard call back procedure. If a staffing shortage requires overtime, personnel hired shall be of the rank or position which eliminates the need for personnel working out of classification.

ARTICLE 27- RULES GOVERNING COMPETITIVE EXAMINATIONS, QUALIFICATIONS, APPOINTMENTS, PROMOTIONS, DEMOTIONS AND DISCHARGE OF EMPLOYEES

The following are the rules and regulations governing competitive examinations, qualifications, appointments, promotions, demotions, and discharge of all employees under the Fire Department and any other positions not specifically listed in City Ordinance or Rule.

1. The CITY shall have sole charge of the selection of personnel for the eligibility list from which original appointments, grade and rank, promotions shall be made to all sworn positions in the Fire Department except for the Chiefs of said departments and any other positions appointed and not competed for within these rules.

Section 1. General Provisions

1. No appointment shall be made except under the laws of Idaho, the Ordinances of the City of Idaho Falls, and this contract with the UNION.

2. No person shall be eligible for appointment in the Fire Department who is not eligible to work in the United States, or who is not eligible to obtain the required certifications and licenses as determined by the Chief to perform the essential functions in the fire department.

3. No person shall be eligible for appointment in the Fire Department who has not passed their 18th birthday or who is not eligible to obtain the required certifications and licenses as determined by the Chief to perform the essential functions in the fire department.

4. All members of the Fire Department are required to give their undivided attention to their designated work and are prohibited from engaging in any other business that will interfere or conflict with their duties while members of these departments.

5. No member of the Fire Department will be permitted to accept gratuities or rewards of any kind.

6. Fire personnel are expected to observe the same laws that they are sworn to enforce, and no extra privileges or immunities are granted to either.

7. Violation of any of these general provisions, any City Ordinance, or department rules by any member of the Fire Department under these rules shall be considered cause for disciplinary action, including termination.

Section 2. New Recruit Testing and Hiring

1. All applicants for the positions within the Fire Department must be able to speak, read and write the English language, and must have a high school diploma or G.E.D. Certificate or its equivalent. In cases where special technical, professional, or scientific knowledge and experience are required, the CITY may demand certificates or competence or other proof of training and ability. All applications for examination for positions in the Fire Department shall be presented to the CITY on a prescribed form, giving such evidence, in the form of their knowledge, skills, abilities and other required qualifications.

2. An incomplete or defective application shall not be accepted and shall disqualify the applicant for consideration.

3. Proof at any time produced to the CITY of behavior that would negatively impact an ability to perform the essential functions of the job by an applicant or person on the eligible list or of any false statements made by him or her in the application or in the examination or of any criminal act committed by the applicant or of dismissal for cause from public service may be deemed cause to exclude an applicant from examination and/or removal from the eligible list.

4. The CITY may secure and consider any other information as it may deem desirable for the purpose of determining whether any applicant is eligible under these rules and regulations, the Ordinances of Idaho Falls and the laws of Idaho to occupy the position applied for.

5. Entry level examinations for the Fire Department shall be given as the service may require.

6. Physical examinations may be made by a physician or health care provider designated by the CITY only after a conditional offer of employment has been made to the applicant. Such examination shall demonstrate the applicant is of sound health and physically able to perform the essential functions of the position to which they seek appointment.
7. Entry applicants for appointment are subject to written and oral examinations. Applicants with eligible written exam scores will be notified and advised to participate in a non-discriminatory assessment. In addition to physical agility assessments, eligible applicants will appear for oral interviews or other exams.

8. Participants in the physical agility exam and oral exam will be limited to the number of candidates agreed upon by the Chief of the department. The number of candidates may be limited to thirty (30) candidates based on the rank of the written examination scores, absent exigent circumstances.

9. The general average will be determined upon fifty percent (50%) of the score obtained in the written examinations and fifty percent (50%) of the oral examination. The physical agility test shall be pass/fail.

Section 3. Medical Physical Standards

1. Applicants for original appointment in the Fire Department must meet all bona fide medical and physical requirements of the appointing department, as a condition for their appointment with the CITY.

2. All offers of employment by the appointing officer shall be made conditional upon the issuance of a certificate by a qualified medical examiner certifying that the appointee meets all bona fide medical and physical requirements of the appointing department. All medical examinations shall be made by a medical examiner designated by the City or experts working on behalf of the City. The results of each medical examination and each certificate shall be filed with the Department of Human Resources in compliance with HIPAA and other relevant regulations.

Section 4. Promotional Examinations

1. Examinations shall be practical in their character and shall be designed to test fairly the intelligence, competency, suitability, and character of the applicants to discharge the duties of the service for which they seek to be appointed.

2. Merit and fitness for appointment and promotions shall be determined by and upon competitive examinations. The passing grade in the Captains Test shall be seventy percent (70%) for the written score, Tactics and Strategies portion, and overall assessment center score. The passing grade in the Driver's Test shall be seventy percent (70%) for the written score and the overall practical test score.

3. The CITY shall list preliminary requirements for examinations.

4. Actual conduct of every examination shall be under the direction of the City or experts acting on authority of the City. The City shall in the examinations give such relative importance to the different subjects or matters of examination, whether written or physical or to experience, occupation or training as it deems fit. At or before the commencement of every examination the weight to be given every section included in the examination shall be determined. The time to be allowed for each examination also will be announced.

5. Oral examinations or special practical tests of fitness for the particular positions in the fire department may be ordered by the CITY.

6. Applicants for appointment are subject to written and oral examinations. Applicants with eligible written exam scores will be notified and advised to participate in a non-discriminatory assessment center.

7. Instructions and rules governing examinations will be explained to candidates prior to the start of test by the chief examiner or test proctor. Candidates who fail to follow examination rules and instructions given at the time of the exam will not be allowed to complete the testing process. In addition to any verbal instructions given at the time of the exam, the following rules will govern all examinations.

    a. Applicants will carefully read any printed rules distributed at the time of the exam and/or listen closely to any verbal instructions. Applicants will be bound by any written and verbal rules or instructions given prior to the date of the exam or immediately preceding the commencement of the exam.

    b. Applicants will examine the question-and-answer sheets when received and verify that they are in proper order; applicants will be held responsible for all errors and omissions therein.

    c. Prior to leaving their desk, all applicants shall turn in any examination papers to the exam administrator, and the applicants shall forfeit the right to modify or complete any portion of the examination after submission unless an applicant can demonstrate a bona fide medical or other emergency involving extreme risk to life or limb. Reasonable accommodation shall be made for any disability, provided such disability is made known to the examiner prior to the commencement of the examination.

    d. All answers must be written on paper furnished for that purpose by the examiner or by other means as instructed by the examiner.

    e. No pencil work will be allowed on the examination books unless instructed to do so. Pencil and scratch paper may be used if supplied by the examiner; used scratch paper must be turned in with the examination paper.

f. No help will be allowed except such as appears on the question sheets or in the instructions given to applicants.

g. Any applicant who may be detected cheating by consulting any printed or written matter during the examination will be dismissed from the room and receive a failing score. All conversation between competitors during any examination is strictly prohibited. Any applicant speaking to a competitor on any pretense or answering if spoken to will be dismissed from the room and receive a failing score.

h. It is absolutely forbidden to copy or attempt to read the sheet of another or to make any sign or in any manner seek to impart or receive any information during an examination, under penalty of dismissal from the room and receipt of a failing score.

i. All necessary explanations will be made, when practicable, to the whole number of competitors.

j. All examination papers must be handed in together with the answers when the examination is completed and must not be taken from the room.

k. Smoking shall not be permitted during the examination.

Section 5. Eligibility List

1. The CITY shall keep records of all applicants who are placed on the eligible list, which records shall show the results of the examination of each applicant and show such other data as shall indicate the relative qualifications of all applicants upon such list. All persons who have been on the eligible list for one (1) year without appointment or promotion in grade, who shall refuse a tendered appointment, or who have requested removal from such list shall be removed from the eligible list and can only be returned thereto after reapplication and re-examination. An applicant may sit for one or more written examinations; however, the applicants' eligibility for appointment shall be determined by reference to the most recent score.

2. The names of all eligible candidates shall be placed on the eligible list in the order of their standing in the examination. The CITY reserves the right to announce additional testing dates if needed to generate a viable list of eligible candidates for consideration. Against each name shall be noted the date of the examination, the date on which the name was entered on the list and the average rating.

3. When two (2) or more entry level eligible candidates have received the same average rating, they shall hold the same ranking on the eligible list.

4. The entry level eligible list shall show the persons eligible for positions in each classification.

5. Applicants may be enrolled on the eligible list for more than one position.

6. Applicants, whose names are placed on the eligible list, shall notify the CITY of any change of address while their names remain on such list.

7. Applicants whose names are on the eligible list may accept temporary appointment under another classification without losing their position upon the eligible list.

8. Where an examination for any grade is held before the eligible list for that grade is exhausted, a new list shall be prepared after such examination. The persons upon the former eligible list who have not been examined for the new eligible list shall respectively be placed upon the new eligible list in the position to which the percentage of their aggregate marking upon their former examinations would entitle them if such marking had instead been given them upon the new examination and shall continue thereon until the end of their term of eligibility. The CITY shall have the discretion whenever in its judgment the interest of the public service requires, to order a reexamination of applicants for any position and shall have power to correct any error and amend or revoke any schedule, list, or other paper or record where it appears that any error or injustice has been done. When any person whose name appears on an eligible list has for any reason become ineligible or no longer possesses the necessary qualifications for appointment to the public service, the City may strike such name from such list.

Section 6. Certification and Appointments

1. Whenever a position or place of employment or vacancy in the Fire Department is to be filled, the appointing authority shall request and the Department of Human Resources shall certify to the appointing authority, as soon as possible after such request, the names and records of three times the number of persons necessary to fill such position based on their ranked scores as shown on the eligibility list. If two or more candidates have identical rankings, then all candidates ranked within the top three scores will be certified to the appointing authority. In all cases the names of those having the highest standing on the eligible list shall be certified to the appointing authority, provided, however, that if an insufficient number of names appear on said eligible list at such time, the Department of Human Resources shall certify all names thereon. The appointing authority shall make appointments only from the lists so certified and preference shall be given, from among those certified, to persons who are then employed in the class or grade next below the position filled, if applicable.

2. The requisition shall state the title, character and duties of the position, the compensation to be paid and whether the position is permanent or temporary.

3. Upon receipt of the requisition the Department of Human Resources shall certify to the appointing officer names of candidates having the three highest ratings on the eligible list most nearly appropriate to such position, provided that no name shall be certified more than three (3) times to the same appointing officer for the same or a similar position except at the officer's request. The certificate shall state the relative standing of each person certified and their contact information.

4. The appointing officer shall make selection from the names certified; the appointing officer may request replacement names in the order of ranking on the eligible list if they can show evidence that any certified names do not meet the eligibility criteria of the department.

5. Whenever the appointing officer, who shall have made a requisition to fill a certain number of vacancies, shall appoint a number smaller than the vacancies named he shall not make selection from the whole number certified but only from the number of names standing highest upon the list that would have been certified had the requisition stated the number of vacancies which were actually filled.

6. Upon appointment and employment, the appointing officer shall report to the Department of Human Resources the name of such appointee, the title and duties of the position, the date of the commencement of service and the salary thereof and such other information as required.

7. The person selected for appointment or promotion shall be duly notified by the appointing officer and, upon accepting and reporting for duty, shall receive from such officer an appointment for a probationary period of twelve months, provided the applicant meets ability and other requirements determined by the department essential to the position held.

8. Should the work for which probationers have been certified prove temporary, and they are laid off without fault or delinquency on their part before their time of probation is completed their name shall be restored to its position on the eligible list and the term they served shall be credited on their probationary period.

9. The name of any person certified as eligible for probationary appointment who shall decline an appointment shall be stricken from the list from which such certification is made, unless such declination be for temporary inability, physical or otherwise, the evidence of which must be acceptable to and approved by the Department of Human Resources.

10. The failure of an eligible person to accept employment within five (5) days after an offer of appointment shall be considered a declination.

11. On notification from an appointing authority that a person named in a certification has declined appointment, such certificate shall be completed by the addition of the name of the eligible person next in order.

12. If a person who is not entitled to certification is appointed, their appointment upon due notification from the Human Resources Department to the appointing authority shall be revoked.

13. Whenever the CITY has been unable to establish an appropriate and adequate eligible list or after the CITY has determined after due notice that an eligible list cannot be created through giving competitive examination, the CITY may permit a permanent appointment to be made by the appointing authority subject to such of these rules and regulations. The persons so appointed shall occupy the position to which he they were appointed with like effect as if they had otherwise qualified hereunder.

14. All persons appointed to or promoted in the Fire Department shall be assigned to and perform the duties of the position to which they are appointed or promoted.

15. Any applicant who, while employed as a Firefighter in good standing, voluntarily terminated his or her employment with the City of Idaho Falls may upon written request to and approval from the appointing Chief and in accordance with the Rules of the CITY and this agreement, be rehired without taking an examination provided:

    a. The applicant is otherwise qualified for the position; and
    b. The request does not displace another firefighter.

Section 7. Subjects for Disciplinary Action or Dismissal

1. All appointments to positions of employment under the Fire Department shall be upon a probationary basis for a period of twelve (12) consecutive months of full-time employment within the department in the same or higher grade. During said probationary period such employee may be discharged with or without cause without recourse under these rules. After such period of probation, all employees shall hold an office or place of employment, only during good behavior and continued acceptable performance. Any such employee may be removed or discharged, suspended without pay, demoted, reduced in rank, or deprived of special privileges or assessed special duty for the following reasons.
    a. Incompetency, inefficiency, inattention to or dereliction of duty.

    b. Dishonesty, insubordination, harassment, or lack of professionalism directed towards patrons and/or fellow employees or members of the public occurring in the course of duty; or any other willful failure on the part of the employee to properly conduct themselves, or any willful violation of the provisions of this act or the rules and regulations to be adopted hereunder.

    c. An inability to perform the essential functions of the job with or without accommodation or loss of any other bona fide occupational qualification required for such place of employment.

    d. Drunkenness or use of intoxicating liquors, narcotics, or any other habit-forming drug, liquid, or preparation to such extent that the use thereof interferes with the performance or mental or physical fitness of the employee or of the work of such employee or which precludes the employee from properly performing the essential functions and duties of such position.

    e. Conviction of a felony or conviction of a misdemeanor involving moral turpitude.

    f. Any other act of failure to act which in the judgment of the appointing authority is sufficient to show the offender to be an unsuitable and unfit person to be employed in the public service.

g. Violations of any of the rules and regulations formulated by the Chief of the department or rules promulgated by the City of Idaho Falls, that relate to conduct required of all city personnel.

2. Progressive Discipline

   a. Purpose - The purpose of this rule is to provide a uniform standard for disciplinary actions to be used by company and chief officers.

   b. Scope - This policy applies to all members of the Idaho Falls Fire Department.

   c. Responsibilities - It is the responsibility of supervising officers in the Idaho Falls Fire Department to help their subordinates to be successful in their duties through coaching, mentoring, and disciplining when necessary. If an issue is raised to the level of time off without pay or above, the Chief of Department and HR should be notified. It is important that the supervising officer document each step appropriately. If a Work Improvement Plan is issued to a subordinate, the officer should consider issuing a Removal From Work Improvement Plan when and if appropriate.

   d. Procedures - Progressive discipline is a process for addressing employee poor performance or inappropriate behaviors so that the severity of the discipline increases with the continuance of the performance or behavioral issue. It provides an opportunity for motivated employees to immediately correct an issue before it becomes too severe, and provides CITY with performance related documentation. It is generally recommended that the progressive discipline process include:

      i. Step 1 - Informal verbal coaching and counseling

      ii. Step 2 - Formal verbal reprimand

      iii. Step 3 - Formal written reprimand (The Chief of Department's office must be notified after this step by the company officer giving the reprimand.)

      iv. Step 4 - Time off without pay with accompanying Work Improvement Plan

      v. Step 5 - Demotion (temporary or permanent)

      vi. Step 6 - Termination

Section 8. Job Classifications of the Fire Department

The following constitutes the classification of jobs in the Idaho Falls Fire Department, as well as the line of promotion, together with the length of service required in each classification before a member shall be permitted to participate in the promotional examination of other positions. Job descriptions that describe the essential functions of each classification will be maintained by the Division of Human Resources.

1. All new firefighters shall serve a probationary period of twelve (12) months. After six (6) months the Probationary Firefighter will move to Probationary Firefighter 2nd Class. After six (6) months in the rank of Probationary Firefighter and six (6) months in the rank of Probationary Firefighter 2nd Class the Firefighter automatically advances to the rank of Senior Firefighter. A person qualifying for appointment as a Senior Firefighter as described in these rules must still satisfactorily complete a twelve (12) month probationary period.

2. A Firefighter must have served four (4) years as an Idaho Falls Firefighter to be eligible to take the competitive examination for the position of Driver-Pump Operator.

3. To aid in the consistent and efficient operation of the Idaho Falls Fire Department a task book system shall be maintained to identify core performance standards of the various positions in the Idaho Falls Fire Department.
    a. The Task Book system has been developed with input from the Union. Members who desire to gain experience to Driver/Operator, Captain Firefighter, may complete their respective Position Task Book.
    b. Task books shall be completed for paramedic certification prior to medical director sign off and approval of add pay.
    c. Task books shall be completed for those wanting to perform in the Move-up Battalion Chief Position. After completion the task book must be signed off by the members respective Battalion Chief and the Deputy Chief of Fire Operations prior to being allowed to Move-up.

4. A Firefighter must have served two (2) years as a Driver or six (6) years as an Idaho Falls Firefighter to be eligible to take the competitive examination for the position of Captain.

5. The position of Inspector and Training Officer are open by administrative appointment without examination to any member of the Fire Department holding the rank of Senior Firefighter or higher. If no member of the Department holding such rank desires appointment as an Inspector, then the position may be filled by administrative appointment without examination by any of the following persons:
    a. Any member of the Fire Department, or
    b. Any person who has held the rank of Senior Firefighter or higher or any other rank equivalent thereto, within the past four (4) years at any other fire department, fire district, or governmental agency.

6. The position of Fire Marshal, Division Chief, Battalion Chief and Deputy Chief is recognized as an executive administrative position and is not in the UNION or represented by the UNION. Therefore, persons filling such positions shall be selected by the Fire Chief and confirmed by the Mayor. Any persons so appointed shall retain their previous position at the time of appointment. If, for any reason other than misconduct, such persons lose their appointed position, they will immediately assume the previous position held at the time of appointment.

Section 9. Merit System

1. The Chief of the Fire Department shall maintain a uniform system of evaluating employees' performance. These evaluations will have an impact on promotions of employees during promotional examination processes.

2. The UNION must be advised of the merit system used, and an outline of it must be made available to the UNION upon request.

Section 10. Promotions

1. Promotions in the fire department shall be upon ascertained job performance and competitive examinations. In order to be eligible to take a promotional exam, a candidate must meet the job requirements for the Position being tested for. All candidates for the promotional position must meet the job requirements for time in grade for the position during the Testing Cycle. Promotional exams for Driver/Operator and Captain will be offered on an annual basis in the months of April (Written) and May (Practical). Candidates will not be eligible for promotion until the time requirements for the position have been met. A written examination may be given as often as needed as determined by the Chief in order to establish a viable eligible list in the selection process. If an additional exam is given beyond the annual written exam in April and the Practical exam in May, a ninety (90) day notice will be given. All promotional lists will be invalid with the commencement of the annual testing process in April, to include any additional exams that may be requested regardless of their timeline. A minimum written test score appropriate for each examination will be determined and announced at least ten (10) days prior to the examination date. Notice of the availability of openings for promotions shall be posted on the Department of Human Resources web page at least ten (10) days prior to the date upon which the written examination shall be conducted. The Chief of the Department shall have the authority to assign any employee of the department to the different classes within the department, and the Chief of the Department may change any such assignment whenever, in the opinion, the good of the service shall so require.

2. Those wishing to stand on their score for any promotional tests held outside of the April/May annual test will have their score placed respectively in the new test regardless of previous rankings.

3. Grades for promotional placement will be based upon written examinations, an assessment process as designed by the Chief of the Department or their designee. The weight to be given the grades in each area will be determined by the Chief of the Department and announced at least ten (10) days prior to the date upon which the examination is given.

4. Where two (2) or more applicants for promotional certification receive identical grades, their ranking on the eligible list shall be determined by seniority.

5. The total number of persons allowed to participate in the department assessment process shall be determined in advance by the Chief of the Department. If there are more applicants than the

number of positions available for testing in the assessment process, the candidates receiving the highest written exam scores shall be selected for participation in the assessment.

ARTICLE 28- SAVING CLAUSE

If any portion of this Agreement should be declared inoperative or unconstitutional. The remainder of the Agreement shall remain unchanged and in full force and effect.

ARTICLE 29- EFFECTIVE DATES AND DURATION OF AGREEMENT

This Agreement, including Appendix "A" and "B", shall become effective upon the date that CITY's representatives and UNION's representatives both sign this Agreement and shall remain in full force and effect until 12:00 midnight, April 30, 2028, and thereafter, from year to year until terminated. This Agreement may be reopened prior to the end of the contractual period for purposes outlined in Idaho Code 44-1802, upon serving written notice by either party ninety (90) days before the last day on which money can be appropriated by CITY.

This writing evidences the final and complete Agreement between the parties in regard to this subject matter and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein, including Appendix "A" and "B".

For: THE CITY OF IDAHO FALLS	**For:** LOCAL UNION NO. 1565 INTERNATIONAL ASSOCIATION OF FIREFIGHTERS
_____	_____
MAYOR	PRESIDENT
_____	_____
MUNICIPAL SERVICES DIRECTOR	VICE PRESIDENT
_____	_____
HUMAN RESOURCES DIRECTOR	SECRETARY/TREASURER
_____	_____
FIRE CHIEF	EXECUTIVE COMMITTEE
	_____
	DATED

APPENDIX A- FIRE DEPARTMENT CLASSIFICATION AND PAY GRADE POLICY

A. SALARY SCHEDULE

The attached table, entitled "City of Idaho Falls Fire Department Pay Scale is the assignment of all positions (less those exempt from the pay grade structure) to the pay grades designated and the corresponding salary payable for the various grades and steps.

B. ADMINISTRATION OF THE PAY PLAN

The following provisions shall govern the administration of the pay plan.

1. Salary on Employment

   a. Placement to any position in any pay grade shall normally be made at the first step for the pay grade. Higher step placement may be effectuated commensurate with the applicant's qualifications as determined by the Department Director and the Municipal Services Director.

   b. A person who was previously employed by the City of Idaho Falls and is rehired shall start in the pay grade and step level as any other new hire, unless the person's qualifications justify higher step level placement as determined by the Department Director and Municipal Services Director.

   c. As of 2025 an employee's anniversary date shall be maintained as the current date in the system and determine future step advancement.

2. Salary Step Advancement

   a. Advancement to the next step in the salary schedule may be awarded to an employee upon a supervisory evaluation indicating adequate performance and after completion of the necessary service requirement. Department Directors have the option of holding an employee in a step level should the employee's work performance and attitude so dictate.

   b. Pay adjustments shall be effective on the first pay period following the employee's accumulation of the necessary service requirements.

   c. The Personnel Action form is to be completed sufficiently in advance to secure the required signatures and for Personnel and Payroll to receive the approved Personnel Action form prior to the effective date.

3. Salary on Promotion

   An employee who is promoted to a higher classification shall be placed in the appropriate pay grade and at a step level rate of pay, which most closely corresponds to but is higher than the step level rate of pay assigned to the employee prior to promotion. In no event shall the step level rate of pay be equal to or lower than the step level rate of pay prior to promotion.

4. Salary on Demotion

   An employee who is demoted to a lower classification shall be placed in an appropriately lower pay grade and at a step level rate of pay which is equal to or less than the employee's step level rate of pay prior to demotion, as determined by the Department Director and the Municipal Services Director.

5. Salary on Transfer

   An employee transferred from one position to another in a classification to which the same pay grade is applicable shall continue to receive the same step level rate of pay. An employee transferred to a lower classification shall be placed in the appropriate pay grade and at a step level rate of pay which is equal to or less than the employee's step level rate of pay prior to the transfer, as determined by the Department Director and the Municipal Services Director.

6. Salary on Position Reclassification

   An employee whose position is reclassified by the Department Directors from one pay grade to another shall continue to receive the same compensation until they reach the next pay period after the effective date, at which time they shall be placed in the approved pay grade and step level.

   If the position is classified to a lower classification the employee will remain at their current hourly rate until such time as the grade and step to which they are reclassified exceeds the current hourly rate at which time they will be eligible to receive a pay increase.

7. Job Descriptions

   Every regular position of employment by the City of Idaho Falls shall have a job description. As and when new positions of employment are created, or existing classifications are re-evaluated, the Department of Human Resources, with the assistance of, and in collaboration with, the appropriate Department Director shall cause a job description for that position of employment to be prepared. Each job description shall be classified by the Department Directors and incorporated into the comprehensive salary plan.

C. CONTENTS OF THE CLASSIFICATION AND PAY GRADE SCHEDULE

1. The Classification plan shall include:

   a. An outline of the classification arranged within the appropriate pay grade schedule.

   b. Position descriptions for positions within the classified program indicating the title and descriptive information concerning duties, responsibilities, and other employment requirements and standards in such form as the Department of Human Resources may prescribe.

PAY GRADE	RANK
10	Senior Firefighter
11	Driver
12	Fire Inspector I
13	Fire Inspector II Captain

D. SPECIALTY PAY

Each employee is to be paid an additional $25 per month per team on each team for which they qualify, not to exceed three (3) teams.

Each Specialty Team Member shall be required to meet requirements as set forth by Department policy.

Specialty Pay Teams:

- Idaho Collapse Search and Rescue Technician
- Hazardous Material Technician
- S.C.B.A. Technician
- On Shift Fire Investigator
- Swift Water Rescue Technician
- SWAT Medic
- TRUST Team
- ARFF

E. BILINGUAL SPEAKING EMPLOYEES

Employees are expected as a condition of employment to be fluent in English. Each employee qualifying as fluent in American Sign Language (ASL) or any of the spoken languages other than English tested by Language Testing International shall be paid a maximum of three (3%) percent to their annual base pay not including longevity pay.

All employees will be required to pass the language proficiency test every five (5) years. Failure to pass the language proficiency test will result in the loss of the three (3%) percent to their base pay, not including longevity pay. Beginning October 1, 2028.

The City of Idaho Falls shall pay for 1 (one) testing event in a twelve (12) month period.

Fluency shall be determined by a score of 2 in spoken languages and Survivor Plus for ASL.

F. LONG TERM DISABILITY INSURANCE AND MEDICAL EXPENSE REIMBURSEMENT PLAN

The CITY shall pay not more than $5,000 a month for a Long-Term Disability Policy to cover UNION members. The Long-Term Disability Policy shall be through Standard Benefits.

PAY SCALE

CITY OF IDAHO FALLS FIRE DEPARTMENT
3% Pay Scale for FY 24-25 CURRENT

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	17.50	
Firefighter - 2nd Class Grade 9 2,912 hours		6 18.26

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 19.49	12 20.37	12 21.28	12 22.03	12 22.80	12 23.48	12 23.78	12 24.07	12 24.37	12 24.67	12 24.98	12 25.29	12 25.61	12 25.93	12 26.26	12 26.58	12 26.92	12 27.25	12 27.59	27.94	27.94
Driver 2,912 hours (Pay Grade 11/31)	21.36	22.31	23.31	24.14	24.98	25.72	26.05	26.37	26.70	27.04	27.37	27.72	28.06	28.41	28.77	29.13	29.49	29.86	30.24	30.62	30.62
Fire Inspector I 2,080 hours (Pay Grade 12/42)	32.76	34.23	35.77	37.02	38.31	39.46	39.96	40.45	40.96	41.47	41.99	42.51	43.05	43.58	44.13	44.69	45.24	45.81	46.38	46.95	46.95
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	36.22	37.85	39.55	40.94	42.37	43.64	44.18	44.74	45.29	45.86	46.44	47.01	47.60	48.20	48.80	49.40	50.02	50.65	51.28	51.93	51.93
Fire Captain 2,912 hours (Pay Grade 13/52)	25.87	27.03	28.25	29.25	30.27	31.17	31.56	31.96	32.36	32.76	33.17	33.58	34.01	34.43	34.86	35.29	35.74	36.18	36.63	37.10	37.10

CITY OF IDAHO FALLS FIRE DEPARTMENT
3% Pay Scale for FY 25-26

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	18.03	
Firefighter - 2nd Class Grade 9 2,912 hours		6 18.81

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 20.08	12 20.99	12 21.92	12 22.70	12 23.49	12 24.19	12 24.50	12 24.80	12 25.11	12 25.42	12 25.73	12 26.05	12 26.38	12 26.71	12 27.05	12 27.38	12 27.73	12 28.07	12 28.42	28.78	28.78
Driver 2,912 hours (Pay Grade 11/31)	22.01	22.98	24.01	24.87	25.73	26.50	26.84	27.17	27.51	27.86	28.20	28.56	28.91	29.27	29.64	30.01	30.38	30.76	31.15	31.54	31.54
Fire Inspector I 2,080 hours (Pay Grade 12/42)	33.75	35.26	36.85	38.14	39.46	40.65	41.16	41.67	42.19	42.72	43.25	43.79	44.35	44.89	45.46	46.04	46.60	47.19	47.78	48.36	48.36
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	37.31	38.99	40.74	42.17	43.65	44.95	45.51	46.09	46.65	47.24	47.84	48.43	49.03	49.65	50.27	50.89	51.53	52.17	52.82	53.49	53.49
Fire Captain 2,912 hours (Pay Grade 13/52)	26.65	27.85	29.10	30.13	31.18	32.11	32.51	32.92	33.34	33.75	34.17	34.59	35.04	35.47	35.91	36.35	36.82	37.27	37.73	38.22	38.22

CITY OF IDAHO FALLS FIRE DEPARTMENT
2% Pay Scale for FY 26-27

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	18.40	
Firefighter - 2nd Class Grade 9 2,912 hours		6 19.19

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 20.49	12 21.41	12 22.36	12 23.16	12 23.96	12 24.68	12 24.99	12 25.30	12 25.62	12 25.93	12 26.25	12 26.58	12 26.91	12 27.25	12 27.60	12 27.93	12 28.29	12 28.64	12 28.99	29.36	29.36
Driver 2,912 hours (Pay Grade 11/31)	22.46	23.44	24.50	25.37	26.25	27.03	27.38	27.72	28.07	28.42	28.77	29.14	29.49	29.86	30.24	30.62	30.99	31.38	31.78	32.18	32.18
Fire Inspector I 2,080 hours (Pay Grade 12/42)	34.43	35.97	37.59	38.91	40.25	41.47	41.99	42.51	43.04	43.58	44.12	44.67	45.24	45.79	46.37	46.97	47.54	48.14	48.74	49.33	49.33
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	38.06	39.77	41.56	43.02	44.53	45.85	46.43	47.02	47.59	48.19	48.80	49.40	50.02	50.65	51.28	51.91	52.57	53.22	53.88	54.56	54.56
Fire Captain 2,912 hours (Pay Grade 13/52)	27.19	28.41	29.69	30.74	31.81	32.76	33.17	33.58	34.01	34.43	34.86	35.29	35.75	36.18	36.63	37.08	37.56	38.02	38.49	38.99	38.99

CITY OF IDAHO FALLS FIRE DEPARTMENT
2% Pay Scale for FY 27-28

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	18.77	
Firefighter - 2nd Class Grade 9 2,912 hours		6 19.58

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 20.90	12 21.84	12 22.81	12 23.63	12 24.44	12 25.18	12 25.49	12 25.81	12 26.14	12 26.45	12 26.78	12 27.12	12 27.45	12 27.80	12 28.16	12 28.49	12 28.86	12 29.22	12 29.57	29.95	29.95
Driver 2,912 hours (Pay Grade 11/31)	22.91	23.91	24.99	25.88	26.78	27.58	27.93	28.28	28.64	28.99	29.35	29.73	30.08	30.46	30.85	31.24	31.61	32.01	32.42	32.83	32.83
Fire Inspector I 2,080 hours (Pay Grade 12/42)	35.12	36.69	38.35	39.69	41.06	42.30	42.83	43.37	43.91	44.46	45.01	45.57	46.15	46.71	47.30	47.91	48.50	49.11	49.72	50.32	50.32
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	38.83	40.57	42.40	43.89	45.43	46.77	47.36	47.97	48.55	49.16	49.78	50.39	51.03	51.67	52.31	52.95	53.63	54.29	54.96	55.66	55.66
Fire Captain 2,912 hours (Pay Grade 13/52)	27.74	28.98	30.29	31.36	32.45	33.42	33.84	34.26	34.70	35.12	35.56	36.00	36.47	36.91	37.37	37.83	38.32	38.79	39.26	39.77	39.77

SALARY CHART

APPENDIX B- LONGEVITY PROGRAM SCHEDULE

A. Longevity benefit calculations will no longer be computed on a percentage of the current base salary.

B. Staff persons currently receiving longevity benefits will continue to receive their accumulated longevity including any approved schedule of salaries adjustment. Longevity accumulation will be at as specified on the attached table titled "City of Idaho Falls Fire Department Longevity" shall increase on the following effective dates and in the following amounts:

   a. Effective October 1, 2025: The longevity schedule will increase by 3%.
   b. Effective October 1, 2026: The longevity schedule will increase by 2%.
   c. Effective October 1, 2027: The longevity schedule will increase by 2%.

C. If the City provides the general employees a wage increase greater than that which is agreed to in this Agreement, then the City shall adjust the wage increase(s) contained in this Agreement so that it is equal to the wage increase granted to the general employees. Such adjustments shall be effective at the time the wage adjustment is granted to the general employees.

D. The Union acknowledges and agrees that the City is a public entity and that City's obligations herein are contingent upon the availability of public funding, which is appropriated annually. The wage increases agreed to, beyond under fiscal year 2025/2026, are contingent upon City receiving the necessary public funding to cover the wage increase. In the event that funding is not received or appropriated by the Idaho Falls City Council, then, and in that event, City's obligations for those increases under this Agreement shall cease and the City shall be released from further performance without any liability for the unappropriated increases.

E. In the event that the Idaho Falls City Council does not appropriate public funding to cover wage increases the City will provide the Union with written notice. The Union may request, in writing, to reopen negotiations to address wages within thirty (30) days of the City's notice of non-appropriation.

F. The longevity increments will continue to be based on the individual Firefighter's anniversary date.

LONGEVITY CHART

Longevity

CURRENT YEAR
Proposed 3% FY 24-25
2080

Low Years	High Years	Amount
	2	
3	3	0.40
4	4	0.56
5	5	0.73
6	6	0.89
7	7	1.05
8	8	1.23
9	9	1.37
10	99	1.54

Proposed 3% FY 24-25
2912

Low Years	High Years	Amount
	2	
3	3	0.28
4	4	0.41
5	5	0.52
6	6	0.63
7	7	0.76
8	8	0.88
9	9	0.98
10	99	1.11

Proposed 3% FY 25-26
2080

Low Years	High Years	Amount
	2	
3	3	0.42
4	4	0.58
5	5	0.76
6	6	0.92
7	7	1.09
8	8	1.27
9	9	1.42
10	99	1.59

Proposed 3% FY 25-26
2912

Low Years	High Years	Amount
	2	
3	3	0.29
4	4	0.43
5	5	0.54
6	6	0.65
7	7	0.79
8	8	0.91
9	9	1.01
10	99	1.15

Proposed 2% FY 26-27
2080

Low Years	High Years	Amount
	2	
3	3	0.43
4	4	0.60
5	5	0.78
6	6	0.94
7	7	1.12
8	8	1.30
9	9	1.45
10	99	1.63

Proposed 2% FY 26-27
2912

Low Years	High Years	Amount
	2	
3	3	0.30
4	4	0.44
5	5	0.56
6	6	0.67
7	7	0.81
8	8	0.93
9	9	1.04
10	99	1.18

Proposed 2% FY 26-27
2080

Low Years	High Years	Amount
	2	
3	3	0.44
4	4	0.62
5	5	0.80
6	6	0.96
7	7	1.15
8	8	1.33
9	9	1.48
10	99	1.67

Proposed 2% FY 26-27
2912

Low Years	High Years	Amount
	2	
3	3	0.31
4	4	0.45
5	5	0.58
6	6	0.69
7	7	0.83
8	8	0.95
9	9	1.07
10	99	1.21

AGREEMENT
CITY OF IDAHO FALLS
AND
IDAHO FALLS FIREFIGHTERS UNION
LOCAL NO. 1565

May 2025 through April 2028

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AGREEMENT
CITY OF IDAHO FALLS
AND
IDAHO FALLS FIREFIGHTERS UNION LOCAL NO. 1565

This Agreement is between the CITY OF IDAHO FALLS, IDAHO (hereinafter referred to as "CITY"), a municipal corporation of the State of Idaho and the INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL NO. 1565 (hereinafter referred to as "UNION"). It contains the entire Agreement between the parties on these subject matters, which has been reached as the result of collective bargaining and shall be in effect for the period stated herein.

ARTICLE 1 - PURPOSE

Section 1. General Purpose

The purpose of this Agreement is to increase the general efficiency in the Fire Department and maintain harmonious relations between the Fire Department and its personnel, promote staff morale, and protect the rights, well-being, and security of the Fire Department's permanent employees. To accomplish the foregoing, the parties hereto agree as follows:

Section 2. Public Employees

The Fire Department and the individual members of the UNION are to regard themselves as public employees and are to be governed by the highest ideals of honor and integrity in all their public and personal conduct in order that they merit the respect and confidence of the public.

Section 3. Equal Employment

There shall be no discrimination between employees of this bargaining unit and CITY and neither shall a non-union member be discriminated against by UNION or CITY with respect to any condition of employment because of membership or non-membership in UNION or because of sex, race, color, religion, national origin, rank, sexual orientation, gender identity/expression, and any other bases protected by law.

ARTICLE 2 - RECOGNITION

CITY recognizes UNION as the sole and exclusive bargaining agent for the purpose of establishing salaries, wages, hours of duty, and other conditions of employment for all of its employees in the Fire Department with the exception of the Fire Chief, Deputy Chiefs, Division Chiefs, Fire Marshal, Battalion Chiefs, the Public Information Officer, and the clerical staff. Nothing in this article shall be construed as prohibiting the Fire Chief, Deputy Chiefs, Division Chiefs, Fire Marshal, or Battalion Chiefs from voluntarily maintaining UNION membership.

ARTICLE 3 – MANAGEMENT RIGHTS

It is understood and agreed that management possesses the sole right to operate the Fire Department and that all management rights repose in it, but such right must be exercised consistently with other provisions of this Contract. These rights include, but are not limited to, the following:

1. Discipline or discharge for just cause;
2. Direct the work force;
3. Hire, assign, or transfer employees;
4. Determine the objective of the Fire Department;
5. Determine the methods, means, and number of personnel needed to carry out the Fire Department's objectives;
6. Introduce new or improved methods or facilities;
7. Change existing methods or facilities;
8. Relieve employees because of lack of work;
9. Take whatever actions are necessary to carry out the objective(s) of the Fire Department in situations of emergency;
10. Make promotions fairly and in accordance with this Agreement.

To aid in the consistent and efficient operation of the Idaho Falls Fire Department, a complete Book of Standard Operating Procedures and /or guidelines shall be maintained. A copy shall be kept electronically and shall be available on the fire server. Proposed changes shall be presented in writing to UNION prior to implementation.

Nothing in this provision shall be construed as a waiver of statutory rights in regards to bargaining of wages, hours, and all conditions of employment.

ARTICLE 4 - TIME OFF FOR UNION BUSINESS

Time off with pay shall be granted to members of UNION Negotiating and/or Grievance Committees while in actual negotiations or handling of grievance problems with management and for required P.F.F.I. meetings or required Pension meetings, when meetings fall on employee's scheduled work shift. Three (3) personnel per shift and one (1) Fire Prevention Bureau Representative will be guaranteed time off for the spring P.F.F.I. Convention in Boise. Requests for time off for UNION business for meetings other than the spring P.F.F.I. Convention in Boise will be granted for four (4) employees for two (2) additional UNION functions; other requests will be considered as travel status requests and granted following UNION contract and minimum staffing guidelines. Meetings shall be scheduled as equally as possible among the three (3) battalions at the convenience of both parties.

ARTICLE 5 - CHECK OFF

Upon receipt of a lawfully executed written authorization from the employee, which may be revoked in writing at any time, CITY agrees to deduct the regular monthly dues of such employee from the employee's pay and deposit such deduction by the first of the month following the second pay period of the succeeding month in any local bank so designated in writing by UNION President. UNION will notify CITY in writing of the exact amount of such regular Membership Dues to be deducted. UNION agrees to hold CITY harmless against any and all claims, suits, orders, or judgments brought or issued against CITY as a result of any action taken or not taken by CITY under the provisions of this article.

ARTICLE 6 - SENIORITY LIST

Seniority, as defined by this Agreement, is the employee's length of continuous service with the Fire Department, dating from last date of hire. The Fire Department shall establish a seniority list and it shall be updated with any change in ranking or promotion and immediately posted electronically thereafter on the Fire Department common server for a period of not less than thirty (30) days. Any objections to the seniority list as posted shall be reported by the individual concerned to the President of the UNION or to the UNION Grievance Committee, who in turn shall report it to the Fire Chief within ten (l0) days, or it shall stand approved as posted. Termination of an employee's service prior to the expiration of the probationary period shall not be subject to appeal or grievance. This Seniority List shall also include a Position/Rank Seniority listing by date of promotion. This list shall be separated by: Captain, Driver, Paramedic, Firefighter, and Inspector.

ARTICLE 7 - PERSONNEL REDUCTION

Section 1. Reduction in Staff

In case City Council decides to reduce the Fire Department personnel, the employee with the least seniority shall be laid off first. No new employee shall be hired until all laid-off employees have been given an opportunity to return to work.

Section 2. Eliminated Position

An employee whose job has been eliminated may revert to next lower job classification held. If an employee's movement creates excess personnel in the employee's new classification, the employee with the least seniority in that classification will revert to the next lower classification. No new promotions will take place until all employees who have been reduced in rank have been promoted as they were demoted.

Section 3. Return to Work

Seniority will be lost whenever an employee fails to return to work within thirty (30) calendar days from the date the employee has been notified to return to work. The employee shall be responsible for furnishing CITY with an address and phone number where the employee can be contacted and meeting all department physical standards. When CITY recalls an employee under this provision, that employee is not required to retest.

ARTICLE 8 - HOURS OF DUTY

Section 1. Shift Employees

The hours of duty shall be so established by the Fire Department that the average weekly hours of duty in any year shall not exceed fifty-six (56) hours. Shift firefighters shall be paid upon this average and receive regular bi-weekly pay periods (26 pay periods) of one hundred twelve (112) hours. A shift will be twenty-four (24) hours, from 0800 until 0759. The 24-day schedule will begin the next FLSA cycle following ratification, with the elimination of the Kelly Day schedule and as such each Firefighter will be paid FLSA compensation for regular work hours that exceed 182 in all future 24-day FLSA periods.

Section 2. Other Divisions

The regular work schedule for personnel of other divisions of the Fire Department other than OPERATIONS shall be forty (40) hours per week. These other divisions may include Prevention and Training.

Section 3. Overtime

Emergency overtime shall be any overtime caused by call-back or holdover of personnel because of the need for additional firefighters on shift or at an emergency. Overtime shall be paid at the rate of two (2) times the base hourly rate for each overtime hour worked.

There shall be a minimum compensation of two (2) hours for call-back overtime and for holdover overtime of more than thirty (30) minutes. Holdover overtime of more than fifteen (15) minutes, but less than thirty (30) minutes, will be compensated for one-half (0.5) hour. Call back overtime shall be earned when attendance is required at Fire Department meetings or training sessions.
An accurate list of accumulated individual overtime hours offered shall be readable by computer at all stations. Overtime shall be offered to personnel by rank based on an individual's accumulated hours offered, except in emergency situations. The program on the computer shall be maintained at Station 1. Personnel shall be hired based on rank and shall be called in order from lowest accumulated OT hours offered to highest accumulated OT hours offered. Every effort shall be made to equalize the opportunity to work overtime within each rank.

Ambulance transports would not be considered as travel status.
Overtime personnel will be hired for all ambulance transports that are over one hundred (100) miles one-way.

In consideration for the travel time to and from the Swan Valley assignment, personnel working the assignment will be given an additional one half (1/2) hour overtime each way or one (1) hour per two (2) twenty-four shifts that complete a work set. Personnel working the Swan Valley assignment shall report to Station 2 at 7:00 a.m. and use a staff vehicle to travel between Station 2 and Swan Valley.
Idaho State University Paramedic Program: Employees working as lab instructors for the ISU Paramedic Program will be compensated by the City at the rate of two (2) times the employee's base hourly rate for scheduled lab instruction time.

Section 4. Compensatory Time

Members have the choice to accrue Compensatory Time (accrued at the same rate as overtime, two (2) times the hour worked) in lieu of Overtime ("OT"), with the exception of wildland deployments, Mountain America Center (MAC) events, and State Com/regional team incidents. Compensatory Time would be used following the current comp time use policy. Overtime for forty (40) hour per week employees shall be paid at the rate of one and one-half (1.5) times the base hourly rate for each overtime hour worked. This accrued Compensation Time shall be subject to Compensation Time use and accumulation rules already in place. Compensation Time shall be accrued each calendar year and paid out at the first full pay period in January of each calendar year or upon Promotion, whichever is appropriate. Compensation Time shall not be considered in making a training selection. The employee may opt to have all or some of the payout contributed to a qualified retirement plan.

Comp-time may be accumulated up to four hundred eighty (480) hours. Use of comp-time shall comply with the vacation selection process as outlined in Article XXII, Sections 2 and 3. Comp-time earned in excess of four hundred eighty (480) hours will be paid as overtime.

Section 5. Emergent Vacation Leave

The City will allow Fire Department personnel to utilize twenty-four (24) hours of their banked vacation benefit as emergent vacation leave each fiscal year. Emergent vacation leave must be of an emergent nature and cannot be requested more than twenty-four hours (24) prior to the start of the members scheduled work shift. Emergent vacation must be used in a minimum of four (4) hour increments. Emergent vacation leave will be deducted from the members accrued vacation bank. Forty (40) hour employees must use emergent vacation in half (1/2) or full day increments.

Emergent event/emergency. A sudden, unanticipated event not caused by or contributed to by the employee that requires immediate action by that employee to prevent or mitigate further significant harm to human life or to property. Examples: Water heater going out, house flooding or similar event.

Section 6. Kelly Hours

The City will grant shift personnel one hundred and twenty (120) hours of Kelly time annually to be placed into their Kelly hours bank on the first full pay period of each calendar year. Kelly hours must be used in twenty-four (24) hour increments. No more than one hundred and twenty (120) hours of Kelly time may be used in each calendar year. Unused Kelly hours will be eliminated annually on the last full pay period of each calendar year. (for example, if the last full pay period of 2025 ends on January 3, 2026, unused Kelly hours must be used prior to January 3, 2026).

a. Only twenty-four (24) hours of Kelly time will be allowed to be used per FLSA cycle.
b. Each twenty-four (24) hours of Kelly time picked in vacation rounds must be in separate FLSA cycles.

ARTICLE 9- SALARIES

Appendix "A" shall be the schedule of salaries payable to the members of the Fire Department.

The schedule of salaries shall increase on the following effective dates and in the following amounts:

- Effective October 1, 2025: The schedule of salaries will increase by 3%.
- Effective October 1, 2026: The schedule of salaries will increase by 2%.
- Effective October 1, 2027: The schedule of salaries will increase by 2%.

If the City provides the general employees a wage increase greater than that which is agreed to in this Agreement, then the City shall adjust the wage increase(s) contained in this Agreement so that it is equal to the wage increase granted to the general employees. Such adjustments shall be effective at the time the wage adjustment is granted to the general employees.

The Union acknowledges and agrees that the City is a public entity and that City's obligations herein are contingent upon the availability of public funding, which is appropriated annually. The wage increases agreed to, beyond under fiscal year 2025/2026, are contingent upon City receiving the necessary public funding to cover the wage increase. In the event that funding is not received or appropriated by the Idaho Falls City Council, then, and in that event, City's obligations for those increases under this Agreement shall cease and the City shall be released from further performance without any liability for the unappropriated increases.

In the event that the Idaho Falls City Council does not appropriate public funding to cover wage increases the City will provide the Union with written notice. The Union may request, in writing, to reopen negotiations to address wages within thirty (30) days of the City's notice of non-appropriation.

ARTICLE 10 - HOLIDAY PAY

All shift firefighters are to be paid for ninety-six (96) hours holiday pay at their hourly rate for compensation for holidays worked during a one (1) year period, payable the second payday in November. Firefighters who are currently employed on the second payday in November shall receive the holiday pay under this Article, regardless of length of the firefighter's employment with City.

ARTICLE 11- LONGEVITY

Appendix "B" shall be the schedule of longevity for eligible members of the Fire Department.

ARTICLE 12 - CLOTHING ALLOWANCE

Each eligible firefighter shall receive a uniform allowance of ~~one thousand fifty dollars (1,050) for the first year of the contract and~~ one thousand one hundred and fifty dollars ($1,1~~0~~50) ~~starting October 1, 2024~~ per year, to be paid in two equal installments to firefighters employed at the time of each payment on the second ~~full pay period~~ payday of April and October. A new employee to the Fire Department will be issued ~~their~~ one thousand, one hundred, and fifty dollars ($1,150) ~~total~~ uniform allowance on the payday following the first full pay period they are employed in addition to their regularly scheduled clothing allowance. ~~The new employee will then forfeit the next two (2) regularly scheduled uniform allowances.~~

ARTICLE 13 - PROTECTIVE CLOTHING

In addition to the above uniform allowance, CITY agrees to furnish, where the nature of assigned duties dictate, any protective clothing or device that the Fire Chief may feel necessary for the health and welfare of the firefighters. UNION recognizes that title to such items furnished remains with CITY.

ARTICLE 14- EMPLOYEE BENEFITS

Section 1. Personnel Policy

All benefits and obligations shall be as set forth in the Personnel Policy and by reference each is incorporated herein and is made part of this Agreement.

Section 2. Non-Negotiated Benefits

The conditions, rules and regulations of such benefits as may be established by CITY shall determine all questions arising thereunder. CITY will make detailed information concerning the provisions of such benefits available to the employees. CITY agrees that during the life of this Agreement~~,~~ the benefits will not be eliminated or reduced.

Section 3. Physical Exams

CITY reserves the right to require physical examination of its employees at any time in accordance with the rules and regulations.

Section 4. Physical Fitness Equipment

CITY agrees to provide ~~two thousand three hundred two dollars ($2302) the first year of the contract and~~ two thousand four hundred fifty dollars ($2450) ~~in FY24-25~~ annually per station for departmental physical fitness equipment to be used for the physical fitness program. In addition, the City will furnish any new station purchased or built with new fitness equipment; not to exceed fifteen thousand dollars ($15,000).

Section 5. Wellness / Fitness Program

CITY and UNION will work together to administer a joint wellness/fitness program by adopting the current NFPA 1582 Standard. Included in this program will be an annual Fire Department physical evaluation and fitness evaluation. No part of the process will be punitive in nature or design. All new employees of the Fire Department will receive a physical based on the NFPA 1582 standard as well. The intent of the program is to create an overall healthier work force and increase workplace safety. The intent will be to reduce health care costs and reduce CITY expense pertaining to occupational injuries.

Section 6. Medical Benefits

CITY offers a comprehensive medical benefits plan through a third-party source.

For those employees who sign up for the high deductible health plan with the health savings account, CITY will contribute $1,750, pro-rated, to the employee's health savings account for the Plan Year.

Both parties recognize the benefits of the CITY's medical benefits plan are subject to change because the timing for this Agreement's negotiations and the finalization of the CITY's insurance plan are not synchronized. In the event that the City's medical benefits plan changes UNION members shall receive the same Health Benefit Package as non-union employees. After the CITY receives the annual notice from the CITY's third-party administrator of the finalized medical plan, the CITY shall inform the UNION in writing within ten (10) business days of receipt and of ALL changes contained within the plan. If the finalized medical benefits plan contains material or substantive changes, the PARTIES agree to meet to reopen negotiation of this Agreement only to discuss the medical benefits plan changes as soon as possible. Either party may request, in writing, reopening negotiations to address a material or substantive change in the medical plan within thirty (30) days of the CITY's notice of changes. If neither party requests reopening, in writing, within thirty (30) days, the changes shall be considered unsubstantial. The UNION will give CITY thirty (30) day notice to negotiate if UNION intends to change insurance programs.

Section 7. Sick Leave

Employees working a forty (40) hour work week shall accrue 3.69 hours of Sick Leave per pay period which totals ninety-six (96) hours per year. Sick leave may accrue up to a maximum of 2,080 hours total. Employees working shift work will accrue 5.54 hours of Sick Leave per pay period which totals one hundred forty-four (144) hours per year. Sick leave may accrue up to a maximum of 2,912 hours total. Upon meeting the requirements of retirement, age fifty (50) or PERSI Rule of 80, employees may sell unused sick l eave. The total amount of sick leave sold will be calculated as follows:

> Employees with five (5) or more years of service may choose to convert sick leave annually into a qualifying deferred compensation plan, transfer hours to vacation hours, or cash out hours. Annual selection to convert sick leave must be made between April 1st and April 30th and shall be converted in the October of the same year. For forty (40) hour workweek employees a balance of at least 160 hours must be left in the employee's sick leave bank. For shift firefighters (56) hour workweek employees a balance of at least 224 hours must be left in the employee's sick leave bank. Sick leave will be converted/cashed out at 33% of the employee's regular hourly rate of pay not to exceed a maximum of $2,500.
>
> If the employee meets the requirements for PERSI retirement, one-third (33%) of the sick leave balance maybe deposited into their PERSI Choice account, City-offered deferred compensation programs (401K or 457) or be converted to cash. Upon the death of an active employee, sick leave benefits will be paid 100% at to the employee's estate~~,~~ in the form of cash.
>
> Occupational Injury benefits as outlined in paragraph XX, Item D, shall be used prior to sick leave benefits. Benefits under Occupational Injury shall be limited to fifty (50) calendar days or a period equal to accumulated eligibility under sick leave up to sixty-five (65) working shifts, whichever is the greater. Additional leave beyond sixty-five (65) working shifts for Occupational Injury will be charged against employee's accumulated sick leave.
>
> The minimum charge for sick leave is one-half (1/2) hour and additional sick leave is charged in multiples of one-half (1/2) hour. Absences for shorter periods may not be accumulated from day to day for the purpose of charging units of hours.

Shift fire fighters may be granted leave with pay at their base rate for a period not exceeding forty-eight (48) shift hours, when authorized by the Fire Chief, for deaths in immediate family. The Fire Chief may authorize twenty-four (24) additional shift hours travel time when they deem it necessary for the employee to reach their destination and return. Such additional travel time will be deducted from accumulative sick leave.

Section 8. Procurement Card

The CITY agrees to issue credit cards to UNION Members to be used for classes, conferences, courses, meetings, inspections, evaluations, ambulance transport, wildland deployments and other expenditures approved by the Fire Chief. UNION Members agree to follow the CITY Travel Policy that is currently approved and in effect.

As per the CITY Travel Policy, the UNION Member shall complete a Travel Expense Form with supporting documents for reconciliation to Fire Administration for submission to Municipal Services within ten (10) CITY working days of travel completion. After the ten (10) CITY Day submission timeframe, the CITY agrees to reimburse UNION Members within fifteen (15) CITY days for travel.

Section 9. Occupational Injury

All CITY Fire Department Employees shall follow all injury reporting requirements and conditions in accordance with the CITY Personnel Policy Occupational Injury Section XXIV.

The CITY Fire Department may require a City Fire Department Employee, who has been diagnosed with a work-related illness or injury, to report to work in a Light-Duty capacity. This requires a signed Medical Release Form from a licensed medical provider listing any work restrictions. The CITY Fire Department defines Light-Duty as a place wherein a CITY Fire Department Employee is allowed to work within the limits of their Medical Release Form restrictions. Light-Duty is temporary and must meet the needs of the CITY Fire Department. All CITY Fire Department Employees are to maintain their professional certifications within the limits of their restrictions whenever possible.

The CITY Fire Department Employee who is injured while On-Duty and no work restrictions are noted on Medical Release Form shall report back to the immediate Supervisor and return to their previously assigned position. If work restrictions are listed on the Medical Release Form, ~~the Employee shall report back to the immediate Supervisor and then to the Battalion Chief to work as their Aide. The Employee will continue to work as a Battalion Chief Aide for the duration of their multiple shift assignments or until the first business day of the week is reached. Then,~~ the Employee will report to Fire Administration ~~Admin Deputy Chief~~ at 0800 to be assigned a Light-Duty Supervisor. After a discussion, the Employee's work schedule will be assigned by a Light-Duty Supervisor of either four (10-hour days) or if necessary five (8-hour days) but not to include any overtime assignments. Short term Light-Duty not to exceed 112 hours and long term converted Light-Duty not to exceed 80 hours per pay period. The CITY Fire Department will allow follow-up medical appointments with no charge to Sick Leave accrual.

The CITY Fire Department Employee who is injured while Off-Duty and has work restrictions listed on the Medical Release Form may request Light-Duty. If desired, the Employee will submit a written request and the Medical Release Form requesting accommodation through the Fire Administration ~~Human Resources Office~~ for the possible assignment to Light-Duty. Off-Duty Light-Duty is not guaranteed and is

managed on a case-by-case basis as restrictions and availability permit as determined by the Fire Chief. Prior to requesting a temporary assignment to light duty, the employee must be using current benefits. The CITY Fire Department Employee shall use Sick Leave for any follow-up medical appointments while on Off-Duty Light-Duty.

Section 10. Station TV's and Barbeques

The CITY will provide TVs and barbeques at each station for use by UNION members. CITY will gain ownership of existing TVs and barbeques. The CITY will pay for the use of fuel in the barbeques and refill of propane cylinders. CITY will replace or repair as needed annually one (1) TV per station. The CITY will replace two (2) barbeques as needed per year and repair any barbeques as needed. City will provide and maintain one (1) barbeque per station. Beginning October 2021, the CITY will provide TV services to each station that will be similar to current services. (2021 Direct TV business Xtra package or equivalent from another vendor)

ARTICLE 15- MISSION STATEMENT

The Idaho Falls Fire Department is committed to providing Professional Life Saving Services ensuring the safety and security of our community.

ARTICLE 16 - CORRESPONDENCE

Section 1. Respond in Ten (10) Days

The parties hereto shall acknowledge any correspondence in writing within ten (10) days, exclusive of weekends and holidays, from date such correspondence is received.

Section 2. Waiver in Case of Emergency

In cases of circumstances beyond the control of CITY, such as an act of God, riot, civil disorder, and other similar acts, the following conditions of this Agreement shall be automatically suspended by the appropriate public official without recourse from UNION.

1. Time limits for management replies on grievances and correspondence.

2. Assignment of employees to work without regard to their employment classification and such assignment shall not be subject to the grievance procedure upon termination of the emergency.

ARTICLE 17- GRIEVANCE PROCEDURE

Section 1. Purpose

The purpose of this Article XVII is to provide for a mutually acceptable method for the prompt consideration and equitable settlement of employee grievances and disputes over the interpretation and application of this Agreement.

Section 2. Informal Step

Every employee shall have the option of presenting alleged grievances to UNION in writing. UNION will counsel the employee regarding whether UNION should use the formal Grievance Procedure in Section 3 of this Agreement. UNION may follow the formal Grievance Procedure in Section 3 of this Agreement. Any grievance not taken up by UNION within twenty (20) calendar days after knowledge of occurrence of the circumstance out of which the grievance arose shall not be formally presented nor considered at a later date by UNION.

Section 3. Formal Grievance Procedure

Step 1. UNION spokesperson shall present a formal grievance in writing to the employee's immediate supervisor, who should hold the rank of not less than a Battalion Chief or Division Chief, with a copy to the Fire Chief, not later than thirty (30) calendar days after knowledge of occurrence of the circumstance out of which the grievance arose.

Step 2. The supervisor receiving the formal grievance shall render a decision in writing within seven (7) calendar days after receipt of the grievance.

Step 3. Failing to reach a satisfactory understanding or adjustment at Step 2, the grievance will be presented in writing to the Fire Chief.

Step 4. The Fire Chief shall render a final decision regarding the grievance in writing to the employee and to UNION within ten (10) calendar days after receipt of the formal grievance.

Step 5. If the grievance is still unsettled, any party to the grievance may, within ten (10) calendar days following the decision of the Fire Chief, have the right to have the matter arbitrated by a third party jointly agreed upon by CITY and UNION. If the parties are unable to agree upon an arbitrator, the Federal Mediation and Conciliation Service shall be requested to submit the names of five (5) arbitrators.

CITY and UNION shall alternately strike a name from the list (the first to strike shall be determined by lot) until the name of one (1) individual remains. The remaining person shall be the arbitrator. The designated arbitrator shall hear both parties over the disputed matter and shall render a decision within thirty (30) days which shall be final and binding. The arbitrator shall have no right to amend, modify, nullify, ignore, or add provisions to this Agreement, but shall be limited to consideration of the particular choice(s) presented. The arbitrator shall not have the right to make any punitive awards. Expenses for the arbitrator shall be borne jointly by the parties concerned; however, each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim recording of the proceedings, it may cause such a record to be made, provided it pays for the record. If the other party desires a copy, both parties shall jointly share the cost of the transcript and all copies.

Section 4. Decisions

All decisions rendered under this grievance procedure shall be fair and just and free of arbitrary or capricious action.

Section 5. Exercise Authority or Function

It is expressly understood and agreed that the mere circumstance that any member of UNION shall exercise any authority or function under the provisions of Article XVII - Grievance Procedure~~,~~ shall not be the sole determining factor in deciding the issue or question whether or not such UNION Member is exercising management power which could cause the UNION Member to be excluded from the Union.

ARTICLE 18 - PREVAILING RIGHTS

Section 1. Rights Retained Unaffected

All rights, privileges, and obligations enjoyed by the personnel of the Fire Department at the present time which are not included in this Agreement shall remain in force, unchanged and unaffected in any manner by this Agreement. Such rights, privileges, and obligations, however, may be altered or canceled by the Fire Chief after mutual consent of UNION and the Fire Chief.

It is agreed and understood that this article is subject to the Management Rights Clause.

ARTICLE 19 - NO STRIKE CLAUSE

UNION agrees that during the term of this Contract there shall be no strikes, slowdowns, stoppage of work, or any interference with the efficient management of the Fire Department.

ARTICLE 20 – VACATIONS

Section 1. General

Vacations shall be granted and guaranteed as follows:

56 - Hour work week employee

0-4 years	9.5 shifts	228 hours	8.77 hrs per pay period
5-9 years	11.5 shifts	276 hours	10.62 hrs per pay period
10-14 years	13.5 shifts	324 hours	12.46 hrs per pay period
15-19 years	14.5 shifts	348 hours	13.38 hrs per pay period
20 or more	15.5 shifts	372 hours	14.31 hrs per pay period

40 - Hour work week employee

0-4 years	23 working days	184 hours	7.08 hrs per pay period
5-9 years	25.5 working days	204 hours	7.85 hrs per pay period
10-14 years	28 working days	224 hours	8.65 hrs per pay period
15-19 years	33 working days	264 hours	10.15 hrs per pay period
20 or more	35.5 working days	284 hours	10.92 hrs per pay period

Vacation Slot

Any additional shift personnel added beyond the number of 38 personnel per shift will require one vacation spot for every nine (9) personnel per shift (i.e., 9 = 1, 18 = 2, 27 = 3, etc.).

Vacation Carry Over

Firefighter vacation carry at two (2) years of the maximum amount for shift employees (~~624~~ 744 hours), for 40-hour work week employees (~~480~~ 568 hours).

Unused vacation time to which a shift Fire Fighter is entitled in any calendar year may be used by them in any subsequent calendar year. A shift Fire Fighter may also, use accumulated vacation time to extend Sick Leave and Death in Family benefits.

Retirement/Separation Payout

Retirement payout for shift personnel shall be up to 624 hours and for 40-hour employees shall be up to 480 hours.

Pay in Lieu of Vacation in Event of Separation.

An employee who retires or separates from the City voluntarily and who is eligible for vacation benefits shall elect to receive their balance by deposit into their PERSI Choice account, City-offered deferred compensation programs (401K or 457) or be converted to cash. Vacation benefits will be up to and not exceed 26 shifts (624 hours) for shift personnel or 60 days (480 hours) for 40-hour work week employees.
An employee who separates from the City involuntarily or is terminated and who is eligible for vacation benefits shall receive a lump-sum payment in lieu of such vacation. Vacation benefits will not exceed 13 shifts (312 hours) for shift personnel or 30 days (240 hours) for 40-hour work week employees.

Section 2. Selection

Vacations shall be granted at any time during the calendar year. Selection for the vacation period shall be based on seniority with the firefighter with the highest seniority having first choice, continuing in this order down to the last employee with the least seniority.

Section 3. Selection Policy

To facilitate the orderly selection and taking of scheduled vacation time, the following policy shall be followed:

1.
    a. For 2912 employees Battalion Chiefs will begin first round of vacation picks no later than December 1st and will complete the six (6) rounds of vacation picks no later than January 31st. The employee will have 48 hours after verbal notification from the BC for vacation selection. If the BC is unable to get a hold of employee that is off duty, the BC will leave a voice message or text informing the employee of their turn of vacation selection. Comp-time hours may not be scheduled during first, second, third, fourth and fifth round vacation selection at the first of the year. Vacation selection by Battalion Chiefs will not affect vacation selection of other personnel.

b. For 2080 employees Division Chiefs will begin first round of vacation picks no later than December 1st and will complete the four (4) rounds of vacation picks no later than January 31st. The employee will have 48 hours after verbal notification from the DC for vacation selection. Comp-time hours may not be scheduled during first, second, third, and fourth round vacation selection at the first of the year. Vacation selection by Division Chiefs will not affect vacation selection of other personnel.

2.

a. For 2912 employees first, second, third, fourth, fifth, and sixth round vacation selections will be chosen according to seniority on each platoon. Any subsequent vacation request for first, second, third, fourth, fifth, and sixth vacation shall be approved if the position is available.
b. For 2080 employees first, second, third, and fourth round vacation selections will be chosen according to seniority. Any subsequent vacation request for first, second, third, and fourth vacation shall be approved if the position is available.

3. Seven (7) firefighters may schedule advance vacation at the same time on any one (1) battalion, subject to the provisions of Item Nos. 2 and 4, of Section 3 of this Article.

4. A seventh vacation position may be scheduled within thirty (30) days of a shift requested, but determination to allow such vacation will not be made until 5 p.m. the evening prior to the shift involved. This determination will be made only if the on-duty personnel scheduled for that forty-eight (48) hour set will remain at minimum staffing levels or above and will not interfere with Fire Department activities.

5. A minimum charge for vacation will be one (1) hour and additional leave will be charged in multiples of one (l) hour. Any portion of an hour will be charged as a full hour.

6. Cancelling scheduled vacation is discouraged. It will be permitted, however, if it is canceled one-hundred-twenty (120) hours before it is scheduled to begin. Cancellation of any scheduled vacation should be announced to the platoon involved at the first opportunity so that others may have a chance to use it. Vacations may be canceled at any time for any reason if there is one (1) or more vacation positions available for that shift.

7. All requests for scheduling or canceling vacations shall be called in to the Battalion Chief on duty or designee and the time will be logged. Approval or denial shall be made by the Battalion Chief on duty or designee.

8. Each round of vacation picks will be chosen in consecutive order, including Kelly time, if applicable. For example: February 2, February 3, Kelly time February 8, February 9, February 14, February 15 would be a pick using five (5) vacation shifts but having six (6) shifts off including the Kelly time. Each round would enable a new consecutive pick. If a member uses just twenty-four (24) hours one (1) shift as a round pick, that round is complete. One Kelly time per FLSA cycle per pick. If a pick is arranged as such to allow two Kelly time shifts in two separate FLSA cycles in one round pick, that is acceptable.

ARTICLE 21 - VACANCIES AND PROMOTIONS

The staffing requirements of the Fire Department shall be established by the Chief of the Department as an administrative procedure. Minimum staffing for all "In Service" Engines and Ladder companies will be three (3) personnel. Minimum staffing for all "In Service" Advanced Life Support (ALS) Ambulances will be one (1) Paramedic and one (1) EMT. Minimum Staffing for all "In Service" Basic Life Support (BLS) Ambulances will be two (2) EMTs. The Chief of the Department or their designee shall establish when units are needed to be "In Service." Vacancies occurring in the permanent promotional ranks shall be filled within thirty (30) days after an appropriate promotional exam is given and eligibility list is established.

A representative from UNION offers input, in the form of communicating positive and negative criteria of a firefighter candidate to the Fire Department's hiring committee, when hiring new Fire Department employees who are or will be covered by this Collective Bargaining Agreement. UNION representative observing in the Entry Level interview and provide a written positive and negative criterion to the Chief prior to the selection process.

ARTICLE 22 - COMMITTEES

Health and Safety Committee

Section 1. General

A Health and Safety Committee shall be established and shall serve in an advisory capacity to the Fire Chief. The Committee shall include a representative of the Fire Department Management, a UNION representative, and one (1) representative of each position, including Training Officer and Fire Prevention Division. The member of management and the representative holding the rank of Captain will act as the committee co-chairs and conduct the meetings. The UNION representative will be selected by UNION, but other Committee Members shall be recommended by UNION and approved by the Fire Chief.
The Health and Safety Committee has the authority to enlist the help of other persons when needed.

Section 2. Purpose

The purpose of the Health and Safety Committee shall be to conduct research, develop recommendations, and study and review matters pertaining to occupational safety and health within the Fire Department.

Section 3. Meetings

Meetings shall be held at least once every three (3) months. Meetings shall be scheduled by the Secretary of the Committee and coordinated with the member of management on the Committee. Written minutes of each meeting shall be retained and shall be made available to all members.

Training and Technologies Committee

Section 1. General

A Training and Technologies Committee shall be established and shall serve in an advisory capacity to the Fire Chief. The Committee shall include a representative of the Fire Department Management, a UNION representative, and one (1) representative from each position, including Training Officer and Fire Prevention Division. The member of the management and the representative holding the rank of Captain will be the Training Committee co-chairs and conduct the meetings. The UNION representative will be selected by the UNION, but other Committee Members shall be recommended by the UNION and approved by the Fire Chief.

The Training and Technology Committee has the authority to enlist the help of other persons when needed.

Section 2. Purpose

The purpose of the Training and Technology Committee shall be to conduct research, develop recommendations, and study and review matters pertaining to training, new equipment, and new technology within the Fire Division.

Section 3. Meetings

Meetings shall be held at least once every three (3) months. Meetings shall be scheduled by the Secretary of the Committee and coordinated with the representative of the Fire Department Management. Written minutes of each meeting shall be prepared and made available to all members.

ARTICLE 23- RETIREMENT CONTRIBUTIONS FOR PERSI FIREFIGHTERS

For purposes of this Article XXIII, the following terms shall have the meanings as ascribed below:

FIREFIGHTER: Any firefighter employed by CITY as of July 17, 2012, and also all future firefighters employed by CITY, provided that such employees (1) are/were now members of PERSI as of July 17, 2012, or were members of PERSI as of such date, and (2) are now or will be represented by UNION for collective bargaining purposes.
IAFF: The International Association of Firefighters Local 1565.

PERSI: The Public Employee Retirement System of Idaho.

~~***Social Security and Medicare Refund***~~

~~On behalf of all firefighters impacted by the Firefighter Referendum and related Section 218 Agreement, CITY is hereby authorized to and will forthwith file for refunds of all past employee and employer FICA and Medicare contributions made by or for the benefit of each of such firefighters. Upon receipt of said refunds, CITY will make a one-time contribution equivalent to the employer portion of the refund into individual PERSI Choice 401(k) Plan accounts established by each firefighter. If approved by PERSI, this one-time contribution will be treated as an Employer Contribution in the Plan and will be limited to the amount of the employer contribution refund for each firefighter less any charges, expenses, or retirement withholdings imposed upon CITY by the United States Government and/or PERSI. The employee's~~

~~portion of the refund plus any IRS accrued interest received by CITY shall be distributed by check payment to each employee.~~

~~Future~~ Retirement Contributions

~~Commencing with the August 3, 2012, payroll and continuing with each regular paycheck thereafter,~~ CITY shall, in lieu of paying Social Security and Medicare contributions where applicable, on behalf of each firefighter employee, pay into each PERSI Choice 401(k) Plan account established by such firefighters, an amount equal to the matching employee and employer contributions that would have otherwise been paid for each firefighter pursuant to U.S.C Title 26, Chapter 21 - the Federal Insurance Contributions Act, less any charges, expenses, or retirement withholdings imposed upon CITY by the United States Government and/or PERSI. To be eligible for employer contributions, each firefighter must file a PERSI Choice 401(k) Deferral Election form with the Department of Human Resources that authorizes CITY to withhold employee contributions rounded up to a whole percentage of earnings and remit such contributions to each PERSI Choice 401(k) account. ~~Future~~ PERSI Choice employer contributions rounded up to a whole percentage that is nearest to the FICA defined employer contribution rate are contingent upon continued authorization from each firefighter to match FICA defined employee contribution rates rounded up to a whole percentage of earnings. Firefighters must file modified 401(k) Deferral Election forms with the Department of Human Resources as contribution rates change. The parties intend that these matching contributions be treated as Employer Contributions to each individual firefighter's PERSI Choice 401(k) Account and will be governed by the rules, regulations, and laws applicable to PERSI.

CITY makes no warranty or representation that such retirement contributions are exempt from Federal, State, or PERSI withholdings or income taxation required by law. In the event any court or administrative agency of competent jurisdiction determines that such tax or withholdings are required by law, then CITY may, and is hereby authorized to make such withholdings as required by law, with respect to compensation paid to each firefighter after the date of such determination.

This Agreement shall remain in effect for the life of any collective bargaining agreement between the parties unless mutually agreed otherwise by both parties or until the adoption of a subsequent Section 218 Agreement which has the effect of modifying coverage for firefighters under the Social Security Act and related Federal Insurance Contribution Act.

ARTICLE 24- DEPLOYMENT OPERATIONS, COMPENSATION, AND MILITARY LEAVE

Section 1. Deployments

1. CITY will pay any CITY Fire Department employee who leaves the CITY under deployment on behalf of a requesting agency as part of but not limited to: Wildland Firefighting, Structure Protection, Search and Rescue, Emergency Medical Services, Water Rescue, and/or Hazardous Materials Responses. Responses in the Reciprocal Firefighting Agreement (RFFA) that result in overtime shall be paid per normal operating overtime rules.

    A. The CITY Fire Department employee will be paid "straight time" for their normally scheduled respective shifts. For days not regularly scheduled, CITY Fire Department employee will be paid at a minimum of sixteen (16) hours at overtime rate except for

deployment travel days. Deployment travel days will be paid at an hour for hour at overtime rate. The rate will be at two (2) times the base hourly rate for each hour worked up to the 16 (sixteen) hour minimum.

B. The CITY Fire Department Employee will not be allowed to accrue Comp-Time as a means of compensation during deployment.

C. The CITY Fire Department employee will be paid by CITY and will retain all benefits and insurance during deployment.

D. CITY shall be reimbursed through separate contract by requesting agency.

E. This agreement for reimbursement shall apply even where the CITY Fire Department employee is deployed as part of an apparatus crew or as a single resource.

F. The CITY Fire Department employee shall assist CITY by providing CITY with all required documentation, statements and/or other evidence related to deployment in support of CITY's attempt to receive reimbursement by the requesting agency.

G. The CITY Fire Department employee deployed on a wildland assignment will be entitled to two (2) days off following their return from a 14-day assignment, exclusive of travel if their return day falls between the hours of 0800 to 0759 on the day before their regularly scheduled shift. These day(s) must occur on the two (2) calendar day(s) immediately following return travel and must fall on regularly scheduled workdays. If the deployed member returns on the day of their regularly scheduled shift after a 14-day assignment, exclusive of travel days they will be given the remainder of their regularly scheduled shift(s) off for R&R not to exceed 48-hours.

Section 2. Military Leave

1. An employee who is a member of the Uniformed Services will be granted up to fifteen (15) working days or one hundred twenty (120) hours of paid leave per calendar year for days during which the employee is engaged in authorized training or duty ordered or authorized by the proper authority to be as follows:

   Up to a total of one hundred twenty (120) hours for an employee who normally at a rate of eight (8) hours or ten (10) hours per day or works other alternate workdays that equal thirty-five (35) to forty (40) working hours within a pay week or seventy (70) to eighty (80) hours in a bi-weekly pay period.

   OR

   Up to a total of one hundred sixty-eight (168) hours for an employee who normally works fifty-six (56) hours in a pay week at a rate of eleven and two tenths (11.2) hours per day.

2. If leave(s) of absence for military service exceed the fifteen (15) working days or one hundred twenty (120) hours of paid military leave, an employee shall be permitted upon request to use any accrued vacation and/or compensatory time during military leave past the fifteen (15) working

days or one hundred twenty (120) of paid military leave. The employee must provide a written request to their supervisor prior to the use of such time.

3. If leave(s) of absence for military service exceeds more than thirty (30) consecutive calendar days of military leave, then after the first thirty (30) day period of active duty, the City ~~at the start of the next full pay period shall~~ will pay to the employee partial pay during the remainder of active-duty service up to a maximum of two (2) years from the first day when partial pay for active duty began. When deployment goes beyond one fiscal year, the fifteen (15) working days or one hundred twenty (120) hours of paid military leave referred to above are paid only once at the beginning of the deployment. Partial pay will make the employee whole for the duration of a single deployment up to two (2) years. Partial pay during this period will be paid on the same schedule that the employee would be paid if they were not on active duty. When the employee's military leave ends, all payments made during leave will be audited, and corrections will be made at the time if necessary. Corrections may require the employee to return overpayments.

4. An Employee called for active duty shall, upon their return to the City employment, receive credited service hours for regularly scheduled hours away from work on federal active duty. In other words, there will be no break in the employee's City employment that may disrupt benefits that are based on continuous employment.

ARTICLE 25- PARAMEDIC COMPENSATION

Section 1. Paramedic Compensation

Provide compensation for paramedics as follows: The next closest pay period following:

A. Receipt of Certification and assigned to work independently as a paramedic after successful education period / Base Rate + fifteen (15%) percent.

Section 2. Voluntary Decertification

Any paramedic who voluntarily surrenders paramedic certification with the State of Idaho, or who allows certification to lapse, within eight (8) years after assignment as a paramedic, will lose all paramedic certification pay immediately upon decertification. Any paramedic who voluntarily decertifies or allows their certification to lapse eight (8) years or more years after such assignment will have their paramedic certification pay reduced in the following manner:

1. If a paramedic surrenders certification prior to the expiration of their normal certification period, then all paramedic certification pay will be immediately discontinued at the commencement of the first full pay period following the loss of certification, or
2. If a paramedic allows their certification to lapse at the end of the normal certification period, then paramedic certification pay will be reduced upon the commencement of the first full pay period in which CITY grants a general pay increase to firefighters covered under this Agreement, and in an amount equal to the same percentage pay increase given to firefighters that year and each year thereafter, until such time as the firefighter no longer receives paramedic certification pay.

Despite the foregoing, paramedics will continue to be eligible for regular step increases in accordance with Appendix A of the contract.

Section 3. Involuntary Decertification

Any paramedic whose certification has been involuntarily revoked by the State of Idaho will lose all paramedic certification pay upon the commencement of the first pay period following their decertification.

Section 4. Captain/Driver Paramedics

Paramedics promoted to the rank of captain or driver will be placed in the appropriate pay grade and step level rate of pay which most closely corresponds to but is higher than the step level of pay (less paramedic certification pay) prior to promotion. In addition, if the employee, upon promotion, continues to maintain their paramedic certification the employee will receive paramedic compensation in amount not to exceed eight (8%) percent of their pay grade and step level. However, if the employee's hourly rate of pay following promotion (including paramedic certification pay) is not greater than their hourly rate of pay prior to promotion (including paramedic certification pay), the employee will be moved to the next appropriate step plus paramedic certification pay not to exceed eight (8%) percent of the pay grade and step level. The effective date of the promotion becomes the new title classification anniversary date.

Any captain or driver paramedic who voluntarily surrenders paramedic certification with the State of Idaho or who allows certification to lapse will have their paramedic certification pay reduced in the following manner:

1) If a captain or driver paramedic surrenders certification prior to the expiration of their normal certification period, then all paramedic certification pay will be immediately discontinued at the commencement of the first full pay period following the loss of certification, or
2) If a captain or driver paramedic allows their certification to lapse at the end of the normal certification period, then paramedic certification pay will be reduced upon the commencement of the first full pay period in which CITY grants a general pay increase to firefighters covered under this Agreement, and in an amount equal to the same percentage pay increase given to firefighters that year and each year thereafter, until such time as the firefighter no longer receives paramedic certification pay,
3) Any captain or driver paramedic whose certification has been involuntarily revoked by the State of Idaho will lose all paramedic certification pay upon the commencement of the first pay period following decertification.

Captain Driver/Paramedics will still be eligible for regular step increases in accordance with Appendix A of this Agreement.

Section 5. Probationary Firefighters

Firefighters who start their employment with the Idaho Falls Fire Department and hold a current paramedic certification applicable to the State of Idaho will first be evaluated by the Fire Department prior to receiving paramedic pay.

Section 6. Non-Discrimination

Paramedic certification shall not prohibit equal and fair consideration for promotions or overtime related to job duties, continuing education and attendance at mandatory classes.

Section 7. Paramedic Selection

Paramedic school selection will be determined by the City. Personnel choosing to attend paramedic school without the approval of the City will not be compensated for tuition nor certification and have no expectation of being utilized as a paramedic.

This selection shall include a Fire Department interview and an established competitive process to select the best candidate(s) for paramedic school. The program the City intends to send students to will be made known before the selection process begins.

All costs associated with attending paramedic school which include, but may not be limited to; tuition, books, labs, alternate school uniforms if required and time off to attend didactic, lab and clinical rotations shall be paid by the City. The employee should not incur any personal cost for the attendance or completion of the City selected Paramedic Program.

Personnel choosing to pursue an associate or bachelor's degree in Paramedicine in addition to their paramedic certification shall seek approval from the CITY utilizing the established education reimbursement policy.

The City may choose to determine future paramedics by hiring currently certified NREMT and/or State of Idaho licensed capable paramedics.

Should the paramedic candidate not successfully complete the selected paramedic licensure process for reasons to include but not limited to failing the program, behavior causing ejection from the program, or failing to pass the licensure testing process, the costs associated may be recouped by the City through a payment plan established individually not creating an undue hardship burden on the employee. Incompletion of the program due to no fault of the student shall not constitute an unsuccessful completion.

A selected paramedic who has received City sponsorship of a paramedic education who successfully completes the education, certification and is assigned to work independently as a paramedic who voluntarily separates from the City within three (3) years of independent assignment will be charged a prorated fee for all costs associated with attending paramedic school which include, but may not be limited to, tuition, books, labs, and alternate school uniforms. This shall also be conducted through an established payment plan. A payment schedule will be created through the City of Idaho Falls Treasurer Office and shall include interest based on current APR. Prorated fee will be leaving before the 3rd anniversary – 33% of the cost. Leaving before the 2nd anniversary – 66% of the cost. Leaving before the 1st year anniversary – 99% of the cost.

ARTICLE 26- OUT OF CLASSIFICATION WORK

Fire Personnel working out of classification will receive compensation based upon the following. Working out of classification as a Driver will be compensated at 5.5% of the employee's base wage. Working out of classification as a Captain will be compensated at 6.0% of the employee's bas wage. Working out of classification as a Battalion Chief or Fire Marshal will be compensated at 6.5% of the employee's base wage. Working out of classification compensation will be paid on an hour for hour basis. Two (2) people working out of classification per rank per shift will be allowed. Any additional need will be met by standard call back procedure. If a staffing shortage requires overtime, personnel hired shall be of the rank or position which eliminates the need for personnel working out of classification.

ARTICLE 27- RULES GOVERNING COMPETITIVE EXAMINATIONS, QUALIFICATIONS, APPOINTMENTS, PROMOTIONS, DEMOTIONS AND DISCHARGE OF EMPLOYEES

The following are the rules and regulations governing competitive examinations, qualifications, appointments, promotions, demotions, and discharge of all employees under the Fire Department and any other positions not specifically listed in City Ordinance or Rule.

1. The CITY shall have sole charge of the selection of personnel for the eligibility list from which original appointments, grade and rank, promotions shall be made to all sworn positions in the Fire Department except for the Chiefs of said departments and any other positions appointed and not competed for within these rules.

~~2. The eligibility list for the Fire Department shall be kept in the custody of Human Resources.~~

Section 1. General Provisions

1. No appointment shall be made except under the laws of Idaho, the Ordinances of the City of Idaho Falls, and this contract with the UNION.

2. No person shall be eligible for appointment in the Fire Department who is not eligible to work in the United States, or who is not eligible to obtain the required certifications and licenses as determined by the Chief to perform the essential functions in the fire department.

3. No person shall be eligible for appointment in the Fire Department who has not passed their 18th birthday or who is not eligible to obtain the required certifications and licenses as determined by the Chief to perform the essential functions in the fire department.

4. All members of the Fire Department are required to give their undivided attention to their designated work and are prohibited from engaging in any other business that will interfere or conflict with their duties while members of these departments.

5. No member of the Fire Department will be permitted to accept gratuities or rewards of any kind.

6. Fire personnel are expected to observe the same laws that they are sworn to enforce, and no extra privileges or immunities are granted to either.

7. Violation of any of these general provisions, any City Ordinance, or department rules by any member of the Fire Department under these rules shall be considered cause for disciplinary action, including termination.

Section 2. New Recruit Testing and Hiring

1. All applicants for the positions within the Fire Department must be able to speak, read and write the English language, and must have a high school diploma or G.E.D. Certificate or its

equivalent. In cases where special technical, professional, or scientific knowledge and experience are required, the CITY may demand certificates or competence or other proof of training and ability. All applications for examination for positions in the Fire Department shall be presented to the CITY on a prescribed form, giving such evidence, in the form of their knowledge, skills, abilities and other required qualifications.

2. ~~An application that has been accepted by the Department of Human Resources shall not be returned to the applicant for any reason.~~

3. An incomplete or defective application shall not be accepted and shall disqualify the applicant for consideration.

4. Proof at any time produced to the CITY of behavior that would negatively impact an ability to perform the essential functions of the job by an applicant or person on the eligible list or of any false statements made by him or her in the application or in the examination or of any criminal act committed by the applicant or of dismissal for cause from public service may be deemed cause to exclude an applicant from examination and/or removal from the eligible list.

5. The CITY may secure and consider any other information as it may deem desirable for the purpose of determining whether any applicant is eligible under these rules and regulations, the Ordinances of Idaho Falls and the laws of Idaho to occupy the position applied for.

6. Entry level examinations for the Fire Department shall be given as the service may require. ~~Interested parties should register for job alerts on the CITY's web site. The CITY will notify entry level applicants, whose applications have been filed, to appear for any examination by giving the applicant at least ten (10) days' notice. Entry level examination notices shall also be posted to the Department of Human Resources web page. The passing grade for beginners shall be seventy percent (70%).~~

7. Physical examinations may be made by a physician or health care provider designated by the CITY only after a conditional offer of employment has been made to the applicant. Such examination shall demonstrate the applicant is of sound health and physically able to perform the essential functions of the position to which they seek appointment.
8. Entry applicants for appointment are subject to written and oral examinations. Applicants with eligible written exam scores will be notified and advised to participate in a non-discriminatory assessment. In addition to physical agility assessments, eligible applicants will appear for oral interviews or other exams.

9. Participants in the physical agility exam and oral exam will be limited to the number of candidates agreed upon by the Chief of the department. The number of candidates may be limited to thirty (30) candidates based on the rank of the written examination scores, absent exigent circumstances.

10. The general average will be determined upon fifty percent (50%) of the score obtained in the written examinations and fifty percent (50%) of the oral examination. The physical agility test shall be pass/fail.

Section 3. Medical Physical Standards

1. Applicants for original appointment in the Fire Department must meet all bona fide medical and physical requirements of the appointing department, as a condition for their appointment with the CITY.

2. All offers of employment by the appointing officer shall be made conditional upon the issuance of a certificate by a qualified medical examiner certifying that the appointee meets all bona fide medical and physical requirements of the appointing department. All medical examinations shall be made by a medical examiner designated by the City or experts working on behalf of the City. The results of each medical examination and each certificate shall be filed with the Department of Human Resources in compliance with HIPAA and other relevant regulations.

Section 4. Promotional Examinations

1. Examinations shall be practical in their character and shall be designed to test fairly the intelligence, competency, suitability, and character of the applicants to discharge the duties of the service for which they seek to be appointed.

2. Merit and fitness for appointment and promotions shall be determined by and upon competitive examinations. The passing grade in the Captains Test shall be seventy percent (70%) for the written score, Tactics and Strategies portion, and overall assessment center score. The passing grade in the Driver's Test shall be seventy percent (70%) for the written score and the overall practical test score.

3. The CITY shall list preliminary requirements for examinations.

4. Actual conduct of every examination shall be under the direction of the City or experts acting on authority of the City. The City shall in the examinations give such relative importance to the different subjects or matters of examination, whether written or physical or to experience, occupation or training as it deems fit. At or before the commencement of every examination the weight to be given every section included in the examination shall be determined. The time to be allowed for each examination also will be announced.

5. Oral examinations or special practical tests of fitness for the particular positions in the fire department may be ordered by the CITY.

6. Applicants for appointment are subject to written and oral examinations. Applicants with eligible written exam scores will be notified and advised to participate in a non-discriminatory assessment center.

7. Instructions and rules governing examinations will be explained to candidates prior to the start of test by the chief examiner or test proctor. Candidates who fail to follow examination rules and instructions given at the time of the exam will not be allowed to complete the testing process. In

addition to any verbal instructions given at the time of the exam, the following rules will govern all examinations.

a. Applicants will carefully read any printed rules distributed at the time of the exam and/or listen closely to any verbal instructions. Applicants will be bound by any written and verbal rules or instructions given prior to the date of the exam or immediately preceding the commencement of the exam.

b. Applicants will examine the question-and-answer sheets when received and verify that they are in proper order; applicants will be held responsible for all errors and omissions therein.

c. Prior to leaving their desk, all applicants shall turn in any examination papers to the exam administrator, and the applicants shall forfeit the right to modify or complete any portion of the examination after submission unless an applicant can demonstrate a bona fide medical or other emergency involving extreme risk to life or limb. Reasonable accommodation shall be made for any disability, provided such disability is made known to the examiner prior to the commencement of the examination.

d. All answers must be written on paper furnished for that purpose by the examiner or by other means as instructed by the examiner.

e. No pencil work will be allowed on the examination books unless instructed to do so. Pencil and scratch paper may be used if supplied by the examiner; used scratch paper must be turned in with the examination paper.

f. No help will be allowed except such as appears on the question sheets or in the instructions given to applicants.

g. Any applicant who may be detected cheating by consulting any printed or written matter during the examination will be dismissed from the room and receive a failing score. All conversation between competitors during any examination is strictly prohibited. Any applicant speaking to a competitor on any pretense or answering if spoken to will be dismissed from the room and receive a failing score.

h. It is absolutely forbidden to copy or attempt to read the sheet of another or to make any sign or in any manner seek to impart or receive any information during an examination, under penalty of dismissal from the room and receipt of a failing score.

i. All necessary explanations will be made, when practicable, to the whole number of competitors.

j. All examination papers must be handed in together with the answers when the examination is completed and must not be taken from the room.

k. Smoking shall not be permitted during the examination.

Section 5. Eligibility List

1. The CITY shall keep records of all applicants who are placed on the eligible list, which records shall show the results of the examination of each applicant and show such other data as shall indicate the relative qualifications of all applicants upon such list. All persons who have been on the eligible list for one (1) year without appointment or promotion in grade, who shall refuse a tendered appointment, or who have requested removal from such list shall be removed from the eligible list and can only be returned thereto after reapplication and re-examination. An applicant may sit for one or more written examinations; however, the applicants' eligibility for appointment shall be determined by reference to the most recent score.

2. The names of all eligible candidates shall be placed on the eligible list in the order of their standing in the examination. The CITY reserves the right to announce additional testing dates if needed to generate a viable list of eligible candidates for consideration. Against each name shall be noted the date of the examination, the date on which the name was entered on the list and the average rating.

3. When two (2) or more entry level eligible candidates have received the same average rating, they shall hold the same ranking on the eligible list.

4. The entry level eligible list shall show the persons eligible for positions in each classification.

5. Applicants may be enrolled on the eligible list for more than one position.

6. Applicants, whose names are placed on the eligible list, shall notify the CITY of any change of address while their names remain on such list.

7. Applicants whose names are on the eligible list may accept temporary appointment under another classification without losing their position upon the eligible list.

8. Where an examination for any grade is held before the eligible list for that grade is exhausted, a new list shall be prepared after such examination. The persons upon the former eligible list who have not been examined for the new eligible list shall respectively be placed upon the new eligible list in the position to which the percentage of their aggregate marking upon their former examinations would entitle them if such marking had instead been given them upon the new examination and shall continue thereon until the end of their term of eligibility. The CITY shall have the discretion whenever in its judgment the interest of the public service requires, to order a reexamination of applicants for any position and shall have power to correct any error and amend or revoke any schedule, list, or other paper or record where it appears that any error or injustice has been done. When any person whose name appears on an eligible list has for any reason become ineligible or no longer possesses the necessary qualifications for appointment to the public service, the City may strike such name from such list.

Section 6. Certification and Appointments

1. Whenever a position or place of employment or vacancy in the Fire Department is to be filled, the appointing authority shall request and the Department of Human Resources shall certify to the appointing authority, as soon as possible after such request, the names and records of three times the number of persons necessary to fill such position based on their ranked scores as shown on the eligibility list. If two or more candidates have identical rankings, then all candidates ranked within the top three scores will be certified to the appointing authority. In all cases the names of those having the highest standing on the eligible list shall be certified to the appointing authority, provided, however, that if an insufficient number of names appear on said eligible list at such time, the Department of Human Resources shall certify all names thereon. The appointing authority shall make appointments only from the lists so certified and preference shall be given, from among those certified, to persons who are then employed in the class or grade next below the position filled, if applicable.

2. The requisition shall state the title, character and duties of the position, the compensation to be paid and whether the position is permanent or temporary.

3. Upon receipt of the requisition the Department of Human Resources shall certify to the appointing officer names of candidates having the three highest ratings on the eligible list most nearly appropriate to such position, provided that no name shall be certified more than three (3) times to the same appointing officer for the same or a similar position except at the officer's request. The certificate shall state the relative standing of each person certified and their contact information.

4. The appointing officer shall make selection from the names certified; the appointing officer may request replacement names in the order of ranking on the eligible list if they can show evidence that any certified names do not meet the eligibility criteria of the department.

5. Whenever the appointing officer, who shall have made a requisition to fill a certain number of vacancies, shall appoint a number smaller than the vacancies named he shall not make selection from the whole number certified but only from the number of names standing highest upon the list that would have been certified had the requisition stated the number of vacancies which were actually filled.

6. Upon appointment and employment, the appointing officer shall report to the Department of Human Resources the name of such appointee, the title and duties of the position, the date of the commencement of service and the salary thereof and such other information as required.

7. The person selected for appointment or promotion shall be duly notified by the appointing officer and, upon accepting and reporting for duty, shall receive from such officer an appointment for a probationary period of twelve months, provided the applicant meets ability and other requirements determined by the department essential to the position held.

8. Should the work for which probationers have been certified prove temporary, and they are laid off without fault or delinquency on their part before their time of probation is completed their name shall be restored to its position on the eligible list and the term they served shall be credited on their probationary period.

9. The name of any person certified as eligible for probationary appointment who shall decline an appointment shall be stricken from the list from which such certification is made, unless such declination be for temporary inability, physical or otherwise, the evidence of which must be acceptable to and approved by the Department of Human Resources.

10. The failure of an eligible person to accept employment within five (5) days after an offer of appointment shall be considered a declination.

11. On notification from an appointing authority that a person named in a certification has declined appointment, such certificate shall be completed by the addition of the name of the eligible person next in order.

12. If a person who is not entitled to certification is appointed, their appointment upon due notification from the Human Resources Department to the appointing authority shall be revoked.

13. Whenever the CITY has been unable to establish an appropriate and adequate eligible list or after the CITY has determined after due notice that an eligible list cannot be created through giving competitive examination, the CITY may permit a permanent appointment to be made by the appointing authority subject to such of these rules and regulations. The persons so appointed shall occupy the position to which he they were appointed with like effect as if they had otherwise qualified hereunder.

14. All persons appointed to or promoted in the Fire Department shall be assigned to and perform the duties of the position to which they are appointed or promoted.

15. Any applicant who, while employed as a Firefighter in good standing, voluntarily terminated his or her employment with the City of Idaho Falls may upon written request to and approval from the appointing Chief and in accordance with the Rules of the CITY and this agreement, be rehired without taking an examination provided:

    a. The applicant is otherwise qualified for the position; and
    b. The request does not displace another firefighter.

Section 7. Subjects for Disciplinary Action or Dismissal

1. All appointments to positions of employment under the Fire Department shall be upon a probationary basis for a period of twelve (12) consecutive months of full-time employment within the department in the same or higher grade. During said probationary period such employee may be discharged with or without cause without recourse under these rules. After such period of probation, all employees shall hold an office or place of employment, only during good behavior and continued acceptable performance. Any such employee may be removed or discharged, suspended without pay, demoted, reduced in rank, or deprived of special privileges or assessed special duty for the following reasons.
    a. Incompetency, inefficiency, inattention to or dereliction of duty.

b. Dishonesty, insubordination, harassment, or lack of professionalism directed towards patrons and/or fellow employees or members of the public occurring in the course of duty; or any other willful failure on the part of the employee to properly conduct themselves, or any willful violation of the provisions of this act or the rules and regulations to be adopted hereunder.

c. An inability to perform the essential functions of the job with or without accommodation or loss of any other bona fide occupational qualification required for such place of employment.

d. Drunkenness or use of intoxicating liquors, narcotics, or any other habit-forming drug, liquid, or preparation to such extent that the use thereof interferes with the performance or mental or physical fitness of the employee or of the work of such employee or which precludes the employee from properly performing the essential functions and duties of such position.

e. Conviction of a felony or conviction of a misdemeanor involving moral turpitude.

f. Any other act of failure to act which in the judgment of the appointing authority is sufficient to show the offender to be an unsuitable and unfit person to be employed in the public service.

g. Violations of any of the rules and regulations formulated by the Chief of the department or rules promulgated by the City of Idaho Falls, that relate to conduct required of all city personnel.

2. Progressive Discipline

a. Purpose - The purpose of this rule is to provide a uniform standard for disciplinary actions to be used by company and chief officers.

b. Scope - This policy applies to all members of the Idaho Falls Fire Department.

c. Responsibilities - It is the responsibility of supervising officers in the Idaho Falls Fire Department to help their subordinates to be successful in their duties through coaching, mentoring, and disciplining when necessary. If an issue is raised to the level of time off without pay or above, the Chief of Department and HR should be notified. It is important that the supervising officer document each step appropriately. If a Work Improvement Plan is issued to a subordinate, the officer should consider issuing a Removal From Work Improvement Plan when and if appropriate.

d. Procedures - Progressive discipline is a process for addressing employee poor performance or inappropriate behaviors so that the severity of the discipline increases with the continuance of the performance or behavioral issue. It provides an opportunity for motivated employees to immediately correct an issue before it becomes too severe, and provides CITY with performance related documentation. It is generally recommended that the progressive discipline process include:

i. Step 1 - Informal verbal coaching and counseling

ii. Step 2 - Formal verbal reprimand

iii. Step 3 - Formal written reprimand (The Chief of Department's office must be notified after this step by the company officer giving the reprimand.)

iv. Step 4 - Time off without pay with accompanying Work Improvement Plan

v. Step 5 - Demotion (temporary or permanent)

vi. Step 6 - Termination

Section 8. Job Classifications of the Fire Department

The following constitutes the classification of jobs in the Idaho Falls Fire Department, as well as the line of promotion, together with the length of service required in each classification before a member shall be permitted to participate in the promotional examination of other positions. Job descriptions that describe the essential functions of each classification will be maintained by the Division of Human Resources.

1. All new firefighters shall serve a probationary period of twelve (12) months. After six (6) months the Probationary Firefighter will move to Probationary Firefighter 2nd Class. After ~~one (1) year~~ six (6) months in the rank of Probationary Firefighter and six (6) months in the rank of Probationary Firefighter 2nd Class the Firefighter automatically advances to the rank of Senior Firefighter. A person qualifying for appointment as a Senior Firefighter as described in these rules must still satisfactorily complete a twelve (12) month probationary period.

2. A Firefighter must have served four (4) years as an Idaho Falls Firefighter to be eligible to take the competitive examination for the position of Driver-Pump Operator.

3. To aid in the consistent and efficient operation of the Idaho Falls Fire Department a task book system shall be maintained to identify core performance standards of the various positions in the Idaho Falls Fire Department.
    a. The Task Book system has been developed with input from the Union. Members who desire to gain experience to Driver/Operator, Captain Firefighter, may complete their respective Position Task Book.
    b. Task books shall be completed for paramedic certification prior to medical director sign off and approval of add pay.
    c. Task books shall be completed for those wanting to perform in the Move-up Battalion Chief Position. After completion the task book must be signed off by the members respective Battalion Chief and the Deputy Chief of Fire Operations prior to being allowed to Move-up.

4. A Firefighter must have served two (2) years as a Driver or six (6) years as an Idaho Falls Firefighter to be eligible to take the competitive examination for the position of Captain.

5. The position of Inspector and Training Officer are open by administrative appointment without examination to any member of the Fire Department holding the rank of Senior Firefighter or higher. If no member of the Department holding such rank desires appointment as an Inspector, then the position may be filled by administrative appointment without examination by any of the following persons:
    a. Any member of the Fire Department, or
    b. Any person who has held the rank of Senior Firefighter or higher or any other rank equivalent thereto, within the past four (4) years at any other fire department, fire district, or governmental agency.

6. The position of Fire Marshal, Division Chief, Battalion Chief and Deputy Chief is recognized as an executive administrative position and is not in the UNION or represented by the UNION. Therefore, persons filling such positions shall be selected by the Fire Chief and confirmed by the Mayor. Any persons so appointed shall retain their previous position at the time of appointment. If, for any reason other than misconduct, such persons lose their appointed position, they will immediately assume the previous position held at the time of appointment.

Section 9. Merit System

1. The Chief of the Fire Department shall maintain a uniform system of evaluating employees' performance. These evaluations will have an impact on promotions of employees during promotional examination processes.

2. The UNION must be advised of the merit system used, and an outline of it must be made available to the UNION upon request.

Section 10. Promotions

1. Promotions in the fire department shall be upon ascertained job performance and competitive examinations. In order to be eligible to take a promotional exam, a candidate must meet the job requirements for the Position being tested for. All candidates for the promotional position must meet the job requirements for time in grade for the position during the Testing Cycle. Promotional exams for Driver/Operator and Captain will be offered on an annual basis in the months of April (Written) and May (Practical). Candidates will not be eligible for promotion until the time requirements for the position have been met. A written examination may be given as often as needed as determined by the Chief in order to establish a viable eligible list in the selection process. If an additional exam is given beyond the annual written exam in April and the Practical exam in May, a ninety (90) day notice will be given. All promotional lists will be invalid with the commencement of the annual testing process in April, to include any additional exams that may be requested regardless of their timeline. A minimum written test score appropriate for each examination will be determined and announced at least ten (10) days prior to

the examination date. Notice of the availability of openings for promotions shall be posted on the Department of Human Resources web page at least ten (10) days prior to the date upon which the written examination shall be conducted. The Chief of the Department shall have the authority to assign any employee of the department to the different classes within the department, and the Chief of the Department may change any such assignment whenever, in the opinion, the good of the service shall so require.

2. Those wishing to stand on their score for any promotional tests held outside of the April/May annual test will have their score placed respectively in the new test regardless of previous rankings.

3. Grades for promotional placement will be based upon written examinations, an assessment process as designed by the Chief of the Department or their designee. The weight to be given the grades in each area will be determined by the Chief of the Department and announced at least ten (10) days prior to the date upon which the examination is given.

4. Where two (2) or more applicants for promotional certification receive identical grades, their ranking on the eligible list shall be determined by seniority.

5. The total number of persons allowed to participate in the department assessment process shall be determined in advance by the Chief of the Department. If there are more applicants than the number of positions available for testing in the assessment process, the candidates receiving the highest written exam scores shall be selected for participation in the assessment.

ARTICLE 28- SAVING CLAUSE

If any portion of this Agreement should be declared inoperative or unconstitutional. The remainder of the Agreement shall remain unchanged and in full force and effect.

ARTICLE 29- EFFECTIVE DATES AND DURATION OF AGREEMENT

This Agreement, including Appendix "A" and "B", shall become effective upon the date that CITY's representatives and UNION's representatives both sign this Agreement and shall remain in full force and effect until 12:00 midnight, April 30, 2025~~5~~8, and thereafter, from year to year until terminated. This Agreement may be reopened prior to the end of the contractual period for purposes outlined in Idaho Code 44-1802, upon serving written notice by either party ninety (90) days before the last day on which money can be appropriated by CITY.

This writing evidences the final and complete Agreement between the parties in regard to this subject matter and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein, including Appendix "A" and "B".

For: THE CITY OF IDAHO FALLS	**For:** LOCAL UNION NO. 1565 INTERNATIONAL ASSOCIATION OF FIREFIGHTERS
_____	_____
MAYOR	PRESIDENT
_____	_____
MUNICIPAL SERVICES DIRECTOR	VICE PRESIDENT
_____	_____
HUMAN RESOURCES DIRECTOR	SECRETARY/TREASURER
_____	_____
FIRE CHIEF	EXECUTIVE COMMITTEE
	_____
	DATED

APPENDIX A- FIRE DEPARTMENT CLASSIFICATION AND PAY GRADE POLICY

A. SALARY SCHEDULE

The attached table, entitled "City of Idaho Falls Fire Department Pay Scale is the assignment of all positions (less those exempt from the pay grade structure) to the pay grades designated and the corresponding salary payable for the various grades and steps.

B. ADMINISTRATION OF THE PAY PLAN

The following provisions shall govern the administration of the pay plan.

1. Salary on Employment

   a. Placement to any position in any pay grade shall normally be made at the first step for the pay grade. Higher step placement may be effectuated commensurate with the applicant's qualifications as determined by the Department Director and the Municipal Services Director.

   b. A person who was previously employed by the City of Idaho Falls and is rehired shall start in the pay grade and step level as any other new hire, unless the person's qualifications justify higher step level placement as determined by the Department Director and Municipal Services Director.

   c. As of 2025 an employee's anniversary date shall be maintained as the current date in the system and determine future step advancement.

2. Salary Step Advancement

   a. Advancement to the next step in the salary schedule may be awarded to an employee upon a supervisory evaluation indicating adequate performance and after completion of the necessary service requirement. Department Directors have the option of holding an employee in a step level should the employee's work performance and attitude so dictate.

   b. Pay adjustments shall be effective on the first pay period following the employee's accumulation of the necessary service requirements.

   c. The Personnel Action form is to be completed sufficiently in advance to secure the required signatures and for Personnel and Payroll to receive the approved Personnel Action form prior to the effective date.

3. Salary on Promotion

   An employee who is promoted to a higher classification shall be placed in the appropriate pay grade and at a step level rate of pay, which most closely corresponds to but is higher than the step level rate of pay assigned to the employee prior to promotion. In no event shall the step level rate of pay be equal to or lower than the step level rate of pay prior to promotion. ~~The effective date of promotion becomes the new title classification anniversary date.~~

4. Salary on Demotion

   An employee who is demoted to a lower classification shall be placed in an appropriately lower pay grade and at a step level rate of pay which is equal to or less than the employee's step level rate of pay prior to demotion, as determined by the Department Director and the Municipal Services Director. ~~The effective date of demotion becomes the new title classification anniversary date.~~

5. Salary on Transfer

   An employee transferred from one position to another in a classification to which the same pay grade is applicable shall continue to receive the same step level rate of pay. ~~and the effective date of transfer becomes the new title classification anniversary date.~~ An employee transferred to a lower classification shall be placed in the appropriate pay grade and at a step level rate of pay which is equal to or less than the employee's step level rate of pay prior to the transfer, as determined by the Department Director and the Municipal Services Director.

6. Salary on Position Reclassification

   An employee whose position is reclassified by the Department Directors from one pay grade to another shall continue to receive the same compensation until they reach the next pay period after the effective date, at which time they shall be placed in the approved pay grade and step level.

   If the position is classified to a lower classification the employee will remain at their current hourly rate until such time as the grade and step to which they are reclassified exceeds the current hourly rate at which time they will be eligible to receive a pay increase.

7. Job Descriptions

   Every regular position of employment by the City of Idaho Falls shall have a job description. As and when new positions of employment are created, or existing classifications are re-evaluated, the Department of Human Resources, with the assistance of, and in collaboration with, the appropriate Department Director shall cause a job description for that position of employment to be prepared. Each job description shall be classified by the Department Directors and incorporated into the comprehensive salary plan.

C. CONTENTS OF THE CLASSIFICATION AND PAY GRADE SCHEDULE

1. The Classification plan shall include:

   a. An outline of the classification arranged within the appropriate pay grade schedule.

   b. Position descriptions for positions within the classified program indicating the title and descriptive information concerning duties, responsibilities, and other employment requirements and standards in such form as the Department of Human Resources may prescribe.

PAY GRADE	RANK
10	Senior Firefighter
11	Driver
12	Fire Inspector I
13	Fire Inspector II Captain

D. SPECIALTY PAY

Each employee is to be paid an additional $25 per month per team on each team for which they qualify, not to exceed three (3) teams.

Each Specialty Team Member shall be required to meet requirements as set forth by Department policy.

Specialty Pay Teams:

- Idaho Collapse Search and Rescue Technician
- Hazardous Material Technician
- S.C.B.A. Technician
- On Shift Fire Investigator
- Swift Water Rescue Technician
- SWAT Medic
- TRUST Team
- ARFF

E. BILINGUAL SPEAKING EMPLOYEES

Employees are expected as a condition of employment to be fluent in English. Each employee qualifying as fluent in American Sign Language (ASL) or any of the ~~following~~ spoken languages other than English ~~languages: Spanish, German, French, Mandarin, Russian, or Portuguese~~ tested by Language Testing International shall be paid a maximum of three (3%) percent to their annual base pay not including longevity pay.

All employees will be required to pass the language proficiency test every five (5) years. Failure to pass the language proficiency test will result in the loss of the three (3%) percent to their base pay, not including longevity pay. Beginning October 1, 2028.

The City of Idaho Falls shall pay for 1 (one) testing event in a twelve (12) month period.

Fluency shall be determined by a score of 2 in spoken languages and Survivor Plus for ASL.

F. LONG TERM DISABILITY INSURANCE AND MEDICAL EXPENSE REIMBURSEMENT PLAN

The CITY shall pay not more than $5,000 a month for a Long-Term Disability Policy to cover UNION members. The Long-Term Disability Policy shall be through Standard Benefits.

PAY SCALE

CITY OF IDAHO FALLS FIRE DEPARTMENT

3% Pay Scale for FY 25-26 DRAFT

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	18.03	
Firefighter - 2nd Class Grade 9 2,912 hours		6 18.81

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 20.08	12 20.99	12 21.92	12 22.70	12 23.49	12 24.19	12 24.50	12 24.80	12 25.11	12 25.42	12 25.73	12 26.05	12 26.38	12 26.71	12 27.05	12 27.38	12 27.73	12 28.07	12 28.42	12 28.78	28.78
Driver 2,912 hours (Pay Grade 11/31)	22.01	22.98	24.01	24.87	25.73	26.50	26.84	27.17	27.51	27.86	28.20	28.56	28.91	29.27	29.64	30.01	30.38	30.76	31.15	31.54	31.54
Fire Inspector I 2,080 hours (Pay Grade 12/42)	33.75	35.26	36.85	38.14	39.46	40.65	41.16	41.67	42.19	42.72	43.25	43.79	44.35	44.89	45.46	46.04	46.60	47.19	47.78	48.36	48.36
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	37.31	38.99	40.74	42.17	43.65	44.95	45.51	46.09	46.65	47.24	47.84	48.43	49.03	49.65	50.27	50.89	51.53	52.17	52.82	53.49	53.49
Fire Captain 2,912 hours (Pay Grade 13/52)	26.65	27.85	29.10	30.13	31.18	32.11	32.51	32.92	33.34	33.75	34.17	34.59	35.04	35.47	35.91	36.35	36.82	37.27	37.73	38.22	38.22

CITY OF IDAHO FALLS FIRE DEPARTMENT

2% Pay Scale for FY 26-27 DRAFT

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	18.40	
Firefighter - 2nd Class Grade 9 2,912 hours		6 19.19

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 20.49	12 21.41	12 22.36	12 23.16	12 23.96	12 24.68	12 24.99	12 25.30	12 25.62	12 25.93	12 26.25	12 26.58	12 26.91	12 27.25	12 27.60	12 27.93	12 28.29	12 28.64	12 28.99	12 29.36	29.36
Driver 2,912 hours (Pay Grade 11/31)	22.46	23.44	24.50	25.37	26.25	27.03	27.38	27.72	28.07	28.42	28.77	29.14	29.49	29.86	30.24	30.62	30.99	31.38	31.78	32.18	32.18
Fire Inspector I 2,080 hours (Pay Grade 12/42)	34.43	35.97	37.59	38.91	40.25	41.47	41.99	42.51	43.04	43.58	44.12	44.67	45.24	45.79	46.37	46.97	47.54	48.14	48.74	49.33	49.33
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	38.06	39.77	41.56	43.02	44.53	45.85	46.43	47.02	47.59	48.19	48.80	49.40	50.02	50.65	51.28	51.91	52.57	53.22	53.88	54.56	54.56
Fire Captain 2,912 hours (Pay Grade 13/52)	27.19	28.41	29.69	30.74	31.81	32.76	33.17	33.58	34.01	34.43	34.86	35.29	35.75	36.18	36.63	37.08	37.56	38.02	38.49	38.99	38.99

CITY OF IDAHO FALLS FIRE DEPARTMENT

2% Pay Scale for FY 27-28 DRAFT

Position Title	Step 1	Step 2
Probationary Firefigher Grade 9 2,912 hours	18.77	
Firefighter - 2nd Class Grade 9 2,912 hours		6 19.58

Position Title	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7	Step 8	Step 9	Step 10	Step 11	Step 12	Step 13	Step 14	Step 15	Step 16	Step 17	Step 18	Step 19	Step 20	Step 21+
Senior Firefighter 2,912 hours (Pay Grade 10/30)	12 20.90	12 21.84	12 22.81	12 23.63	12 24.44	12 25.18	12 25.49	12 25.81	12 26.14	12 26.45	12 26.78	12 27.12	12 27.45	12 27.80	12 28.16	12 28.49	12 28.86	12 29.22	12 29.57	12 29.95	29.95
Driver 2,912 hours (Pay Grade 11/31)	22.91	23.91	24.99	25.88	26.78	27.58	27.93	28.28	28.64	28.99	29.35	29.73	30.08	30.46	30.85	31.24	31.61	32.01	32.42	32.83	32.83
Fire Inspector I 2,080 hours (Pay Grade 12/42)	35.12	36.69	38.35	39.69	41.06	42.30	42.83	43.37	43.91	44.46	45.01	45.57	46.15	46.71	47.30	47.91	48.50	49.11	49.72	50.32	50.32
Fire Inspector II/Fire Captain 2,080 hours (Pay Grade 13/53)	38.83	40.57	42.40	43.89	45.43	46.77	47.36	47.97	48.55	49.16	49.78	50.39	51.03	51.67	52.31	52.95	53.63	54.29	54.96	55.66	55.66
Fire Captain 2,912 hours (Pay Grade 13/52)	27.74	28.98	30.29	31.36	32.45	33.42	33.84	34.26	34.70	35.12	35.56	36.00	36.47	36.91	37.37	37.83	38.32	38.79	39.26	39.77	39.77

SALARY CHART

APPENDIX B- LONGEVITY PROGRAM SCHEDULE

A. Longevity benefit calculations will no longer be computed on a percentage of the current base salary.

B. Staff persons currently receiving longevity benefits will continue to receive their accumulated longevity including any approved schedule of salaries adjustment. Longevity accumulation will be at as specified on the attached table titled "City of Idaho Falls Fire Department Longevity" shall increase on the following effective dates and in the following amounts:

   a. Effective October 1, 2025: The longevity schedule will increase by 3%.
   b. Effective October 1, 2026: The longevity schedule will increase by 2%.
   c. Effective October 1, 2027: The longevity schedule will increase by 2%.

C. If the City provides the general employees a wage increase greater than that which is agreed to in this Agreement, then the City shall adjust the wage increase(s) contained in this Agreement so that it is equal to the wage increase granted to the general employees. Such adjustments shall be effective at the time the wage adjustment is granted to the general employees.

D. The Union acknowledges and agrees that the City is a public entity and that City's obligations herein are contingent upon the availability of public funding, which is appropriated annually. The wage increases agreed to, beyond under fiscal year 2025/2026, are contingent upon City receiving the necessary public funding to cover the wage increase. In the event that funding is not received or appropriated by the Idaho Falls City Council, then, and in that event, City's obligations for those increases under this Agreement shall cease and the City shall be released from further performance without any liability for the unappropriated increases.

E. In the event that the Idaho Falls City Council does not appropriate public funding to cover wage increases the City will provide the Union with written notice. The Union may request, in writing, to reopen negotiations to address wages within thirty (30) days of the City's notice of non-appropriation.

F. The longevity increments will continue to be based on the individual Firefighter's anniversary date.

LONGEVITY CHART

Longevity

CURRENT YEAR Proposed 3% FY 24-25 2080			Proposed 3% FY 25-26 2080			Proposed 2% FY 26-27 2080			Proposed 2% FY 27-28 2080		
Low Years	High Year	Amount	Low Years	High Year	Amount	Low Years	High Year	Amount	Low Years	High Year	Amount
	2			2			2			2	
3	3	0.40	3	3	0.42	3	3	0.43	3	3	0.44
4	4	0.56	4	4	0.58	4	4	0.60	4	4	0.62
5	5	0.73	5	5	0.76	5	5	0.78	5	5	0.80
6	6	0.89	6	6	0.92	6	6	0.94	6	6	0.96
7	7	1.05	7	7	1.09	7	7	1.12	7	7	1.15
8	8	1.23	8	8	1.27	8	8	1.30	8	8	1.33
9	9	1.37	9	9	1.42	9	9	1.45	9	9	1.48
10	99	1.54	10	99	1.59	10	99	1.63	10	99	1.67

Proposed 3% FY 24-25 2912			Proposed 3% FY 25-26 2912			Proposed 2% FY 25-26 2912			Proposed 2% FY 25-26 2912		
Low Years	High Year	Amount	Low Years	High Year	Amount	Low Years	High Year	Amount	Low Years	High Year	Amount
	2			2			2			2	
3	3	0.28	3	3	0.29	3	3	0.30	3	3	0.31
4	4	0.41	4	4	0.43	4	4	0.44	4	4	0.45
5	5	0.52	5	5	0.54	5	5	0.56	5	5	0.58
6	6	0.63	6	6	0.65	6	6	0.67	6	6	0.69
7	7	0.76	7	7	0.79	7	7	0.81	7	7	0.83
8	8	0.88	8	8	0.91	8	8	0.93	8	8	0.95
9	9	0.98	9	9	1.01	9	9	1.04	9	9	1.07
10	99	1.11	10	99	1.15	10	99	1.18	10	99	1.21

~~APPENDIX C – EFFECTIVE DATES~~

~~A. Salary Charts~~
- ~~a. FY23-24 Salary will be effective 4/7/2024.~~
- ~~b. FY24-25 Salary will be effective the beginning of the FY.~~

~~B. Longevity Charts~~
- ~~a. FY23-24 Longevity will be effective 4/7/2024.~~
- ~~b. FY24-25 Longevity will be effective the beginning of the FY.~~

~~C. FLSA Schedule~~
- ~~a. 24 Day FLSA Schedule will take effective May 19, 2024.~~

~~D. Discretionary Hours~~
- ~~a. Discretionary hours will be frozen as of April 11, 2024.~~

~~E. Kelly Hours~~
- ~~a. Additional 24 Kelly hours will be available April 7, 2024.~~
- ~~b. Will be updated to the employee banks May 10,2024~~

~~F. Vacation Hours~~
- ~~a. Up to an additional 2.5 working days will be available April 7, 2024.~~
  - ~~i.If discretionary time has already been used, time will be converted accordingly.~~
- ~~b. Will be updated to the employee banks May 10, 2024.~~
- ~~c. Sixth vacation slot will be available April 11, 2024.~~
- ~~d. New accrual rate will begin the first pay period of January 2025.~~

~~G. Clothing Allowance~~
- ~~a. Increase to clothing allowance will be paid April 26,2024 pay day.~~

Memorandum

File #: 25-249 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, April 30, 2025
DEPARTMENT: Public Works

Subject
Local Professional Services Agreement with Keller Associates for Woodruff Avenue Improvements

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Professional Services Agreement with Keller Associates, Inc., and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Attached for your consideration is a local professional services agreement with Keller Associates. The purpose of this Agreement is to establish a contract to provide design services for two federal aid projects. Proposed work will allow for the widening of Woodruff Avenue between East Lincoln Road to just north of US-26 (North Yellowstone Hwy) and include roadway milling and overlaying between East Lincoln and the Meppen Canal.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

This Agreement supports the community-oriented results of reliable public infrastructure by improving Woodruff Avenue.

Interdepartmental Coordination
Interdepartmental coordination will take place as needed to complete the tasks associated with the Agreement.

Fiscal Impact
The cost to perform services is a not-to-exceed amount of $342,448.00. Funding to complete this work will be provided by the Street Capital Improvement Fund with federal reimbursement at 92.66%. Sufficient funding and budget authority exist to complete the work associated with the Agreement.

Legal Review

The Agreement has been reviewed by the office of the City Attorney.

2-38-09-3-STR-2020-20
2025-023

Idaho Transportation Department

Local Professional Services Agreement

Agreement #: 97206

THIS AGREEMENT is made and entered into this _____ day of _____, _____, by and between the CITY OF IDAHO FALLS, whose address is PO Box 50220 Idaho Falls, ID 83405, hereinafter called the "Sponsor," and Keller Associates, Inc., whose address is 100 East Bower Street, Suite 110, , Meridian, ID, 83642, hereinafter called the "Consultant."

RATIFICATION

The Idaho Transportation Department, representing the Federal Highway Administration on all local federal-aid highway projects, is authorized to ratify all agreements for engineering services entered into between sponsoring local agencies and their retained consultants. All references to State used hereafter shall denote the Idaho Transportation Department.

NOW, THEREFORE, the parties hereby agree as follows:

The work covered by this Agreement is for the following project(s):

Project Name	Project #	Key #
SMA-7376, WOODRUFF AVE; US 26 TO LINCOLN, IDAHO FALLS	A023(302)	23302
SMA-7376, WOODRUFF AVE, MEPPEN CANAL TO LINCOLN OVERLAY	A023(702)	23702

SUBCONSULTANTS

The State approves the Consultant's utilization of the following Subconsultants:

David Evans and Associates, Inc. (DEA)
Six Mile Engineering, PA
Ciani & Hatch Engineering

AGREEMENT ADMINISTRATOR

This Agreement shall be administered by Lisa Popoff, Federal-aid Engineer, LHTAC; (208) 344-0565; or an authorized representative.

DUTIES AND RESPONSIBILITIES OF CONSULTANT

A. DESCRIPTION OF WORK

The Consultant shall provide professional services as outlined in the attachment(s) and as further described herein.

1. The following attachments are made a part of this Agreement:
   a. **Attachment No. 1L** is the Consultant Agreement Specifications which are applicable to all agreements.
   b. **Attachment No. 2** is the negotiated Scope of Work, Cost Estimate, and Man-Day Estimate.
   c. **Attachment No. 3** is the approved Consultant DBE Commitment form (ITD-2398) for this Agreement.

   In the case of discrepancy, this Agreement shall have precedence over Attachment No. 2, and Attachment No. 2 shall have precedence over Attachment No. 1.
2. Per Diem will be reimbursed at the current approved rates. These rates are listed at http://itd.idaho.gov/business/?target=consultant-agreements .

DUTIES AND RESPONSIBILITIES OF SPONSOR AND/OR STATE

The Sponsor and/or State shall provide to the Consultant, upon request, copies of any records or data on hand which are pertinent to the work under the Agreement.

TIME AND NOTICE TO PROCEED

A. The Consultant shall start work under this Agreement no later than ten (10) calendar days from the receipt of the written notice to proceed with the work. The Consultant shall complete all work by **3/31/2027**.

B. The Consultant shall remain available to perform additional work for an additional sixty (60) days or until the Agreement is closed out, whichever comes first.

BASIS OF PAYMENT

A. Payment Basis: Cost Plus Fixed Fee

B. Compensation Amount

1. Not-To-Exceed Amount: **$342,448.00**
2. Additional Services Amount: **$0.00**
3. Total Agreement Amount: **$342,448.00**

C. Fixed Fee Amount: **$24,021.00** (This is included in the Total Agreement Amount.)

D. Approved Overhead Rates for Prime Consultant and Subconsultants

Keller Associates, Inc.	150.15%
David Evans and Associates, Inc. (DEA)	175.38%
Six Mile Engineering, PA	140.75%
Ciani & Hatch Engineering	195%

E. Reasonable increases in labor rates during the life of this Agreement will be accepted. Payroll additive rate, general administrative overhead rate, and unit prices are subject to adjustment during the life of this Agreement based on audit and negotiations. If the State approves an adjustment to the overhead rate or unit prices, the Consultant must then submit a written request to the Agreement Administrator requesting use of the approved rate(s) on this agreement. If the new rate(s) are accepted by the Agreement Administrator, they shall apply from the date the written request was made to the Agreement Administrator. An adjustment shall not change the Not-To-Exceed amount of the Agreement.

F. Professional Services Authorization and Invoice Summary (Authorization) No. 1 is issued in the amount of **$68,000.00** to begin the work of this Agreement. The remaining amount will be issued by consecutive Authorizations.

An additional services amount may be included in this Agreement. If so, the Sponsor will determine if additional services is required beyond the services outlined in Attachment No. 2. When additional services are required, the additional services amount of the Agreement will be utilized, and a subsequent Authorization will be issued.

IN WITNESS WHEREOF, the Parties hereto have set their hands on the day and year in this Agreement first written above.

KELLER ASSOCIATES, INC.
Consultant

By: DocuSigned by: 9D6C2313A7C742D...

Title: 4/10/2025

CITY OF IDAHO FALLS
Local Sponsor

By: _____

Title: _____

IDAHO TRANSPORTATION DEPARTMENT

By: _____

Title: _____

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Rev. 11/2024

IDAHO CODE CERTIFICATION FORM

Failure to comply with the terms of the referenced Idaho Code may result in breach of contract.

Anti-Boycott Clauses

Per the provisions of Idaho Code §§ 67-2346, Anti-Boycott Against Israel Act, and Idaho Code §§ 67-2347A, Prohibition on Contracts with Companies Boycotting Certain Sectors the undersigned certifies that it is not currently engaged in and will not for the duration of the contract engage in the following:

- boycott of goods or services from Israel or territories under its control; or
- boycott of any individual or company because the individual or company engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or
- boycott of any individual or company because the individual or company engages in or supports the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d),

Prohibition on Contracts with Companies Owned or Operated by the Government of China

Idaho Code, §§ 67-2359 states "a public entity in this state may not enter into a contract with a company to acquire or dispose of services, supplies, information technology, or construction unless the contract includes a written certification that the company is not currently owned or operated by the government of China and will not for the duration of the contract be owned or operated by the government of China". Company certifies that it is not owned or operated by the government of China.

By signing below, I certify that this company understands and will comply with the aforementioned requirements

Signature of Company's authorized representative:

DocuSigned by:
9D6C2313A7C742D...

Signature

Keller Associates, Inc.

Company Name

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ATTACHMENT NO. 1L

CONSULTANT AGREEMENT SPECIFICATIONS

These specifications supplement Local Professional Services Agreements and shall be attached to said Agreements.

A. DEFINITIONS

1. **Administrator**: Person directly responsible for administering the Professional Services Agreement (Agreement) on behalf of the Local Public Agency.

2. **Combined Overhead**: The sum of the payroll additives and general administrative overhead expressed as a percent of the direct labor cost.

3. **Cost**: Cost is the sum of the hourly charge out rate and other direct costs.

4. **Cost Plus Fixed Fee**: Cost Plus Fixed Fee is the sum of the payroll costs, combined overhead, and other direct costs, plus the fixed fee.

5. **CPM**: Critical Path Scheduling. The CPM will list work tasks, their durations, milestones and their dates, and State/Local review periods.

6. **Fixed Fee**: A dollar amount established to cover the Consultant's profit and business expenses not allocable to overhead. The fixed fee is based on a negotiated percent of direct labor cost and combined overhead and shall take into account the size, complexity, duration, and degree of risk involved in the work. The fee is "fixed," i.e. it does not change. If extra work is authorized, an additional fixed fee can be negotiated, if appropriate.

7. **General Administrative Overhead (Indirect Expenses)**: The allowable overhead (indirect expenses) expressed as a percent of the direct labor cost.

8. **Hourly Charge Out Rate**: The negotiated hourly rate to be paid to the Consultant which includes all overhead for time worked directly on the project.

9. **Incentive/Disincentive Clause**: Allows for the increase or decrease of total Agreement amount paid based on factors established in the Agreement. Normally, these factors will be completion time and completion under budget.

10. **Lump Sum**: An agreed upon total amount, that will constitute full payment for all work described in the Agreement.

11. **Milestones**: Negotiated portions of projects to be completed within the negotiated time frame. Normally the time frame will be negotiated as a calendar date, but it could also be "working" or "calendar" days. As many milestones as the Consultant and the State/Sponsor believe necessary for the satisfactory completion of the Agreement will be negotiated.

12. **Not-To-Exceed Amount**: The Agreement amount is considered to be a Not-to-Exceed amount, which amount shall be the maximum amount payable and shall not be exceeded unless adjusted by a Supplemental Agreement.

13. **Other Direct Costs**: The out-of-pocket costs and expenses directly related to the project that are not a part of the normal company overhead expense.

14. **Payroll Additives:** All payroll additives allocable to payroll costs such as FICA, State Unemployment Compensation, Federal Unemployment Compensation, Group Insurance, Workmen's Compensation, Holiday, Vacation, and Sick Leave. The payroll additive is expressed as a percent of the direct labor cost.

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15. **Payroll Costs (Direct Labor Cost)**: The actual salaries paid to personnel for the time worked directly on the project. Payroll costs are referred to as direct labor cost.

16. **Per Diem Rates:** Per Diem will be reimbursed at actual cost. However, reimbursements shall not exceed the current approved rates. The current rates are listed on the following Web site: http://itd.idaho.gov/business/?target=consultant-agreements .

17. **Standard of Care:** The level or quality of service ordinarily provided by normally competent practitioners of good standing in that field, contemporaneously providing similar services in the same locality and under the same circumstances.

18. **State**: Normally "State" refers to the Idaho Transportation Department.

19. **Sponsor**: The "Sponsor" refers to the local public agency.

20. **Unit Prices**: The allowable charge out rate for units or items directly related to the project that are not a part of the normal overhead expense.

NOTE: All cost accounting procedures, definitions of terms, payroll cost, payroll additives, general administrative overhead, direct cost, and fixed fee shall comply with Federal Acquisition Regulations, 48 CFR, Part 31, and be supported by audit accepted by the State.

B. STANDARDS OF PERFORMANCE

Except as otherwise specifically provided for in the Consultant's Scope of Work, the Consultant agrees that all work performed under the Agreement will be performed in accordance with Idaho Transportation Department Standards and other appropriate standards with generally acceptable standard of care. When the work is of a nature that requires checking, the checking shall be performed by a qualified person other than the one who performed the work.

C. AGREEMENT ADMINISTRATOR

The Agreement Administrator will administer the Agreement for performance and payment, and will decide all questions which may arise as to quality and acceptability of the work, rate of progress, definition of work to be performed, completion of milestones, and acceptable fulfillment of the Agreement. The Consultant shall address all correspondence, make all requests, and deliver all documents to the Administrator. The Administrator shall be responsible for the timely coordination of all reviews performed by the State or their representatives.

D. PERSONNEL

The Consultant shall provide adequate staff of experienced personnel or Subconsultants capable of and devoted to the successful accomplishment of work to be performed under the Agreement. The specific individuals or Subconsultants listed in this Agreement, including Project Manager, shall be subject to approval by the State and shall not be removed or replaced without the prior written approval of ITD. Replacement personnel submitted for approval must have qualifications, experience and expertise at least equal to those listed in the proposal.

E. SUBCONSULTANTS

The Consultant shall have sole responsibility for the management, direction, and control of each Subconsultant and shall be responsible and liable to the Sponsor for the satisfactory performance and quality of work performed by Subconsultants under the terms and conditions of this Agreement. The Consultant shall include all the applicable terms and conditions of this Agreement in each Subconsultant Agreement between the Consultant and Subconsultant, and provide the State with a copy of each Subconsultant Agreement prior to the Subconsultant beginning work. No other Subconsultant shall be used by the Consultant without prior written consent by the State.

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F. PROFESSIONAL SERVICES AUTHORIZATION

1. A written PROFESSIONAL SERVICES AUTHORIZATION (PSA) will be issued by the State to authorize the Consultant to proceed with a specific portion of the work under this Agreement. The number of PSAs required to accomplish all the work under this Agreement is one to several. Each PSA will authorize a maximum dollar amount and specify the milestone(s) for which the PSA represents. The Sponsor assumes no obligation of any kind for expenses incurred by the Consultant prior to the issuance of the PSA; for any expenses incurred by the Consultant for services performed outside the work authorized by the PSA; and for any dollar amount greater than authorized by the PSA.

2. The Consultant's work of this Agreement will be divided into milestones, each governed by a separate PSA. It is not necessary for a PSA to be completed prior to the issuance of the next PSA. The Consultant shall not perform work which has not been authorized by a PSA. When the money authorized by a PSA is nearly exhausted, the Consultant shall inform the Administrator and shall identify the need for additional authorization via issuance of the next PSA. The Administrator must concur with the Consultant prior to the issuance of the next PSA.

3. The Agreement is lump sum, unit cost, or cost plus fixed fee amount as indicated in this Agreement and may include an Additional Services amount for possible extra work not contemplated in the original scope of work. For the Consultant to receive payment for any work under the Additional Services Amount of this Agreement, said work must be authorized and performed under a PSA issued by the State specifically for the extra work. Should the Sponsor request that the Consultant perform additional services, the scope of work and method of payment will be negotiated. The basis of payment for additional work will be set up either as a Lump Sum or Cost Plus Fixed Fee.

G. PROJECT SCHEDULING

All negotiated agreements shall be accompanied by a critical path method schedule (CPM Schedule). The CPM Schedule will list the work tasks for the Agreement, their duration, negotiated milestones and their completion dates, including State/Local review periods. The format of this schedule shall be agreed on prior to signing the Agreement.

Along with the monthly progress report, the Consultant shall provide monthly CPM Schedule updates to the Agreement Administrator for approval. The CPM schedule shall show project percent completed on each task.

H. MONTHLY PROGRESS REPORT

The Consultant shall submit to the State a monthly progress report on Form ITD-771, as furnished by the State. When no work will be performed for a period of time, this requirement can be waived by written notice from the Agreement Administrator. However, at such time as work re-commences, the monthly progress reports shall resume.

The Consultant shall provide monthly progress schedule (CPM) updates to the Agreement Administrator.

The monthly progress report and schedule update will be submitted by the tenth of each month following the month being reported or as otherwise agreed to in the approved scope of work.

The Agreement Administrator will review the progress report and submit approved invoices for payment within two weeks of receiving the invoice, the associated monthly report and the schedule update.

Each progress report shall list invoices by PSA number and reference milestones.

I. PROGRESS AND FINAL PAYMENTS

1. Progress payments will be made once a month for services performed which qualify for payment under the terms and conditions of the Agreement. Such payment will be made based on invoices submitted by the Consultant in the format required by the State. The monthly invoice shall be submitted no later than the tenth of each month following the month being invoiced.

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Lump Sum

Progress payments will be made based on a percentage of the work or milestones satisfactorily completed.

Cost Plus Fixed Fee

The Consultant shall submit a breakdown of costs by each item of work on the monthly invoice, and shall show the percent complete of each item of work, each milestone and percent complete of the entire Agreement. Progress payments will be made based on the invoice cost less the fixed fee for the work satisfactorily completed for each invoicing period. Said payment shall not exceed the percent complete of the entire Agreement. Upon satisfactory completion of each milestone, full payment for all approved work performed for that milestone will be made, including Fixed Fee.

Cost

The Consultant shall submit a breakdown of costs by each item of work on the monthly invoice, and shall show the percent complete of each item of work and percent complete of the entire Agreement. Progress payments will be made based on the invoiced cost for the work satisfactorily completed for each item of work. Said payment shall not exceed the percent complete of the entire Agreement.

Direct expenses will be reimbursed at actual cost, not to exceed the current approved rates as identified at http://itd.idaho.gov/business/?target=consultant-agreements .

For "Cost Plus Fixed Fee" and "Cost" agreements, invoices must include backup documentation to support expenditures as appropriate, and as requested by the Agreement Administrator. Such support may consist of copies of time sheets or cost accounting system print-out of employee time, and receipts for direct expenses.

2. The Sponsor will make full payment for the value of the services performed which qualify for payment. This full payment will apply until 95 percent of the work under each Project Agreement PSA or Supplemental Agreement has been completed. No further progress payments will be made until all work under the Agreement has been satisfactorily accomplished and accepted by the Sponsor. If at any time, the Sponsor determines that the work is not progressing in a satisfactory manner, further payments may be suspended or withheld for sums that are deemed appropriate for unsatisfactory services.

3. Final payment of all amounts retained shall be due 60 days after all work under the Agreement has been completed by the Consultant and accepted by the Sponsor. Such final payment will not be made until satisfactory evidence by affidavit is submitted to the State that all indebtedness incurred by the Consultant on this project has been fully satisfied.

4. Agreements which include an incentive/disincentive clause will normally have the clause applied only to the completion of the BID OPENING milestone. If the project is deemed by the Sponsor to be ready for advertisement, but advertisement is postponed at no fault of the Consultant, any incentive earned will be paid.

5. Payments to Subconsultants

The Consultant shall pay each subconsultant for satisfactory performance of its contract items no later than twenty (20) calendar days from receipt of each payment the Consultant receives from the State under this Agreement, in accordance with 49 CFR, Part 26. The Consultant shall return retainage payments to each subconsultant within twenty (20) calendar days after the subconsultant's work is satisfactorily completed. The Consultant will verify that payment or retainage has been released to the subconsultant or suppliers within the specified time for each partial payment or partial acceptance by the Department through entries in the Department's online diversity tracking system during the corresponding monthly audits.

Prompt payment will be monitored and enforced through the Consultant's reporting of monthly payments to its subconsultants and suppliers in the online diversity tracking system. Subconsultants, including lower tier subconsultants, suppliers, or both, will confirm the timeliness and the payment

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amounts received utilizing the online diversity tracking system. Discrepancies will be investigated by the Contract Compliance Officer and the Contract Administrator. Payments to the subconsultants, including lower tier subconsultants, and including retainage release after the subconsultant or lower tier subconsultant's work has been accepted, will be reported monthly by the Consultant or the subconsultant.

The Consultant will ensure its subconsultants, including lower tier subconsultants, and suppliers meet these requirements.

J. MISCELLANEOUS PROVISIONS

1. COVENANT AGAINST CONTINGENT FEES

a. The Consultant warrants that they have not:

Employed or retained for a commission, percentage, brokerage, contingent fee, or other consideration, any firm or person to solicit or secure this Agreement, other than a bona fide employee of the firm;

agreed, as an expressed or implied condition for obtaining this Agreement, to employ or retain the services of any firm or person in connection with carrying out this Agreement, or;

paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee of the firm) any fee, contribution, donation, or consideration of any kind for, or in connection with, procuring or carrying out the Agreement.

b. The Sponsor warrants that the above Consultant or its representative has not been required, directly or indirectly as an expressed or implied condition in connection with obtaining or carrying out this Agreement.

Employ or retain, or agree to employ or retain, any firm or person, or;
pay, or agree to pay to any firm, person or organization, any fee, contribution, donation or consideration of any kind.

2. PROHIBITION AGAINST HIRING PERSONNEL AND WORKING FOR CONTRACTOR

In compliance with the Code of Federal Regulations, (23 CFR, Section 1.33, Conflict of Interest), the Consultant agrees that no one in their employ will work on a part time basis under this Agreement while also in the full-time employ of any Federal Agency, the State, or the Sponsor, without the written consent of the public employer of such person. The Consultant agrees that no one in their employ under any circumstances shall perform any services for the contractor on the construction of this project.

3. CHANGES IN WORK

All changes in work shall conform to one or more of the following conditions and in no instance shall such change in work be undertaken without written order or written approval of the Sponsor.

a. Increase in the work required by the Sponsor due to unforeseen circumstances.
b. Revision in the work required by the Sponsor subsequent to acceptance of such work at the appropriate conference or after revision of such work as outlined at said conference.
c. Items of work which are beyond the scope of intent of this Agreement and pre-approved by the Sponsor.
d. Reduction in the work required by the Sponsor due to unforeseen circumstances.

An increase in compensation will be considered when Department Design Standards or expectations have changed from the time of negotiation.

Adjustment in compensation for either an increase or reduction in work shall be on a negotiated basis arrived at by mutual agreement between the Sponsor and the Consultant. During such

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negotiations the Sponsor may examine the documented payrolls, transportation and subsistence costs paid employees actively engaged in the performance of a similar item or items of work on the project, and by estimated overhead and profit from such similar items or items of work.

Said mutual agreement for a negotiated increase or reduction in compensation shall be determined prior to commencement of operations for an increase in a specific item or items of work. In the case of Sponsor order for nonperformance, a reduction in the specific item or items of work will be made as soon as circumstances permit. In the event that a mutual agreement is not reached in negotiations for an increase in work, the Sponsor will use other methods to perform such item or items of work.

The mutually agreed amount shall be covered by a Supplemental Agreement and shall be added to or subtracted from the total amount of the original Agreement.

Adjustment of time to complete the work as may pertain to an increase or a reduction in the work shall be arrived at by mutual agreement of the Sponsor and the Consultant after study of the change in scope of the work.

4. DELAYS AND EXTENSIONS

Time adjustment may occur when the negotiated scope of work is increased or reduced through mutual agreement of the State and the Consultant.

Extensions of time may be granted for the following reasons:

a) Delays in major portions of the work caused by excessive time used in processing of submittals, delays caused by the State, or other similar items which are beyond the control of the Consultant.
b) Additional work ordered in writing by the Sponsor.
c) Department Design Standards have changed or expectations have changed from the time of negotiation.

5. TERMINATION

The Sponsor may terminate or abandon this Agreement at any time, without further obligation, upon giving notice of termination as hereinafter provided, for any of the following reasons:

a. Evidence that progress is being delayed consistently below the progress required in the current approved CPM Schedule.
b. Continued submission of sub-standard work.
c. Violation of any of the terms or conditions set forth in the Agreement, other than for the reasons set forth in a. and b. above.
d. At the convenience of the Sponsor.

Prior to giving notice of termination for the reasons set forth in a through c above, the Sponsor shall notify the Consultant in writing of any deficiencies or default in performance of the terms of this Agreement, and Consultant shall have ten (10) days thereafter in which to correct or remedy such default or deficiency. Upon their failure to do so within said ten (10) days, or for the reasons set forth in c above, such notice of termination in writing shall be given by the Sponsor. Upon receipt of said notice the Consultant shall immediately discontinue all work and service unless directed otherwise, and shall transfer all documents pertaining to the work and services covered under this Agreement, to the Sponsor. Upon receipt by the Sponsor of said documents, payment shall be made to Consultant as provided herein for all acceptable work and services.

6. DISPUTES

Should any dispute arise as to performance or abnormal conditions affecting the work, such dispute shall be referred to the Sponsor and the Director of the Idaho Transportation Department or his duly authorized representative(s) for determination.

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Such determination shall be final and conclusive unless, within thirty (30) days of receipt of the decision Consultant files for mediation or arbitration. Consultant agrees that any mediation or arbitration hearing shall be conducted in Boise, Idaho. Consultant and Sponsor agree to be bound by the mediation agreement or the decision of the arbitration. Expenses incurred due to the mediation or arbitration will be shared equally by the Consultant and the Sponsor.

7. ACCEPTANCE OF WORK

a. The Consultant represents that all work submitted shall be in accordance with generally accepted professional practices and shall meet tolerances of accuracy required by State practices and procedures.

b. Acceptance of work will occur at phases appropriate to the terms of the Agreement and level of detail required by the State in its project development procedures.

c. It is understood by the Consultant that the Sponsor is relying upon the professional expertise and ability of the Consultant in performance of the Agreement. Any examination of the Consultant's work product by the State/Sponsor will not be considered acceptance or approval of the work product which would relieve the Consultant for any liability or expense. Consultant is solely responsible for the propriety and integrity of its work product.

Acceptance or approval of any portion of Consultant's work product by the Sponsor for payment, partial or final, shall not constitute a waiver of any rights the Sponsor may have against the Consultant. If due to errors, omissions and negligent acts by the Consultant, or its Subconsultants, agents or employees, in its work product, the Consultant shall make corrections to its work product at no expense to the Sponsor. The Consultant shall respond to the Sponsor's notice of any error or omission within twenty-four hours of receipt, and give immediate attention to any corrections to minimize any delay to the construction contract. This may include, if directed by the Sponsor, visits to the site of the work.

If the Consultant discovers errors or omissions in its work product, it shall notify the State within seven days of discovery. Failure of the Consultant to notify the State shall be grounds for termination of the Agreement.

The Consultant's liability for damages incurred by the Sponsor due to negligent acts, errors or omissions by the Consultant in its work product shall be borne by the Consultant. Increased construction costs resulting from errors, omissions or negligence in Consultant's work product shall not be the Consultant's responsibility unless the additional construction costs were the result of gross negligence of the Consultant.

8. OWNERSHIP OF DOCUMENTS

All material acquired or produced by the Consultant in conjunction with the preparation of the plans, study, or report, shall become the property of, and be delivered to, the Sponsor without restrictions or limitations of their further use. Any use of these materials by the Sponsor for purposes other than intended under this agreement shall be at the risk of the Sponsor. The Consultant has the right to make and retain copies of all data and documents for project files. Documents provided to the State may be public records under the Public Records Act §§ 74-101 through 74-126 and Idaho Code §§ 9-338 *et seq*, and thus subject to public disclosure unless excepted by the laws of the state of Idaho, otherwise ordered by the courts of the state of Idaho, and/or otherwise protected by relevant state and/or federal law.

9. AERIAL PHOTOGRAPHY

After aerial photography has been flown, processed and checked for coverage, the negatives shall be sent to the State at the address indicated on the Agreement for evaluation, labeling, and prints or diapositives as needed by the District and the Consultant. The negatives shall become the property of the State. Along with the negatives, the Consultant shall also deliver the Report of Calibration for the aerial camera used for the aerial photography, the flight maps, and the flight log. Once complete, a copy of the mapping shall be placed on a CD-ROM and sent to the address specified in the Agreement.

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10. CADD SPECIFICATIONS

Two copies of all drawings shall be furnished to the Department upon completion of the contract. One copy shall be a durable reproduction of the drawing stamped and signed by the Engineer. An electronic stamp is acceptable, provided it is registered and approved with the Board of Professional Engineers and Land Surveyors. Roadway plans shall be furnished on 11" x 17" sheets. Structures plans shall be furnished on 22" x 34" sheets. The other copy shall be an electronic drawing file in a MicroStation .DGN file format. Electronic files shall be delivered in one of the following:

a. Placed within ITD's ProjectWise DataSource (See CADD Manual for proper locations for file storage
b. Standard CD/DVD-ROM Format

Files shall be developed with MicroStation software, SS4 Version 8.11X or higher; or converted to the MicroStation .DGN file format with all conversion errors corrected prior to delivery. If the consultant elects to convert files from other CADD software to the .DGN format, the consultant may be required at various times during the contract period to provide proof that all conversion errors can be corrected.

Refer to the CADD Manual for a complete set of CADD Standards. The manual is available at the following website: http://apps.itd.idaho.gov/apps/manuals/manualsonline.html .

11. GEOTECHNICAL AND MATERIALS WORK

If geotechnical and materials work is required under this Agreement, the Consultant must ensure that any Subconsultant performing geotechnical and materials work be involved in the final design review. This does not mean that the geotechnical and materials Subconsultant must attend the actual final design review meeting, but does mean that the Subconsultant, will at a minimum, participate in the final design plans and proposal review to assure that all geotechnical and materials recommendations/issues it raised concerning the project have been addressed, or notify the Consultant of any outstanding issues.

12. HIGHWAY CONSTRUCTION ESTIMATING PROGRAM

The Idaho Transportation Department has adopted the Trns.Port Estimator™ Highway Construction Cost Estimation software package as the standard for developing all highway construction cost estimates. Consultants who prepare PS&E (Plans, Specifications and Estimate) packages for submittal to ITD are required to use Estimator. Further information is available at the following Web Site: http://itd.idaho.gov/business/?target=consultant-agreements .

13. INDEMNITY

a. Concerning claims of third parties, the Consultant shall indemnify, and hold harmless and defend the Sponsor from any and all damages of and against any and all suits, actions, claims or losses of every kind, nature and description, including costs, expenses and reasonable attorney fees that may be incurred by reason of any negligent act, error or omission of the Consultant in the prosecution of the work which is the subject of this Agreement.

b. Concerning claims of the Sponsor, the Consultant shall assume the liability and responsibility for negligent acts, errors or omissions caused by the Consultant or a Subconsultant or their agents or employees to the design, preparation of plans and/or specifications, or other assignments completed under this Agreement, to the standards accepted at the time of the Final Design Review, other established review periods.

c. Notwithstanding any other provision of this Agreement, the Consultant shall not be responsible for claims arising from the willful misconduct or negligent acts, errors, or omissions of the Sponsor for contamination of the project site which pre-exist the date of this Agreement or subsequent Task Authorizations. Pre-existing contamination shall include but not be limited to any contamination or the potential for contamination, or any risk to impairment of health related to the presence of hazardous materials or substances.

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14. INSURANCE

The Consultant, certifying it is an independent contractor licensed in the State of Idaho, shall acquire and maintain commercial general liability insurance in the amount of $1,000,000.00 per occurrence, professional liability insurance in the amount of $1,000,000.00, and worker compensation insurance in accordance with Idaho Law.

The professional liability insurance coverage shall remain in force and effect for a minimum of one (1) year after acceptance of the construction project by the State (if applicable), otherwise for one (1) year after acceptance of the work by the State.

Regarding workers' compensation insurance, the Consultant must provide either a certificate of workers' compensation insurance issued by an insurance company licensed to write workers' compensation insurance in the State of Idaho as evidence that the Consultant has a current Idaho workers' compensation insurance policy in effect, or an extraterritorial certificate approved by the Idaho Industrial Commission from a state that has a current reciprocity agreement with the Idaho Industrial Commission.

The Consultant shall provide the State with certificates of insurance within ten (10) days of the Notice to Proceed.

15. ENDORSEMENT BY ENGINEER, ARCHITECT, LAND SURVEYOR, AND GEOLOGIST

Where applicable, the Professional Engineer, Architect, Land Surveyor, or Geologist in direct charge of the work or portion of work shall endorse the same. All plans, specifications, cost summaries, and reports shall be endorsed with the registration seal, signature, and date of the Idaho professional in direct charge of the work. In addition, the firm's legal name and address shall be clearly stamped or lettered on the tracing of each sheet of the plans. This endorsement certifies design responsibility in conformance with Idaho Code, ITD's Design Manual, and acceptance of responsibility for all necessary revisions and correction of any errors or omissions in the project plans, specifications and reports relative to the project at no additional cost to the State based on a reasonable understanding of the project at the time of negotiation.

16. LEGAL COMPLIANCE

The Consultant at all times shall ,as a professional, observe and comply with all Federal, State and local laws, by-laws, safety laws, and any and all codes, ordinances and regulations affecting the work in any manner and in accordance with the general standard of care. The Consultant agrees that any recourse to legal action pursuant to this agreement shall be brought in the District Court of the State of Idaho, situated in Ada County, Idaho.

17. SUBLETTING

The services to be performed under this Agreement shall not be assigned, sublet, or transferred except by written consent of the Sponsor. Written consent to sublet, transfer or assign any portions of the work shall not be construed to relieve the Consultant of any responsibility for the fulfillment of this Agreement or any portion thereof.

18. PERMITS AND LICENSES

The Consultant shall procure all permits and licenses, pay all charges, fees, and taxes and give all notices necessary and incidental to the due and lawful prosecution of the work.

19. PATENTS AND COPYRIGHTS

The Consultant shall hold and save the Sponsor and its agents harmless from any and all claims for infringement by reason of the use of any patented design, device, material process, trademark, and copyright.

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20. NONDISCRIMINATION ASSURANCES

1050.20 Appendix A:

During the performance of work covered by this Agreement, the Consultant for themselves, their assignees and successors in interest agree as follows:

1. **Compliance With Regulations**. The Consultant shall comply with all regulations of the United States Department of Transportation relative to Civil Rights, with specific reference to Title 49 CFR Part 21, Title VI of the Civil Rights Act of 1964 as amended, and Title 23 CFR Part 230 as stated in the ITD EEO Special Provisions and Title 49 CFR Part 26 as stated in the appropriate ITD DBE Special Provisions. http://apps.itd.idaho.gov/apps/ocr/index.aspx

2. **Nondiscrimination**. The Consultant, with regard to the work performed by them during the term of this Agreement, shall not in any way discriminate against any employee or applicant for employment; subcontractor or solicitations for subcontract including procurement of materials and equipment; or any other individual or firm providing or proposing services based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.

3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment.** In all solicitations, either by bidding or negotiation, made by the Consultant for work or services performed under subcontract, including procurement of materials and equipment, each potential subcontractor or supplier shall be made aware by the Consultant of the obligations of this Agreement and to the Civil Rights requirements based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.

4. **Information and Reports.** The Consultant shall provide all information and reports required by regulations and/or directives and sources of information, and their facilities as may be determined by the State or the appropriate Federal Agency. The Consultant will be required to retain all records for a period of three (3) years after the final payment is made under the Agreement.

5. **Sanctions for Noncompliance.** In the event the Consultant or a Subconsultant is in noncompliance with the EEO Special Provisions, the State shall impose such sanctions as it or the appropriate Federal Agency may determine to be appropriate, including, but not limited to:

    - Withholding of payments to the Consultant until they have achieved compliance;
    - Suspension of the agreement, in whole or in part, until the Consultant or Subconsultant is found to be in compliance, with no progress payment being made during this time and no time extension made;
    - Cancellation, termination or suspension of the Agreement, in whole or in part;
    - Assess against the Consultant's final payment on this Agreement or any progress payments on current or future Idaho Federal-aid Projects an administrative remedy by reducing the final payment or future progress payments in an amount equal to 10% of this agreement or $7,700, whichever is less.

6. **Incorporation of Provisions.** The Consultant will include the provisions of paragraphs 1 through 5 above in every subcontract of $10,000 or more, to include procurement of materials and leases of equipment unless exempt by the Acts, the Regulations, and directives pursuant thereto. The Consultant will take such action with respect to any subcontract or procurement as the State or the appropriate Federal Agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Consultant may request the State to enter into any litigation to protect the interest of the State.In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

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1050.20 Appendix E

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with all non-discrimination statutes and authorities; including but not limited to:

Pertinent Non-Discrimination Authorities:

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, (49 USC § 4 71, Section 4 7123), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U .S.C. 1681 et seq).

21. INSPECTION OF COST RECORDS

The Consultant shall maintain all books, documents, papers, accounting records and other evidence pertaining to costs incurred on the project. They shall make such data available for inspection, and audit, by duly authorized personnel, at reasonable times during the life of this Agreement, and for a period of three (3) years subsequent to date of final payment under this Agreement, unless an audit has been announced or is underway; in that instance, records must be maintained until the audit is completed and any findings have been resolved. Failure to provide access to records may affect payment and may constitute a breach of contract.

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22. CERTIFICATION REGARDING DEBARMENT, SUSPENSION, AND OTHER RESPONSIBILITY MATTERS

By signing this document the Consultant certifies to the best of his knowledge and belief that except as noted on an attached Exception, the company or its subcontractors, material suppliers, vendors or other lower tier participants on this project:

a. Are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded from covered transactions by any Federal department or agency;

b. have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records making false statements, or receiving stolen property;

c. are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and

d. have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State or local) terminated for cause or default.

Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

NOTE: Exceptions will not necessarily result in denial of award, but will be considered in determining Consultant responsibility. For any exception noted, indicate to whom it applies, initiating agency and dates of action. Providing false information may result in criminal prosecution or administrative sanctions.

23. CERTIFICATION CONCERNING LOBBYING ACTIVITIES

By signing this document, the Consultant certifies to the best of their knowledge and belief that:

a. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment or modification of any Federal contract, grant, loan or cooperative agreement.

b. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress or an employee of a Member of Congress in connection with this Federal contract, grant, loan or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

The Consultant also agrees that he or she shall require that the language of this certification shall be included in all lower tier subcontracts, which exceed $100,000, and that all such sub-recipients shall certify and disclose accordingly.

24. EMPLOYEE ELIGIBILITY

The Consultant warrants and takes the steps to verify that it does not knowingly hire or engage persons not authorized to work in the United States; and that any misrepresentation in this regard or any employment of person not authorized to work in the United States constitutes a material breach and shall be cause for the imposition of monetary penalties up to five percent (5%) of the contract price, per violation, and/or termination of its contract.

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SCOPE OF WORK *for*

23302 WOODRUFF, US 26 to LINCOLN

& 23702 WOODRUFF, LINCOLN to KERNEY

CITY OF IDAHO FALLS

PROJECT DESCRIPTION

This Woodruff Avenue project includes two companioned projects: Key Numbers (KN) 23302 and 23702. KN 23302 will widen Woodruff Avenue between East Lincoln Road to just north of US-26 (North Yellowstone Hwy). It will also upgrade the traffic signal at North Yellowstone Hwy. To eliminate rutting, KN 23302 will mill and overlay Woodruff Avenue between Kerney Street and Lincoln Road. It will also upgrade pedestrian ramps along the stretch to be ADA-compliant.

The project schedule is based on a 14-month delivery schedule.



GENERAL ASSUMPTIONS & UNDERSTANDINGS

The scope of work relies on the following assumptions and understandings:

- *Items italicized and in red are based on final contract negotiations.*
- The KN 23302 project is a 4R Reconstruction project as defined ITD 315.03.
- The KN 23702 project is a 3R Resurfacing, Restoration, Rehabilitation project as defined by ITD 315.05.
- The KN 23302 project will adhere to the City's standards minor arterial section with truck/auto priority. This roadway section includes curb, gutter and sidewalks.
- The KN 23302 project will be designed with illumination at 250-foot spacing.
- Pedestrian ramps will be required at all intersections of intersecting streets and driveways where the existing sidewalk does not pass through the driveway approach.
- Pedestrian ramps will be reconstructed at the Woodruff and Lincoln intersection from 4 ramps to 8 individual single direction ramps, which will require re-stripping of the intersection.

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- Pedestrian ramps will be added at the Woodruff and Yellowstone intersection.
- For KN 23302, one-third of the runoff, that is captured in the new roadway section between Lincoln and Yellowstone, will be conveyed and discharged into the existing storm system near Lincoln. No downstream analysis of the existing storm system will be analyzed.
- Between Lincoln and Yellowstone, a new storm system will be designed with a seepage bed disposal near the mid-point of the roadway segment, anticipated to be the low-point of the roadway profile.
- North of Yellowstone Hwy, the roadway will be widened to align lanes with the south leg of the intersection. No curb, gutter or sidewalks will be constructed north of the intersection. The storm drainage system will use the existing borrow pits.
- For both projects, the temporary traffic control assumes that the roadways will remain open during construction to local business traffic and closed to thru traffic with detour routes provided. Two temporary traffic control scenarios will be developed: one with construction only affecting Key No. 23302 and the other for when both projects are under construction at the same time.
- The environmental document level of effort is assumed to be a Categorical Exclusion with noise analysis.
- Right-of-way acquisition will not be needed for the project.
- The Public Hearing is anticipated to be waived since there is no right-of-way acquisition, there is not substantial change to the layout or function of the roadway, public controversy is not anticipated, and there are no anticipated significant social, economic, and/or environmental effects.
- The project design will be completed in either Microstation OpenRoads Designer or AutoCAD Civil 3D. Regardless of software package used, the look of the plans will largely follow ITD's CAD standards.
- The Project Charter will be created and maintained by LHTAC.
- Deliverables will conform to ITD standard specifications and supplemental at the time of PS&E deliverables. LHTAC will agree during Final Design, which year of specifications will be used in the design.
- All meetings will be followed with written meeting notes documenting design decisions.
- Review times from sponsor and LHTAC are anticipated to be 2 weeks unless otherwise agreed upon.
- Estimates or opinions of probable costs created by Keller reflect Keller's opinion of probable costs at the time created and is subject to change. Keller has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller cannot and does not warrant or guarantee that bids or actual construction costs will not vary from the costs presented.

SERVICES TO BE PROVIDED

Keller Associates (Keller) will complete the following work tasks as outlined unless specifically mentioned to be completed by others or by a subconsultant to Keller. The following sub-consultants will provide services for the project:

- Geotechnical Engineering Services will be provided by **Ciani & Hatch Engineering** (CHE). Their scope of work is attached separately.
- Environmental Services will be provided by **David Evans and Associates, Inc.** (DEA). Their scope of work is attached separately.
- Signal Design and Traffic Engineering services will be provided by **DKS Associates Company** (DKS). Their scope is included in the below tasks and specifically delineated by their name.
- **Quality Counts** will provide traffic counts at the intersection of Woodruff Avenue and Yellowstone Hwy.

TASK 1: SURVEY & TRAFFIC

Assumptions & Understanding:

- A topographic survey and limited right-of-way survey will be conducted. The topographic survey will be conducted for Key No. 23302, starting at Lincoln Avenue and ending at the two driveway approaches just north of the Yellowstone Hwy intersection.
- No topographic surveying will be conducted for Key No. 23702.
- Right-of-way will be researched and located for Key No. 23302 and will match the limits of the topographic survey.
- For Key No. 23702, a monument search will be conducted to locate survey pins within the pavement that may be disturbed due to the mill and overlay rehabilitation work in accordance with monument perpetuation requirements of Idaho Code.
- For Key No. 23702, water valves, manholes, and pavement markings will not be surveyed; they will be obtained from drone imagery.
- No title reports will be obtained or purchased.
- The City will provide known development construction plans, subdivision plats, records of survey, and easements along the limits of Key No. 23302.

Work Tasks to be completed by **Keller**:

1. Utility Coordination: Prepare and send G1 Utility Letters to the utilities identified in the Digline request. Update utility CAD file with the mapping received from the utilities.
2. Research Right-of-Way: Conduct property research of existing right-of-way, easements, and survey monuments / pins in and along the roadway at County Recorder's office.
3. Site Visit: Conduct a site visit of the project LHTAC and/or the City to walk the project. Keller's project manager and local geometric engineer to conduct the site visit.
4. Field Survey Work:
    a. Survey Control: For Key No. 23302, Establish survey control and benchmarks in areas outside of the construction area and along the roadway at 1,000-foot intervals.
    b. Topographic Survey: For Key No. 23302, conduct topographic survey of the roadway and shoulders within the right-of-way.
    c. Aerial Survey: For both projects, conduct drone flights to obtain orthorectified imagery of the roadway with a survey-grade GPS enabled drone.
    d. Pedestrian Ramp Survey: Conduct topographic survey of 16 existing pedestrian ramps to be replaced.
    e. Utility Survey: For Key No. 23302, survey surface markings from utility owner or dig line.
    f. Storm Sewer Survey: For Key No. 23302, survey the existing storm system within the limits of Key No. 23302, catch basins and manholes, including pipe inverts.
    g. Monument Survey: For Key No. 23302, attempt to locate and survey the property pins identified in the right-of-way research. For both projects, attempt to locate and survey public land corners and private property pins within or along the roadway that may be disturbed due to construction.
5. Initial Basemap: Upon completion of the Field Survey Work, created a CAD basemap from the field survey data and research. A terrain model of the existing ground will be created.
6. Basemap-in-Hand Review: Conduct an independent field review of the initial basemap to check that the model and mapping represent field conditions.
7. Survey Quality Control: Review survey work and basemapping in accordance with quality control procedures.
8. Revised Basemap: Revise the initial basemap based on the basemap-in-hand and quality control review tasks.

TASK 2: MATERIALS

CHE's scope is attached separately. Work Tasks to be completed by **Keller**:

1. Coordination with Sub-Consultant: Coordinate the work with the geotechnical subconsultant including scheduling, location of bores, traffic data, and periodic general coordination meetings.
2. Review Materials Report: Review the materials report and coordinate revisions with CHE.
3. Submit Materials Report: Submit the letter-reports to the City and LHTAC
4. Comment Revisions: Coordinate revisions of materials report with CHE, including backchecking revisions and re-submitting final report to the City and LHTAC.

TASK 3: TRAFFIC ANALYSIS

Assumptions & Understanding:

- *The City of Idaho Falls' Traffic Engineer will conduct traffic analysis and coordinate with **DKS** on signal timing, phasing, and turn lane storage lengths. The City's tasks are as follows:*
    - Model Data: *City* will coordinate with BMPO to calibrated the 2030 and 2050 travel demand model to calculate the annual growth (vehicle increments) for each of the intersection approaches.
    - Prepare Traffic Forecasts: *City* will prepare opening year (2030) and forecast year (2050) projected average daily traffic and turning movement volumes at the intersection.
    - Validate *and Summarize Recommendation*: City will perform operational analysis of the intersection using Synchro software, to determine vehicle delay, level of service, turn lane storage lengths for the intersection improvements, *and complete a technical memorandum summarizing recommendations*.

Work Tasks to be completed by **Keller**, and **DKS**:

1. Traffic Counts: **Keller** to coordinate with Quality Counts to obtain traffic counts for the 24-hour volumes, peak hour volumes, all turning movements, and vehicle classifications at the Woodruff and Yellowstone intersection.
2. Coordination: **Keller** and **DKS** will coordinate recommended intersection improvements, lane configurations, storage lengths, and left-turn and right-turn phasing, based on available right-of-way and roadway constraints.
3. Review Meeting: **Keller**, **DKS**, **LHTAC**, and the **City** will attend *a one-hour* online review meeting to discuss the results of the traffic analysis and agree on an intersection option (e.g., lane configuration, queue storage, turn lane phasing, etc.) to carry forward into Preliminary Design. One person from Keller and one from DKS will attend.

TASK 4: CONCEPT REPORT

Assumptions:

- *The City's typical roadway section will be used in the concept report without modification for the project details.*

Work Tasks to be completed by **Keller:**

1. Project Narrative & Figures: **Keller** to create project narrative including purpose and need statement, project overview figures, and complete ITD 757 Design Standards.
2. Alternative Analysis: **Keller** to create alternative analysis for the roadway project and create cost estimate and complete ITD 1150 for each alternative.
3. Report: Keller to assemble concept report and submit it to LHTAC/City for review. Revise the report based on comments received.

TASK 5: PRELIMINARY DESIGN

Assumptions:

- *Idaho Falls Power will complete an illuminance model for their proposed street lights.*

Work Tasks to be completed by **Keller** and **DKS**:

1. Geometric Design & CAD Modeling: For Key No. 23302, **Keller** to create a CAD model of the roadway line and grade improvements that show proposed contours, cut/fill, grade breaks, and catch points. Establish the alignment and vertical grade of the proposed roadway improvements.
2. Traffic Signal Layout: **DKS** to create the CAD model of the layout of the Woodruff and Yellowstone traffic signal, including pole placements, lane configurations (right lanes, tapers, etc.), and intersection pavement markings. The modeling is limited to horizontal design. **Keller** will develop the grading for the pedestrian ramps and curb returns at the intersection. Intersection pavement markings will be shown on **Keller's** signing and pavement markings plan sheets. Coordination with Idaho Falls Power on preferred vehicle detection and video surveillance. *For safety, two* individual from DKS will conduct a site visit to review existing traffic signal equipment.
3. Illumination (Street Lighting): **DKS** will coordinate with Idaho Falls Power on service locations.
4. Identify Right-of-Way Needs: **Keller** to check the proposed design improvement limits against the existing right-of-way limits based. Notify the City and LHTAC if additional right-of-way will be needed.
5. CAD Model Quantities: **Keller** and **DKS** will quantify the materials and pay items anticipated for the projects.
6. Drainage Report: **Keller** to complete drainage report and hydraulic calculations per City of Idaho Falls stormwater standards.
7. Preliminary Design Drawings: The following plan sheets will be created and submitted for the preliminary design (also refer to the Table under the Final Design Task):
    a. Title Sheet (**Keller**)
    b. Typical Sections: Include typical sections for both projects. *Only one typical section will be created for each project. They will have a general note referring to the plans for variations in the typicals.* (**Keller**)
    c. Roadway Plan and Profile Sheets (**Keller**)
        i. For Key No. 23302, plans to include alignment, grades, cut/fill lines, and roadway features (center line, edge line, edge of pavement, and curb line). The anticipated scale of the 11x17 plans is 1 inch = 40 feet.
        ii. For Key No. 23702, plans to include an overview of the project limits and areas to be repaired and delineation of pedestrian ramps to be replaced (*since the existing ramps are relatively flat, ramp grading will not be performed. A detail of each ramp will be included showing the horizontal extent of the replacement and the maximum allowed slope with notes to meet ADA requirements*).
    d. Traffic Signal Plan and Details Sheets: **DKS** to detail plans with the proposed signal configuration (e.g., new pole locations, mast arms, signal heads, etc.) and signal elevation view details.
    e. Illumination Plan Sheets: **DKS** to detail plans with the proposed light pole locations.
    f. Roadway Pavement Markings: **Keller** to detail existing and proposed pavement markings, including longitudinal lines.
    g. Intersection Pavement Markings: **DKS** to detail existing and proposed pavement markings at the intersections of Woodruff/Lincoln and Woodruff/Yellowstone, including longitudinal lines and messages. (**Keller** to incorporate markings in the pavement markings sheets above).
    h. Utilities: **Keller** to indicate locations where the proposed design may require utility modifications. *Utility drawings will be sent to the utilities for confirmation of the location of their facilities.*
    i. Temporary Traffic Control: **Keller** to create an overview of the proposed construction traffic control scheme.
8. Opinion of Probable Cost: **Keller** to prepare an opinion of probable cost in spreadsheet format, using bid averages and unit bid prices from recent comparable projects, and complete the ITD-1150. **DKS** to provide opinion of probable cost for the signal and street lighting modifications.

9. Quality Control Review:
    a. Plan Review: **Keller** to conduct quality control review of the overall plan set and complete the preliminary design quality control checklist. **DKS** to conduct quality control review over the signal and Yellowstone Hwy pavement markings.
    b. QC Quantity and Model Review: **Keller** to conduct an independent quality control review of CAD model and quantities.
    c. Revise Preliminary Design Package: **Keller** and **DKS** to make revisions based on the quality control reviews.
10. Submit Preliminary Design Package: **DKS** to provide signal and illumination plans to Keller. **Keller** to assemble the preliminary design submittal package and transmit electronic submittals to the City and LHTAC.
11. Preliminary Design Review Meeting: **Keller** and **DKS** to attend an online design review meeting with the City and LHTAC.
12. Preliminary Design Site Walk-thru: **Keller**'s local geometric engineer and project engineer to conduct a project site walk-thru with City. Two people from Keller Associates' Idaho Falls office will attend.

TASK 6: ENVIRONMENTAL & PUBLIC INVOLVEMENT

DEA's scope is attached separately. Work Tasks to be completed by **Keller**:

1. Environmental Support: Support the environmental subconsultant in the environmental analysis by creating the project narrative, and purpose and need statement and providing figures for environmental documents (ITD 654). Hold periodic general coordination meetings.
2. Environmental Review and Submittal: Review, coordinate revisions, and submit environmental documents to LHTAC for approval.
3. Informational Meeting: Support the City by providing graphics and attending one informational meeting arranged by the City. **Keller**'s project manager and local geometric engineer to attend the meeting.
4. Public Hearing Waiver: Draft letter requesting public hearing waiver from LHTAC.

TASK 7: DESIGN STUDY REPORT

Work Tasks to be completed by **Keller**:

1. Title Page: Create title page in accordance with LHTAC's standards.
2. Project Narrative: Incorporate project narrative as approved in the ITD 654.
3. Vicinity Map: Create vicinity map for the project
4. Design Study Report Checklist: Complete checklist.
5. Update Opinion of Probable Cost: Update the opinion of probable cost and ITD 1150 based on changes due to the environmental task.
6. Quality Control Review: Conduct an independent review of the report.
7. Revise Design Study Report and Submit: Revise the report and submit to LHTAC for approval.

TASK 8: FINAL DESIGN

Work Tasks to be completed by **Keller** and **DKS**:

1. Minor Topographic Survey: **Keller** will conduct supplemental surveying to locate identified existing features not previously surveyed that need to be located. Update topographic mapping accordingly.
2. Incorporate Revisions from Preliminary Design Review: **Keller** and **DKS** will update the plans as identified in the Preliminary Design Review.
3. Utility Coordination: **Keller** will notify affected utility owners and coordinate utility relocations. Request utility waivers.

4. Stormwater Calculations: **Keller** will create stormwater calculations for 1 seepage bed located at the mid-point between Lincoln and Yellowstone.

5. Drawings: **Keller** and **DKS** will advance the design of the projects by updating or creating the following drawings:

				CREATED OR UPDATED			SHEET QUANTITIES		
FIRM	SHEET #	SHEET NAME	SHEET QTY	CONCEPT DESIGN	PREL DESIGN	FINAL DESIGN	CONCEPT DESIGN	PREL DESIGN	FINAL DESIGN
Keller	1	Title Sheet	1	☐	☑	☑	0	1	1
Keller	2	Project Clearance Summary	1	☐	☑	☑	0	1	1
Keller	3	Project Overview	1	☐	☑	☑	0	1	1
Keller	4	Roadway Summary	1	☐	☐	☑	0	0	1
Keller	5	Sewer Pipe Summary	1	☐	☐	☑	0	0	1
Keller	6	Monument Perpetuation	1	☐	☐	☑	0	0	1
Keller	7	Typical Sections	1	☐	☑	☑	0	1	1
Keller	8 - 10	Roadway Plan - Kearney to Lincoln (3,200', 40 Scale, 2 plan views per sheet)	3	☐	☑	☑	0	3	3
Keller	11 - 17	Roadway Plan & Profiles - Lincoln to Yellowstone (3,500', 40 Scale)	7	☐	☑	☑	0	7	7
Keller	18 - 24	Apporach Plan & Profiles - Lincoln to Yellowstone (40 Est.Aapproaches, 6 per sheet)	7	☐	☐	☑	0	0	7
Keller	25 - 29	ADA Pedestrian Ramp Grading - Kearney to Yellowstoe (26 Est. Ramps, 6 per sheet)	5	☐	☐	☑	0	0	5
Keller	30 - 31	Sewer Plan & Profiles	2	☐	☐	☑	0	0	2
Keller	32	Sewer Details	1	☐	☐	☑	0	0	1
DKS	33 - 34	Traffic Signal Materials List	2	☐	☐	☑	0	0	2
DKS	35	Traffic Signal Plan	1	☐	☑	☑	0	1	1
DKS	36 - 39	Traffic Signal Pole Elevation Details	4	☐	☐	☑	0	0	4
DKS	40	Traffic Signal Conduit Diagram	1	☐	☐	☑	0	0	1
DKS	41	Traffic Signal Field Wiring Diagram	1	☐	☐	☑	0	0	1
DKS	42	Traffic Signal Video Detection Field Wiring	1	☐	☐	☑	0	0	1
DKS	43	Traffic Signal Service Pedestal Details	1	☐	☐	☑	0	0	1
DKS	44 - 46	Illumination Plans - Lincoln to Yellowstone (3,200', 40 Scale, 2 plan views per sheet)	3	☐	☐	☑	0	0	3
DKS	47	Illumination Detail - Lincoln to Yellowstone	1	☐	☐	☑	0	0	1
DKS	48	Illumination Service Detail - Lincoln to Yellowstone	1	☐	☐	☑	0	0	1
Keller	49 - 54	Signing & Pavement Markings - Kearney to Yellowstone (6,300', 2 plan views per sheet)	6	☐	☑	☑	0	6	6
Keller	55 - 56	Signing & Pavement Markings - Lincoln Intersection (800', 1 plan view per sheet)	2	☐	☑	☑	0	2	2
Keller	57 - 58	Signing & Pavement Markings - Yellowstone Intersection (800', 1 plan view per sheet)	2	☐	☑	☑	0	2	2
Keller	59	Sign Detail Sheet	1	☐	☐	☑	0	0	1
Keller	60 - 61	Temporary Traffic Control Plan	2	☐	☑	☑	0	2	2
Keller	62	Temporary Traffic Control Details	1	☐	☐	☑	0	0	1
Keller	63 - 66	Utility Plan - Lincoln to Yellowstone (3,500', 40 Scale, 2 plan views per sheet)	4	☐	☑	☑	0	4	4
		Total:	**66**				**0**	**31**	**66**
							CONCEPT DESIGN	PREL DESIGN	FINAL DESIGN

6. Write Special Provisions: **Keller** to create the Special Provisions for the project.

7. Draft Stormwater Pollution Prevention Plan: **Keller** to write draft of stormwater pollution prevention plan that will be finalized by the contractor during construction.

8. Quantity Calculations: **Keller** to document how each bid item was quantified using Bluebeam quantity take off tools. Provide calculations for area and volume quantities. Save Bluebeam PDF of quantity measurements to the project documentation.

9. Estimation File: **Keller** to create Estimation file for the project pay items. Estimate individual pay item costs.

10. Contract Time Determination: **Keller** to create construction contract time determination.

11. Minimum Testing Requirements (MTRs): *MTRs will not be created by Keller. It will be performed by the City of Idaho Falls.*

12. Quality Control:

    a. QC Plans & Special Provisions Review: **Keller** to conduct independent internal quality control review plans and special provisions. **DKS** to conduct independent internal quality control review of signal plans. **Keller** and **DKS** to complete Quality Control Checklist; checklist to be signed by each independent reviewer and **Keller's** QC Manager.

    b. QC Quantity and Model Review: **Keller** to conduct independent internal quality control review of CAD model and quantities, roadway summary sheet, and bid items and quantity call-outs. Complete Quality Control Checklist; checklist to be signed by each independent reviewer and QC Manager.

    c. Revise Deliverables: **Keller** and **DKS** to revise deliverable based on QC Review.

13. Submit to LHTAC: **Keller** to assemble the deliverable package and submit to LHTAC for review. Anticipated deliverables are as follows:
    a. Quality Control Review Checklists
    b. Final Design Checklist
    c. Roadway and Bridge Drawings
    d. Special Provisions
    e. Draft Stormwater Pollution Prevention Plan
    f. Estimation File
    g. Contract Time Determination
    h. Cross Sections
    i. Quantity Calculation Documentation
    ~~j. Minimum Testing Requirements (MTR)~~
14. Final Design Review Meeting: **Keller** and **DKS** to attend a review comments and hold a design review meeting online. Two people from Keller and one person from DKS will attend.

TASK 9: PS&E

Work Tasks to be completed by **Keller** and **DKS**:

1. Incorporate Revisions from Final Design Review: **Keller** and **DKS** will update the Final Design Documents as identified in the Final Design Review.
2. Quality Control:
    a. QC Review of PS&E Changes: **Keller** and **DKS** will conduct independent internal QC of their PS&E documents. Complete QC Checklist; checklist to be signed by each independent reviewer and **Keller**'s QC Manager.
    b. Revise Deliverables: **Keller** and **DKS** will revise deliverable based on QC Review.
3. Certify Drawing: **Keller** and **DKS** will certify each drawing and assemble drawings into one package.
4. Resident Engineer's File: **Keller** and **DKS** will assemble and transmit information for the Resident Engineer File including field information and surveys, quantity calculations, special correspondence affecting construction, phone numbers of contact persons, permits, utility correspondence, and other pertinent construction information.
5. Submit PS&E Package: **Keller** will assemble the PS&E package and submit to the City and LHTAC. Anticipated deliverables are as follows:
    a. Quality Control Review Checklists
    b. PS&E Checklist
    c. Drawings
    d. Special Provisions
    e. Draft Stormwater Pollution Prevention Plan
    f. Estimation File
    g. Contract Time Determination
    ~~h. Minimum Testing Requirements~~
    i. Resident Engineer's File as noted on RE File Checklist on LHTAC's webpage.

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TASK 10: PROJECT ADMINISTRATION

Work Tasks to be completed by **Keller** and **DKS**:

1. Project Set-up: **Keller** and **DKS** will set-up project files and hold internal, online, kick-off meeting with staff and consultants.
2. Scheduling:
    a. Initial Schedule: Upon receiving a Notice to Proceed, **Keller** will prepare a detailed initial project schedule in Microsoft Project which correlates with K**eller**'s and sub-consultant's work tasks. **DKS** will coordinate the project schedule with **Keller**. The initial project schedule will include tasks, deliverables, and LHTAC or ITD review times. ITD's Microsoft Project template, Master Work Breakdown Structure, will be used for this effort.
    b. Schedule Updates: **Keller** will update the schedule monthly.
3. Progress Reports & Invoices: **Keller** and **DKS** will prepare monthly progress reports, schedule updates, and invoices.
4. Sub-Consultant Invoices: Invoices from sub-consultants to Keller will be reviewed by **Keller**'s project manager and accounting.
5. Project Coordination:
    a. Monthly Internal Consultant Team Meetings: **Keller** and **DKS** will meet monthly to go over the current work product and overall schedule. These meetings are anticipated to last *one hour each.* Three team members from **Keller** and one team member from **DKS** are expected to attend.
    b. Monthly City, LHTAC, and Consultant Coordination Meetings: **Keller** and **DKS** will meet with the City and LHTAC monthly to go over the current work product and overall schedule. These meetings are anticipated to last *one-half hour each*. Three team members from **Keller** and one team member from **DKS** are expected to attend.

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ATTACHMENT NO. 2 REVISED 4/4/2025

KELLER ASSOCIATES COST SUMMARY

Keller Associates

Woodruff Avenue

A. SUMMARY ESTIMATED MAN-HOUR COSTS

Key No. 23302
Key No. 23702

Labor Category	Labor Hours		Hourly Rate		Raw Labor Cost
Principal/QC Manager	21.00	@	$ 69.71	=	$ 1,463.91
Project Manager	186.00	@	$ 75.96	=	$ 14,128.56
Sr. Transportation Engineer	404.00	@	$ 60.53	=	$ 24,454.12
Project Engineer / Designer	620.00	@	$ 42.46	=	$ 26,325.20
Surveyor (PLS)	10.00	@	$ 54.81	=	$ 548.10
Survey Tech	32.00	@	$ 49.00	=	$ 1,568.00
Survey Crew	46.00	@	$ 72.25	=	$ 3,323.50
Clerical	54.00	@	$ 38.00	=	$ 2,052.00
			TOTAL RAW LABOR COST	=	**$ 73,863.39**

B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

Total Raw Labor Cost		Approved Rate		
$73,863.39	X	**150.15%**	=	**$ 110,905.88**

C. NET FEE

Total Raw Labor & Overhead		NET FEE*		
$184,769.27	X	**13.0%**	=	**$ 24,020.01**

D. FCCM

Total Raw Labor		FCCM		
$73,863.39	X	**0.70%**	=	**$ 517.04**

KELLER'S (A+B+C+D) TOTAL = $ 209,306.32

E. OUT-OF-POCKET EXPENSE SUMMARY

Expense Category	Estimated Amount		Unit Cost		Estimated Expense
MILEAGE**RoundTrips from Meridian	580	MILES @	$ 0.70	=	$ 406.00
M&IE**	0	Days @	$ 68.00	=	$ -
Lodging ($110+15% tax**)	0	Nights @	$ 126.50	=	$ -
			TOTAL ESTIMATED EXPENSE	=	**$ 406.00**

* Negotiated % Fee

** As per the "FEDERAL PER DIEM RATES FOR IDAHO"

F. SUBCONSULTANT EXPENSES

Six Mile Engineering	$ 52,312.40
Ciani and Hatch Engineering	$ 34,305.68
David Evans and Associates	$ 43,947.19
Quality Counts	$ 2,170.00
TOTAL SUBCONSULTANTS =	**$ 132,735.27**

TOTAL = $ 342,447.59

DBE (Ciani and Hatch Engineering) = $ 26,944.48

DBE = 7.9%

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ATTACHMENT NO. 2 DKS & ASSOCIATES
COST SUMMARY

Six Mile Engineering

Woodruff Avenue

Key No. 23302
Key No. 23702

A. SUMMARY ESTIMATED MAN-HOUR COSTS

Labor Category	Labor Hours		Hourly Rate		Raw Labor Cost
Principal / QC	11.00	@	$ 82.00	=	$ 902.00
Sr. Project Manager	94.00	@	$ 71.31	=	$ 6,703.14
Transportation Engineer	148.00	@	$ 52.50	=	$ 7,770.00
Project Coordinator	10.00	@	$ 32.60	=	$ 326.00
	TOTAL RAW LABOR COST			=	**$ 15,701.14**

B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

Total Raw Labor Cost		Approved Rate		
$15,701.14	X	**193.70%**	=	**$ 30,413.11**

C. NET FEE

Total Raw Labor & Overhead		NET FEE*		
$46,114.25	X	**11.5%**	=	**$ 5,303.14**

D. FCCM

Total Raw Labor		FCCM		
$15,701.14	X	**0.57%**	=	**$ 89.50**

E. OUT-OF-POCKET EXPENSE SUMMARY

Expense Category	Estimated Amount		Unit Cost		Estimated Expense
MILEAGE**1 RoundTrips from Meridian	580	MILES	@ $ 0.70	=	$ 406.00
M&IE**	2	Days	@ $ 68.00	=	$ 136.00
Lodging ($110+15% tax**)	0	Nights	@ $ 126.50	=	$ -
Escalation = (Labor + Overhead) * X/Y * PCT				=	$ 263.51
Excalation Percentage, PCT	4%				
Escalation Duration, X	2	months			
Contract Duration, Y	14	months			
	TOTAL ESTIMATED EXPENSE			=	**$ 805.51**

* Negotiated % Fee

** As per the "FEDERAL PER DIEM RATES FOR IDAHO"

TOTAL = $52,312.40

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KELLER ASSOCIATES, AND DKS & ASSOCIATES
LABOR HOUR ESTIMATE

Woodruff Avenue
Key No. 23302
Key No. 23702

			KELLER ASSOCIATES											SIX MILE ENGINEERING (DKS Associates)						
TASK #	TASK DESCRIPTION	KELLER + SIX MILE TOTAL HOURS	Principal/ QC Manager	Project Manager	Sr. Transportation Engineer	Project Engineer / Designer	Surveyor (PLS)	Survey Tech	Survey Crew	Clerical	KELLER TOTAL HOURS	Task Value	TRIPS FROM MERIDIAN	Principal / QC	Sr. Project Manager	Transportation Engineer	Project Coordinator	SIX MILE TOTAL HOURS	Task Value	TRIPS FROM MERIDIAN
1	**SURVEY & TRAFFIC**	**109.0**	**1.0**	**14.0**	**8.0**	**5.0**	**8.0**	**28.0**	**42.0**	**3.0**	**109.0**	**$19,237.02**		**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**$0.00**	
1	Utility Coordination	4.0				1.0				3.0	4.0	$443.36						0.0	$0.00	
2	Research Right-of-Way	4.0					4.0				4.0	$621.26						0.0	$0.00	
3	Site Visit	16.0		12.0	4.0						16.0	$3,269.06	1					0.0	$0.00	
4	Field Survey Work	0.0									0.0							0.0	$0.00	
	a. Survey Control	4.0							4.0		4.0	$818.94						0.0	$0.00	
	b. Topographic Survey	16.0							16.0		16.0	$3,275.75						0.0	$0.00	
	c. Aerial Survey	4.0							4.0		4.0	$818.94						0.0	$0.00	
	d. Pedestrian Ramp Survey	4.0							4.0		4.0	$818.94						0.0	$0.00	
	e. Utility Survey	8.0							8.0		8.0	$1,637.88						0.0	$0.00	
	f. Storm Sewer Survey	2.0							2.0		2.0	$409.47						0.0	$0.00	
	g. Monumnent Survey	4.0							4.0		4.0	$818.94						0.0	$0.00	
5	Initial Basemap	24.0						24.0			24.0	$3,332.43						0.0	$0.00	
6	Basemap-in-Hand Review	8.0			4.0	4.0					8.0	$1,167.37						0.0	$0.00	
7	Survey Quality Control	7.0	1.0	2.0			4.0				7.0	$1,249.29						0.0	$0.00	
8	Revise Basemap	4.0						4.0			4.0	$555.40						0.0	$0.00	
2	**MATERIALS**	**8.0**	**0.0**	**6.0**	**1.0**	**1.0**	**0.0**	**0.0**	**0.0**	**0.0**	**8.0**	**$1,583.33**		**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**$0.00**	
1	Coordinate with Sub-Consultant	2.0		2.0							2.0	$430.49						0.0	$0.00	
2	Review Materials Report	4.0		2.0	1.0	1.0					4.0	$722.34						0.0	$0.00	
3	Submit Materials Report	1.0		1.0							1.0	$215.25						0.0	$0.00	
4	Comment Revisions	1.0		1.0							1.0	$215.25						0.0	$0.00	
3	**TRAFFIC ANALYSIS**	**4.0**	**0.0**	**3.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**3.0**	**$645.74**		**0.0**	**1.0**	**0.0**	**0.0**	**1.0**	**$233.93**	
1	Traffic Counts	1.0		1.0							1.0	$215.25						0.0	$0.00	
2	Coordination	1.0		1.0							1.0	$215.25						0.0	$0.00	
3	Review Meeting	2.0		1.0							1.0	$215.25			1.0			1.0	$233.93	
4	**CONCEPT REPORT**	**21.0**	**1.0**	**7.0**	**4.0**	**6.0**	**0.0**	**0.0**	**0.0**	**3.0**	**21.0**	**$3,435.32**		**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**$0.00**	
1	Project Narrative & Figures	10.0		4.0	2.0	4.0					10.0	$1,685.31						0.0	$0.00	
2	Alternative Analysis	6.0		2.0	2.0	2.0					6.0	$1,014.18						0.0	$0.00	
3	Report	5.0	1.0	1.0						3.0	5.0	$735.83						0.0	$0.00	
5	**PRELMINARY DESIGN**	**438.0**	**5.0**	**36.0**	**118.0**	**172.0**	**0.0**	**0.0**	**0.0**	**0.0**	**331.0**	**$49,671.19**		**4.0**	**33.0**	**70.0**	**0.0**	**107.0**	**$20,851.33**	
1	Geometric Design & CAD Model	42.0		2.0	8.0	32.0					42.0	$5,652.88						0.0	$0.00	
2	Traffic Signal Layout	15.0									0.0	$0.00		1.0	2.0	12.0		15.0	$2,803.54	
3	Illumination	19.0									0.0	$0.00		1.0	2.0	16.0		19.0	$3,492.44	
4	Identify Right-of-Way Needs	5.0		1.0	2.0	2.0					5.0	$798.93						0.0	$0.00	
5	CAD Model Quantities	12.0			4.0	4.0					8.0	$1,167.37			2.0	2.0		4.0	$812.31	
6	Drainage Report	7.0		1.0	2.0	4.0					7.0	$1,039.57						0.0	$0.00	
7	Preliminary Design Drawings	198.0		8.0	64.0	96.0					168.0	$24,250.08			6.0	24.0		30.0	$5,536.95	
8	Opinion of Probable Cost	12.0		2.0	6.0	4.0					12.0	$1,940.91						0.0	$0.00	
9	Quality Control Review	0.0									0.0	$0.00						0.0	$0.00	
	a. Plan Review	24.0	4.0	4.0	12.0	4.0					24.0	$4,190.69						0.0	$0.00	
	b. QC Quantity and Model Review	15.0	1.0	2.0	4.0	8.0					15.0	$2,276.68						0.0	$0.00	
	c. Revise Preliminary Design Package	42.0		4.0	8.0	16.0					28.0	$4,158.28		2.0	6.0	6.0		14.0	$2,974.91	
10	Submit Preliminary Design Package	9.0		4.0		2.0					6.0	$1,101.63			1.0	2.0		3.0	$578.38	
11	Preliminary Design Review Meeting	14.0		4.0	4.0						8.0	$1,547.08			6.0			6.0	$1,403.58	
12	Preliminary Design Site Walk-thru	24.0		4.0	4.0						8.0	$1,547.08		0.0	8.0	8.0	0.0	16.0	$3,249.23	1
6	**ENVIRONMENTAL & PUBLIC INVOLVEMENT**	**30.0**	**0.0**	**19.0**	**6.0**	**4.0**	**0.0**	**0.0**	**0.0**	**0.0**	**29.0**	**$5,600.12**		**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**$0.00**	
1	Environmental Support	2.0		2.0							2.0	$430.49						0.0	$0.00	
2	Enviornmental Review and Submittal	4.0		4.0							4.0	$860.99						0.0	$0.00	
3	Informational Meeting	20.0		12.0	4.0	4.0					20.0	$3,750.34	1					0.0	$0.00	
4	Public Hearing Waiver	3.0		1.0	2.0						3.0	$558.29						0.0	$0.00	

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ATTACHMENT NO. 2 KELLER ASSOCIATES, AND DKS & ASSOCIATES LABOR HOUR ESTIMATE

Woodruff Avenue
Key No. 23302
Key No. 23702

			KELLER ASSOCIATES											SIX MILE ENGINEERING (DKS Associates)						
TASK #	TASK DESCRIPTION	KELLER + SIX MILE TOTAL HOURS	Principal/ QC Manager	Project Manager	Sr. Transportation Engineer	Project Engineer / Designer	Surveyor (PLS)	Survey Tech	Survey Crew	Clerical	KELLER TOTAL HOURS	Task Value	TRIPS FROM MERIDIAN	Principal / QC	Sr. Project Manager	Transportation Engineer	Project Coordinator	SIX MILE TOTAL HOURS	Task Value	TRIPS FROM MERIDIAN
7	**DESIGN STUDY REPORT**	**16.0**	**1.0**	**3.0**	**10.0**	**2.0**	**0.0**	**0.0**	**0.0**	**0.0**	**16.0**	**$2,799.15**		**0.0**	**0.0**	**0.0**	**0.0**	**0.0**	**$0.00**	
1	Title Page	1.0			1.0						1.0	$171.52						0.0	$0.00	
2	Project Narrative	4.0			4.0						4.0	$686.09						0.0	$0.00	
3	Vicinity Map	1.0				1.0					1.0	$120.32						0.0	$0.00	
4	Design Study Report	1.0			1.0						1.0	$171.52						0.0	$0.00	
5	Update Opinion of Probable Cost	2.0			2.0						2.0	$343.05						0.0	$0.00	
6	Quality Control Review	3.0	1.0	2.0							3.0	$628.03						0.0	$0.00	
7	Revise Design Study Report and Submit	4.0		1.0	2.0	1.0					4.0	$678.61						0.0	$0.00	
8	**FINAL DESIGN**	**705.0**	**9.0**	**23.0**	**204.0**	**364.0**	**2.0**	**4.0**	**4.0**	**4.0**	**614.0**	**$87,631.03**		**5.0**	**22.0**	**64.0**	**0.0**	**91.0**	**$17,513.76**	
1	Minor Topographic Survey	10.0					2.0	4.0	4.0		10.0	$1,684.97						0.0	$0.00	
2	Incorporate Revisions from PD Review Meeting	36.0		2.0	8.0	16.0					26.0	$3,727.78			2.0	8.0		10.0	$1,845.65	
3	Utility Coordination	7.0		1.0	2.0					4.0	7.0	$989.02						0.0	$0.00	
4	Drawings	479.0			144.0	288.0					432.0	$59,351.18		1.0	2.0	44.0		47.0	$8,314.71	
5	Write Special Provisions	10.0		2.0	8.0						10.0	$1,802.68						0.0	$0.00	
6	Draft Stormwater Pollution Prevention Plan	2.0			2.0						2.0	$343.05						0.0	$0.00	
7	Quantity Calculations	18.0		2.0	4.0	12.0					18.0	$2,560.41						0.0	$0.00	
8	Estimation File	10.0		2.0	8.0						10.0	$1,802.68						0.0	$0.00	
9	Contract Time Determination	4.0			4.0						4.0	$686.09						0.0	$0.00	
~~10~~	~~Minimum Testing Requirements~~	~~0.0~~			~~0.0~~						~~0.0~~	~~$0.00~~						~~0.0~~	~~$0.00~~	
11	Quality Control	0.0									0.0	$0.00						0.0	$0.00	
	a. QC Plans & Special Provisions	52.0	8.0	4.0	8.0	16.0					36.0	$5,738.57		4.0	8.0	4.0		16.0	$3,636.32	
	b. QC Quantity and Model Review	9.0	1.0			8.0					9.0	$1,160.09						0.0	$0.00	
	c. Revise Deliverables	52.0		4.0	12.0	24.0					40.0	$5,806.92			4.0	8.0		12.0	$2,313.51	
12	Submit to LHTAC	2.0		2.0							2.0	$430.49						0.0	$0.00	
13	Final Design Review Meeting	14.0		4.0	4.0						8.0	$1,547.08			6.0			6.0	$1,403.58	
9	**PS&E**	**121.0**	**4.0**	**22.0**	**29.0**	**42.0**	**0.0**	**0.0**	**0.0**	**0.0**	**97.0**	**$15,553.16**		**2.0**	**8.0**	**14.0**	**0.0**	**24.0**	**$4,820.56**	
1	Incorporate Revisions from FD Review Meeting	53.0		4.0	13.0	26.0					43.0	$6,219.08			2.0	8.0		10.0	$1,845.65	
2	Quality Control	0.0									0.0	$0.00						0.0	$0.00	
	a. QC Review of PS&E Changes	20.0	4.0	4.0	4.0	4.0					16.0	$2,818.51		2.0	2.0			4.0	$1,005.85	
	b. Revise Deliverables	24.0		2.0	8.0	8.0					18.0	$2,765.23			2.0	4.0		6.0	$1,156.75	
3	Certify Drawings	5.0		4.0							4.0	$860.99			1.0			1.0	$233.93	
4	Resident Engineer's File	15.0		4.0	4.0	4.0					12.0	$2,028.36			1.0	2.0		3.0	$578.38	
5	Submit PS&E Package	4.0		4.0							4.0	$860.99						0.0	$0.00	
10	**PROJECT ADMINISTRATION**	**185.0**	**0.0**	**53.0**	**24.0**	**24.0**	**0.0**	**0.0**	**0.0**	**44.0**	**145.0**	**$23,150.27**		**0.0**	**30.0**	**0.0**	**10.0**	**40.0**	**$8,087.31**	
1	Project Setup-up	11.0		4.0						2.0	6.0	$1,076.35			2.0		3.0	5.0	$788.69	
2	Scheduling	0.0									0.0	$0.00						0.0	$0.00	
	a. Initial Schedule	2.0		2.0							2.0	$430.49						0.0	$0.00	
	b. Schedule Updates	12.0		6.0	3.0	3.0					12.0	$2,167.01						0.0	$0.00	
3	Progress Reports & Invoices	56.0		14.0						28.0	42.0	$6,028.52			7.0		7.0	14.0	$2,386.10	
4	Sub-Consultant Invoices	20.0		6.0						14.0	20.0	$2,799.01		0.0	0.0	0.0	0.0	0.0	$0.00	
5	Project Coordination	0.0									0.0	$0.00						0.0	$0.00	
	a. Monthly Internal Consultant Team Meetings	56.0		14.0	14.0	14.0					42.0	$7,099.26			14.0			14.0	$3,275.01	
	b. Monthly City, LHTAC, and Consultant Coord. Mtg	28.0		7.0	7.0	7.0					21.0	$3,549.63			7.0			7.0	$1,637.50	
	TOTAL LABOR HOURS	**1636.0**	**21.0**	**186.0**	**404.0**	**620.0**	**10.0**	**32.0**	**46.0**	**54.0**	**1373.0**	**$209,306.32**	**2**	**11.0**	**94.0**	**148.0**	**10.0**	**263.0**	**$51,506.88**	**1**

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CIANI & HATCH ENGINEERING

December 18, 2024

KELLER ASSOCIATES INC.
100 E Bower Street, Suite 110
Meridian, ID 83642

Attn: Nathan Cleaver, P.E.

Transmitted via email to: ncleaver@Kellerassociates.com

Re: Scope of Work for Geotechnical Engineering Services
US-26 to Lincoln (KN 23302) and Woodruff Ave and Lincoln to Meppen Canal (KN 23702)
Idaho Falls, ID
Key No. 23302 & 23702

PROJECT UNDERSTANDING

We understand The Idaho Transportation Department (ITD), the Local Highway Technical Assistance Council (LHTAC), and the City of Idaho Falls are looking to complete improvements to Woodruff Ave along two segments; US-26 to Lincoln (KN 23302) and Lincoln to Meppen Canal (KN 23702).

The KN 23302 segment consists of roadway reconstruction and widening of Woodruff Avenue from Lincoln to the north side of US-26 (Yellowstone Hwy). We understand the project will increase the width of the roadway from two to five lanes with two thru lanes northbound, two through lanes southbound and one center turn lane.

We understand the KN 23702 segment consists of a ½-mile mill and overlay to address rutting and multiple transverse cracks on Woodruff Avenue from Lincoln to the Meppen Canal and will include ADA Ramp upgrades to non-compliant pedestrian ramps.

Ciani and Hatch Engineering PLLC (CHE) is providing geotechnical engineering support for the project under subcontract to Keller Associates, Inc.

SCOPE OF SERVICES

The following tasks define CHE's proposed geotechnical engineering scope of services to support design and construction of the proposed roadway improvements.

TASK 1. GEOTECHNICAL EXPLORATION PROGRAM

CHE will execute the Geotechnical Exploration Plan, which will include the following tasks:

- CHE will review readily available published geologic maps, geotechnical reports, As-Builts, and drawings for the Site and prepare a geotechnical work plan. The work plan will document the planned field work, schedule, safety measures, and required subcontractors to execute the work.
- Complete a site reconnaissance and pavement condition survey in accordance with ITD Materials Manual Section 540.02.02.04 for KN23702. CHE will visit the site to evaluate the existing pavement conditions by identifying pavement distresses using the Distress Identification Manual for the Long Term Pavement Performance (FHWA-RD-03-031). This data provides a basis for evaluating pavement performance and determining maintenance or rehabilitation needs.

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- Pavement subgrade soil conditions will be estimated by taking 2 shoulder bulk samples for R-value testing (one for each roadway segment). Bulk samples will be hand dug with a shovel within a previously disturbed area adjacent to the roadway.
- Complete a Pilot Infiltration Test (PIT) within a test pit located outside of the roadway prism to determine design infiltration rates for the site. The test is completed over a 7-hour period and consists of a 6-hour presoak period. Following testing, the test pit will be over-excavated to observe whether test water is mounded. A soil sample will be collected for laboratory analysis and the test pit will be backfilled with excavated material.
- Coordinate the clearance of underground utilities at our proposed exploration areas. Exploration locations will be marked in the field and CHE will contact the Idaho Digline utility notification service.
- Soil samples collected during the exploration program will be delivered to an external geotechnical laboratory for testing. The laboratory testing program is anticipated to include one grain size distribution and two Idaho R-Value tests. Soil samples obtained from the explorations will be held for 30 days after submittal of final report or 180 days after completion of the exploration program, whichever is sooner. **After that date, the soil samples will be disposed of unless arrangements are made in writing to retain them.**

ASSUMPTIONS

- Exploration locations will be marked by Keller prior to CHE notifying Idaho Digline.
- ROE to complete explorations on private property will be facilitated by Keller.
- No permitting will be required for the geotechnical exploration program..
- The geotechnical exploration program will be completed in a single day site visit. Geotechnical site visits and explorations will be completed on weekdays, during daylight hours.
- Traffic control will not be required to complete geotechnical exploration program.
- Snow removal/plowing will not be required to access the exploration areas.
- Soil is free of contaminates and analytical testing of soil and groundwater is excluded from this scope. If potentially contaminated soil or groundwater is detected during drilling, CHE will immediately stop drilling and notify Keller.

TASK 2. GEOTECHNICAL ANALYSIS AND REPORTING

CHE will utilize the geotechnical data from the exploration program to evaluate pavement subgrade conditions, inform pavement rehabilitation, confirm the City's standard section for Minor Arterials, and evaluate infiltration capacity of site soils. Our conclusions and recommendations will be provided in technical memorandum and will include:

- A summary of the encountered soil types and groundwater observations.
- A summary of the general condition of the existing pavement for KN23702.
- Confirmation of the existing design pavement sections for the roadway widening and reconstruction of Woodruff Avenue from Lincoln to the north side of US-26 (Yellowstone Hwy) using the Idaho R-Value Method in accordance with the ITD Materials Manual section 510.00.

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- Confirmation of mill depth for rehabilitation of Woodruff Avenue from Lincoln to the Meppen Canal.
- A summary the results of our infiltration testing and provide a recommended infiltration rate for site soils.
- A summary of geotechnical laboratory testing completed for the project.

ASSUMPTIONS

- Pavement evaluation will follow Idaho R-Value design methodology.
- Mechanistic pavement design has been completed for the adjacent roadway section south of the project. This section will be confirmed using the Idaho R-Value method. AASHTOWare Pavement ME analysis is not included in this scope.
- CHE will confirm that project stakeholders have had an opportunity to review and comment on the draft deliverable prior to issuing a final document. This scope includes one round of revisions to the technical memorandum.

DELIVERABLES

- Draft and Final geotechnical memorandum provided in PDF format.

TASK 3. PROJECT MANAGEMENT AND ADMINISTRATION

CHE will provide project management and administrative tasks through the duration of the project, which will include the following:

- Attendance at project meetings, which assume:
    - Virtual attendance at the project kick-off meeting with the design team.
    - Up to five 1-hour virtual design coordination meetings.
- Project file and accounting setup and maintenance.
- Subcontractor Administration, which includes execution of subcontractor agreements, subcontractor coordination/scheduling, and review/submittal of subcontractor invoices.

CLOSING

We appreciate the opportunity to work with you on this project. If you have questions or require additional information, please contact Whitney at wciani@chegeotech.com or 208-408-0620.

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ATTACHMENT NO. 2 CIANI & HATCH ENGINEERING COST SUMMARY

REVISED 4/1/2025

Ciani & Hatch Engineering

A. SUMMARY ESTIMATED MAN-HOUR COSTS

		Man-Hours		Hrly Rate		Raw Labor Cost
1	Principal Geotechnical Engineer Whitney Ciani	38	@	**$79.33**	= $	3,014.54
2	Senior Geotechnical Engineer Mikayla Hatch	34	@	**$67.31**	= $	2,288.54
3	Project Geotechnical Engineer Jacob Helms	62	@	**$42.31**	= $	2,623.22
4	Senior Project Coordinator Jordan Sanford	6	@	**$44.23**	= $	265.38
5			@		= $	-
6			@		= $	-
		TOTAL RAW LABOR COST			**= $**	**8,191.68**

B. PAYROLL, FRINGE BENEFIT COSTS & OVERHEAD

Total Raw Labor Cost		Approved Overhead Rate		
$8,191.68	X	**195.00%**	=	**$15,973.78**

C. NET FEE

Total Raw Labor & Overhead		Net Fee		
$24,165.46	X	**11.5%**	=	**$2,779.03**

D. FCCM

Total Raw Labor Cost		Approved FCCM Rate		
$8,191.68	X		=	**$0.00**

E. Escalation

	Total Raw Labor and Overhead		Esc. Ratio		Ann. Esc.		
Yr. 1	$24,165.46	X		X		=	**$0.00**

Total Labor = **$26,944.48**

F. OUT-OF-POCKET EXPENSE SUMMARY

		Unit	Estimated Quantity		Unit Cost		Estimated Expense
1	Backhoe Subcontractor	Quote	1	@	**$ 3,400.000**	= $	3,400.00
2	CADCAB	Hr	5	@	**$ 125.00**	= $	625.00
3	Strata Lab Testing	Quote	1	@	**$ 2,165.00**	= $	2,165.00
4	Lodging	Each	2	@	**$ 110.00**	= $	220.00
5	Per Diem - full day	Each	1	@	**$ 68.00**	= $	68.00
6	Per Diem - first & last day	Each	2	@	**$ 51.00**	= $	102.00
7	Rental Vehicle	Quote	1	@	**$ 268.70**	= $	268.70
8	Mileage	Each	575	@	**$ 0.70**	$	402.50
9	Gas	Each	2	@	**$ 55.00**	$	110.00
			TOTAL ESTIMATED EXPENSE			**= $**	**7,361.20**

G. SUBCONSULTANTS/OUTSIDE SERVICES

TOTAL = $34,305.68

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ATTACHMENT NO. 2 CIANI & HATCH ENGINEERING LABOR HOUR ESTIMATE

Engineering Services

Project Number: A023(171)

Key Number: 23171

		Ciani & Hatch Engineering				
Task	Description	Principal Geotechnical Engineer Whitney Ciani	Senior Geotechnical Engineer Mikayla Hatch	Project Geotechnical Engineer Jacob Helms	Senior Project Coordinator Jordan Sanford	Total Hours
Geotechnical Services						
1.0 Exploration Program						
1.1	Geotechnical work plan	2		4		6
1.2	Subcontractor management, Digline		2	4		6
1.3	Field Reconnaissance	12		24		36
2.0 Analysis & Reporting						
2.1	DRAFT Technical Memorandum	12	16	24	4	56
2.2	FINAL Technical Memorandum	4		6	2	12
3.0 Project Management						
3.1	Team and Progress Meetings	4	4			8
3.2	Project Administration	4	12			16
	Total Hours	*38*	*34*	*62*	*6*	

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SCOPE OF WORK

Prepared By

David Evans and Associates, Inc.

22302 Woodruff Ave; US-26 to Lincoln, Idaho Falls

&

22702 Woodruff Ave; Lincoln to Meppen Canal, Idaho Falls

March 3, 2025

Project Description

This Woodruff Avenue project includes two companioned projects: Key Numbers (KN) 23302 and 23702. KN 23302 will widen Woodruff Avenue between East Lincoln Road to just north of US-26 (North Yellowstone Highway).

The KN 23302 project consists of roadway reconstruction and widening Woodruff Ave. from Lincoln to the north side of US-26 (Yellowstone Hwy). The project will increase the width of the roadway from two to five lanes with two thru lanes northbound, two thru lanes southbound and one center turn lane. Traffic Signal improvements and modifications will be included in the project.

The KN 23702 project consists of a ½ mile mill and overlay to address rutting and multiple transverse cracks on Woodruff Ave. from Lincoln to the Meppen Canal and will include ADA Ramp upgrades to non-compliant pedestrian ramps.

No right of way is anticipated for these projects.

The following is a scope of work to complete environmental services for these projects.

1. Project Management (DEA)

Project management tasks have been scoped and estimated based upon a 9-month duration for this project agreement.

1.1 Set up hard copy and electronic files

The DEA team will set up project files. This will include setting up budget tracking spreadsheets, plan storage areas, preparing the project's financial files, project notebooks, preparing the Quality Management Plans, the project's electronic and hard copy technical filing system.

1.2 Project Team Meetings

The DEA team will attend conference call progress meetings as needed, to discuss significant project items, provide task and schedule updates, and coordinate project activities. Progress meetings with the project team will be conducted once a month throughout the duration of the project for a total of 9 meetings. Meetings will be conducted via conference call. DEA's project manager (PM) will attend all progress meetings.

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Assumptions:

Meetings are assumed to be a half an hour in duration held remote via Teams or Zoom:

1.3 Project Administration, Progress Reports, and Invoicing

DEA will provide monthly invoices. Each invoice package will include the DEA invoices showing labor and direct expenses included for the period and full documentation of labor hours and direct expenses charged for the period for the project team. Invoices will be submitted as part of this agreement, which includes one (1) for the month after deliverables are complete.

Deliverables:

- Monthly invoices

Assumptions:

- The DEA team will submit electronic invoice packets.
- The DEA team will prepare monthly 10 invoices.

2. Categorical Exclusion/ITD 0654 Form

The following assumptions have been developed to guide the scope of work for environmental documentation and study for this project.

- A CatEx will be prepared in accordance with the requirements of the National Environmental Policy Act (NEPA). If the NEPA process determines that a document other than that identified is appropriate, then changes to the scope of work and/or scope of work activity(s) will be identified and negotiated to accomplish the final required environmental documentation level. There will not be any alternatives carried forward as this document has been identified as a CatEx.
- Two separate documents will be prepared for each KN; KN 23302 will require completion of a 654 Form and KN 23702 will be processed using the 649 Form for minor projects.
- Should any additional studies become necessary, these can be performed under a supplemental agreement.

2.1 Categorical Exclusion

DEA will conduct work necessary to complete a CatEx/ITD 0654 Form for KN 22302 that includes the following:

- State Location Map and Project Vicinity Map
- Purpose and Need, Project, and Termini/Limits Descriptions. Include the Purpose & Need descriptions, Project Description and Project Termini/Limits from the approved Project Charter. Revise the descriptions in consultation with ITD as needed or directed.
- Project Area Photographs.
- Environmental Mitigation Summary. Document required environmental mitigation necessary and insert in the CatEx/ITD 0654 Form. The summary will reflect mitigation as approved by ITD and applicable resource agencies.
- Public Involvement Summary. Summarize outreach and public involvement conducted for the project. Emails and phone numbers will be redacted for any documents referenced for

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the CatEx. The CatEx will reference the project Public Involvement Plan as necessary. (This will be completed in the PI tasks.)

- Correspondence and Support Documentation. Assemble appropriate correspondence and/or support documentation. Group by ITD 0654 Form item number and arranged by date, with the most current on top.
- Technical Reports. Assemble approved Technical Reports as required and post to ProjectWise as necessary.

DEA will conduct all work necessary to complete the 0649 Minor Project Form for KN 23702 which will include the following:

- Project Area Photographs.
- Purpose and Need.
- Project Description including a description of project work, staging/stockpiling areas, detours (including location and duration), project limits, and utility adjustments.
- Project Maps.

A. Technical Review QA/QC. Prior to submitting the documents, internal Quality Assurance and Quality Control (QA/QC) will be completed by DEA.

B. Comment Response. The draft documents will be submitted through DEA to Keller Associates, Inc., the Local Highway Technical Council (LHTAC), ITD HQ, and FHWA for review. Comments will be addressed, and the revised documents will be resubmitted for review and concurrence. Should either agency staff require report edits or revisions of the project area, the review cycle for each is renewed at the time of the submitted report changes.

Deliverables:

- Draft CatEx/ITD 0654 Form
- Final CatEx/ITD 0654 Form
- Draft Catex/ITD 0649 Form
- Final Catex/ITD 0649 Form

Technical Studies and Reports

2.2 Cultural Resources

This work will be conducted by DEA and will be in accordance with Section 106 of the National Historic Preservation Act (NHPA), NEPA, and other pertinent regulations.

The Archaeological and Historic Survey Reports (AHSR) will follow the Idaho State Historic Preservation Office (SHPO) standards and formats, and will include background research, field survey, subsurface testing, and preparation of the report. The AHSRs will include discussions of field methods, survey and testing results, and maps showing areas surveyed. The survey will be intensive. Consultant will provide sufficient information to prepare Determinations of Significance and Effect by SHPO.

A. Project Management. It is assumed this task is not necessary for the project.

B. ITD-1500 Form. This task has been completed by LHTAC for both projects. KN23702 will fall under the Programmatic Agreement for Minor Projects; therefore, no additional work will be required for the project. KN23302 will require the preparation of an AHSR.

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C. Research. Database checks are required for previous surveys and known sites within one mile of the project area. Newly recorded sites may require additional research to provide context. Research may be conducted at the SHPO, Idaho Historical Library, National Register of Historic Places (NRHP), county historical society, and/or the county assessor.

D. Fieldwork. Applicable field investigation techniques shall be discussed with the Highway Archaeologist/Architectural Historian to determine the appropriate methodology. Certain field conditions may necessitate specific investigation techniques. The Area of Potential Effect (APE) will be intensively surveyed using pedestrian transects spaced no more than 90 feet apart but may be spaced closer depending on the environmental conditions. The field survey will follow SHPO and Archaeological Survey of Idaho (ASI) guidelines. Private property owner information will be provided by DEA, who will contact property owners prior to the intensive pedestrian survey.

E. Resource Records. Up to two cultural resources (1979 Woodruff Avenue and Yellowstone Highway) will be recorded under this scope of work. These sites will be fully documented to provide data on location, dimensions, content age, context, and integrity for an assessment of National Register of Historic Places eligibility. Depending on the type of cultural resources identified, the sites will either be recorded on the Idaho Historical Sites Inventory (IHSI) forms or on the ASI forms. Cultural staff from DEA will consult with ITD to review site eligibility and potential project effect prior to the submittal of the cultural report.

F. Cultural Resource Survey Report. The AHSR will follow Idaho SHPO and ASI guidelines and will include research, field survey and testing methods, findings (including site condition and NRHP eligibility), potential project effects, recommendations, maps, photos, and the appropriate site form. Resources, which are noted, but not considered sites (e.g., isolated artifacts and contemporary or modern sites) will be discussed in the AHSR rather than recorded on separate site forms. All Noted but Not Recorded (NBNR) resources will be photographed, plotted on a map, and listed in a table within the report. DEA shall address all comments, if any, received by ITD, and SHPO and revise and resubmit as needed.

G. Technical QA/QC. Prior to submitting any cultural resource documents, internal QA/QC will be completed by DEA cultural resource staff.

H. Comment Response. The draft report will be submitted to Keller Associates, Inc. and LHTAC who will submit to ITD HQ for review. Comments will be addressed, and the revised report will be submitted to SHPO for review and concurrence. The ITD cultural resource staff, and SHPO are each allowed 30-day reviews. Should any agency staff require report edits or revisions of the project area, the review cycle for each is renewed at the time of the submitted report changes.

I. Coordination and Consultation. Formal consultation with Native American groups to comply with Section 106, NEPA, and other requirements will be performed by ITD. However, DEA shall support ITD in these efforts. Formal consultation with Idaho SHPO, Tribal Historic Preservation Officer, and if necessary, ACHP will be handled by ITD with support provided by DEA, as requested.

Deliverables:

- Draft AHSR for project (one electronic copy)
- Final AHSR for project (one electronic copy)

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Assumptions:

- KN23702 will fall under the Programmatic Agreement for Minor Projects; therefore, no additional work will be required for the project.
- It is assumed the projects are located on private and/or state land. If federal land is in or adjacent to the project area, further negotiations will be needed.
- Up to two cultural resources (1979 Woodruff Avenue and Yellowstone Highway) will be recorded under this scope of work for KN23302. If additional sites are identified, these will be recorded and evaluated under an additional services agreement.
- If NRHP-eligible sites are identified that would be adversely affected, a Determination of Adverse Effect (E106), Memorandum of Agreement (MOA) and Section 4(f) documentation must be conducted to complete Section 106 compliance. If these documents are needed, they will be considered additional services.

2.3 Section 4(f) Evaluation

It is assumed this task is not warranted based on project actions. If deemed necessary, it can be completed as additional services

2.4 Aquatic Resources

It is assumed this task is not warranted based on project actions.

2.5 Threatened, Endangered (T&E), and Sensitive Species

A. Background Research. This task is not warranted. If deemed necessary, it can be completed as additional services.

B. Field Reconnaissance. It is assumed no field survey is necessary and is not included in this scope of work.

C. Agency Coordination and Consultation. Pursuant to the Fish and Wildlife Coordination Act, DEA will coordinate with the applicable agencies (i.e., Idaho Department of Fish and Game and US Fish and Wildlife Service) regarding the project and its potential impacts to Idaho SGCN and other sensitive fish and wildlife resources.

Deliverables:

- Summary in the CatEx/ITD 0654 Form (as applicable)

Assumptions:

- A Biological Assessment (ESA Section 7 Consultation) is not anticipated, and a Species of Concern Memorandum will not be necessary. If a higher level of documentation is required, this can be completed under a supplemental agreement.

2.6 Noise.

It is assumed that a traffic noise analysis is not warranted. If this task is deemed necessary, it can be prepared under a supplemental agreement.

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2.7 Air Quality

It is assumed that air quality analysis is not warranted. If air quality analysis is deemed necessary, it can be prepared under a supplemental agreement.

2.8 Visual Resources

It is assumed that visual resource analysis is not warranted. If an analysis is deemed necessary, it can be performed under a supplement agreement.

2.9 Hazardous Materials

A. Background Research. DEA will utilize the Idaho Department of Environmental Quality's (DEQ) Terradex Map to determine if hazardous materials sites are present.

B. Coordination and Consultation. Relevant agency officials (DEQ, EPA, local health department) may be contacted to identify any sites that are not listed in the databases and to verify the presence and details of an identified site. Public Records Requests may be required. DEA will summarize any coordination and consultation on the Administrative Review Form.

C. Windshield Survey. A windshield survey will be conducted.

D. Administrative Review Form. DEA will utilize the Idaho DEQ hazardous waste database, topographic maps, and the Idaho Department of Water Resources' groundwater levels and flow directions to complete the Administrative Review Form. Following directions on the ITD 0654 Form, DEA will determine the potential risk of encountering hazardous materials based on the sources mentioned above.

Deliverables:

- Completed summary within the ITD 0654 Form
- Any documents obtained through Public Records Request will be added to ProjectWise

Assumptions:

- If an Initial or Preliminary Site Assessment also known as a Phase I and Phase 2 are necessary, they can be completed under a supplemental agreement.

2.10 Hydrology

Evaluate the potential impacts to surface water, water quality, floodplains, ground water, stream alteration/encroachment, and navigable waters.

A. Floodplains and Floodways. This task is not necessary as floodways and floodplains are not identified in the project area.

B. Sole Source Aquifer. The project is located within the boundaries of the Snake River Plain Sole Source Aquifer. Impacts to the aquifer will be evaluated in accordance with the EPA sole source aquifer program and described in the narrative of the ITD 0654 Form. Consultation and coordination with the EPA will be required to ensure their concerns are addressed. Any consultation and coordination will be documented in the ITD 0654 Form.

C. Stream Alteration/Encroachment. This task is not necessary as no natural streams occur within the project area.

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D. Navigable Waters. This task is not necessary as navigable waters are not identified in the project area.

Deliverables:

- Summaries in the ITD 0654 Form (as applicable)

2.11 Socioeconomics

DEA will evaluate the potential impacts on social resources, economic resources, environmental justice, and recreation and tourism. Information will be obtained from the most current U.S. Census, local plans and studies, and discussions with local officials.

A. Environmental Justice (Minorities and Low-Income Populations). Census data will be researched to identify any minority and/or low-income populations. If identified, potential disproportionate impacts and mitigation strategies will be considered.

Deliverables:

- Summaries in the CatEx/ITD 0654 Form (as applicable)

2.12 Land Use, Access, & Traffic Safety

DEA will evaluate the potential impacts to land use and access, including prime farmland, access control, and traffic safety.

Deliverables:

- Completed summary within the CatEx/ITD 0654 Form

2.13 Geology and Soils

It is assumed geology and soils analysis to assess potential environmental impacts is not warranted.

2.14 LWCF Recreation Areas/6(f) Lands

It is assumed there are no Section 6(f) Lands in the project area and this analysis is not warranted. If there should be any Section 6(f) lands in the project area, these lands would be evaluated and assessed under a supplemental agreement.

2.15 FAA Airspace Intrusions

FAA airspace intrusion analysis will be performed due to the close proximity of the Idaho Falls Regional Airport. A determination of potential impacts will be evaluated and coordination with appropriate officials will be conducted. A discussion of potential impacts and agency coordination and consultation will be summarized for inclusion in the CateEx/ITD 0654 Form.

Deliverables:

- FAA Notice Criteria Tool Printout
- Summary in the CatEx/ITD 0654 Form

Docusign Envelope ID: 75778116-0159-4839-99B0-2E43997F3267

DAVID EVANS AND ASSOCIATES

23302 Woodruff Ave; US-26 to Lincoln, Idaho Falls
23702 Woodruff Ave; Meppen Canal to Lincoln, Idaho Falls

A. Summary of Estimated Man Hours

	Role	Name	Hrs.	x	Direct Rate	=	Cost
1	Senior Environmental Project Manager	Nicole Parks	102		$ 70.00		$7,140
2	Scientist	Kaylee Carr	42		$ 32.00		$1,344
3	Architectural Historian	Zoe Scuderi	88		$ 47.40		$4,171
4	Quality Manager	Kim Johnson	12		$ 33.40		$401
5	Project Coordinator	Johanna Anstensen	10		$ 33.50		$335
6	Project Accountant	Wendy Gomex	16		$ 39.36		$630
		Total Hrs.	270				

Total Raw Labor Cost **$ 14,021**

B. Payroll Taxes, Fringe Benefit Costs, and G&A Overhead

	Total Raw Labor Cost		Overhead Mult.		
Overhead	$14,020.76	x	175.38%	=	$ **24,590**

	Total Raw Labor Cost		FCCM Mult.		
FCCM	$14,020.76	x	0.86%	=	$ **121**

C. Fixed Fee

	Total Raw Labor Cost		Fixed Fee Mult.		
Fixed Fee	$38,610.37	x	12.00%	=	$ **4,633**

Subtotal Labor Costs **$ 43,364**

D. Reimbursable Expenses

	Direct Expenses	Est. Quantity	Unit	Unit Cost		Total
6	Rental Car	3	@	$ 150.00	Day	$ 450.00
7	Lodging (rate + 12% tax)		@	$ 119.84	Day	$ -
9	Meals (and Incidentals) - Travel Day	3	@	$ 44.25	Day	$ 132.75

Subtotal Reimbursable Expenses **$ 583**

David Evans and Associates Subtotal **$ 43,947**

D. Salary Adjustment

Total Raw Labor Cost + Overhead		per year	% of Contract with Adjustment
$38,610.37	x	4%	x 1.0

E. DEA Total

$ 43,947.19

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ATTACHMENT NO. 2 DAVID EVANS AND ASSOCIATES LABOR HOUR ESTIMATE

DAVID EVANS AND ASSOCIATES
23302 Woodruff Ave; US-26 to Lincoln, Idaho Falls
23702 Woodruff Ave; Meppen Canal to Lincoln, Idaho Falls

LABOR HOURS

Work Element #	Work Element	Total Hours	David Evans and Associates, Inc.	1 Senior Environmental Project Manager	2 Scientist	3 Architectural Historian	4 Quality Manager	5 Project Coordinator	6 Project Accountant	Subtotal DEA Hours
	Environmenal Evaluation	**270**		102	42	88	12	10	16	**270**
1.0	Project Management	**29**		6				10	16	29
	Project Initation and Set up	**3**						1	2	3
	Project Team Meetings	**6**		6						6
	Project Adminstration, Progress Reports, and Invoicing	**23**						9	14	23
2.0	Categorical Exclusion/ITD 0654 and 0649 Forms	**94**		80	6		8			94
2.1	Draft CatEx's	**50**		44	6					50
	Technical Review/QA/QC	**8**					8			8
	Comment Response	**28**		28						28
	Coordination and Consultation	**4**		4						4
	Final CatEx's	**4**		4						4
2.2	Cultural Resources	**92**				88	4			92
	Project Management									
	ITD 1500 Form									
	Research	**2**				2				2
	Fieldwork	**12**				12				12
	Site Forms	**20**				20				20
	Cultural Resource Survey Report	**40**				40				40
	Techincal Review/QA/QC	**4**					4			4
	Comment Response	**12**				12				12
	Coordination and Consultation	**2**				2				2
2.3	Section 4(f) Evaluation									
2.4	Aquatic Resources									
2.5	Threatened, Endangered and Sensitive Species	**4**			4					4
	Background Research	**2**			2					2
	Field Reconnaissance									
	Agency Coordination and Consultation	**2**			2					2
2.6	Noise									
2.7	Air Quality									
2.8	Visual Resources									
2.90	Hazardous Materials	**32**			32					32
	Background Research	**4**			4					4
	Coordination and Consultation	**4**			4					4
	Windshield Survey	**10**			10					10
	Administrative Review	**14**			14					14
2.10	Hydrology	**8**		8						8
	Floodplain/Regulatory Floodway Encroachment									
	Sole Source Aquifier	**8**		8						8
	Stream Alteration/Encroachment									
	Navigable Waters									
2.11	Socioeconomics	**6**		6						6
	Environmental Justice	**6**		6						6
2.12	Land Use, Access & Traffic Safety									
	Acccess and Traffic Safety									
2.13	Geology and Soils									
2.14	LWCF Recreation Areas/6(f) Lands									
12.16	FAA Airspace Instrusions	**2**		2						2
	Coordination and Consultation	**2**		2						2
	Total Labor Hours	**270**		**102**	**42**	**88**	**12**	**10**	**16**	**270**

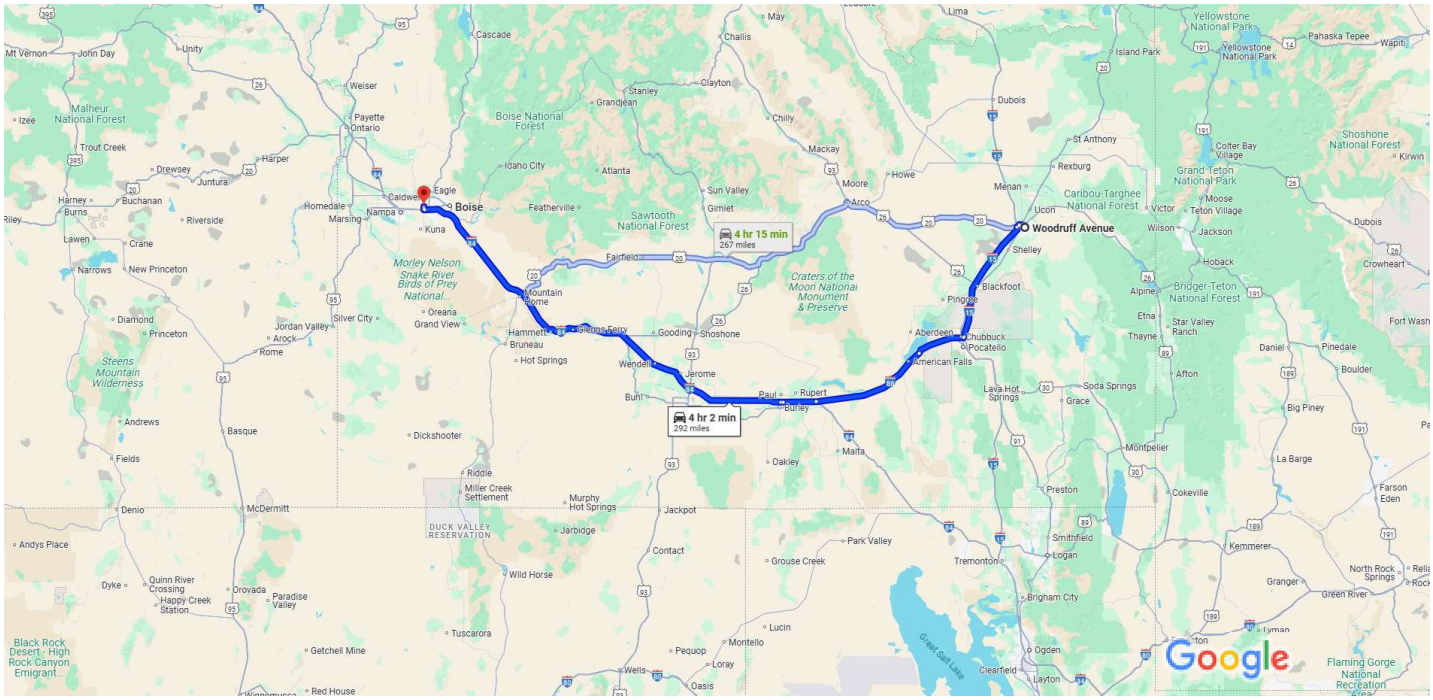
Docusign Envelope ID: 75778116-0159-4839-99B0-2E43997F3267

ATTACHMENT NO. 2 KELLER ASSOCIATES MILEAGE

Google Maps

Woodruff Ave, Idaho Falls, ID to Meridian, Idaho Drive 292 miles, 4 hr 2 min

ROUNDTRIP MILEAGE = 584 MILES



Map data ©2025 Google 20 mi

via I-84 W 4 hr 2 min
Fastest route now due to traffic conditions 292 miles

via Medal of Honor Hwy and US-20 W 4 hr 15 min
267 miles

Explore new places along this route

Add suggested stops

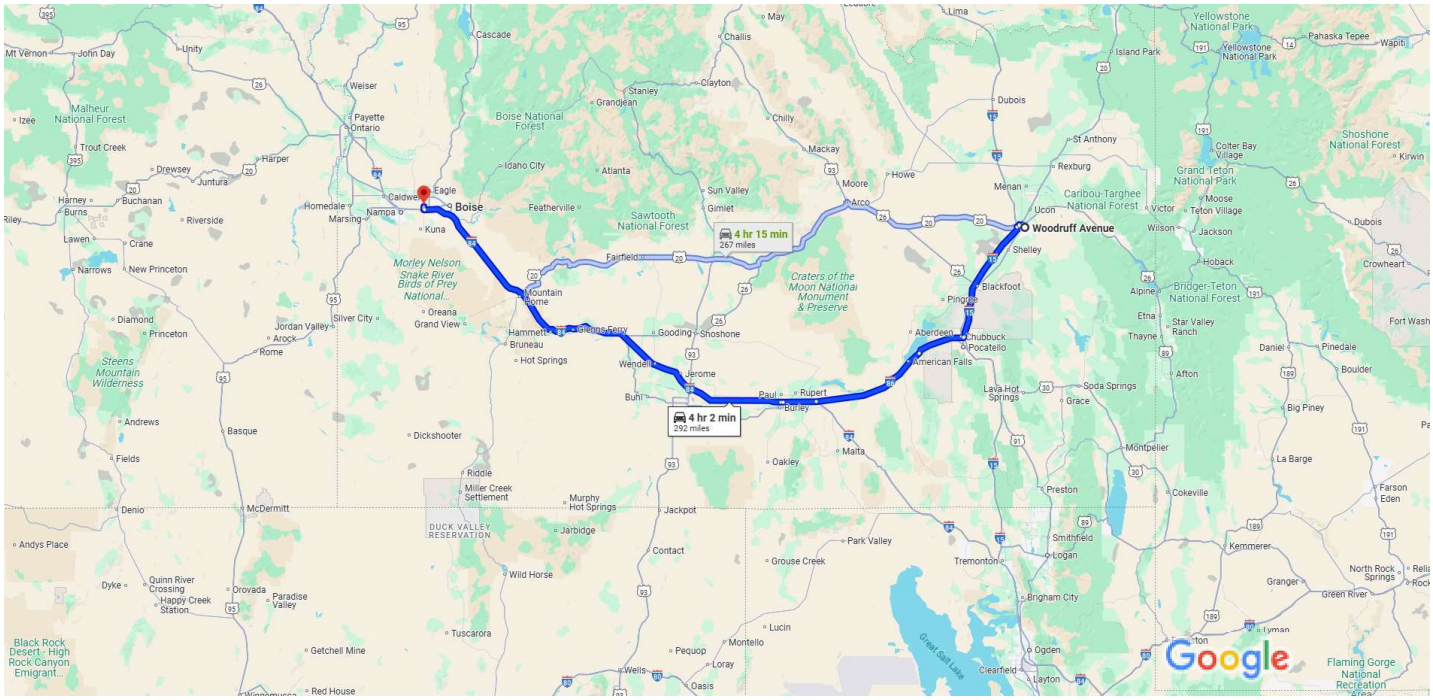
Docusign Envelope ID: 75778116-0159-4839-99B0-2E43997F3267

ATTACHMENT NO. 2 DKS & ASSOCIATES MILEAGE

Google Maps

Woodruff Ave, Idaho Falls, ID to Meridian, Idaho Drive 292 miles, 4 hr 2 min

ROUNDTRIP MILEAGE = 584 MILES



Map data ©2025 Google 20 mi

via I-84 W 4 hr 2 min
Fastest route now due to traffic conditions 292 miles

via Medal of Honor Hwy and US-20 W 4 hr 15 min
267 miles

Explore new places along this route

Add suggested stops

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D.I.R.T. Excavation
REMIT TO: 2033 Mesa Cyn Dr
Idaho Falls, ID 83401

ESTIMATE	#1073
ESTIMATE DATE	Dec 13, 2024
EXPIRATION DATE	Dec 13, 2025
TOTAL	$3,400.00

Jacob Helms
Ciani & Hatch Engineering

(208) 972-2070
jhelms@chegeotech.com

CONTACT US
(208) 970-2500
info@dirtexcavation208.com

ESTIMATE

Services	qty	unit price	amount
Operators, Journeymen and Laborers - Excavator & Operator Day Rate Delivery of excavator with operator daily fee	1.0	$2,200.00	$2,200.00
Operators, Journeymen and Laborers - Labor Delivery of "water truck" with labor daily fee	1.0	$1,200.00	$1,200.00

Services subtotal: $3,400.00

Subtotal	$3,400.00
Tax (Credit Card Processing 3%)	$0.00
Total	**$3,400.00**

If you wish to pay by credit card (3% charge), please email us at info@dirtexcavation208.com
We appreciate your business! If you were happy with our service, please leave us a review on our Google business page and receive a $15 Amazon Gift Card.
Terms & Conditions

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ATTACHMENT NO. 2 **CIANI & HATCH ENGINEERING**
CADCAB DRAFTING SERVICE

Jacob Helms

From: Cabryn Taylor <cabryn@cadcab.com>
Sent: Friday, February 21, 2025 2:47 PM
To: Whitney Ciani
Cc: Jacob Helms; Mikayla Hatch
Subject: Re: [redacted]

My standard rate is $125/hr

Cabryn Taylor
(206) 417-1414

CAD drafting services estimated not to exceed 5 hours.
$125 @ 5 hrs = $625

On Fri, Feb 21, 2025 at 12:41 PM Whitney Ciani <wciani@chegeotech.com> wrote:

Hi Cabryn,

I recall that you wanted to update your rates for 2025. Can you please provide me with your updated hourly rate for me to include in the LOE for this?

Thanks!

Whitney L. Ciani, PE

PRESIDENT / PRINCIPAL GEOTECHNICAL ENGINEER

D: (208) 408-0620 | M: (206) 914-1292

CHE | Ciani & Hatch Engineering

www.CHEgeotech.com

Docusign Envelope ID: 75778116-0159-4839-99B0-2E43997F3267

ATTACHMENT NO. 2 CIANI & HATCH ENGINEERING STRATA LAB TESTING RATES

Test Description	Test Method	Fee	Quanity	Cost
Atterberg Limit	AASHTO T89 & T90	$ 250.00		$ -
California Bearing Ratio - Additional Point	AASHTO T193	$ 250.00		$ -
California Bearing Ratio - 1 Point w/Proctor	AASHTO T193 & T272	$ 600.00		$ -
Chemistry Suite (Sulfates, pH, Resistivity)	AASHTO T288, AASHTO T289, and EPA 300.0	$ 310.00		$ -
Compressive Strength - Rock	ASTM D7012	$ 215.00		$ -
Consolidation In Situ 24-hr - 7 Points	AASHTO T216	$ 1,045.00		$ -
Consolidation Remold 24-hr - 7 Points	AASHTO T216	$ 1,235.00		$ -
Consolidation Time Rate - 7 Points	AASHTO T216	$ 1,100.00		$ -
Direct Shear In Situ CD Conditions - 3 Points	AASHTO T236	$ 620.00		$ -
Direct Shear Remolded CD Conditions - 3 Points	AASHTO T236	$ 770.00		$ -
Hydrometer	AASHTO T88	$ 250.00		$ -
Hydrometer with Sieve	AASHTO T27, T11, & T88	$ 405.00	1	$ 405.00
Moisture Content of Soil	AASHTO T265	$ 75.00		$ -
Moisture Density Relationship 1 Checkpoint	AASHTO T272	$ 185.00		$ -
Moisture Density Relationship Curve (Standard)	AASHTO T99	$ 335.00		$ -
Moisture Density Relationship Curve (Modified)	AASHTO T180	$ 355.00	2	$ 710.00
Organic Content	AASHTO T267	$ 170.00		$ -
Permeability of Soils Constant Head - In Situ	AASHTO T215	$ 800.00		$ -
Permeability of Soils Constant Head - Remolded	AASHTO T215	$ 1,000.00		$ -
R-Value	Idaho IT-8	$ 525.00	2	$ 1,050.00
Sand Equivalent	AASHTO T176	$ 165.00		$ -
Sieve Analysis	AASHTO T11 & T27	$ 250.00		$ -
Sieve Analysis -200 Wash Only	AASHTO T11	$ 155.00		$ -
Specific Gravity & Absorption	AASHTO T85	$ 210.00		$ -
Specific Gravity of Soils	AASHTO T100	$ 240.00		$ -
Triaxial Compression UU (<150psi)	AASHTO T296 or T297	$ 585.00		$ -
Triaxial Compression UU (>150ps & <500 psi)	AASHTO T296 or T297	$ 925.00		$ -
Triaxial Compression UU (>500psi)	AASHTO T296 or T297	$ 865.00		$ -
Triaxial Shear, CU per Point	AASHTO T296 or T297	$ 1,010.00		$ -
Triaxial Shear, CU Staged	AASHTO T296 or T297	$ 1,500.00		$ -
Triaxial Shear, UU per Point - Saturated	AASHTO T296 or T297	$ 990.00		$ -
Triaxial Shear, UU per Point - Unsaturated	AASHTO T296 or T297	$ 990.00		$ -
Unconfined Compression - Soil	ASTM D2166	$ 295.00		$ -
Unit Weight & Moisture - Ring or Shelby Tube	ASTM D7263	$ 135.00		$ -
			Total:	**$2,165**

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Budget Rental from Boise Air Terminal
2 days of travel + 1 field day
(Assumes June 24 - 26, 2025)

ATTACHMENT NO. 2 CIANI & HATCH ENGINEERING
RENTAL VEHICLE

4 Your Information

Pick-Up
Boise Air Terminal, BOI
Tue, Jun 24, 12:00 PM

Return
Boise Air Terminal, BOI
Thu, Jun 26, 12:00 PM



Full-Size Pickup Truck
RAM 1500 or similar

5 Y 5

Estimated Total

Base Rate	$136.95
Mileage	**Unlimited**
Rental Options	$71.98
Equipment & Services	$0.00
None Selected	
Modify	
Protections & Coverages	$71.98
Cover The Car (LDW)	71.98
Modify	
Fees & Taxes Taxes & Fees	$59.77$59.77
Estimated Total	**$268.70**

See Rate Terms

Unlimited Mileage
$0 Due Today
Free Cancellation

Unlimited Mileage
$0 Due Today
Free Cancellation

Modify / View Rental Details $268.70
or as low as **$40/Month** **with**

First Name*

Last Name*

Email*

☐ Yes, send me promotional email offers from Budget and its partners.

Mobile Number *

Docusign Envelope ID: 75778116-0159-4839-99B0-2E43997F3267

ATTACHMENT NO. 2

QUALITY COUNTS
TRAFFIC COUNT COST

TRUE DATA TO IMPROVE MOBILITY

ESTIMATE

WCM:ID

BILL TO : Keller & Associates
601 East Sherman Ave, Suite 1
Coeur d'Alene,ID 83814
(208) 758-8601

CLIENT PROJECT # : 23302/23702 ESTIMATE DATE : 11/20/2024 ORDER DATE : 11/20/2024

ORDER No	PROJECT NAME	PAYMENT TERMS	ORDER BY
168445	Yellowstone Hwy & Woodruff Ave	PWP	Ismael Medina

QTY	DESCRIPTION	RATE	TOTAL
1	**Standard-Turn Count**	$2,170.00	$2,170.00
	1 Location(s) for time period(s): 12:00 AM -- 12:00 AM-(Midweek) - 24 Hrs.		
	-N 15th E/Woodruff Ave -- N Yellowstone Hwy, Bonneville, ID		
		TOTAL	$2,170.00

Balances unpaid by end of Payment term (listed above) will be charged 1.5% interest per month

Quality Counts, LLC
15615 SW 74th Ave #100
Tigard, OR 97224
(877) 580-2212
qualitycounts.net

Docusign Envelope ID: 75778116-0159-4839-99B0-2E43997F3267

ATTACHMENT NO. 3

ITD 2398 (Rev. 01-18)
itd.idaho.gov

Your Safety • Your Mobility
Your Economic Opportunity

Consultant DBE Commitment

Idaho Transportation Department

If goals are not met, it is mandatory that pages 2 and 3, titled "Summary of DBE

Key Number	Project Number	Project Name		
23302 **23702**	**A023(302)** **A023(702)**	**Woodruff Ave; US-26 to Lincoln, Idaho Falls** **Woodruff Ave; Lincoln to Meppen Canal, Idaho Falls**		
Consultant Firm **Keller Associates, Inc.**		Consultant EEO Officer **Cara Sturlin, SHRM-CP**	Phone # **(208) 288-1992**	Email **csturlin@kellerassociates.com**
Preparer's Signature Cara Sturlin		Date **5/21/24**	DBE Goal for this Project:	**5 %**

Good Faith Effort," be completed. Failure to complete these forms will prevent agreement award. Refer to Disadvantaged Business Enterprise Special Provisions for Race/Gender-Conscious Projects, for more detail. Award of the agreement is contingent on Good Faith Efforts to provide opportunity for DBE participation in this project. ITD currently has an annual DBE goal of 10%.

Each commitment must be accompanied by written confirmation from the listed DBE firm that it is participating in the contract as stated in the prime consultant's commitment.

Name and Contact Information of DBE Subconsultant	Scope of Work to be Performed by DBE Sub-consultant	Utilization Percentage of Overall Work Scope
Ciani & Hatch Engineering PLLC, Whitney Ciani 208-408-0620 | wciani@chegeotech.com	Geotechnical Engineering Services	5 %
		%
		%
		%
		%
		%
		%
		%
		%

Total DBE 5 %

100% DBE Credit is given on Professional, Technical, Consultant, or Managerial Services

Do Not Write In Box – For Department Use Only

☒ Approved ☐ Not Approved By Ronnie Winks Digitally signed by Ronnie Winks Date: 2024.05.28 12:15:15 -06'00'

DBE Program Coordinator, Idaho Transportation Department — Date

Memorandum

File #: 25-251 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, April 30, 2025
DEPARTMENT: Public Works

Subject
Microtransit Professional Services Agreement Renewal with Idaho Falls Downtowner LLC

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Professional Services Agreement between the City of Idaho Falls and Idaho Falls Downtowner LLC and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
This Agreement provides for the renewal of a turn-key operation to operate, market, and maintain a demand response rideshare service within Idaho Falls city limits. Downtowner has performed the agreed-upon services for the past three years. Staff recommends renewing the Agreement.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☒ ☐ ☐ ☒

This Agreement comports with the community-oriented results of a livable community and reliable public transportation.

Interdepartmental Coordination
Interdepartmental coordination will take place as required in support of this service.

Fiscal Impact
The Agreement specifies a not-to-exceed cost of $1,723,880.00 to provide scoped services. This cost is spread over the existing and upcoming budget year. Approximately $450,000.00 in CARES funding remains and the remainder of the contract will utilize a 35% match rate. The service does anticipate an annual $410,000 contribution from the city.

Legal Review

The Legal Department prepared the Agreement.

2025-028

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AGREEMENT FOR PROFESSIONAL SERVICES RELATED TO MICROTRANSIT PUBLIC TRANSPORTATION BETWEEN THE CITY OF IDAHO FALLS, IDAHO, AND IDAHO FALLS DOWNTOWNER, LLC

THIS AGREEMENT FOR PROFESSIONAL SERVICES RELATED TO MICROTRANSIT PUBLIC TRANSPORTATION SERVICES BETWEEN THE CITY OF IDAHO FALLS, IDAHO, AND IDAHO FALLS DOWNTOWNER, LLC ("Agreement") is made and entered into this _____ day of _____, 2025, by and between the City of Idaho Falls, Idaho, a municipal corporation of the State of Idaho, P.O. Box 50220, Idaho Falls, Idaho 83405 ("CITY"), and Idaho Falls Downtowner, LLC, a Florida Limited liability Company, whose mailing address is 210 NE 4th Avenue, Delray Beach, Florida 33483 ("CONTRACTOR").

W I T N E S S E T H:

WHEREAS, CITY desires to continue a flexible public transportation microtransit service project that provides on-demand/all-in-one services to the general public in Idaho Falls; and

WHEREAS, CITY issued a RFP # IF-22-02 on December 22, 2021, inviting the public to submit proposals to provide a turnkey service, to include all necessary technology, labor, and vehicles for complete operations management for microtransit service; and

WHEREAS, CONTRACTOR's proposal was evaluated as the highest scoring proposal; and

WHEREAS, CONTRACTOR desires to provide all described elements of such a microtransit service within the City of Idaho Falls service area; and

WHEREAS, CITY and CONTRACTOR entered into an prior agreement to provide microtransit services; and

WHEREAS, CITY and CONTRACTOR desire to renew the agreement again for CONTRACTOR to provide the microtransit services outlined herein upon the terms and conditions described.

NOW THEREFORE, be it agreed, for and in consideration of the mutual covenants and promises between the Parties hereto, as follows:

SECTION I: SCOPE OF WORK.

CONTRACTOR shall provide all services, technology, labor, marketing, and vehicles necessary to develop and implement a flexible public transit service project in the form of an on-demand microtransit service ("Microtransit Services"). CONTRACTOR shall provide Microtransit Services to the general public within the geographic limits of CITY. Microtransit Services completed by CONTRACTOR shall include the following:

A. Service Area

1. CONTRACTOR's service area shall include the geographic limits of CITY. All passenger trips shall begin and end within the service area. The service area may, from time to time, be expanded through annexation undertaken pursuant to the requirements in the Idaho Code. In addition, the Parties may from time to time administratively expand the service area through mutual written agreement.

2. CONTRACTOR shall schedule Microtransit Services six (6) days per week for fourteen (14) hours per day. The Parties may, from time to time, administratively adjust this schedule by mutual written agreement.

B. Customer Service: CONTRACTOR's Microtransit Services shall include the following customer service characteristics:

1. A local field manager who shall be identified to CITY who shall coordinate customer support locally in the Idaho Falls geographic area.

2. CONTRACTOR shall provide timely and responsive customer support, including to users and to CITY. This customer service shall be available during all hours of operation.

3. CONTRACTOR shall provide reasonable accommodations, consistent with the Americans with Disabilities Act, to users of the Microtransit Services. Reasonable accommodations under this Agreement include, but are not limited to, door-to-door assistance upon user request. Specifically, CONTRACTOR shall ensure that CONTRACTOR or CONTRACTOR's employees or agents shall assist users who request accommodation or assistance from the door of their home (or main entrance, if a multi-unit building) to the door of the vehicle. CONTRACTOR shall provide accommodations which include helping disabled users to enter and exit the vehicle, assisting with bags and with stairs, as necessary. Permitting users to travel with a service animal also shall constitute a reasonable accommodation.

4. CONTRACTOR shall hire, train, and supervise all vehicle operators. CONTRACTOR shall also ensure all vehicle operators and vehicles are appropriately licensed and in compliance with all applicable laws and regulations, including all relevant regulations, policies and procedures as noted in the most current Federal Transit Administration (FTA) Master Agreement. CONTRACTOR shall provide all vehicle operators with training on serving and accommodating persons with disabilities prior to engaging in work. Disability training shall include training on how to accommodate users with oxygen assistance devices and how to load and unload an oxygen assistance device. CONTRACTOR shall conduct a background check on all vehicle operators that is at least as restrictive as the requirements in Idaho Falls City Code § 4-15-16.

5. CONTACTOR shall develop a safety and customer training program that it shall require all of CONTRACTOR's employees to complete. The training program shall

include a condition for new CONTRACTOR employees to be subject to a probationary period for the purpose of CONTRACTOR's evaluation of the employee's adherence to CONTRACTOR's safety and customer service standards. The training program's probationary period shall not be less than a one hundred eighty (180) day period.

6. CONTRACTOR shall provide to CITY current versions of its employment policies, including its drug and alcohol policy and background check policy. CONTRACTOR shall ensure that its drug and alcohol policy (testing policy) complies with all FTA requirements, including 49 CFR Part 655.

C. Level of Service

1. CONTRACTOR shall meet the following level of service parameters (as indicated in the table below) ninety-five percent (95%) of the time. CONTRACTOR shall provide a monthly level of service parameters report to CITY for all items listed in the table below.

ITEM	DESCRIPTION	Level of Service
Average wait time	Amount of time between service request and service provision	15 minutes
Average trip time	Amount of time between pick up and drop off.	15 minutes
System Uptime	Uptime of website and app	98%
Customer service	Question/complaint response/all commentary collected in software	24 hours
Safety	Accident/incident reports	In the event of injury or police involvement, report within 24 hours
Missed trips	Percent of trips missed	No more than 0.5 percent missed trips

The Parties may, from time to time, administratively adjust these level of service parameters, after considering demand and other key variables, by written agreement.

2. Individual wait times shall not exceed thirty (30) minutes. CONTRACTOR shall provide an expedited report when the total level of service includes more than five percent (5%) of wait times that exceed thirty (30) minutes.

3. CONTRACTOR shall provide the vehicle fleet necessary for the Microtransit Services. The fleet shall include, at a minimum, four (4) vehicles in service at all times. CONTRACTOR shall add addition vehicles if necessary to meet the above level of service parameters. CONTRACTOR shall ensure that the vehicles fleet is maintained, cleaned, stored, and fueled. The Parties may, from time to time, administratively adjust the minimum vehicle service levels upon mutual written agreement.

4. Each vehicle shall have a minimum capacity for four (4) adult passengers with seat belts with one (1) seat or space in-between passengers.

5. All vehicles will be equipped with the necessary data and voice connectivity, hardware, and software tools to receive customer trip requests on-demand, and passenger pick-up and/or drop-off locations as assigned by the central trip-dispatching platform.

6. All vehicles shall be equipped with a dash camera. In addition, if CONTRACTOR accepts cash, voucher, token, punch cards, or similar physical fees, all vehicles shall include a cash box camera.

7. CONTRACTOR shall provide equivalent wheelchair accessible vehicle services upon user request. CONTRACTOR shall either provide an entire vehicle service fleet that is wheelchair-accessible or ensure that a portion of the fleet be wheelchair accessible vehicles and that there is always a sufficient number of wheelchair accessible vehicles available during service hours to deliver the target level of service as required under this Agreement.

8. CONTRACTOR may, at CITY's request, be required by CITY to affix or attach signage or advertisements on the interior and exterior of the vehicles. In addition, CITY may require CONTRACTOR to provide or display brochures, pamphlets, or leaflets. CITY may also require CONTRACTOR to install interior physical or electronic displays. CONTRACTOR shall not attach signage or advertisements to the interior or exterior of the vehicle without CITY's written consent and approval.

D. Software: CONTRACTOR shall create and maintain a software platform that provides automated scheduling and dispatching of transportation services. The software shall allow customers to book trips, cancel trips, pay for trips, request assistance, ask questions, make complaints, request refunds, or receive general support. CONTRACTOR shall also provide a telephone-based "dial-a-ride" option that provides an alternative, equitable method for the public to have access to Mircotransit Services provided by CONTRACTOR. Telephone-based options shall not require internet or smartphone for the general public to access Mircotransit Services provided by CONTRACTOR. In addition, the software shall include the following components, at a minimum:

1. Compatibility with General Transit Feed Specifications datasets (GTFS-Flex).

2. An administrative portal to CITY that shall provide to CITY, on demand, comprehensive, real-time performance data collection dashboard. The data collection dashboard shall include, at a minimum, metrics on ridership, customer service and satisfaction, and financial performance. The Parties may, from time to time, administratively adjust the metrics to be included on the data collection dashboard by mutual written agreement.

3. A smartphone user app that is compatible with both iOS and Android.

4. An electronic fare payment system that is compliant with Title VI of the Civil Rights Act of 1964.

5. The ability to clearly display for a user the fee cost of trip in advance of booking the trip.

6. The ability to clearly display or describe to the user the vehicle or vehicle information so that a user can clearly identify the Mircotransit Service vehicle prior to booking a trip.

7. The ability to coordinate passenger pre-registration, scheduling, and dispatch processes for paratransit vehicles and services.

8. The ability to apply different rate structures based on rider characteristics or qualifications (i.e., persons with disabilities, elderly, students, veterans, etc.).

9. The ability to request a wheelchair accessible vehicle on-demand.

10. The ability to collect customer ratings or experience feedback from users. Rating or feedback shall permit users to comment on driver performance, customer service, and cleanliness of vehicle. The Parties may, from time to time, administratively adjust ratings or feedback topics by mutual written agreement.

E. Microtransit User Fees

1. User fees for Microtransit Service shall be set by CITY, from time to time. User fees shall be remitted back to CITY without deduction.

2. CONTRACTOR shall ensure that gratuities, tips, or donations shall in no way be solicited by the CONTRACTOR or its drivers. No tips will be solicited for services provided either via the app, business cards, decals, tip jars, or in any manner.

F. Program Management

1. CONTRACTOR shall have the primary responsibility to market Mircotransit Services to be provided under this Agreement. However, the Parties shall cooperate and agree to any marketing or promotion prior to marketing deployment.

2. CITY shall have the right to independently market or post information about the Mircotransit Service provided under this Agreement.

3. CONTRACTOR shall routinely collaborate with the City of Idaho Falls Transit Coordinator, the Idaho Transportation Department, the Greater Idaho Falls Transit Service (GIFT), and the Bonneville Metropolitan Planning Organization ("BMPO") on an as needed basis. CONTRACTOR shall, upon request, make additional coordination efforts with CITY's Transit Coordinator.

4. CONTRACTOR shall be responsible for adhering to all regulatory policies, permitting requirements, and approvals pre-launch and while operational, including all relevant regulations, policies and procedures as noted in the most current Federal Transit Administration ("FTA:) Master Agreement. CONTRACTOR shall be required to understand and adhere to all regional, state, and federal regulations including the needs of riders under the Americans with Disabilities Act, Title VI of the Civil Rights Act of 1964, and the Federal Executive Order on Environmental Justice.

5. In addition to any other reporting requirement in this Agreement, CONTRACTOR shall submit a monthly report, due at the end of each month, which shall include the following at a minimum:

    a. Days of operation;

    b. Unlinked passenger trips, including ADA unlinked trips;

    c. Passenger miles traveled;

    d. Peak number of transportation units operating;

    e. Actual odometer/transportation unit miles (including all rented, leased, or substitution vehicles used for operations any time during the month);

    f. Actual revenue miles per transportation unit miles;

    g. Actual transportation unit hours;

    h. Actual transportation unit revenue hours;

    i. Unique rider accounts;

    j. Percentage of rides shared;

    k. Wait times, to include average wait times, mean wait times, and outliers;

    l. Ride times to include average ride times, mean ride times, and outliers;

    m. Experience ratings;

n. Wheelchair rides;

o. No shows;

p. Percentage of rides more than five (5) minutes outside informed timing;

q. Breakdown of rides per fare group;

r. Self-identified ADA, senior citizen, student, veteran ride numbers, and ride data.

The Parties may, from time to time, administratively agree to change the items to be included in the monthly reports required under this paragraph by mutual written agreement.

SECTION II:

A. Independent Contractor.

The contracting Parties warrant by their signature that no employer/employee relationship is established between CONTRACTOR and CITY by the terms of this Agreement. It is understood by the Parties hereto that CONTRACTOR is an independent contractor and as such neither it nor its employees, if any, are employees of CITY for purposes of tax, retirement system, or social security (FICA) withholding.

B. Fees and Conditions for Professional Services.

1. Payment for all services described in this Agreement is provided in accordance with the cost described in Section II.B.2. of this Agreement.

2. The not-to-exceed cost for CONTRACTOR's services as described in Section I, Scope of Work, shall be One Million Seven Hundred Twenty-Three Thousand Eight Hundred Eighty dollars ($1,723,880), to be divided as follows:

a. Fixed costs in the not-to-exceed amount of Eight Hundred Sixty-Four Thousand Forty dollars ($864,040) to be paid in equal payments on Months 1, 4, 7, and 10 of the Agreement. Fixed costs under this Agreement shall include costs for onsite management, vehicle leases, insurance, maintenance, cleaning, storage, staffing, dispatch, vehicle devices and technology, and all other program management and software cost. The Parties acknowledge that the fixed costs under this Agreement have been reduced by CITY's in-kind contribution of providing the CONTRACTOR with vehicle parking spaces. The Parties agree that the fair market value CITY's in-kind contribution constitutes a value of Twenty-Four Thousand dollars ($24,000) a year. CONTRACTOR shall document this in-kind contribution on a pro-rata basis on its fixed cost statement provided in the quarterly invoices on Months 1, 4, 7, and 10 of the Agreement.

b. Variable costs invoiced each month of service at the total vehicle hours at the hourly rate of Twenty-Eight dollars and Ninety cents ($28.90) per hour, up to a not-to-exceed amount of Seven Hundred Forty-Nine Thousand Four Hundred Twenty-Two dollars ($749,422). Total vehicle hours shall only include time that a vehicle is ready and capable of providing transportation service. CONTRACTOR shall not invoice for vehicle hours where the vehicle was undergoing maintenance, refueling/recharging, or being stored. When CONTRACTOR submits an invoice for the billable vehicle service hours, CONTRACTOR shall submit a report of the daily ridership broken down to the hour in substantially the same format as follows:

Date	**Hour**	**Passengers**		**Billable Hours**	**Total Employees on Duty Per Hour**
MM/DD/YYYY	6AM				
MM/DD/YYYY	7AM				
MM/DD/YYYY	8AM				
MM/DD/YYYY	9AM				
MM/DD/YYYY	10AM				
MM/DD/YYYY	11AM				
MM/DD/YYYY	12PM				
MM/DD/YYYY	1PM				
MM/DD/YYYY	2PM				
MM/DD/YYYY	3PM				
MM/DD/YYYY	4PM				
MM/DD/YYYY	5PM				
MM/DD/YYYY	6PM				
MM/DD/YYYY	7PM				
MM/DD/YYYY	8PM				
MM/DD/YYYY	9PM				
MM/DD/YYYY	10PM				
	Day Passengers		Daily Subtotal		
	All Time Passengers		Monthly Subtotal		
			Yearly Subtotal		

c. Fuel costs shall be reimbursed at the actual cost incurred, up to a not-to-exceed amount of One Hundred Ten Thousand Four Hundred Eighteen dollars ($110,418). CONTRACTOR and CONTRACTOR's employee shall only fuel at locations or by fuel vendors that are approved in advance by CITY's Transit Coordinator. Any fueling that occurs at a fueling location or from a fuel vendor that has not been approved by CITY's Transit Coordinator shall not be reimbursed to CONTRACTOR.

3. Payment is due upon receipt of CONTRACTOR's statement(s) within thirty (30) days. An estimated invoice schedule appears below.

Invoice Date 2025-26 contract	Setup Cost	Fixed Cost (Quarterly Payment)	Estimated Variable Cost	Estimated Fuel Cost	Total
Contract signing	$0	$0	$0	$0.00	$0
Jun-25	$0	$216,010	$62,451.83	$9,201.50	$287,663.33
Jul-25	$0	$0	$62,451.83	$9,201.50	$71,653.33
Aug-25	$0	$0	$62,451.83	$9,201.50	$71,653.33
Sep-25	$0	$216,010	$62,451.83	$9,201.50	$287,663.33
Oct-25	$0	$0	$62,451.83	$9,201.50	$71,653.33
Nov-25	$0	$0	$62,451.83	$9,201.50	$71,653.33
Dec-25	$0	$216,010	$62,451.83	$9,201.50	$287,663.33
Jan-26	$0	$0	$62,451.83	$9,201.50	$71,653.33
Feb-26	$0	$0	$62,451.83	$9,201.50	$71,653.33
Mar-26	$0	$216,010	$62,451.83	$9,201.50	$287,663.33
Apr-26	$0	$0	$62,451.83	$9,201.50	$71,653.33
May-26	$0	$0	$62,451.83	$9,201.50	$71,653.33
Total	$0	$864,040	$749,422	$110,418	$1,723,880

The Parties acknowledge that while this table includes an estimate of monthly variable and fuel costs, CONTRACTOR shall invoice variable and fuel costs in accordance with the terms of this Agreement. CONTRACTOR's invoices shall note how many hours were charged at the variable rate and shall include the actual fuel costs.

C. Additional Vehicles.

1. In the event that CITY purchases additional vehicles for public transit use, CONTRACTOR agrees to operate these CITY-owned vehicles at the rates listed below:

Per One (1) Extra Turtle Top

Fixed Cost (Maintenance and lease covered by CITY)	$51,632
TVH (8hrs per day, 5 days per week)	$60,274
Fuel (8hrs per day, 5 days per week)	$11,262
Total	$123,168

Per One (1) Extra Mini Van

Fixed Cost (Maintenance and lease covered by CITY)	$47,632

TVH (8hrs per day, 5 days per week)	$60,274
Fuel (8hrs per day, 5 days per week)	$6,194
Total	$114,100

2. These fees are in addition to the costs described in Section II.B.2. of this Agreement and shall be implemented on a pro-rated basis corresponding with the timeline in which additional vehicles are introduction into the fleet.

D. Term of Agreement.

This Agreement shall become effective on June 1st, 2025. This Agreement shall expire on May 31, 2026. The Parties agree that the Agreement shall automatically renew for another one (1) year term, for a maximum five (5) year period (2030), unless either Party has notified the other in writing on or before February 28 of the expiring year. Within thirty (30) days of the automatically renewed term, the Parties shall meet and agree to an updated estimated variable and estimated fuel costs for the renewed term.

SECTION III:

A. Termination of Agreement.

This Agreement may be terminated by CONTRACTOR upon thirty (30) days written notice, should CITY fail to substantially perform in accordance with its terms through no fault of CONTRACTOR.

CITY may terminate this Agreement with thirty (30) days notice without cause and without further liability to CONTRACTOR except as designated by this section. In the event of termination, CONTRACTOR shall be paid for services performed to termination date, based upon the work completed. All work including reports, shall become the property of, and shall be surrendered to, CITY.

B. Extent of Agreement.

This Agreement may be amended only by written instrument signed by both Parties hereto.

C. Project Timeline.

CITY and CONTRACTOR shall agree upon a start date. CITY shall make available to CONTRACTOR all technical data of record in CITY's possession, including financial, operations, and other information necessary for the Mircotransit Service project.

D. Termination of Project.

If any portion of the services covered by this Agreement shall be suspended, abated, abandoned, or terminated, CITY shall pay CONTRACTOR for the services rendered to the date of such suspended, abated, abandoned, or terminated work; the payment to be based, insofar as possible, on the amounts established in this Agreement or, where the

Agreement cannot be applied, the payment shall be based upon a reasonable estimate as mutually agreed upon between the two (2) Parties as to the percentage of the work completed.

E. Fund Availability.

Financial obligations of CITY, payable after the current fiscal year, are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. This Agreement contemplates CITY utilizing local, state, or federal funds to meet its obligations herein, this Agreement shall be contingent upon the availability of those funds for payment pursuant to the terms of this Agreement.

F. CONTRACTOR's Duty of Care.

In performance of professional services, CONTRACTOR will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession; and no other warranty, either expressed or implied, is made in connection with rendering CONTRACTOR's services.

G. CONTRACTOR's Insurance.

CONTRACTOR shall maintain Automobile Insurance and Statutory Workmen's Compensation Insurance coverage, Employer's Liability, Professional Liability Insurance, and Comprehensive General Liability Insurance coverage. The Professional Liability Insurance and Comprehensive General Liability Insurance shall have minimum limits of one million dollars ($1,000,000) per occurrence.

The Comprehensive Automobile Liability required under this section shall have, at a minimum, combined single limits for bodily injury and property damage of not less than one million dollars ($1,000,000.00) each occurrence and one million dollars ($1,000,000.00) aggregate with respect to each CONTRACTOR's owned, hired, and non-owned vehicles assigned to or used in performance of the Scope of Work. The policy shall contain a severability of interests provision. If the CONTRACTOR has no owned automobiles, the requirements of this Section shall be met by each employee of the CONTRACTOR providing services to CITY under this Agreement.

CONTRACTOR's insurance shall be endorsed to include CITY and CITY's employees, elected officials, and officers as additional insureds.

H. Indemnification.

CONTRACTOR agrees, to the fullest extent permitted by law, to indemnify and hold harmless CITY against damages, liabilities and costs arising from the negligent acts of CONTRACTOR in the performance of professional services under this Agreement, to the extent that CONTRACTOR is responsible for such damages, liabilities and costs on a comparative basis of fault and responsibility between CONTRACTOR and CITY. CONTRACTOR shall not be obligated to indemnify CITY for CITY's negligence.

I. Jurisdiction and Venue.

It is agreed that this Agreement shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning it, it is agreed that proper venue shall be the District Court of the Seventh Judicial District of the State of Idaho, in and for the County of Bonneville.

J. Binding of Successors.

CITY and CONTRACTOR each bind themselves, their partners, successors, assigns, and legal representatives to the other Parties to this Agreement and to the partner, successors, assigns, and legal representatives of such other Parties with respect to all covenants of this Agreement.

K. Modification and Assignability of Agreement.

This Agreement contains the entire agreement between the Parties concerning the professional services, and no statements, promises, or inducements made by either Party, or agents of either Party, are valid or binding unless contained herein. This Agreement may not be enlarged, modified, or altered except upon written agreement signed by the Parties hereto. CONTRACTOR may not subcontract or assign its rights (including the right to compensation) or duties arising hereunder without the prior written consent and express authorization of CITY. Any such subcontractor or assignee shall be bound by all of the terms and conditions of this Agreement as if named specifically herein.

L. CITY's Representatives.

CITY shall designate a representative authorized to act in behalf of CITY. The authorized representative shall examine the documents of the work as necessary, and shall render decisions related thereto in a timely manner so as to avoid unreasonable delays.

M. Ownership and Publication of Materials and CITY's Right to Use Delivered Materials.

CITY and CONTRACTOR agree that CITY, with this Agreement, acquires the right to use all written materials, including but not limited to reports, information, data, images, diagrams, plans, and any other written documents prepared and delivered to CITY by CONTRACTOR pursuant to this Agreement, and CITY shall have the authority to release, publish, or otherwise use any written materials delivered to CITY, in whole or in part. The use of written materials (s) may include, but is not limited to, electronic and print promotion of CITY sponsored programs or functions. Written materials(s) may be provided to other entities, such as newspapers or other publishers, for inclusion in print advertisements, without cost to CITY or payment to CONTRACTOR for use of such written materials. Any re-use of written materials shall be at CITY's sole risk and without liability to CONTRACTOR. In addition, through this Agreement, CITY and CONTRACTOR agree that CITY shall own all electronic data collected by CONTRACTOR in providing the Mircotransit Services in the Scope of Work. All electronic data collected by CONTRACTOR in providing the Microtransit Services under this Agreement shall be

delivered to CITY upon request. CONTRACTOR shall not sell or distribute the electronic data collected under this Agreement.

Nothing in this section shall be constructed to entitle CITY to any materials, software, or data not collected pursuant to this Agreement that are owned by CONTRACTOR which were not delivered or received by CITY, even if those materials were used by CONTRACTOR to produce the written materials delivered to CITY or if the written materials delivered to CITY were used to develop, improve, or add value to anything CONTRACTOR does not deliver or release to CITY.

The Parties acknowledge that any written materials received by CITY are subject to public disclosure under the Idaho Public Records Law, Chapter 1 of Title 74 of the Idaho Code.

N. Costs and Attorney Fees.

In the event either Party incurs legal expenses to enforce the terms and conditions of this Agreement, apart from any costs incurred during any mediation required by this Agreement, the prevailing Party is entitled to recover reasonable attorney's fees and other costs and expenses.

O. No Exclusive Relationship Created.

Nothing in this Agreement shall be interpreted or constructed to create an exclusive relationship with CONTRACTOR. Nor shall this Agreement be interpreted to bestow upon CONTRACTOR any exclusive right to provide Microtransit Services for CITY.

P. Non-discrimination.

CONTRACTOR shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin. In addition, CONTRACTOR shall not discriminate against any Microtransit Services user 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.

Q. Anti-Boycott Against Israel Act.

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

R. Certification of No Chinese Ownership.

Pursuant to Idaho Code § 67-2359, CONTRACTOR certifies that CONTRACTOR is not currently owned or operated by the government of the People's Republic of China and

will not, for the duration of this Agreement, be owned or operated by the government of the People's Republic China.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date indicated above.

"CITY"	"CONTRACTOR"
City of Idaho Falls, Idaho	Idaho Falls Downtowner, LLC
By_____	By_____
Rebecca L. Noah Casper, Ph. D., Mayor	Travis Gleason, Manager

[Notary page to follow]

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____day of _____, 2025, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L: Noah Casper, known to me to be the Mayor of the City of Idaho Falls, Idaho, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

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

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

STATE OF _____)
) ss:
County of _____)

On this _____day of _____, 2025, before me, the undersigned, a notary public, in and for said State, personally appeared Travis Gleason, known or identified to me to be the Manager of Idaho Falls Downtowner, LLC, and whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of Idaho Falls Downtowner, LLC.

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

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

Memorandum

File #: 25-250 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, April 30, 2025
DEPARTMENT: Public Works

Subject
Vacation Easement - LLKM Properties located at 2515 Channing Way

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 by 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 owner of the property in question has 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 recommended 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 owner 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.

2025-029

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 A PORTION 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 property is no longer being used in its original configuration; and

WHEREAS, the property owner is doing a building expansion that would encroach into the west four feet (4′) of the easement; and

WHEREAS, the existing utility infrastructure would still be covered by the east four feet (4′) of the easement; and

WHEREAS, it is in the best economic interest of the City to redevelop the property.

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

SECTION 1. Vacation. The westerly four feet (4') of the undergound utility easement, recorded in a Grant of Easement Deed, Instrument No. 803708 at the Bonneville County, Idaho, Recorder's Office. The underground utility easement is more particularly described and illustrated in Exhibit "A" 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 LLKM Properties, LLC, a limited liability company, the underlying property owner. The mailing address for the property owner is 2515 Channing Way, Idaho Falls, Idaho 83404.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code,

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

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

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

ATTEST:

_____ _____

Emily Geisler, City Clerk Rebecca L. Noah Casper, Ph.D., Mayor

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

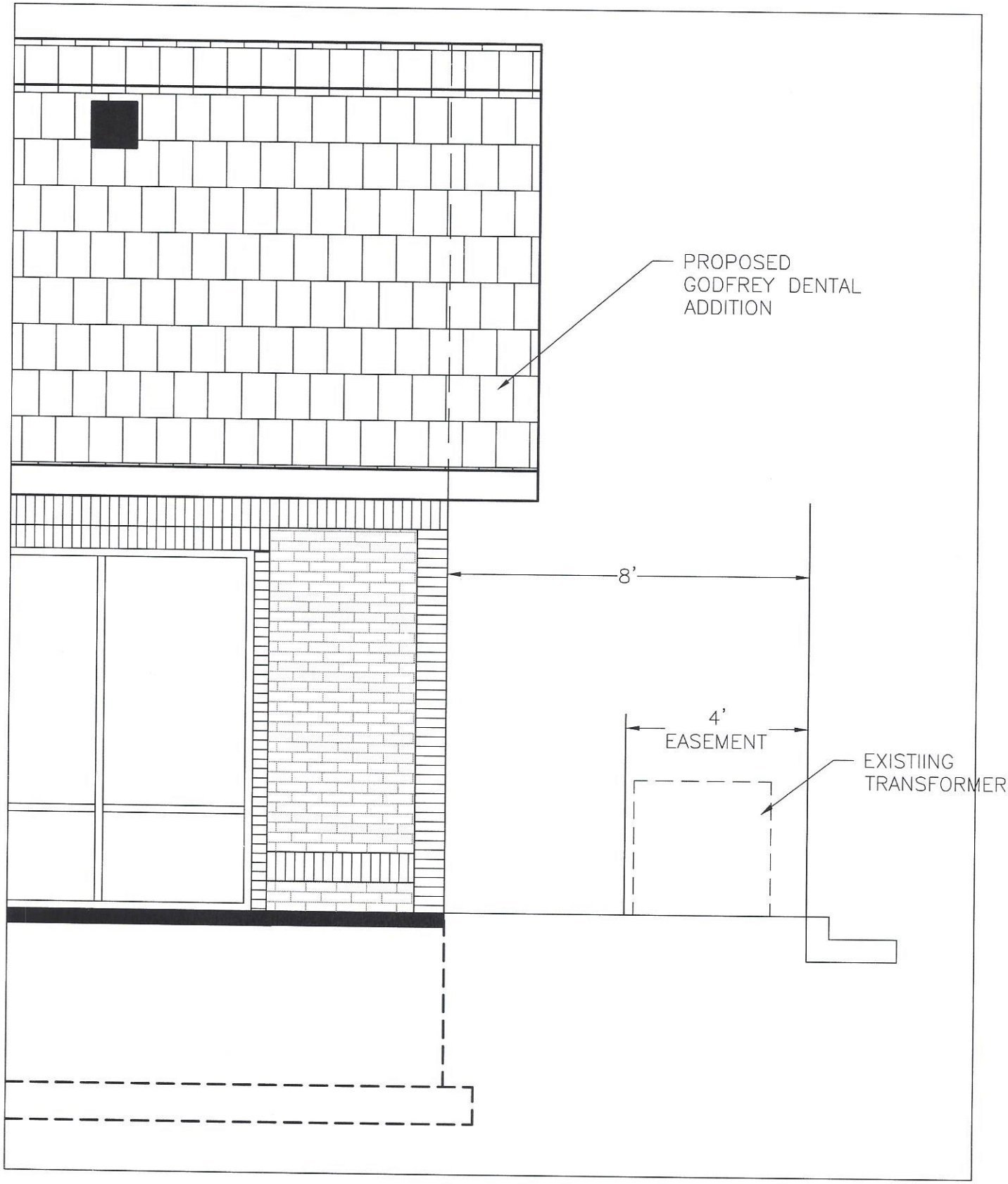
I, EMILY GEISLER, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION 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."

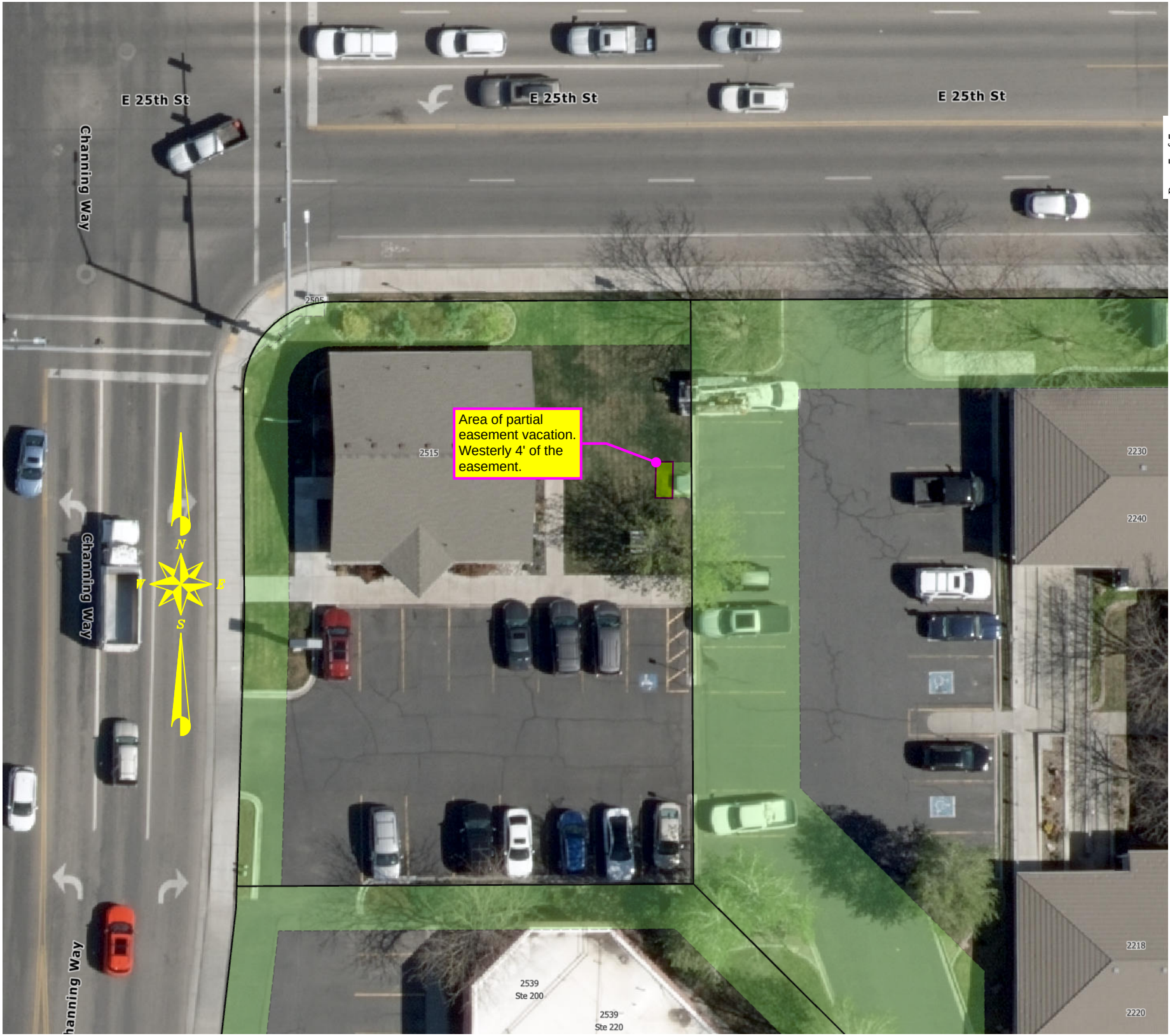
_____
Emily Geisler
(SEAL) City Clerk

EASEMENT VACATION
LEGAL DESCRIPTION

The west 4 feet of the easement described in Instrument No. 803708 on file at the County Courthouse, Bonneville County, Idaho.



GODFREY DENTAL
TRANSFORMER EASEMENT
EXHIBIT


E 25th St
E 25th St
E 25th St
Channing Way
Channing Way
Channing Way
2505
2515
Area of partial easement vacation. Westerly 4' of the easement.
2230
2240
2218
2220
2539
Ste 200
2539
Ste 220
N
W
E
S

Memorandum

File #: 25-213 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, May 1, 2025
DEPARTMENT: Municipal Services

Subject
Bid IF-25-018, Hybrid 7+ Passenger Minivans for Greater Idaho Falls Transit (GIFT)

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the lowest responsible responsive bidder United Fleet Services to purchase five (5) electric hybrid vans for Greater Idaho Falls Transit (GIFT) for a total of $216,660.05 and authorize the Mayor to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
A total of 3 bids were received, with United Fleet Services submitting a bid for $43,332.01 per van.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

The purchase of the electric hybrid vans supports the community-oriented result for reliable public transportation to the residents of Idaho Falls.

Interdepartmental Coordination
Public Works concurs with the award recommendation.

Fiscal Impact
Sufficient funding is available within the approved Federal Highway Administration (FHWA) Carbon Reduction programing Funding Agreement approved by City Council on Thursday, February 13, 2025. The agreement is a reimbursement agreement and includes a local match requirement of 7.34%. There is sufficient funding in the GIFT program account for this match.

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

City of Idaho Falls

Municipal Services Department

Bid Tabulation

Project: Hybrid 7+ passender Minivans **Number**: IF-25-018

Submitted: Municipal Services Finance Division **Date:** March 31th, 2025

Project	Group	Item No.	Description	One Nation Distribution LLC		Rogers Motors		Unified Fleet Services	
				Bid	Comment	Awarded Amount	Bid Comment	Awarded Amount	Bid Comment	Awarded Amount
Van	1 - Hybrid Vans	1	• Buy America. • Hybrid minivans 7- or 8-seater plug in or equivalent. • Electric opening doors. • Vinyl or leather seats. • Weather durable floor. • USB/c 12 volt plug in accessory power, accessible from the driver seat. • Approved service center in Idaho Falls, Idaho.	$55,989.00	Model Year 2025	$51,891.00		$43,332.01		
		2	Delivery cost FOB to Idaho Falls, Idaho	No Bid	Included in Unit Pricing Above	$800.00		No Action Taken		
Total 1 - Hybrid Vans				**$55,989.00**		**$52,691.00**		**$43,332.01**		
Total Van				**$55,989.00**		**$52,691.00**		**$43,332.01**		
Solicitation Total				**$55,989.00**		**$52,691.00**		**$43,332.01**		

Memorandum

File #: 25-236 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, April 24, 2025
DEPARTMENT: Municipal Services

Subject
Purchase New Dump Truck for Public Works

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Accept and approve the quote to purchase one dump truck for Public Works from the Sourcewell cooperative purchasing contract #062222-VCM from Viking-Cives Midwest, Inc. for an estimated total of $243,600.00 (or take other action deemed appropriate).

Description, Background Information & Purpose
This purchase will be an addition to the Water Division fleet.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐
The purchase of the dump truck supports the well-planned growth and development community-oriented result.

Interdepartmental Coordination
The Public Works Department concurs with award recommendation.

Fiscal Impact
Funds to purchase the dump truck are located within the approved 2024/25 Public Works Water Division budget.

Legal Review
The Legal Department has reviewed Sourcewell Contract #062222-VCM and confirmed that the contract was procured as result of a competitive solicitation process, as required by Idaho Code § 67-2807.

Viking-Cives Midwest, Inc.
22956 Hwy 61
PO Box 295
Morley, MO 63767
Phone: 573-262-3545
Fax: 573-262-3369

Quote

Quote #	Date
172635	12/18/24

Customer	Ship To
CITY OF IDAHO FALLS *****email invoices***** P O BOX 50220 IDAHO FALLS ID 83405	City of Idaho Falls ATTN: STAN JAGIELSKI 2530 Hemmert Idaho Falls ID 83405

Customer PO	Terms	Sales Rep	Lead Time	Ship Via	FOB	VIN
	NET 30	KEVIN	12/18/24	CPU	UTAH	

Item	Description	Ordered	UOM	Price Per	Total Price
SOURCEWELL	Sourcewell Contract # 062222-VCM Customer member # 24211 Item sold NJ2400, SW-TK0115, SW-SP125, SW-SR0400, SW-CH0210, SW-TK0554, NJ2600	1.00	EA	0.00	0.00
46636AUG	2024 IDAHO FALLS 15' BEAUROC DB WITH MW41R11 PLOW BeauRoc 14 cubic yard dump body package CSS model body with sloping rails 54"-36" with 42" sloped rear gate Double link rear gate with air operated hardware Sand blasted, epoxy primed and sing stage Urethane White Force America hydraulic package with front mounted pump Electric cab controls with tower and behind cab mount Cougar DC3200 vibrator mounted under body with cab control Heavy duty 600 series buck plate with 2300A air operated coupler and remounted trailer connections LED Snow plow lights mounted on hood with Aluminum brackets, connected to chassis electrical circuit MW41R11 plow with Truck mounted Flat Plate UQH and SA lift cylinder All legal lights and flaps, Installed and ready for service	1.00	EA	91,200.00	91,200.00
SALES	Freightliner chassis per attached spec	1.00	EA	152,400.00	152,400.00

Viking-Cives Midwest, Inc.
22956 Hwy 61
PO Box 295
Morley, MO 63767
Phone: 573-262-3545
Fax: 573-262-3369

Quote

Quote #	Date
172635	12/18/24

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	NET 30	KEVIN	12/18/24	CPU	UTAH	

Item	Description	Ordered	UOM	Price Per	Total Price
NOTES	Customer to perform prepaint inspection	1.00	EA	0.00	0.00
NOTES	Chassis is provided as a courtesy item and must be paid within 30 days of arrival at Viking-Cives to avoid any flooring cost's	1.00	EA	0.00	0.00

Prepared By: knewson@vikingcivesmidwest.com

Memo: Ernie Lewis
Any Governmental surcharges and Tariffs will be added
Quote updated 4-1-2025

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

Sub-Total	243,600.00
Shipping	0.000
Discount	0.00
Taxes	0.00
Total	243,600.00

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

**Quoted price does not include any applicable taxes.*
**Terms are Due Upon Receipt unless prior credit*
**Terms for established accounts, NET 30 days*
**Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis*

Prepared for:
Idaho Falls Purchasing
IDAHO FALLS CITY OF
308 CONSTITUTION WAY
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Phone: 208-612-8433

Prepared by:
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Premier Truck Group - Idaho Falls
6413 DOUG ANDRUS DRIVE
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A proposal for
IDAHO FALLS CITY OF

Prepared by
Premier Truck Group - Idaho Falls
Cliff Scoresby

Feb 21, 2025

Freightliner 114SD Plus



Components shown may not reflect all spec'd options and are not to scale

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S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-29D	SD PRL-29D (EFF:MY26 ORDERS)			STD
Data Version				
DRL-029	SPECPRO21 DATA RELEASE VER 029			N/C
Vehicle Configuration				
001-177	114SD PLUS CONVENTIONAL CHASSIS	7,934	6,476	$170,379.00
004-226	2026 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK	480	-480	($2,235.00)
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	$1,025.00
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-003	TRUCK/TRAILER CONFIGURATION			N/C
AA6-001	DOMICILED, USA 50 STATES (INCLUDING CALIFORNIA AND CARB OPT-IN STATES)			N/C
99D-019	CARB CLEAN IDLE LABELS NOT FOR INITIAL REGISTRATION IN STATES REQUIRING CARB EMISSIONS CERTIFICATION (INCLUDES 6X4 INCH LABELS ON LOWER FORWARD OF DRIVER DOOR)			$112.00
A85-011	CONSTRUCTION SERVICE			STD
A84-1CO	CONSTRUCTION BUSINESS SEGMENT			STD
AA4-003	DRY BULK COMMODITY			STD
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-1AE	FREIGHTLINER LEVEL II WARRANTY			N/C
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 20000.0 lbs			

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Data Code	Description	Weight Front	Weight Rear	Retail Price
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 46000.0 lbs			
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 66000.0 lbs			
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs			
Truck Service				
AA3-004	END DUMP BODY			N/C
AF3-2B1	VIKING-CIVES MIDWEST			N/C
Engine				
101-3FH	DETROIT DD13 GEN 5 12.8L 450 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB-FT @ 975 RPM			$1,290.00
Electronic Parameters				
79A-065	65 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79F-013	FLEET MANAGEMENT - DAILY ENGINE USAGE ENABLED			N/C
79G-006	5 MINUTES IDLE SHUTDOWN WITH CLUTCH AND SERVICE BRAKE OVERRIDE			N/C
79M-002	PTO MODE BRAKE OVERRIDE - SERVICE BRAKE APPLIED OR PARK BRAKE NOT APPLIED			N/C
80C-012	ENGINE BRAKE WITH GLOBAL CRUISE CONTROL ENABLED			N/C
80L-001	ENABLE AUTO ENGINE RPM ELEVATE FOR EXTENDED IDLE			N/C
Engine Equipment				
99C-124	EPA 2010 GHG 2024/CARB 2024 ULTRALOW NOX CONFIGURATION			N/C
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-1B5	SIDE OF HOOD AIR INTAKE WITH DONALDSON HIGH CAPACITY AIR CLEANER WITH SAFETY ELEMENT, FIREWALL MOUNTED			$25.00
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD
292-236	(3) DTNA GENUINE, FLOODED STARTING, MIN 3000CCA, 555RC, THREADED STUD BATTERIES			STD
290-017	BATTERY BOX FRAME MOUNTED			STD
281-001	STANDARD BATTERY JUMPERS			STD

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Data Code	Description	Weight Front	Weight Rear	Retail Price
282-003	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE BACK OF CAB			STD
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-001	NON-POLISHED BATTERY BOX COVER			STD
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2		STD
107-046	BW MODEL FE-921 19.0 CFM SINGLE CYLINDER AIR COMPRESSOR WITH SAFETY VALVE			STD
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM			STD
128-002	JACOBS COMPRESSION BRAKE			STD
016-1C2	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH B-PILLAR MOUNTED VERTICAL TAILPIPE	30	25	$816.00
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
239-026	10 FOOT 06 INCH (126 INCH+0/-5.9 INCH) EXHAUST SYSTEM HEIGHT			($3.00)
237-1CR	RH CURVED VERTICAL TAILPIPE B-PILLAR MOUNTED ROUTED FROM STEP			N/C
23U-002	13 GALLON DIESEL EXHAUST FLUID TANK			STD
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			STD
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-011	ALUMINUM AFTERTREATMENT DEVICE/MUFFLER/TAILPIPE SHIELD(S)			N/C
273-059	ELECTRONICALLY CONTROLLED VARIABLE SPEED VISCOUS FAN DRIVE			$212.00
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED			STD
110-068	DDC SUPPLIED ENGINE MOUNTED FUEL FILTER/FUEL WATER SEPARATOR WITH WATER-IN-FUEL INDICATOR			STD
118-001	FULL FLOW OIL FILTER			STD
120-998	NO COOLANT FILTER	-10		STD
266-107	1400 SQUARE INCH VOCATIONAL RADIATOR			STD

Data Code	Description	Weight Front	Weight Rear	Retail Price
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT			STD
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-023	HDEP FIXED RATIO COOLANT PUMP AND RADIATOR DRAIN VALVE			STD
360-013	1350 ADAPTER FLANGE FOR FRONT PTO PROVISION	25		$910.00
138-005	PHILLIPS-TEMRO 1500 WATT/115 VOLT BLOCK HEATER	4		$30.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
155-075	MITSUBISHI 12V MOD 3.175-DP60 STARTER WITH INTEGRATED MAGNETIC SWITCH	-45		N/C
Transmission				
342-1M3	ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	260	100	$13,690.00
Transmission Equipment				
343-339	ALLISON VOCATIONAL PACKAGE 223 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODELS RDS, HS, MH AND TRV			STD
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES			N/C
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			STD
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD

Data Code	Description	Weight Front	Weight Rear	Retail Price
84K-002	2ND GEAR ENGINE BRAKE ALTERNATE PRESELECT WITH MODERATE DOWNSHIFT STRATEGY			STD
84N-011	NEUTRAL AT STOP ENABLED			$420.00
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
85G-001	MAXIMUM OUTPUT SPEED FOR PTO ENGAGEMENT 50 RPM			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			$254.00
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			STD
370-011	WATER TO OIL TRANSMISSION COOLER, FRAME MOUNTED			STD
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK			STD
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD
Front Axle and Equipment				
400-1BB	DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE	190		$3,436.00
402-030	MERITOR 16.5X6 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES	10		N/C
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS			STD
409-006	FRONT OIL SEALS			STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS			STD
406-001	STANDARD KING PIN BUSHINGS			STD
536-055	TRW THP-60 POWER STEERING WITH RCH45 AUXILIARY GEAR	130		N/C
539-003	POWER STEERING PUMP			STD
534-003	4 QUART POWER STEERING RESERVOIR			N/C
533-001	OIL/AIR POWER STEERING COOLER			N/C
40T-001	MINERAL SAE 80/90 FRONT AXLE LUBE			STD
Front Suspension				

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Data Code	Description	Weight Front	Weight Rear	Retail Price
620-006	20,000# FLAT LEAF FRONT SUSPENSION	310		$815.00
619-004	GRAPHITE BRONZE BUSHINGS WITH SEALS - FRONT SUSPENSION			N/C
410-998	NO FRONT SHOCK ABSORBERS	-30		N/C
Rear Axle and Equipment				
420-111	MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP		450	$4,398.00
421-321	3.21 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-067	RPL25SD MERITOR MAIN DRIVELINE	60	60	$339.00
388-039	RPL20 MERITOR INTERAXLE DRIVELINE			$8.00
452-006	DRIVER CONTROLLED TRACTION DIFFERENTIAL - BOTH TANDEM REAR AXLES		30	$1,317.00
878-023	(1) INTERAXLE LOCK VALVE, (1) DRIVER CONTROLLED DIFFERENTIAL LOCK FORWARD-REAR AND REAR-REAR AXLE VALVE			N/C
87A-005	INDICATOR LIGHT FOR EACH INTERAXLE LOCKOUT SWITCH			N/C
87B-024	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH, ENGAGE AT SPEEDS 5 MPH OR LESS, DISENGAGE W/IGN OFF OR SPEEDS EXCEEDING 25 MPH			N/C
423-020	MERITOR 16.5X7 Q+ CAST SPIDER CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			STD
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-019	ASPHALT SPREADER CLEARANCE REAR BRAKE GEOMETRY			N/C
451-001	CAST IRON OUTBOARD REAR BRAKE DRUMS		-20	STD
440-006	REAR OIL SEALS			STD
426-101	WABCO TRISTOP D LONGSTROKE 2-DRIVE AXLE SPRING PARKING CHAMBERS			STD
428-003	HALDEX AUTOMATIC REAR SLACK ADJUSTERS			$93.00
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			STD
42T-001	STANDARD REAR AXLE BREATHER(S)			STD
Rear Suspension				
622-312	HENDRICKSON HAULMAAX EX 46,000# REAR SUSPENSION		120	$5,407.00
621-1AP	HENDRICKSON HAULMAAX/ULTIMAAX - 10.50" RIDE HEIGHT			N/C

Data Code	Description	Weight Front	Weight Rear	Retail Price
624-009	54 INCH AXLE SPACING			N/C
628-010	HENDRICKSON HN, HAULMAAX AND ULTIMAAX SERIES STEEL BEAMS WITH BAR PIN			N/C
623-016	STANDARD DUTY FORE/AFT AND HEAVY DUTY TRANSVERSE CONTROL RODS			N/C
625-008	DOUBLE REBOUND STRAP - INBOARD AND OUTBOARD		13	$100.00
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
490-121	WABCO 4S/4M ABS WITH TRACTION CONTROL			STD
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-002	STD U.S. FRONT BRAKE VALVE			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-009	BW AD-9 BRAKE LINE AIR DRYER WITH HEATER	20		N/C
483-003	BENDIX OIL COALESCING FILTER FOR AIR DRYER			$20.00
479-015	AIR DRYER FRAME MOUNTED			STD
460-001	STEEL AIR BRAKE RESERVOIRS			STD
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS			STD
Trailer Connections				
481-998	NO TRAILER AIR HOSE			STD
476-998	NO AIR HOSE HANGER			STD
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS			N/C
296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			N/C
303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			N/C
310-998	NO TRAILER ELECTRICAL CABLE			STD
Wheelbase & Frame				

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Data Code	Description	Weight Front	Weight Rear	Retail Price
545-515	5150MM (203 INCH) WHEELBASE			N/C
546-101	11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI	300	-30	$1,100.00
547-001	1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT	190	380	$1,500.00
552-030	1600MM (63 INCH) REAR FRAME OVERHANG			STD
55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH			N/C
549-002	24 INCH INTEGRAL FRONT FRAME EXTENSION	115	-20	$691.00
AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 137.2 in			
AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 134.2 in			
AE4-99D	CALC'D FRAME LENGTH - OVERALL : 335.35 in			
FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 21.81 in			N/C
FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 82.08 in			N/C
AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in			
553-001	SQUARE END OF FRAME			STD
550-001	FRONT CLOSING CROSSMEMBER			STD
559-001	STANDARD WEIGHT ENGINE CROSSMEMBER			STD
562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)			STD
572-001	STANDARD REARMOST CROSSMEMBER			STD
565-001	STANDARD SUSPENSION CROSSMEMBER			STD
Chassis Equipment				
556-1E5	14 INCH PAINTED STEEL BUMPER	20		$228.00
558-001	FRONT TOW HOOKS - FRAME MOUNTED	15		$80.00
574-001	BUMPER MOUNTING FOR SINGLE LICENSE PLATE			STD
585-998	NO MUDFLAP BRACKETS			STD
590-998	NO REAR MUDFLAPS			STD
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS			STD
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE			STD
607-004	CLEAR FRAME RAIL 36 INCHES FROM BACK OF CAB OUTBOARD OF RH FRAME RAIL			$218.00
Fifth Wheel				
578-998	NO FIFTH WHEEL			STD
Fuel Tanks				

	Data Code	Description	Weight Front	Weight Rear	Retail Price
	204-156	100 GALLON/378 LITER ALUMINUM FUEL TANK - LH	20		$429.00
	218-006	25 INCH DIAMETER FUEL TANK(S)			STD
	215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS			STD
	212-007	FUEL TANK(S) FORWARD			STD
	664-001	PLAIN STEP FINISH			STD
	205-001	FUEL TANK CAP(S)			STD
	122-1K4	DAVCO 487 FUEL/WATER SEPARATOR WITH ESOC AND 12 VOLT PREHEATER	15		$890.00
	216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
	202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires					
	093-16E	MICHELIN XZE 425/65R22.5 20 PLY RADIAL FRONT TIRES	170		$2,620.00
	094-17X	MICHELIN X MULTI D+ 11R22.5 16 PLY RADIAL REAR TIRES		120	$4,160.00
Hubs					
	418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
	450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS			STD
Wheels					
	502-1H5	ALCOA LVL ONE 82462X 22.5X12.25 10-HUB PILOT 4.68 INSET 10-HAND ALUMINUM DISC FRONT WHEELS	-8		$656.00
	505-766	ALCOA ULA18X 22.5X8.25 10-HUB PILOT ALUMINUM DISC REAR WHEELS		-248	$1,072.00
	496-011	FRONT WHEEL MOUNTING NUTS			STD
	497-011	REAR WHEEL MOUNTING NUTS			STD
Cab Exterior					
	829-1A2	114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
	650-008	AIR CAB MOUNTING			STD
	648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE			STD
	667-037	SHORT FENDER WITH MUDFLAP			$141.00
	678-001	LH AND RH GRAB HANDLES			STD
	646-041	STATIONARY BLACK GRILLE			STD

Data Code	Description	Weight Front	Weight Rear	Retail Price
65X-004	BLACK HOOD MOUNTED AIR INTAKE GRILLE			STD
644-004	FIBERGLASS HOOD			STD
690-998	NO NOISE SHIELD-ENG COMPARTMENT			($96.00)
727-1AH	SINGLE 14 INCH ROUND POLISHED AIR HORN ROOF MOUNTED			STD
726-001	SINGLE ELECTRIC HORN			STD
728-001	SINGLE HORN SHIELD			STD
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-068	HALOGEN COMPOSITE HEADLAMPS WITH BLACK BEZELS			STD
302-047	LED AERODYNAMIC MARKER LIGHTS			STD
311-001	DAYTIME RUNNING LIGHTS			STD
294-001	INTEGRAL STOP/TAIL/BACKUP LIGHTS			STD
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD
744-103	DUAL WEST COAST BRIGHT FINISH HEATED MIRRORS WITH LED LIGHTS AND LH AND RH REMOTE			$250.00
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-204	LH AND RH 8 INCH BRIGHT FINISH CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			N/C
74B-005	RH VELVAC 8 INCH BRIGHT FINISH HOOD MOUNTED CONVEX MIRROR WITH SWING ARM BRACKET, DUAL VIEW	4		$122.00
729-001	STANDARD SIDE/REAR REFLECTORS			STD
677-053	RH AFTERTREATMENT SYSTEM CAB ACCESS WITH PLAIN SHIELDING			STD
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-004	TINTED DOOR GLASS LH AND RH WITH TINTED OPERATING WING WINDOWS			STD
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
663-013	1-PIECE SOLAR GREEN GLASS WINDSHELD			STD
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED			($80.00)
Cab Interior				
055-019	RUGGED TRIM PACKAGE			STD
707-107	GRAY & CARBON VINYL INTERIOR "RUGGED"			STD
70K-020	CARBON WITH PREMIUM GUNMETAL ACCENT (RUGGED)			STD

Prepared for:
Idaho Falls Purchasing
IDAHO FALLS CITY OF
308 CONSTITUTION WAY
IDAHO FALLS, ID 83402
Phone: 208-612-8433

Prepared by:
Cliff Scoresby
Premier Truck Group - Idaho Falls
6413 DOUG ANDRUS DRIVE
IDAHO FALLS, ID 83402
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
706-013	MOLDED DOOR PANEL			STD
708-013	MOLDED PLASTIC DOOR PANEL			STD
772-006	BLACK MATS WITH SINGLE INSULATION			STD
785-998	NO DASH MOUNTED ASH TRAYS AND LIGHTER			($6.00)
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-019	LH AND RH DOOR STORAGE POCKETS INTEGRATED INTO MOLDED DOOR PANELS			STD
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
720-003	5 LB. FIRE EXTINGUISHER	10		$60.00
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD
701-001	STANDARD HVAC DUCTING			STD
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
170-015	STANDARD HEATER PLUMBING			STD
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-033	STANDARD INSULATION			STD
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B3	STANDARD LED CAB LIGHTING			STD
787-998	NO SECURITY DEVICE			N/C
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-004	KEY QUANTITY OF 4			$18.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
740-998	NO MATTRESS	-20	-15	STD
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES	10		$31.00
756-339	PREMIUM ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH 2 AIR LUMBAR, INTEGRATED CUSHION EXTENSION, TILT AND ADJUSTABLE SHOCK	70		$414.00
760-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION PASSENGER SEAT WTIH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	25	10	$255.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-1AK	BLACK VINYL DRIVER SEAT COVER			($78.00)

Data Code	Description	Weight Front	Weight Rear	Retail Price
761-1AK	BLACK VINYL PASSENGER SEAT COVER			($74.00)
763-101	BLACK SEAT BELTS			STD
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-070	4-SPOKE 18 INCH (450MM) LEATHER WRAPPED STEERING WHEEL WITH CHROME SWITCH BEZELS			STD
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD
Instruments & Controls				
106-002	ELECTRONIC ACCELERATOR CONTROL			STD
732-998	NO INSTRUMENT PANEL-DRIVER			STD
734-022	FULLY CONFIGURABLE CENTER INSTRUMENT PANELS			STD
870-002	BRIGHT ARGENT FINISH GAUGE BEZELS			STD
486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM			STD
840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE			STD
198-003	DASH MOUNTED AIR RESTRICTION INDICATOR WITH GRADUATIONS			$25.00
721-001	97 DB BACKUP ALARM		3	$47.00
149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES			STD
156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY			STD
811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY			STD
81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
844-001	2 INCH ELECTRIC FUEL GAUGE			STD
845-011	FUEL FILTER RESTRICTION INDICATOR			STD
148-085	EMISSIONS LIMITED IDLE ADJUST			STD
48C-007	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR 1 UNDER CAB, CONNECTOR 2 BETWEEN SEATS, BOTH W/CAPS			N/C
856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD

Data Code	Description	Weight Front	Weight Rear	Retail Price
854-008	DIGITAL ENGINE OIL TEMPERATURE IN DRIVER DISPLAY			STD
852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
864-998	NO TRANSMISSION TEMPERATURE GAUGE			($10.00)
867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
736-998	NO OBSTACLE DETECTION SYSTEM			($4,324.00)
72J-998	NO DR ASSIST SYSTEM			($32.00)
49B-004	ELECTRONIC STABILITY CONTROL			STD
73B-998	NO LANE DEPARTURE WARNING SYSTEM			($1,080.00)
679-023	CENTER OVERHEAD INSTRUMENT PANEL BLANK			$168.00
35M-012	1 QUIKFIT PROGRAMABLE MODULE (QPMXMC) W/ (8) 20AMP FUSED RELAYS			$940.00
746-143	7" B-PANEL INTERACTIVE TOUCHSCREEN DISPLAY RADIO W/ USB-C, APPLE CARPLAY, ANDROID AUTO, BLUETOOTH/AM/FM/SXM/WB, WITH MICROPHONE			STD
747-001	DASH MOUNTED RADIO			STD
750-002	(2) RADIO SPEAKERS IN CAB			STD
753-998	NO AM/FM RADIO ANTENNA			STD
748-002	POWER AND GROUND STUDS ON TOP OF DASH			($5.00)
749-006	TOP OF DASH MOUNT CB RADIO PROVISION WITH PLATE AND STRAPS	2		$48.00
752-017	MULTI-BAND AM/FM/WB/CB LH MIRROR MOUNTED ANTENNA SYSTEM			$293.00
75W-998	NO MULTIBAND ANTENNA			($108.00)
78C-004	INTEROPERABLE SDAR ANTENNA, SHIP LOOSE			($4.00)
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-213	3 YEARS DETROIT CONNECT BASE PACKAGE(FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM			STD

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Premier Truck Group - Idaho Falls
6413 DOUG ANDRUS DRIVE
IDAHO FALLS, ID 83402
Phone:

Data Code	Description	Weight Front	Weight Rear	Retail Price
6TS-008	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE			$40.00
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY			$43.00
264-032	(2) OVERHEAD MOUNTED LANYARD CONTROLS: (1) OFFICER AIR HORN AND (1) DRIVER AIR HORN			$105.00
482-001	BW TRACTOR PROTECTION VALVE			N/C
883-001	TRAILER HAND CONTROL BRAKE VALVE			N/C
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY			STD
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-021	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL AUTONEUTRAL AND WARNING INDICATOR			$13.00
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD
87T-998	NO WRG/SW-OPTL #2,CHAS,AIR			STD
Design				
065-000	PAINT: ONE SOLID COLOR			STD
Color				
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
964-020	STANDARD BLACK BUMPER PAINT			STD
963-003	STANDARD E COAT/UNDERCOATING			STD
Certification / Compliance				
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
Secondary Factory Options				

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Data Code	Description	Weight Front	Weight Rear	Retail Price
999-061	MUST MEET REQUIREMENTS IN PTO INSTALLATION GUIDELINE DOCUMENT ON DDCSN.COM, SPECIFICALLY MAX BENDING MOMENT & MIN ENGINE SPEED DURING PTO OPERATION			N/C

Sales Programs

PMY-3D6	SD QUOTE SALES PROGRAM			N/C

TOTAL VEHICLE SUMMARY

Adjusted List Price

Adjusted List Price **	$213,618.00

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight+	10318 lbs	6984 lbs	17302 lbs
Total Weight+	10318 lbs	6984 lbs	17302 lbs

ITEMS NOT INCLUDED IN ADJUSTED LIST PRICE

Other Factory Charges

PNZ-003	CARB-COMPLIANT BASE WARRANTY DD13 / X12	$1,590.00
RD1-213	3 YEARS DETROIT CONNECT BASE PACKAGE(FEATURES VARY BY MODEL) DETROIT CONNECT PLATFORM	STD
R26-001	MY26 ESCALATOR	$3,750.00
P73-2FT	STANDARD DESTINATION CHARGE	$3,375.00

(+) Weights shown are estimates only.
If weight is critical, contact Customer Application Engineering.
(**) Prices shown do not include taxes, fees, etc… “Net Equipment Selling Price” is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.

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Q U O T A T I O N

114SD PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
DETROIT DD13 GEN 5 12.8L 450 HP @ 1625 RPM, 1900 GOV RPM, 1650 LB-FT @ 975 RPM
ALLISON 4500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION
MERITOR RT-46-160P 46,000# R-SERIES TANDEM REAR AXLE WITH PUMP
HENDRICKSON HAULMAAX EX 46,000# REAR SUSPENSION
DETROIT DA-F-20.0-5 20,000# FL1 71.0 KPI/3.74 DROP SINGLE FRONT AXLE
20,000# FLAT LEAF FRONT SUSPENSION
114 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
5150MM (203 INCH) WHEELBASE
NO FIFTH WHEEL
11/32X3-1/2X10-15/16 INCH STEEL FRAME (8.73MMX277.8MM/0.344X10.94 INCH) 120KSI
1600MM (63 INCH) REAR FRAME OVERHANG
1/4 INCH (6.35MM) C-CHANNEL INNER FRAME REINFORCEMENT

			PER UNIT		TOTAL
VEHICLE PRICE	**TOTAL # OF UNITS (1)**	$	$		
EXTENDED WARRANTY		$	0	$	0
DEALER INSTALLED OPTIONS		$	0	$	0
CUSTOMER PRICE BEFORE TAX		**$**		**$**	
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		$			
TAXES AND FEES		$	0	$	0
OTHER CHARGES		$	0	$	0
TRADE-IN					
TRADE-IN ALLOWANCE		$	(0)	$	(0)
BALANCE DUE	**(LOCAL CURRENCY)**	**$**		**$**	

COMMENTS:
Projected delivery on ___ / ___ / ___ provided the order is received before ___ / ___ / ___.

APPROVAL:
Please indicate your acceptance of this quotation by signing below:

Customer: X_____ Date: ___ / ___ / ___.

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtfoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.

Memorandum

File #: 25-237 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, April 24, 2025
DEPARTMENT: Municipal Services

Subject
Sale of Used Sealer to the City of Ammon

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the sale of used equipment, a crack sealer, to the City of Ammon, Idaho, for a total of $10,000.00 and give the authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Unit 1532 is a 2011 Cimline Magma 230DHR crack sealer that was listed as public surplus and not sold. The City of Ammon has approached the Streets Division and offered to purchase the unit for $10,000. Resolution 2015-01, Section C, a., allows for the sale of surplus property.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

The sale of crack sealer supports the good governance community-oriented result by prioritizing the sale of surplus property to another public entity.

Interdepartmental Coordination
The Public Works and Municipal Services Department concur with the recommendation to sell the crack sealer to the City of Ammon.

Fiscal Impact
The proceeds from the sale of Unit 1532 will be deposited to the Streets Division equipment replacement fund.

Legal Review
The Legal Department concurs that both the requested Council action and City Resolution 2015-01 are compliant with

Idaho Code §67-2322, which permits the sale of City surplus property to other governmental bodies.

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)

CITY OF IDAHO FALLS CORPORATE Seal BONNEVILLE COUNTY, IDAHO

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."

CITY OF IDAHO FALLS CORPORATE Seal BONNEVILLE COUNTY, IDAHO

Rosemarie Anderson

Rosemarie Anderson, City Clerk

Memorandum

File #: 25-244 **City Council Meeting**

FROM: Pam Alexander, Impact Fee Administrator
DATE: Tuesday, April 29, 2025
DEPARTMENT: Municipal Services

Subject
Impact Fee Advisory Committee recommendations for valuation methodology

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Receive the recommendations of the Impact Fee Advisory Committee with respect to the updated impact fee study methodology for the calculation of residential and non-residential impact fees for Police, Fire/EMS, Parks and Recreation and Transportation (or take other action deemed appropriate).

Description, Background Information & Purpose
Idaho Code §67-8208 (k)(2) requires the governmental entity imposing a development impact fee to update the capital improvements plan at least once every five (5) years. This includes updating the schedule of capital improvements planned in accordance with procedures set forth in section §67-8206, Idaho Code. In developing the methodology for the valuation of properties, the Impact Fee Advisory Committee met with the City's consultant, TischlerBise/Galena, on February 28, April 15, and May 6, to review and make recommendations as to the Impact Fee Study's updated methodology.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

The impact fee 2025 study update and capital improvement plans support the community-oriented results of safe and secure community, well-planned growth and development, livable community and reliable public infrastructure.

Interdepartmental Coordination
Several departments have participated with the consultant, TischlerBise/Galena, in coordinating the Impact Fee Study Update.

Fiscal Impact
The impact fees, as identified in the updated Impact Fee Study, are dependent upon the adoption of a methodology for

calculating the value of the improvements. The decision is therefore significant.

Legal Review
N/A

Memorandum

File #: 25-259 **City Council Meeting**

FROM: PJ Holm, Director, Parks and Recreation Department
DATE: Friday, May 2, 2025
DEPARTMENT: Parks & Recreation

Subject
Five (5) year farm lease on 40-acre parcel on the west side of Idaho Falls (future home of soccer complex)

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
The Parks and Recreation Department respectfully requests City Council pre-approval and pre-authorization for the Mayor and City Clerk to execute a lease agreement between the City of Idaho Falls and a yet unnamed leasee to lease 40 -acres of City owned property adjacent to the Old Butte Soccer Complex.

Description, Background Information & Purpose
The Parks and Recreation Department has been leasing this property for several years to Evan Dixon to farm. Mr. Dixon has decided to retire. The Department is now therefore looking to rent the property to another, similarly interested party. If an appropriate lessee is identified, the terms of this lease would begin as early as May 8, 2025, and run until September 30, 2029, unless otherwise terminated.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

This lease agreement aligns with the community-oriented results by planning for and implementing land use and promoting a business-friendly environment.

Interdepartmental Coordination
Parks and Recreation has worked with the Legal Department in the preparation of this lease agreement.

Fiscal Impact
This land will be leased for $140.00 per acre, per year. The revenue from this lease would be deposited into the Parks Department General Fund.

Legal Review
The City Legal Department has prepared this lease agreement.

SOCCER COMPLEX FARM LEASE

This SOCCER COMPLEX FARM LEASE ("Agreement"), made this _____ day of _____, 2025, by and between the CITY OF IDAHO FALLS, a municipal corporation, herein designated "Lessor" and _____, _____, herein designated "Lessee".

WITNESSETH:

1. Leased Property. The Lessor agrees to lease to the Lessee, and the Lessee agrees to rent and lease from the Lessor, approximately forty (40) acres of certain real property situated in Bonneville County, Idaho, and described in Exhibit "A" attached hereto, during the time periods set forth below. Such real property shall be hereinafter referred to as the "Premises."

2. Premises. Forty (40) acres of land located adjacent to the west side of the existing CITY soccer fields and the south portion of the Village Subdivision, to the West from Old Butte Road and North of Highway 20 (West Broadway), on the West side of the City of Idaho Falls, in Bonneville County, Idaho, as shown on Exhibit "A" attached hereto, in the East ½ of the Southwest ¼ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

> Commencing at the South ¼ Comer of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho; running thence N.00°15'25"W. along the North-South Center Section line 1542.00 feet to the TRUE POINT OF BEGINNING; running thence S.37°56'47"W. 224.87 feet; thence S.89°30'22"W. 403.51 feet; thence S.00°29'38"E, 508.37 feet; thence S.37°56'47"W. 219.12 feet; thence S.89°30'22"W. 331.60 feet; thence N.00°29'38"W. 980 feet; thence S.89°30'22"W. 132.77 feet; thence; N.00°29'30"W. 1012.35 feet more or less to the East-West Center Section line; thence S.89°07'34"E. along said East-West Center Section line 1148.78 feet more or less to the Center ¼ corner of said Section 15: thence S.00°15'25"E. along said North-South Center Section line 1108.81 feet to the TRUE POINT OF BEGINNING and containing 40.000 acres more or less.

3. Term. The term of this Lease shall be from October 1, 2025 until September 30, 2030, unless otherwise terminated as provided for in this Lease.

4. Rental. Lessee agrees to pay Lessor an annual rent of _____ ($_____). The initial annual rent payment shall be paid on or before October 15, 2025, with each remaining annual payment due on the 15th day of each successive October thereafter throughout the term of this Lease.

5. Use of Premises. Lessee is hereby granted the privilege of using the Leased Premises for the purpose of raising the greatest amount of agricultural crops thereon as the nature of the soil and season will permit. Lessee shall not install or use any underground or above-ground fuel storage tanks upon the Leased Premises, without City's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed.

6. Indemnification and Hold Harmless. Lessee agrees to indemnify and hold harmless Lessor from all claims of any kind or nature by any person or entity for injuries to person or property upon or about the leased Premises by reason of anything done, suffered, or permitted to be done or in any way caused by the acts or omissions of Lessee, and its agents, employees, or servants. Lessee further agrees to maintain adequate Worker's Compensation Insurance as may be required by law. Lessee also agrees to procure and maintain throughout the term hereof a policy of public liability insurance with liability limits of not less than five hundred thousand dollars ($500,000) combined single limit for personal injury and property damage or the monetary limit set forth in Idaho Code Section 6-926, whichever is greater, insuring the Lessor and Lessee from liability or claims arising from Lessee's use of the Premises. Lessor shall be a named insured under the policy. Lessee shall provide Lessor with proof of such insurance within ten (10) days of the execution of this Lease. Such policy shall have an endorsement in favor of Lessor prohibiting cancellation except upon thirty (30) days' prior written notice to Lessor.

7. Taxes, Assessments, Utilities. Lessor shall pay all real property taxes and water assessments levied against the Premises. Lessee shall pay all other assessments, utilities, assessments or fees, lawfully assessed, in conjunction with Lessee's use of the Premises, including but not limited to the electrical energy charges for irrigation pumps, water or sanitary sewer service, telephone, or internet services.

8. Fencing. Lessor may install fencing along the perimeter of the Premises at any time, however, Lessee shall have no obligation to pay for the same. Lessee shall maintain all fencing, whether now existing or hereafter installed by Lessor, provided, however all materials for said repair and maintenance shall be furnished by Lessor unless the fence is damaged by the Lessee or if such repair and maintenance expense was caused by actions of Lessee or Lessee’s officers, employees or agents, in which case Lessee shall promptly make such repairs or undertake such maintenance at Lessee’s sole expense. All repairs or maintenance by Lessee shall be promptly undertaken as soon as possible after the damage or need for maintenance is discovered by either Lessor or Lessee.

9. Termination for Public Use. This Lease may be terminated by Lessor at any time if it is determined by Lessor that any or all of the said land is needed for public use or the public good. In the event of such termination, Lessee shall be given one hundred and eighty (180) days prior written notice of such termination and Lessor shall reimburse Lessee for its costs incurred in planting of crops currently growing upon such portion of the Premises at the time the notice of termination is given and which cannot be harvested by Lessee within such one hundred (180) day period. Upon receipt of Lessor’s notice of termination, Lessee shall not plant any new crops.

10. Termination by Lessee. Lessee may terminate this Lease at any time with ninety (90) days written notice. In the event Lessee elects to terminate this Lease, rent shall be prorated to the date of termination, provided that Lessee shall solely bear all costs or losses incurred in planting crops growing and which cannot be harvested by Lessee’s termination date.

11. Nondiscrimination. Lessee shall not discriminate against any person 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, and shall not permit any such discrimination by any of its employees, agents, or servants.

12. Termination. Lessee agrees that at the expiration of the term of this Lease, or upon the election to terminate this Lease by either Party according to the terms provided in this Lease, Lessee shall yield up the possession to Lessor without demand or notice, and in as good order and condition as when the same was entered upon by Lessee, ordinary wear expected.

13. Assignment. Lessee shall not assign, lease, sublease or permit any person or persons to occupy, improve or make any alterations to the Premises without the express written approval of Lessor.

14. Farming of Premises. Lessee covenants to farm said Premises in a manner employing good and reasonable practices of husbandry customary within the industry and shall not allow or permit waste thereon. Lessee shall not apply any fertilizer to the soil without Lessor's permission. Lessee shall preserve and keep all fruit and ornamental trees, vines and shrubbery that are now on or may be planted upon the Premises from injury by plowing or from cattle, or any other livestock, or any chemical damage caused by Lessee's use of chemicals, and further shall keep said Premises reasonably free from brush, noxious weeds, and burrs. Lessee shall keep said Premises and the fences or other improvements in proper repair. Lessee shall comply with all statutes, ordinances, or regulations relating to the control or eradication of weeds on said Premises or the roads adjacent thereto. Lessee shall keep in good repair all irrigation ditches and laterals serving the Premises in any manner and shall not permit water to break out from said ditches. Lessee shall not burn any stubble or weeds located upon the Premises.

15. Use and Maintenance of Irrigation Equipment. Lessee shall be responsible for providing the equipment needed for pumping and irrigation system including but not limited to, wheel lines, mainline, pump, and all other needed items for farming purposes.

16. Irrigation Water. Lessee shall have the right to divert and use all irrigation water available from Lessor's water rights appurtenant to the Premises, provided however, Lessee shall have the obligation to coordinate its use of such irrigation water with the canal company or irrigation district providing such irrigation water. Lessee shall fully comply with all rules, regulations and practices of such canal company or water district with respect to Lessee's use of the irrigation water rights associated with the Premises.

17. Attorney's Fees. Lessee agrees to pay all costs, expenses and attorney's fees incurred by Lessor in enforcing any of the covenants of this Lease.

18. Time of Performance and Default. Time as well as strict and faithful performance of each and every covenant and condition of this Lease is expressly made the essence of this Lease. If Lessee defaults in the payment of any part of the rent when the same shall become due, files a bankruptcy proceeding or has an involunta1y bankruptcy proceeding commenced against it, enters into a composition with creditors, or fails to keep, perform, or observe any of the covenants or agreements contained herein, and such default shall remain so for a period of fifteen (15) days after written notice shall have been delivered to Lessee, Lessor may declare this Lease forfeited, take possession of the Premises, and/or pursue any other remedy at law or in equity. The remedies set forth herein shall be considered cumulative and optional remedies and not a waiver of any right

or remedy that Lessor would otherwise have at law or in equity to enforce performance of this Lease or to recover damages for breach thereof.

19. Notice. All notices required or permitted to be given by the Parties under the terms of this Lease shall be deemed delivered upon deposit of a copy of such notice in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the receiving Party at the address set forth herein below, or such other address as may be delivered in writing to the sending Party. For the purposes of this paragraph, the Parties' addresses are as follows:

City of Idaho Falls
General Services
P.O. Box 50220
Idaho Falls, ID 83405-0220

_____
_____
Idaho Falls, ID 83402

In the event either Party desires to change their mailing address, then notice thereof shall be given to the other Party in the manner set forth above.

20. Entire Agreement. The Parties acknowledge that this Lease sets forth all the covenants, promises, agreements, conditions, and understandings between the Lessor and Lessee concerning the lease of the Premises and that there are no covenants, promises, agreements, conditions or understandings, either oral or written, other than are expressly set forth in this Lease. No alteration, amendment, modification, change or addition to this Lease shall be valid unless in writing and executed by the Parties to this Lease.

In Witness Whereof, the Parties have hereunto set their hands the day and year first above written.

CITY OF IDAHO FALLS
"Lessor"

"Lessee"

By: _____
Paul "PJ" Holm Jr., Director
Parks and Recreation

By: _____

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2024, before me, the undersigned, a notary public for Idaho, personally appeared Paul "PJ" Holm, Jr., known to me to be the Director of Parks and Recreation for the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

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

_____
Notary Public for State of Idaho
(Seal) Residing at Idaho Falls, Idaho
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 202, before me, the undersigned, a notary public for Idaho, personally appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of themselves.

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

_____
Notary Public for State of Idaho
(Seal) Residing at Idaho Falls, Idaho
My Commission Expires: _____

Memorandum

File #: 25-247 **City Council Meeting**

FROM: PJ Holm, Director, Parks and Recreation Department
DATE: Wednesday, April 30, 2025
DEPARTMENT: Parks & Recreation

Subject
Public Hearing on Idaho Falls Civitan Club's request for a variance to City's location restrictions for dispensing beer within three hundred (300) feet of any public school, church, or any other place of worship.

Council Action Desired
☐ Ordinance ☐ Resolution ☒ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
Approve a variance to permit the Idaho Falls Civitan Club to dispense beer within three hundred (300) feet of a public school, church or any other place of worship (or Deny the variance; or take other action deemed appropriate).

Description, Background Information & Purpose
Parks and Recreation Department staff have been working with the Idaho Falls Civitan Club, to relocate Alive After 5, a weekly social event held in Civitan Plaza, to the Stage on Memorial. Because of the Stage at Memorial's is within three hundred feet (300') of the LDS church, located at 955 Memorial Drive, and the Idaho Falls Unitarian Fellowship, located at 555 E. Street, the dispensing of beer and wine is prohibited by Idaho Falls City Code §§ 4-3-7(B) and 4-4-7(B). A variance may be granted by City Council after holding a public hearing if the Council then finds good cause to grant the variance.

Public notice has been made for a public hearing to be held on May 8 at 7:30 p.m. in the City Council Chambers of the City Annex Building located at 680 Park Avenue, Idaho Falls, Idaho, for consideration of a temporary variance to City Ordinance 4-3-7 (location restriction for dispensing beer within three hundred (300) feet of a public school, church, or any other place of worship) for the Idaho Falls Civitan Club. Such notice was mailed to the owners of all properties located within three hundred (300) feet of the exterior boundaries of the proposed licensed premises, as required by Idaho Fall City Code §§ 4-3-7(D) and 4-4-7(D).

Staff recommends approval of the variance.

Alignment with City & Department Planning Objectives



☒ ☐ ☒ ☐ ☒ ☒ ☐ ☐

Granting this temporary variance supports the good governance community-oriented result of offering residents and visitors diverse options for cultural, recreational and entertainment programming and venues; providing easily accessible parks, trails, green spaces, and recreational facilities to meet community expectations; developing amenities that promote quality of life and sense of community; and helping to emphasize infill development, and reinvestment in established areas.

Interdepartmental Coordination
The Parks and Recreation Department collaborated with the City's Legal Department and other staff in preparation for moving Alive After 5 from Civitan Plaza to the Stage on Memorial.

Fiscal Impact
N/A

Legal Review
The Legal Department has reviewed the notice provided and concurs that the noticing met all requirements as required by the Idaho Falls City Code.

PARKS & RECREATION

P.J. Holm | *Director of Parks & Recreation*
Office (208) 612-8482
Fax (208) 612-8179

IDAHO FALLS
PARKS&REC

April 9, 2025

Property Owner,

You are receiving this letter because you own property within 300 feet of the Riverwalk Stage, located on Memorial Drive in Idaho Falls. The purpose of this letter is to notify you that the Idaho Falls City Council will be considering a temporary variance to City Ordinance 4-3-7, which currently prohibits the sell or dispense beer for consumption on premises at any place within 300 feet of a public school, church, or other place of worship.

> Per city code, *"the Council may for good cause grant a variance to the provisions of Section (A) or (B) above. Prior to granting such variance, the Council shall hold a public hearing after giving written notice to the owners or occupants of all properties located within three hundred (300) feet of the exterior boundaries of the proposed licensed premises, measured in the manner set forth above. Such notice shall be given at least fifteen (15) days prior to the date of the hearing. Notice shall be deemed to have been given upon its personal delivery to such owner or occupant or upon its deposit in the United States mail, addressed to the owner at the address last shown on the Bonneville County property tax rolls. (Ord. 2385, 8-10-00; Ord. 2866, 3-10-11; Ord. 3236, 01-31-19)"*

The proposed temporary variance would allow for the sale and distribution of alcohol at or near the Riverwalk Stage for the Idaho Falls Civitan Club's *2025 Alive After 5* summer series. This variance would apply only for a limited duration (Wednesdays evenings from 5pm to 7:30pm, from May 28 to August 27) and under clearly defined circumstances, as determined by City Council.

A public hearing on this matter will be held during the Idaho Falls City Council Meeting on Thursday, May 8, 2025, at 7:30 p.m. in the City Council Chambers located at 680 Park Avenue, Idaho Falls, ID.

All interested property owners are encouraged to attend the hearing to offer support or opposition to the process. Comments can also be submitted in writing prior to the meeting. Your input is important as the Council considers this temporary change.

If you have questions or would like additional information, please contact PJ Holm, the Idaho Falls Parks and Recreation Department Director at (208) 612-8482.

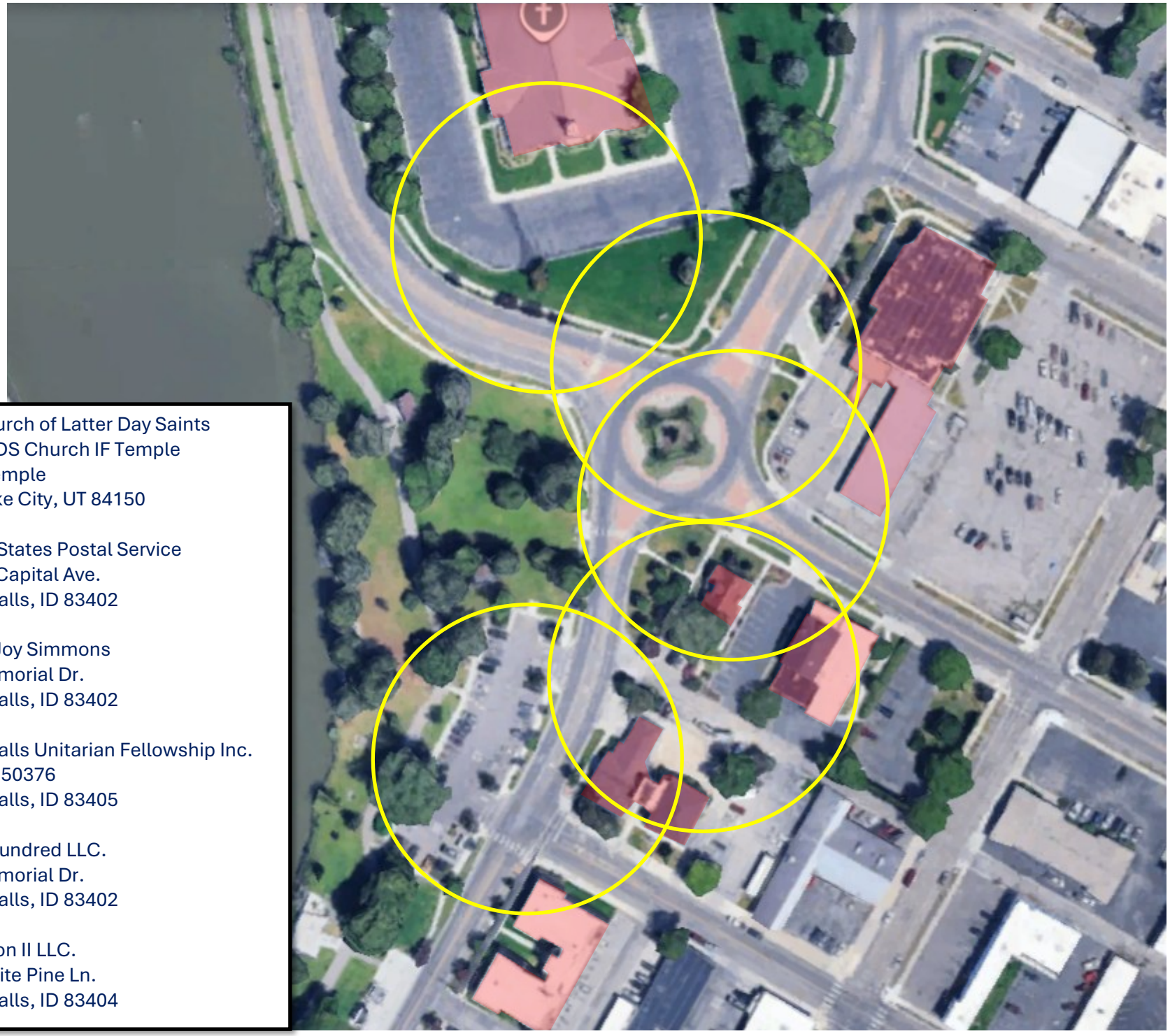
Thank you,

Paul Holm Jr. (PJ)



IDAHO FALLS
PARKS&REC

P.J. Holm / Parks and Recreation Department Director
520 Memorial Drive
Idaho Falls, Idaho 83402
Work: (208) 612-8482
pholm@idahofalls.gov



The Church of Latter Day Saints
Attn: LDS Church IF Temple
50 E. Temple
Salt Lake City, UT 84150

United States Postal Service
875 N. Capital Ave.
Idaho Falls, ID 83402

John & Joy Simmons
796 Memorial Dr.
Idaho Falls, ID 83402

Idaho Falls Unitarian Fellowship Inc.
PO Box 50376
Idaho Falls, ID 83405

The 7 Hundred LLC.
700 Memorial Dr.
Idaho Falls, ID 83402

Sampson II LLC.
711 White Pine Ln.
Idaho Falls, ID 83404

Memorandum

File #: 25-242 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Friday, April 25, 2025
DEPARTMENT: Community Development Services

Subject
Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, River Hollow at Sage Lakes Division No. 1

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
1. Approve the Development Agreement for the Final Plat for River Hollow at Sage Lakes Division No. 1 and give authorization for the Mayor and City Clerk to sign said agreement (or take other action deemed appropriate).

2. Accept or Approve the Final Plat for River Hollow at Sage Lakes Division No. 1 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for River Hollow at Sage Lakes Division No. 1 and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for River Hollow at Sage Lakes Division No. 1. The Planning and Zoning Commission considered this item at its December 3, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

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

Interdepartmental Coordination
The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, as well as the Water, Planning, Wastewater, and

Engineering/Survey Divisions.

Fiscal Impact
NA

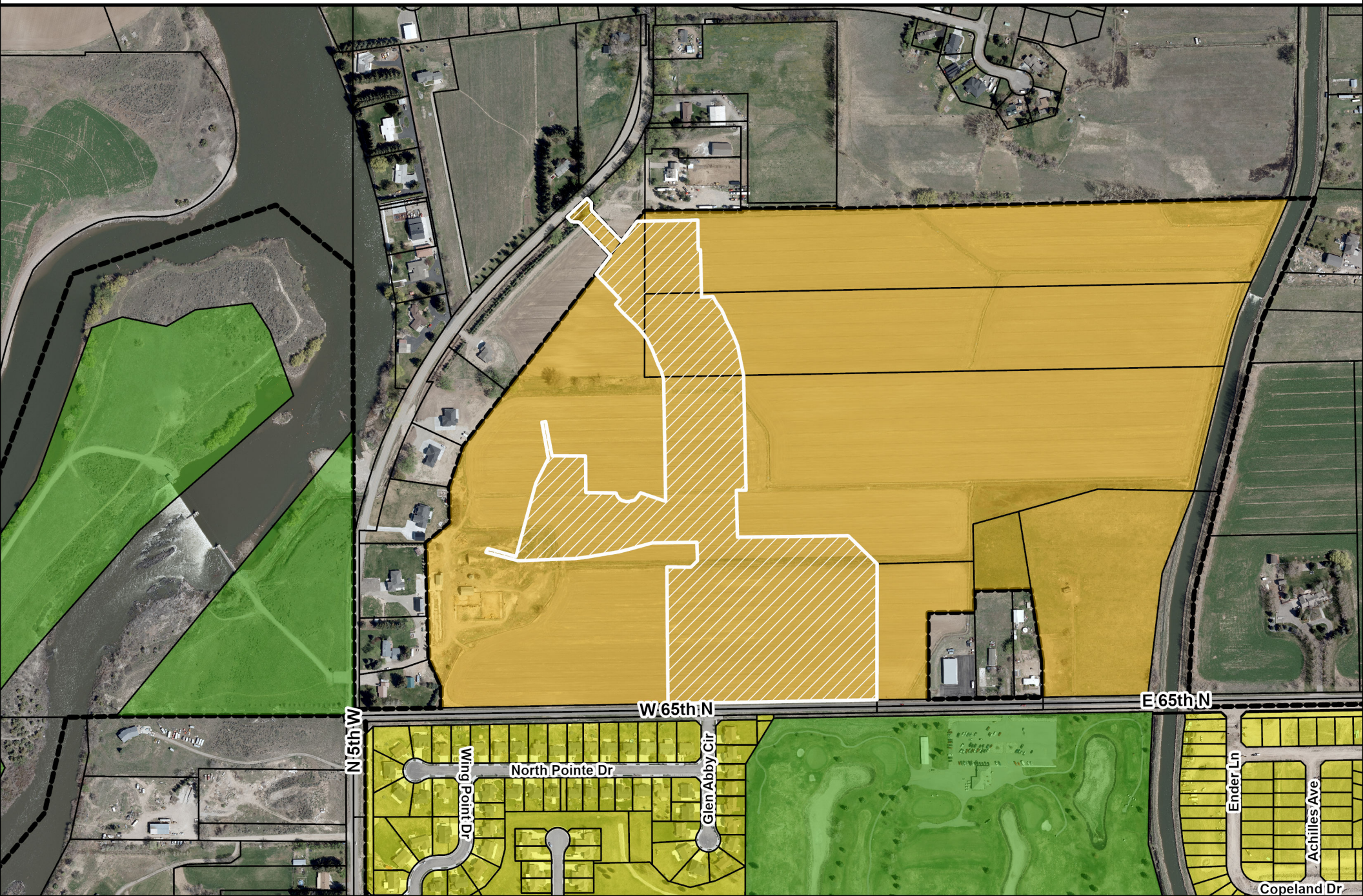
Legal Review
This application has been reviewed by the Legal Department and is consistent with applicable law.

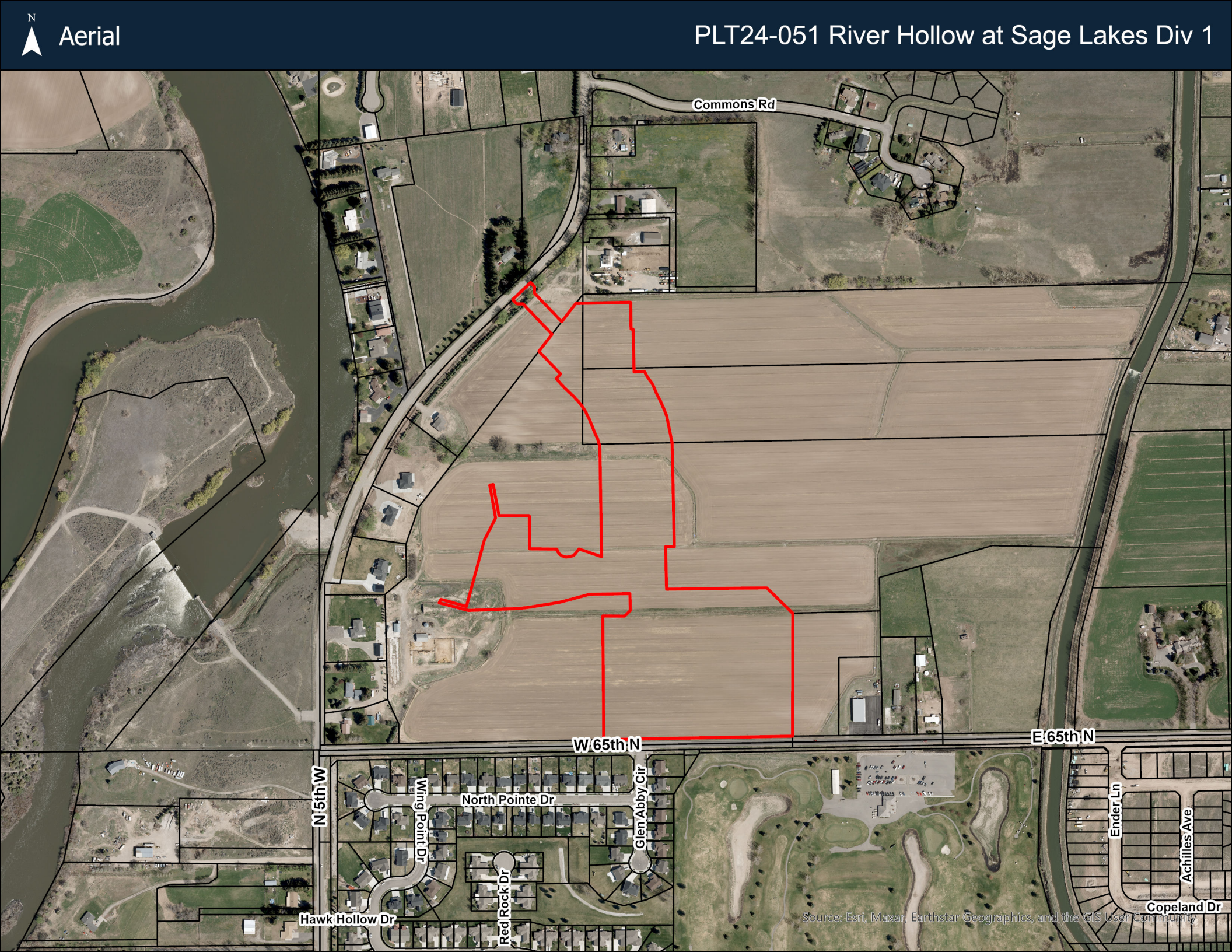
Zoning

PLT24-051 River Hollow at Sage Lakes Div 1

RE R1 TN R3 PB LC R&D I&M

RP R2 RMH R3A CC HC LM P




Aerial
PLT24-051 River Hollow at Sage Lakes Div 1
Commons Rd
W 65th N
E 65th N
N 5th W
Wing Point Dr
North Pointe Dr
Glen Abby Cir
Red Rock Dr
Hawk Hollow Dr
Ender Ln
Achilles Ave
Copeland Dr
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Airport Compatible Land Use

PLT24-051 River Hollow at Sage Lakes Div 1

Approach Surface

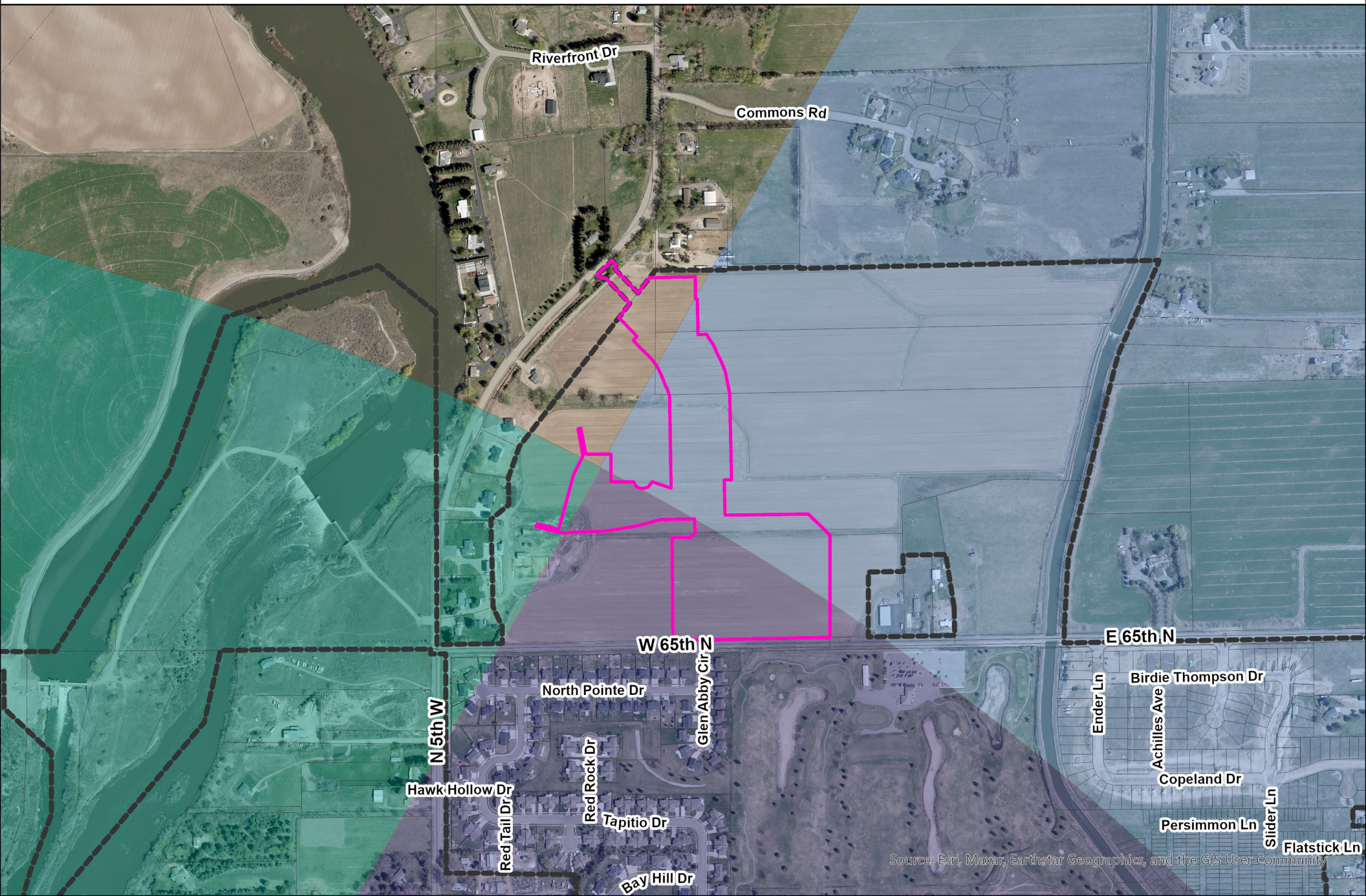
Controlled Development Approach Surface

Limited Development Approach Surface

Controlled Development

Limited Development

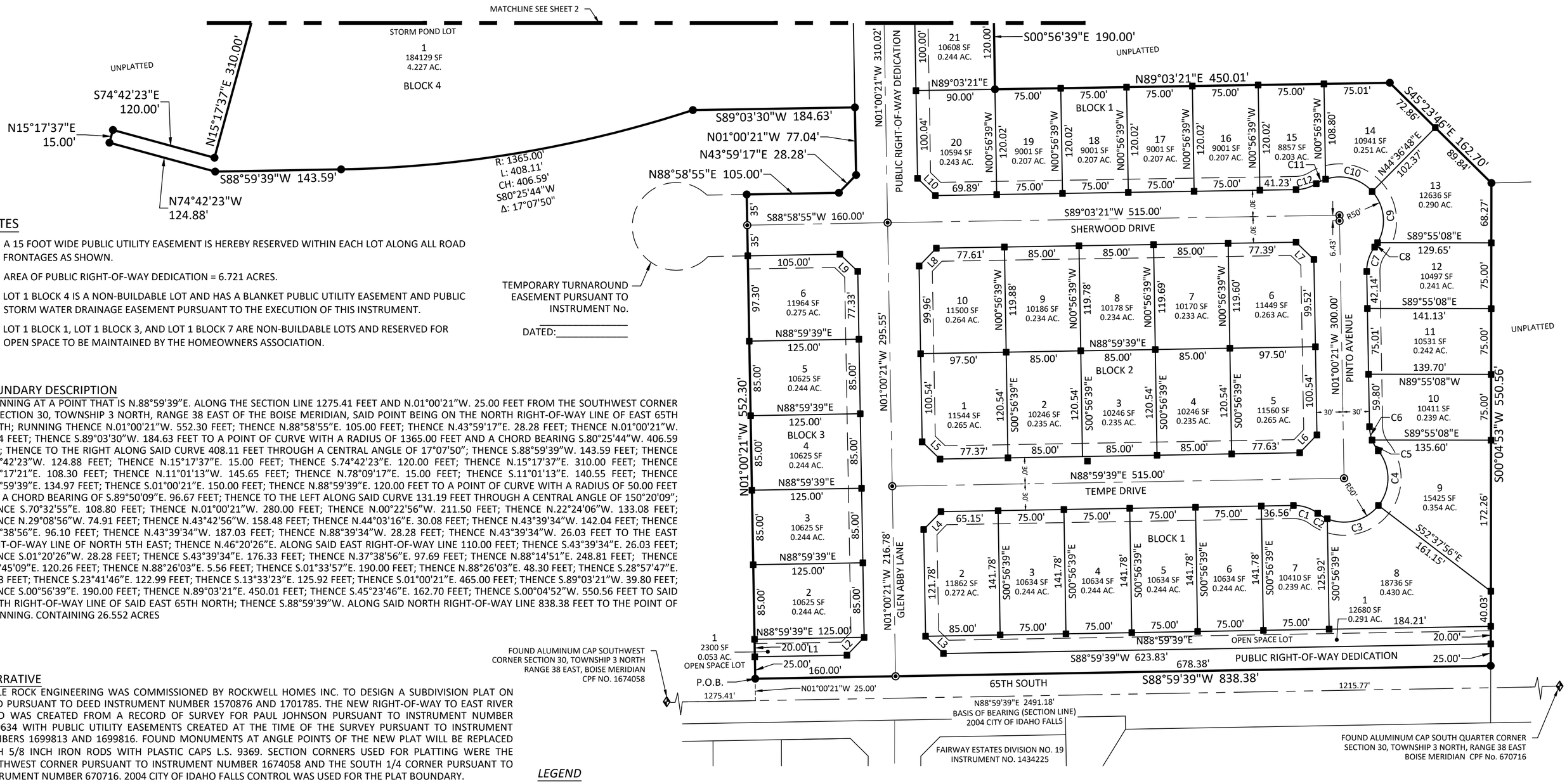
No Development



RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1

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

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN



NOTES

1. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES AS SHOWN.
2. AREA OF PUBLIC RIGHT-OF-WAY DEDICATION = 6.721 ACRES.
3. LOT 1 BLOCK 4 IS A NON-BUILDABLE LOT AND HAS A BLANKET PUBLIC UTILITY EASEMENT AND PUBLIC STORM WATER DRAINAGE EASEMENT PURSUANT TO THE EXECUTION OF THIS INSTRUMENT.
4. LOT 1 BLOCK 1, LOT 1 BLOCK 3, AND LOT 1 BLOCK 7 ARE NON-BUILDABLE LOTS AND RESERVED FOR OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N.88°59'39"E. ALONG THE SECTION LINE 1275.41 FEET AND N.01°00'21"W. 25.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 65TH NORTH; RUNNING THENCE N.01°00'21"W. 552.30 FEET; THENCE N.88°58'55"E. 105.00 FEET; THENCE N.43°59'17"E. 28.28 FEET; THENCE N.01°00'21"W. 77.04 FEET; THENCE S.89°03'30"W. 184.63 FEET TO A POINT OF CURVE WITH A RADIUS OF 1365.00 FEET AND A CHORD BEARING S.80°25'44"W. 406.59 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 408.11 FEET THROUGH A CENTRAL ANGLE OF 17°07'50"; THENCE S.88°59'39"W. 143.59 FEET; THENCE N.74°42'23"W. 124.88 FEET; THENCE N.15°17'37"E. 15.00 FEET; THENCE S.74°42'23"E. 120.00 FEET; THENCE N.15°17'37"E. 310.00 FEET; THENCE N.27°17'21"E. 108.30 FEET; THENCE N.11°01'13"W. 145.65 FEET; THENCE N.78°09'17"E. 15.00 FEET; THENCE S.11°01'13"E. 140.55 FEET; THENCE N.88°59'39"E. 134.97 FEET; THENCE S.01°00'21"E. 150.00 FEET; THENCE N.88°59'39"E. 120.00 FEET TO A POINT OF CURVE WITH A RADIUS OF 50.00 FEET AND A CHORD BEARING OF S.89°50'09"E. 96.67 FEET; THENCE TO THE LEFT ALONG SAID CURVE 131.19 FEET THROUGH A CENTRAL ANGLE OF 150°20'09"; THENCE S.70°32'55"E. 108.80 FEET; THENCE N.01°00'21"W. 280.00 FEET; THENCE N.00°22'56"W. 211.50 FEET; THENCE N.22°24'06"W. 133.08 FEET; THENCE N.29°08'56"W. 74.91 FEET; THENCE N.43°42'56"W. 158.48 FEET; THENCE N.44°03'16"E. 30.08 FEET; THENCE N.43°39'34"W. 142.04 FEET; THENCE N.37°38'56"E. 96.10 FEET; THENCE N.43°39'34"W. 187.03 FEET; THENCE N.88°39'34"W. 28.28 FEET; THENCE N.43°39'34"W. 26.03 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 5TH EAST; THENCE N.46°20'26"E. ALONG SAID EAST RIGHT-OF-WAY LINE 110.00 FEET; THENCE S.43°39'34"E. 26.03 FEET; THENCE S.01°20'26"W. 28.28 FEET; THENCE S.43°39'34"E. 176.33 FEET; THENCE N.37°38'56"E. 97.69 FEET; THENCE N.88°14'51"E. 248.81 FEET; THENCE S.01°45'09"E. 120.26 FEET; THENCE N.88°26'03"E. 5.56 FEET; THENCE S.01°33'57"E. 190.00 FEET; THENCE N.88°26'03"E. 48.30 FEET; THENCE S.28°57'47"E. 91.43 FEET; THENCE S.23°41'46"E. 122.99 FEET; THENCE S.13°33'23"E. 125.92 FEET; THENCE S.01°00'21"E. 465.00 FEET; THENCE S.89°03'21"W. 39.80 FEET; THENCE S.00°56'39"E. 190.00 FEET; THENCE N.89°03'21"E. 450.01 FEET; THENCE S.45°23'46"E. 162.70 FEET; THENCE S.00°04'52"W. 550.56 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF SAID EAST 65TH NORTH; THENCE S.88°59'39"W. ALONG SAID NORTH RIGHT-OF-WAY LINE 838.38 FEET TO THE POINT OF BEGINNING. CONTAINING 26.552 ACRES

NARRATIVE

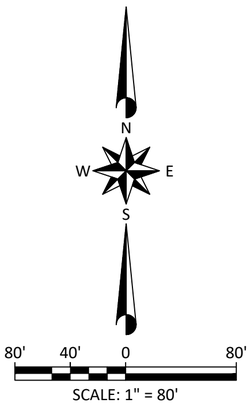
EAGLE ROCK ENGINEERING WAS COMMISSIONED BY ROCKWELL HOMES INC. TO DESIGN A SUBDIVISION PLAT ON LAND PURSUANT TO DEED INSTRUMENT NUMBER 1570876 AND 1701785. THE NEW RIGHT-OF-WAY TO EAST RIVER ROAD WAS CREATED FROM A RECORD OF SURVEY FOR PAUL JOHNSON PURSUANT TO INSTRUMENT NUMBER 1700634 WITH PUBLIC UTILITY EASEMENTS CREATED AT THE TIME OF THE SURVEY PURSUANT TO INSTRUMENT NUMBERS 1699813 AND 1699816. FOUND MONUMENTS AT ANGLE POINTS OF THE NEW PLAT WILL BE REPLACED WITH 5/8 INCH IRON RODS WITH PLASTIC CAPS L.S. 9369. SECTION CORNERS USED FOR PLATTING WERE THE SOUTHWEST CORNER PURSUANT TO INSTRUMENT NUMBER 1674058 AND THE SOUTH 1/4 CORNER PURSUANT TO INSTRUMENT NUMBER 670716. 2004 CITY OF IDAHO FALLS CONTROL WAS USED FOR THE PLAT BOUNDARY.

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	S88°59'39"W	105.00'
L2	S43°59'39"W	28.28'
L3	N46°00'21"W	28.28'
L4	N43°59'39"E	28.28'
L5	N46°00'23"W	28.28'
L6	S43°59'39"W	28.28'
L7	S45°58'30"E	28.27'
L8	N44°01'30"E	28.30'
L9	S46°00'43"E	28.28'
L10	N45°58'30"W	28.27'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	29.71'	45.00'	37°49'29"	S72°05'37"E	29.17'
C2	12.61'	50.00'	14°27'18"	S60°22'11"E	12.58'
C3	64.58'	50.00'	74°00'26"	N75°23'57"E	60.19'
C4	67.43'	50.00'	77°15'55"	N00°14'13"W	62.43'
C5	14.14'	45.00'	18°00'29"	N29°51'58"W	14.09'
C6	15.58'	45.00'	19°49'54"	N10°56'46"W	15.50'
C7	29.74'	45.00'	37°51'49"	N17°55'35"E	29.20'
C8	6.07'	50.00'	6°57'21"	N33°22'48"E	6.07'
C9	62.63'	50.00'	71°46'20"	N05°59'03"W	58.62'
C10	58.24'	50.00'	66°44'02"	N75°14'14"W	55.00'
C11	11.64'	50.00'	13°20'38"	S64°43'25"W	11.62'
C12	24.35'	45.00'	31°00'21"	S73°33'11"W	24.06'

LEGEND

- P.O.B. — POINT OF BEGINNING
- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PLAT BOUNDARY
- 15' PUBLIC UTILITY EASEMENT (P.U.E.) UNLESS OTHERWISE DIMENSIONED
- EXISTING UTILITY EASEMENT AS NOTED
- FOUND 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 14750 OR AS NOTED
- FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 14750 OR AS NOTED
- PLACED 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- PLACED 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- PLACED 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369
- P.L.S.S. CORNER AS NOTED





EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:
1331 Fremont Ave.
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343 E 4th N, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	A. SNARR
DRAWN BY:	R. JORDAN
APPROVED BY:	K. ROLAND
PROJECT NO.	24016
DATE:	October 11, 2024
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RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1

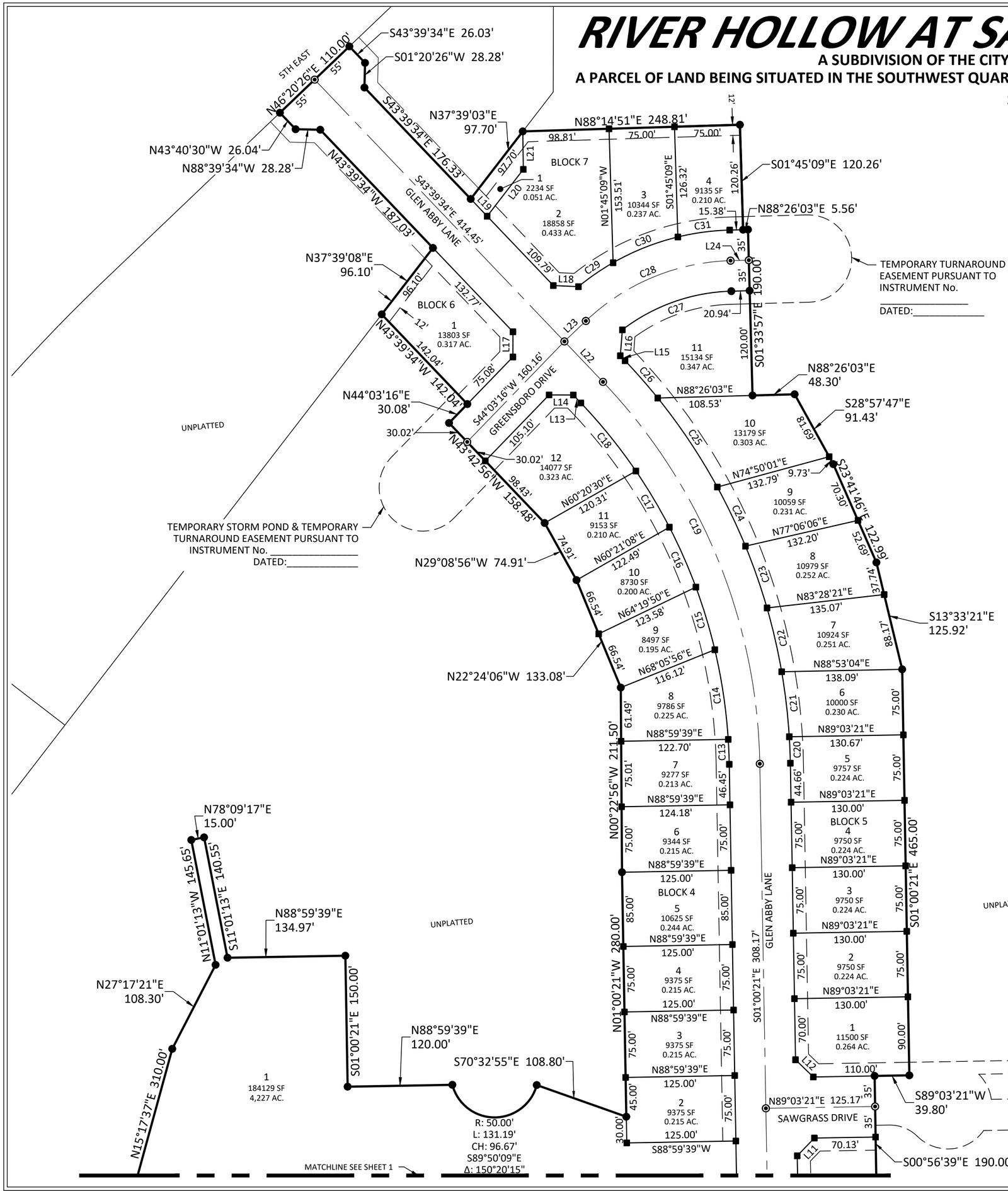
A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

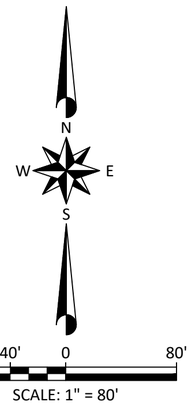
A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN

SHEET 2 OF 3

LINE TABLE		
SEGMENT	BEARING	LENGTH
L11	N44°01'30"E	28.27'
L12	N45°58'30"W	28.30'
L13	S43°39'34"E	12.63'
L14	S89°48'09"E	27.71'
L15	N43°39'34"W	7.91'
L16	N04°26'13"E	29.77'
L17	S00°11'51"W	28.84'
L18	N87°29'23"W	28.80'
L19	N43°39'53"W	27.31'
L20	S37°38'55"W	67.77'
L21	S00°45'41"E	43.45'
L22	S43°39'34"E	64.05'
L23	N46°20'26"E	33.96'
L24	N88°26'03"E	20.94'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	28.56'	615.00'	2°39'40"	S02°20'11"E	28.56'
C14	103.91'	615.00'	9°40'51"	S08°30'26"E	103.79'
C15	75.00'	615.00'	6°59'14"	S16°50'28"E	74.95'
C16	75.02'	615.00'	6°59'20"	S23°49'45"E	74.97'
C17	75.00'	615.00'	6°59'13"	S30°49'02"E	74.95'
C18	100.35'	615.00'	9°20'56"	S38°59'06"E	100.24'
C19	483.89'	650.00'	42°39'13"	N22°19'57"W	472.79'
C20	30.35'	685.00'	2°32'20"	N02°16'31"W	30.35'
C21	75.00'	685.00'	6°16'24"	N06°40'53"W	74.96'
C22	75.00'	685.00'	6°16'22"	N12°57'16"W	74.96'
C23	75.00'	685.00'	6°16'25"	N19°13'39"W	74.97'
C24	75.00'	685.00'	6°16'24"	N25°30'04"W	74.96'
C25	122.79'	685.00'	10°16'14"	N33°46'22"W	122.63'
C26	56.80'	685.00'	4°45'05"	N41°17'02"W	56.79'
C27	134.72'	215.00'	35°54'03"	N70°29'02"E	132.52'
C28	183.67'	250.00'	42°05'38"	S67°23'15"W	179.57'
C29	48.29'	285.00'	9°42'28"	S55°25'06"W	48.23'
C30	80.04'	285.00'	16°05'28"	S68°19'04"W	79.78'
C31	60.04'	285.00'	12°04'15"	S82°23'56"W	59.93'





PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:
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Idaho Falls, Idaho 83402
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SURVEYED BY:	A. SNARR
DRAWN BY:	R. JORDAN
APPROVED BY:	K. ROLAND
PROJECT NO.	24016
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RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1

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

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ROCKWELL HOMES, INC. AN IDAHO CORPORATION IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1, A SUBDIVISION OF THE CITY OF IDAHO FALLS, IDAHO, BONNEVILLE COUNTY, IDAHO.

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

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

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

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

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____, 202__.

ROCKWELL HOMES, INC.

_____

CURTIS JOHNSON, VICE PRESIDENT

DRINKING WATER SYSTEM CERTIFICATE

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____ , 202__.

ROCKWELL HOMES, INC.

_____

CURTIS JOHNSON, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS_____ DAY OF_____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CURTIS JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT, OF ROCKWELL HOMES, INC. AND THE OFFICER WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR AND ON BEHALF OF SAID CORPORATION.

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

_____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRATION DATE: _____

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED AND THE GRANTS AND DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS _____ DAY OF _____ , 202____.

_____ _____
MAYOR

_____ _____
CITY CLERK

_____ _____
CITY ENGINEER
CHRIS CANFIELD, PE 10551

_____
CITY SURVEYOR
KENNETH BALDWIN ROBERTS, PLS 9755

TREASURER'S CERTIFICATE

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

DATE:_____ _____
BONNEVILLE COUNTY TREASURER

IRRIGATION WATER RIGHTS CERTIFICATE

NOTICE IS HEREBY GIVEN THAT ALL LOTS OR PROPERTY INCLUDED WITHIN THIS PLAT ARE WITHIN THE IDAHO IRRIGATION DISTRICT AND THAT A SUITABLE SURFACE WATER DELIVERY SYSTEM HAS BEEN APPROVED BY BONNEVILLE COUNTY FOR SUCH LOTS OR PROPERTY. ALL LOTS WILL REMAIN SUBJECT TO ASSESSMENTS LEVIED BY SUCH IRRIGATION DISTRICT AND EACH INDIVIDUAL PURCHASER/OWNER WILL BE RESPONSIBLE TO PAY SUCH ASSESSMENTS. ALL ASSESSMENTS ARE A LIEN UPON THE LOTS OF PROPERTY UNLESS THE PURCHASER/OWNER FILES A PETITION REQUESTING EXCLUSION FROM THE DISTRICT. THE PURCHASER/OWNER MAY FILE SUCH PETITION AT ANY FUTURE DATE. THE OWNER/DEVELOPER IS OBLIGATED TO COMPLY WITH THE PROVISIONS OF I. C. §31-3805.

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1 WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

_____DATE_____
BONNEVILLE COUNTY RECORDER

EXAMINING SURVEYOR'S CERTIFICATE

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

DATE:_____

_____
BONNEVILLE COUNTY SURVEYOR, DAVID DOUGLAS ROMRELL
P.L.S. NO. 12223

BASIS OF BEARINGS

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

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

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

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____ _____
ENVIRONMENTAL HEALTH SPECIALIST, REHS DATE:

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PRELIMINARY PLAT
RIVER HOLLOW AT SAGE LAKES

A SUBDIVISION OF THE CITY OF IDAHO FALLS

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

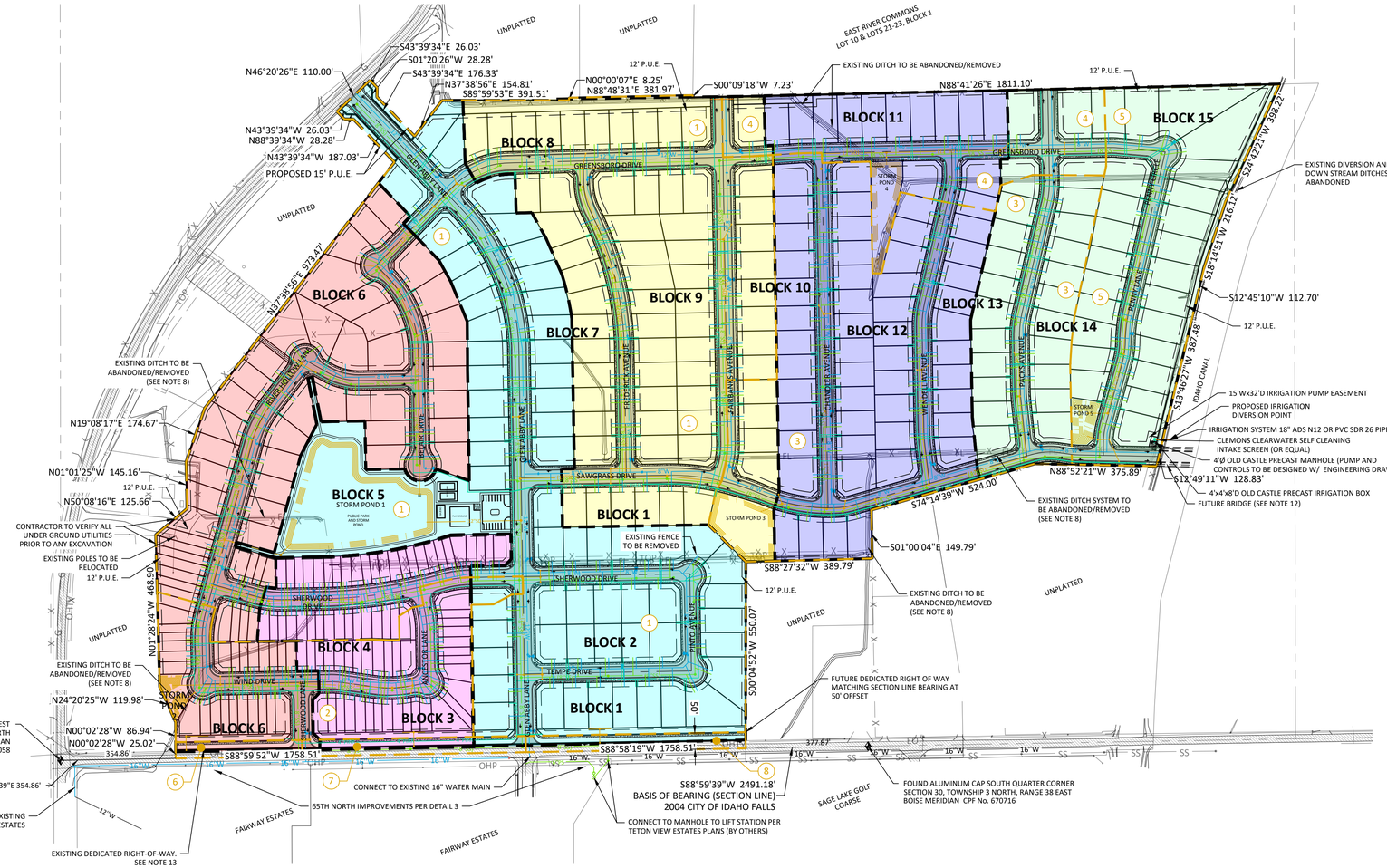
LEGEND

PRO.	EXIST.	DESCRIPTION
		PROPOSED/EXISTING FIRE HYDRANT
		PROPOSED/EXISTING VALVE
		PROPOSED/EXISTING MANHOLE
		PROPOSED/EXISTING STORM DRAIN INLET
		PROPOSED/EXISTING POWER POLE
		PROPOSED/EXISTING STREET LIGHT
		PROPOSED/EXISTING CURB AND GUTTER
		CONCRETE
		PROPOSED ASPHALT
		EXISTING ASPHALT
		SECTION CORNER
		BOUNDARY LINE
		LOT LINE
		CENTERLINE
		SECTION LINE
		PUBLIC UTILITY EASEMENT
		SETBACK LINE
		DIVISION LINE
		DIVISION No. 1
		DIVISION No. 2
		DIVISION No. 3
		DIVISION No. 4
		DIVISION No. 5
		DIVISION No. 6
#		STORM AREA NUMBER
4727		EXISTING GROUND CONTOUR

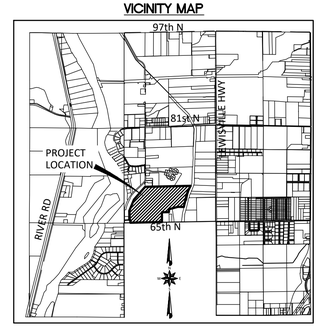
LINETYPE	DESCRIPTION
8"W	PRESSURE LINE (WATER LINE)
8"W	EXISTING PRESSURE LINE (WATER LINE)
(8"SS	SANITARY SEWER MAIN
(8"SS	EXISTING SANITARY SEWER MAIN
(12"SD	STORM DRAIN MAIN
(12"SD	EXISTING STORM DRAIN MAIN
	PRESSURE IRRIGATION SERVICE
6"PIRR	PRESSURE IRRIGATION MAIN
	STORM AREA

AIRPORT DISCLOSURE:

THIS PLAT FALLS WITHIN THE CITY OF IDAHO FALLS AIRPORT OVERLAY ZONE, ENACTED MAY 9, 2019, AND ALTHOUGH LOCATED OUTSIDE THE CRITICAL NOISE CONTOURS FOR THE AIRPORT, OCCASIONAL NUISANCE NOISE FROM AIR TRAFFIC OVERFLIGHT MAY BE PRESENT.



VICINITY MAP



PRELIMINARY PLAT DATA:

TOTAL ACRES = 113.506 ACRES
CURRENT ZONE = R-2
PROPOSED USE = RESIDENTIAL
SINGLE FAMILY LOTS = 273
TOWNHOME LOTS (ATTACHED DWELLINGS) = 115
OPEN SPACE LOTS = 10
RIGHT-OF-WAY DEDICATION = 29.236 ACRES

OPEN SPACE LOTS WITH BLANKET EASEMENT:
- BLOCK 1, LOTS 28 (STORM POND)
- BLOCK 5, LOT 1 (PUBLIC PARK W/STORM POND)
- BLOCK 6, LOTS 12 (STORM POND), & 35
- BLOCK 12, LOT 14
- BLOCK 14, LOT 21
- BLOCK 16, LOT 1

OPEN SPACE LOTS:
- BLOCK 1, LOT 1
- BLOCK 3, LOT 1
- BLOCK 6, LOT 1

CANAL ACCESS LOTS:
- BLOCK 15, LOT 17

IRRIGATION PUMP STATION:
- BLOCK 15, LOT 18

BOUNDARY DESCRIPTION:

BEGINNING AT A POINT THAT IS N.88°59'39"E. ALONG THE SECTION LINE 354.86 FEET AND N.00°02'28"W. 25.02 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.00°02'28"W. 86.94 FEET; THENCE N.24°20'25"W. 119.98 FEET; THENCE N.01°28'24"W. 468.90 FEET; THENCE N.50°08'16"E. 125.66 FEET; THENCE N.01°01'25"W. 145.16 FEET; THENCE N.19°08'17"E. 174.67 FEET; THENCE N.37°38'56"E. 973.47 FEET; THENCE N.43°39'34"W. 187.03 FEET; THENCE N.88°39'34"W. 28.28 FEET; THENCE N.43°39'34"W. 26.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH 5TH WEST (EAST RIVER ROAD); THENCE N.46°20'26"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 110.00 FEET; THENCE S.43°39'34"E. 26.03 FEET; THENCE S.01°20'26"W. 28.28 FEET; THENCE S.43°39'34"E. 176.33 FEET; THENCE N.37°38'56"E. 154.81 FEET; THENCE S.89°59'53"E. 391.51 FEET; THENCE N.00°00'07"E. 8.25 FEET; THENCE N.88°48'31"E. 381.97 FEET TO THE WEST BOUNDARY LINE OF EAST RIVER COMMONS, A PLANNED UNIT DEVELOPMENT, BONNEVILLE COUNTY, IDAHO; THENCE S.00°09'18"W. ALONG SAID WEST BOUNDARY LINE 7.23 FEET TO SOUTHWEST CORNER OF SAID EAST RIVER COMMONS; THENCE N.88°41'26"E. ALONG THE SOUTH BOUNDARY LINE OF SAID EAST RIVER COMMONS EXTENDED 1811.10 FEET TO THE WEST TOP OF BANK OF THE IDAHO CANAL; THENCE SOUTHERLY ALONG SAID WEST TOP OF BANK THE FOLLOWING FIVE (5) COURSES: (1) THENCE S.24°42'21"W. 398.22 FEET; (2) THENCE S.18°14'51"W. 216.12 FEET; (3) THENCE S.12°45'10"W. 112.70 FEET; (4) THENCE S.13°46'27"W. 387.48 FEET; (5) THENCE S.12°49'11"W. 128.83 FEET; THENCE N.88°52'21"W. 375.89 FEET; THENCE S.74°14'39"W. 524.00 FEET; THENCE S.01°00'04"E. 149.79 FEET; THENCE S.88°27'32"W. 389.79 FEET; THENCE S.00°04'52"W. 550.07 FEET TO THE NORTH RIGHT-OF-WAY LINE OF EAST 65TH NORTH; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) THENCE S.88°58'19"W. 1281.61 FEET; (2) THENCE S.88°59'52"W. 476.90 FEET TO THE POINT OF BEGINNING. CONTAINING 112.490 ACRES

NOTES:

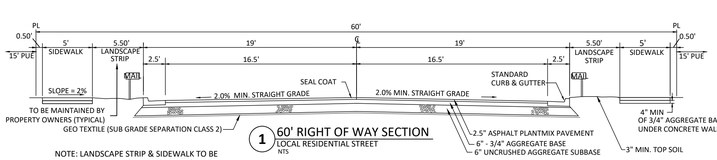
1. LOTS SHALL NOT HAVE DIRECT ACCESS ONTO 65TH EAST.
2. THE SANITARY AND STORM SEWER MAINS MAY CHANGE IN SIZE DURING THE FINAL DESIGN AND CALCULATIONS OF THE SYSTEMS.
3. ALL BUILDINGS TO MEET CURRENT ZONING SETBACK REQUIREMENTS.
4. PRELIMINARY STORM CALCULATIONS SHOW A STORAGE REQUIREMENT OF 12.42± ACRE OF STORM POND CAPACITY TO SERVE THE ENTIRE DEVELOPMENT. OPEN SPACE THAT CAN BE ALLOCATED TO STORM POND STORAGE IS 7± ACRES ACROSS ALL DIVISIONS WHICH SHALL BE ADEQUATE STORAGE TO MEET THE STORAGE DEMAND. FINAL STORM DRAIN DESIGN SHALL BE PROVIDED ON DIVISION SPECIFIC ENGINEERING DRAWINGS.
5. EXISTING OVERHEAD POWER LINE AND POLES TO BE RE-LOCATED OR REMOVED. DEVELOPER TO COORDINATE WITH POWER COMPANY.
6. ALL WATER MAIN CROSSING BELOW OPEN CANALS AND DITCHES MUST BE PLACED IN A CASING PER CITY STD DWG 600-7, UNLESS CANAL/DITCH IS PIPED.
7. PROPOSED TURN LANES PER TRAFFIC IMPACT STUDY. FINAL DESIGN TO BE DETERMINED ON FINAL ENGINEERING DRAWINGS.
8. DITCH RELOCATION OR ABANDONMENT IS TO BE COORDINATED WITH THE DITCH OWNER AND/OR THE CANAL DISTRICT PRIOR TO REMOVAL/RELOCATION.
9. ALL PUBLIC UTILITY EASEMENTS ARE 15' ALONG ROAD FRONTAGE.
10. SERVICE LINE LOCATIONS MAY CHANGE IN FINAL DESIGN PER IDAHO FALLS POWER INFRASTRUCTURE DESIGN. POWER DESIGN TO BE COORDINATED WITH IDAHO FALLS POWER DURING ENGINEERING PLANS.
11. BLOCK 5 LOT 1 WILL BE DEDICATED TO THE CITY OF IDAHO FALLS AND TO BE FINALIZED WITH FINAL PLAT OF DIVISION NUMBER 1. ALL OTHER OPEN SPACE LOTS AS LISTED IN PRELIMINARY PLAT DATA SECTION SHALL BE PROVIDED WITH A BLANKET EASEMENT, EITHER AS A PUBLIC STORM AND PUBLIC UTILITY EASEMENT OR AS A PUBLIC UTILITY EASEMENT ONLY AS DEEMED NECESSARY FOR ITS USE.
12. BRIDGE EXTENSION EAST OF SAWGRASS DRIVE BY OTHERS.
13. THE NORTH RIGHT-OF-WAY ALONG 65TH NORTH WAS ESTABLISHED FROM WARRANTY DEEDS [PURSUANT TO INSTRUMENT NUMBERS 1303935 AND 1474440 AND QUITCLAIM DEED PURSUANT TO INSTRUMENT NUMBER 1474439.
14. WATERING SCHEDULE TO ENSURE ADEQUATE WATER DELIVERY, IF REQUIRED, WILL BE DEVELOPED AND WRITTEN INTO CC&R'S FOR DEVELOPMENT.

BASIS OF BEARINGS:

ALL MEASURED BEARINGS SHOWN HEREON RELATE DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004", WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, [REFERENCE FRAME NAD_83(2011), EPOCH 2010.0000]. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

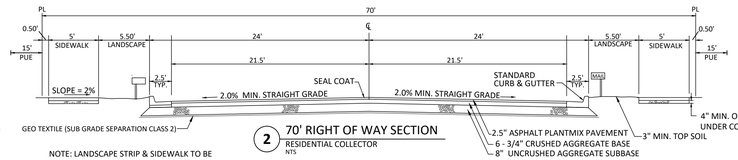
Table 1	Storm Retention Design			6/17/2024
Retention Basin	Retention Basin Area, (ft^2)	Retention Pond SFC Area, (ft^2)	Estimated Req'd Pond Capacity,	Estimated Req'd Depth, (ft)
1	2844424	101892	315257	3.5
2*	345901	6157	38337	8*
3	973893	28105	107940	6
4	322701	19827	35766	3
5*	442047	8809	48994	7*
6	19506	Basin areas 6-8 front 65th North and will drain to infiltrators in the extra green space provided outside the right of way that will be designed at the time improvement drawings are engineered		
7	34511			
8	33925			

Notes:
1. These are estimated values and are subject to change pending an engineering site grading plan at the time of improvement plan design.
2. Estimated Retention capacity is calculated using 1.33 inches of rainfall multiplied by the square footage of the retention basin.
3. * The pond associated with retention basins 2 and 5 may require the installation of an infiltration bed, french drain, or some other means of increasing retention capacity to meet the required storm storage volume.



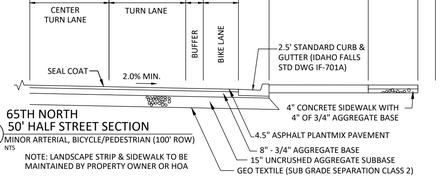
1 60' RIGHT OF WAY SECTION
LOCAL RESIDENTIAL STREET
NTS

NOTE: LANDSCAPE STRIP & SIDEWALK TO BE MAINTAINED BY PROPERTY OWNER OR HOA



2 70' RIGHT OF WAY SECTION
RESIDENTIAL COLLECTOR
NTS

NOTE: LANDSCAPE STRIP & SIDEWALK TO BE MAINTAINED BY PROPERTY OWNER OR HOA



3 65TH NORTH
50' HALF STREET SECTION
MINOR ARTERIAL, BICYCLE/PEDESTRIAN (100' ROW)
NTS

NOTE: LANDSCAPE STRIP & SIDEWALK TO BE MAINTAINED BY PROPERTY OWNER OR HOA

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

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Rexburg, Idaho 83440

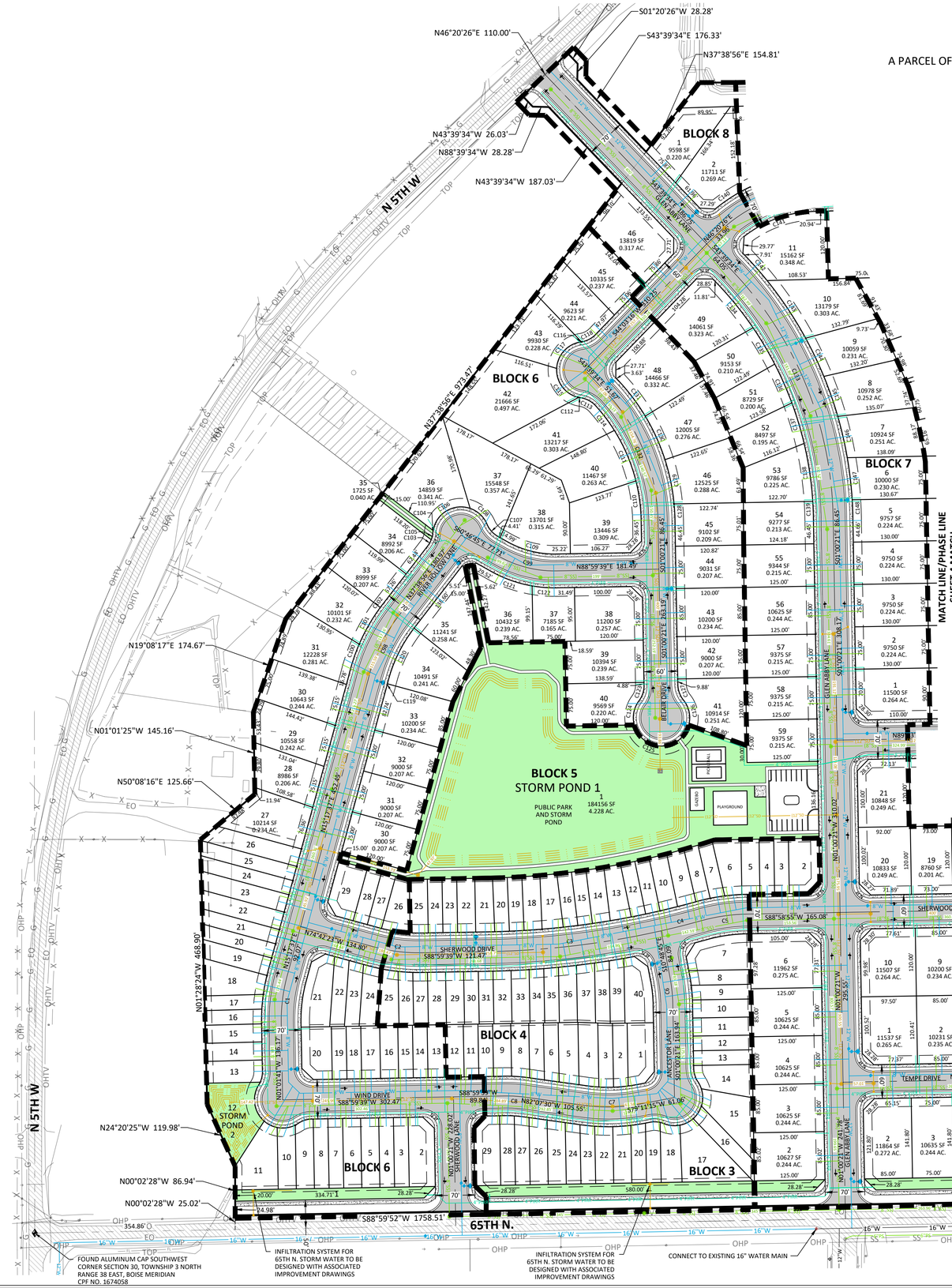
SURVEYED BY:	A. SNARR
DRAWN BY:	R. JORDAN
APPROVED BY:	P.SNARR
PROJECT NO.	23143

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PRELIMINARY PLAT
RIVER HOLLOW AT SAGE LAKES

A SUBDIVISION OF THE CITY OF IDAHO FALLS

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO



NOTE:
SEE SHEET 3 FOR ENLARGED TOWNHOME AREA WITH DIMENSIONS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.20'	295.29'	15°57'01"	S06°57'03"W	81.94'
C2	83.92'	295.00'	16°17'57"	S82°51'22"E	83.64'
C3	306.49'	1495.00'	11°44'46"	N83°07'16"E	305.95'
C4	73.40'	1495.00'	2°48'47"	N75°50'29"E	73.40'
C5	81.66'	320.00'	14°37'15"	S81°44'43"W	81.44'
C6	48.78'	285.00'	9°48'24"	N05°54'33"W	48.72'
C7	99.48'	305.00'	18°41'15"	N88°31'52"E	99.04'
C8	37.97'	245.00'	8°52'50"	N86°33'56"W	37.94'
C98	126.64'	295.00'	24°35'45"	S25°27'01"W	125.67'
C99	105.51'	200.00'	30°13'36"	S75°53'33"E	104.29'
C100	58.22'	330.00'	10°06'31"	S18°19'24"W	58.15'
C101	75.00'	330.00'	13°01'17"	S29°53'18"W	74.84'
C102	7.74'	330.00'	1°20'38"	S37°04'15"W	7.74'
C103	12.73'	45.00'	16°12'10"	S29°32'51"W	12.68'
C104	3.81'	50.00'	4°22'16"	S07°11'51"W	3.81'
C105	12.91'	45.00'	16°26'03"	S13°13'45"W	12.86'
C106	86.93'	50.00'	99°36'41"	S59°11'20"W	76.39'
C107	29.74'	45.00'	37°51'49"	N41°50'50"W	29.20'
C108	41.97'	50.00'	48°05'24"	N46°57'38"W	40.75'
C109	89.68'	170.00'	30°13'36"	N75°53'33"W	88.65'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C110	70.95'	310.00'	13°06'46"	S07°33'44"E	70.79'
C111	97.49'	310.00'	18°01'05"	S23°07'40"E	97.09'
C112	3.70'	50.00'	4°14'23"	S79°19'26"E	3.70'
C113	30.79'	45.00'	39°11'51"	S61°50'43"E	30.19'
C114	54.70'	310.00'	10°06'35"	S37°11'30"E	54.63'
C115	70.00'	50.00'	80°12'39"	S37°05'55"E	64.42'
C116	1.11'	45.00'	1°24'43"	S81°12'44"W	1.11'
C117	68.86'	50.00'	78°54'41"	S42°27'45"W	63.55'
C118	28.63'	45.00'	36°27'06"	S62°16'49"W	28.15'
C119	2.26'	260.00'	0°29'54"	N13°15'43"E	2.26'
C120	110.01'	260.00'	24°14'37"	N25°37'58"E	109.20'
C121	77.56'	230.00'	19°19'16"	S70°26'22"E	77.19'
C122	43.78'	230.00'	10°54'21"	S85°33'11"E	43.71'
C123	29.74'	45.00'	37°51'49"	S17°55'34"W	29.20'
C124	44.96'	50.00'	51°31'30"	S11°05'43"W	43.46'
C125	131.19'	50.00'	150°20'15"	N89°50'09"W	96.67'
C126	47.01'	50.00'	53°51'53"	N11°56'13"W	45.29'
C127	29.74'	45.00'	37°51'49"	N19°56'16"W	29.20'
C128	28.58'	370.00'	4°25'33"	N03°13'08"W	28.57'
C129	80.01'	370.00'	12°23'26"	N11°37'37"W	79.86'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C130	84.85'	370.00'	13°08'19"	N24°23'30"W	84.66'
C131	82.00'	370.00'	12°41'55"	N37°18'37"W	81.84'
C132	253.11'	340.00'	42°39'13"	N22°19'57"W	247.31'
C133	483.89'	650.00'	42°39'13"	N22°19'57"W	472.79'
C134	100.36'	615.00'	9°21'00"	S38°59'04"E	100.25'
C135	75.00'	615.00'	6°59'14"	S30°48'57"E	74.95'
C136	75.00'	615.00'	6°59'14"	S23°49'42"E	74.95'
C137	75.00'	615.00'	6°59'14"	S16°50'28"E	74.95'
C138	103.91'	615.00'	9°40'51"	S08°30'26"E	103.79'
C139	28.56'	615.00'	2°39'40"	S02°20'11"E	28.56'
C140	52.52'	285.00'	10°33'33"	S55°34'39"W	52.45'
C141	134.84'	209.22'	36°55'39"	N70°29'02"E	132.52'
C142	56.80'	685.00'	4°45'05"	N41°17'02"W	56.79'
C143	122.79'	685.00'	10°16'14"	N33°46'22"W	122.63'
C144	75.00'	685.00'	6°16'24"	N25°30'04"W	74.96'
C145	75.00'	685.00'	6°16'25"	N19°13'39"W	74.97'
C146	75.00'	685.00'	6°16'22"	N12°57'16"W	74.96'
C147	75.00'	685.00'	6°16'24"	N06°40'53"W	74.96'
C148	30.35'	685.00'	2°32'20"	N02°16'31"W	30.35'
C149	24.32'	45.00'	30°57'33"	S73°34'34"W	24.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C150	11.64'	50.00'	13°20'38"	S64°43'25"W	11.62'
C151	58.24'	50.00'	66°44'02"	N75°14'14"W	55.00'
C152	62.63'	50.00'	71°46'20"	N05°59'03"W	58.62'
C153	6.07'	50.00'	6°57'21"	N33°22'48"E	6.07'
C154	29.74'	45.00'	37°51'49"	N17°55'34"E	29.20'
C155	15.59'	45.00'	19°51'20"	N10°56'01"W	15.52'
C156	14.14'	45.00'	18°00'29"	N29°51'56"W	14.09'
C157	67.43'	50.00'	77°15'55"	N00°14'13"W	62.43'
C158	64.58'	50.00'	74°00'26"	N75°23'57"E	60.19'
C159	12.61'	50.00'	14°27'18"	S60°22'11"E	12.58'
C160	29.74'	45.00'	37°51'49"	S72°04'26"E	29.20'

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 3	1	12000 S.F.	0.275
BLOCK 3	7	6258 S.F.	0.144
BLOCK 3	8	2793 S.F.	0.064
BLOCK 3	9	2721 S.F.	0.062
BLOCK 3	10	3324 S.F.	0.076
BLOCK 3	11	3323 S.F.	0.076
BLOCK 3	12	2700 S.F.	0.062
BLOCK 3	13	2700 S.F.	0.062
BLOCK 3	14	4915 S.F.	0.113
BLOCK 3	15	6455 S.F.	0.148
BLOCK 3	16	3749 S.F.	0.086
BLOCK 3	17	8185 S.F.	0.188
BLOCK 3	18	3661 S.F.	0.084
BLOCK 3	19	2777 S.F.	0.064
BLOCK 3	20	2690 S.F.	0.062
BLOCK 3	21	3223 S.F.	0.074
BLOCK 3	22	3217 S.F.	0.074
BLOCK 3	23	2677 S.F.	0.061
BLOCK 3	24	2777 S.F.	0.064
BLOCK 3	25	3562 S.F.	0.082
BLOCK 3	26	3722 S.F.	0.085
BLOCK 3	27	3139 S.F.	0.072
BLOCK 3	28	3194 S.F.	0.073
BLOCK 3	29	5459 S.F.	0.125

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 4	1	4862 S.F.	0.112
BLOCK 4	2	2918 S.F.	0.067
BLOCK 4	3	2942 S.F.	0.068
BLOCK 4	4	3925 S.F.	0.090
BLOCK 4	5	3772 S.F.	0.087
BLOCK 4	6	2674 S.F.	0.061
BLOCK 4	7	2568 S.F.	0.059
BLOCK 4	8	3032 S.F.	0.070
BLOCK 4	9	2978 S.F.	0.068
BLOCK 4	10	2418 S.F.	0.056
BLOCK 4	11	2418 S.F.	0.056
BLOCK 4	12	2976 S.F.	0.068
BLOCK 4	13	2976 S.F.	0.068
BLOCK 4	14	2418 S.F.	0.056
BLOCK 4	15	2418 S.F.	0.056
BLOCK 4	16	2976 S.F.	0.068
BLOCK 4	17	3115 S.F.	0.072
BLOCK 4	18	2418 S.F.	0.056
BLOCK 4	19	2418 S.F.	0.056
BLOCK 4	20	4780 S.F.	0.110
BLOCK 4	21	5975 S.F.	0.137
BLOCK 4	22	3136 S.F.	0.072
BLOCK 4	23	2942 S.F.	0.068
BLOCK 4	24	3361 S.F.	0.077
BLOCK 4	25	3343 S.F.	0.077
BLOCK 4	26	2451 S.F.	0.056
BLOCK 4	27	2420 S.F.	0.056
BLOCK 4	28	2976 S.F.	0.068
BLOCK 4	29	2976 S.F.	0.068
BLOCK 4	30	2418 S.F.	0.056
BLOCK 4	31	2418 S.F.	0.056
BLOCK 4	32	2982 S.F.	0.068
BLOCK 4	33	3007 S.F.	0.069
BLOCK 4	34	2476 S.F.	0.057
BLOCK 4	35	2519 S.F.	0.058
BLOCK 4	36	3175 S.F.	0.073
BLOCK 4	37	3305 S.F.	0.076
BLOCK 4	38	2815 S.F.	0.065
BLOCK 4	39	2926 S.F.	0.067
BLOCK 4	40	5326 S.F.	0.122

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 5	2	5070 S.F.	0.116
BLOCK 5	3	2527 S.F.	0.058
BLOCK 5	4	2527 S.F.	0.058
BLOCK 5	5	3110 S.F.	0.071
BLOCK 5	6	4030 S.F.	0.093
BLOCK 5	7	2548 S.F.	0.058
BLOCK 5	8	2484 S.F.	0.057
BLOCK 5	9	3091 S.F.	0.071
BLOCK 5	10	3042 S.F.	0.070
BLOCK 5	11	2470 S.F.	0.057
BLOCK 5	12	2470 S.F.	0.057
BLOCK 5	13	3211 S.F.	0.074
BLOCK 5	14	3042 S.F.	0.070
BLOCK 5	15	2470 S.F.	0.057
BLOCK 5	16	2470 S.F.	0.057
BLOCK 5	17	3213 S.F.	0.074
BLOCK 5	18	3042 S.F.	0.070
BLOCK 5	19	2470 S.F.	0.057
BLOCK 5	20	2470 S.F.	0.057
BLOCK 5	21	3089 S.F.	0.071
BLOCK 5	22	3040 S.F.	0.070
BLOCK 5	23	2470 S.F.	0.057
BLOCK 5	24	2470 S.F.	0.057
BLOCK 5	25	3036 S.F.	0.070
BLOCK 5	26	3600 S.F.	0.083
BLOCK 5	27	2481 S.F.	0.057
BLOCK 5	28	2481 S.F.	0.057
BLOCK 5	29	4749 S.F.	0.109

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 6	1	6891 S.F.	0.158
BLOCK 6	2	5459 S.F.	0.125
BLOCK 6	3	3198 S.F.	0.073
BLOCK 6	4	3198 S.F.	0.073
BLOCK 6	5	3937 S.F.	0.090
BLOCK 6	6	3936 S.F.	0.090
BLOCK 6	7	3198 S.F.	0.073
BLOCK 6	8	3198 S.F.	0.073
BLOCK 6	9	3836 S.F.	0.088
BLOCK 6	10	3494 S.F.	0.080
BLOCK 6	11	6915 S.F.	0.159
BLOCK 6	12	9305 S.F.	0.214
BLOCK 6	13	3825 S.F.	0.088
BLOCK 6	14	3182 S.F.	0.073
BLOCK 6	15	3190 S.F.	0.073
BLOCK 6	16	2606 S.F.	0.060
BLOCK 6	17	2663 S.F.	0.061
BLOCK 6	18	5451 S.F.	0.125
BLOCK 6	19	3874 S.F.	0.089
BLOCK 6	20	3375 S.F.	0.077
BLOCK 6	21	3578 S.F.	0.082
BLOCK 6	22	4683 S.F.	0.108
BLOCK 6	23	4991 S.F.	0.115
BLOCK 6	24	4283 S.F.	0.098
BLOCK 6	25	4486 S.F.	0.103
BLOCK 6	26	5325 S.F.	0.122

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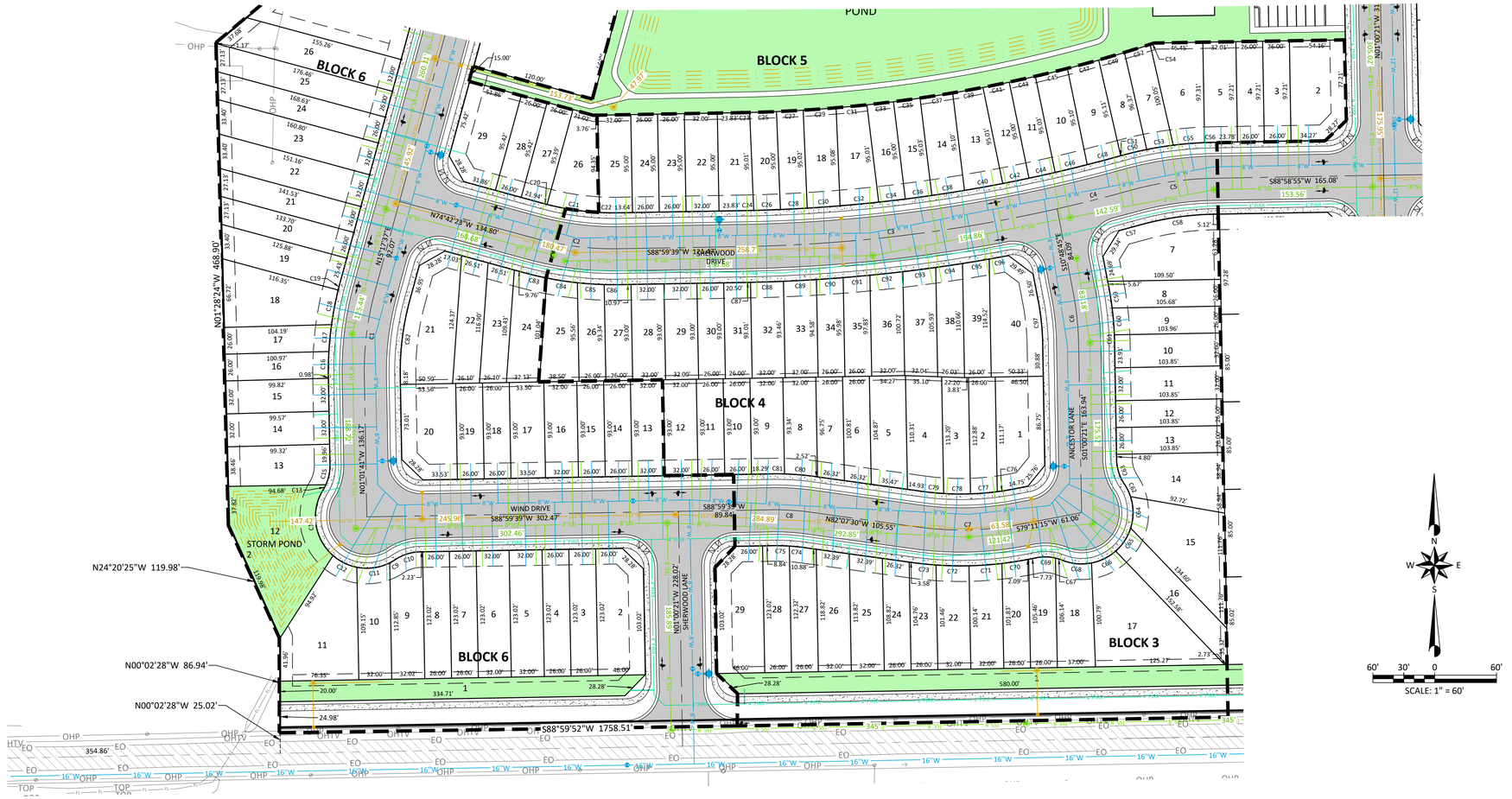
PRELIMINARY PLAT

RIVER HOLLOW AT SAGE LAKES

A SUBDIVISION OF THE CITY OF IDAHO FALLS

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

ENLARGED TOWNHOME AREA



PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 3	1	12000 S.F.	0.275
BLOCK 3	7	6258 S.F.	0.144
BLOCK 3	8	2793 S.F.	0.064
BLOCK 3	9	2721 S.F.	0.062
BLOCK 3	10	3324 S.F.	0.076
BLOCK 3	11	3323 S.F.	0.076
BLOCK 3	12	2700 S.F.	0.062
BLOCK 3	13	2700 S.F.	0.062
BLOCK 3	14	4915 S.F.	0.113
BLOCK 3	15	6455 S.F.	0.148
BLOCK 3	16	3749 S.F.	0.086
BLOCK 3	17	8185 S.F.	0.188
BLOCK 3	18	3661 S.F.	0.084
BLOCK 3	19	2777 S.F.	0.064
BLOCK 3	20	2690 S.F.	0.062
BLOCK 3	21	3223 S.F.	0.074
BLOCK 3	22	3217 S.F.	0.074
BLOCK 3	23	2677 S.F.	0.061
BLOCK 3	24	2777 S.F.	0.064
BLOCK 3	25	3562 S.F.	0.082
BLOCK 3	26	3722 S.F.	0.085
BLOCK 3	27	3139 S.F.	0.072
BLOCK 3	28	3194 S.F.	0.073
BLOCK 3	29	5459 S.F.	0.125

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 4	1	4862 S.F.	0.112
BLOCK 4	2	2918 S.F.	0.067
BLOCK 4	3	2942 S.F.	0.068
BLOCK 4	4	3925 S.F.	0.090
BLOCK 4	5	3772 S.F.	0.087
BLOCK 4	6	2674 S.F.	0.061
BLOCK 4	7	2568 S.F.	0.059
BLOCK 4	8	3032 S.F.	0.070
BLOCK 4	9	2978 S.F.	0.068
BLOCK 4	10	2418 S.F.	0.056
BLOCK 4	11	2418 S.F.	0.056
BLOCK 4	12	2976 S.F.	0.068
BLOCK 4	13	2976 S.F.	0.068
BLOCK 4	14	2418 S.F.	0.056
BLOCK 4	15	2418 S.F.	0.056
BLOCK 4	16	2976 S.F.	0.068
BLOCK 4	17	3115 S.F.	0.072
BLOCK 4	18	2418 S.F.	0.056
BLOCK 4	19	2418 S.F.	0.056
BLOCK 4	20	4780 S.F.	0.110
BLOCK 4	21	5975 S.F.	0.137
BLOCK 4	22	3136 S.F.	0.072
BLOCK 4	23	2942 S.F.	0.068
BLOCK 4	24	3361 S.F.	0.077
BLOCK 4	25	3343 S.F.	0.077
BLOCK 4	26	2451 S.F.	0.056
BLOCK 4	27	2420 S.F.	0.056
BLOCK 4	28	2976 S.F.	0.068
BLOCK 4	29	2976 S.F.	0.068
BLOCK 4	30	2418 S.F.	0.056
BLOCK 4	31	2418 S.F.	0.056
BLOCK 4	32	2982 S.F.	0.068
BLOCK 4	33	3007 S.F.	0.069
BLOCK 4	34	2476 S.F.	0.057
BLOCK 4	35	2519 S.F.	0.058
BLOCK 4	36	3175 S.F.	0.073
BLOCK 4	37	3305 S.F.	0.076
BLOCK 4	38	2815 S.F.	0.065
BLOCK 4	39	2926 S.F.	0.067
BLOCK 4	40	5326 S.F.	0.122

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 5	2	5070 S.F.	0.116
BLOCK 5	3	2527 S.F.	0.058
BLOCK 5	4	2527 S.F.	0.058
BLOCK 5	5	3110 S.F.	0.071
BLOCK 5	6	4030 S.F.	0.093
BLOCK 5	7	2548 S.F.	0.058
BLOCK 5	8	2484 S.F.	0.057
BLOCK 5	9	3091 S.F.	0.071
BLOCK 5	10	3042 S.F.	0.070
BLOCK 5	11	2470 S.F.	0.057
BLOCK 5	12	2470 S.F.	0.057
BLOCK 5	13	3211 S.F.	0.074
BLOCK 5	14	3042 S.F.	0.070
BLOCK 5	15	2470 S.F.	0.057
BLOCK 5	16	2470 S.F.	0.057
BLOCK 5	17	3213 S.F.	0.074
BLOCK 5	18	3042 S.F.	0.070
BLOCK 5	19	2470 S.F.	0.057
BLOCK 5	20	2470 S.F.	0.057
BLOCK 5	21	3089 S.F.	0.071
BLOCK 5	22	3040 S.F.	0.070
BLOCK 5	23	2470 S.F.	0.057
BLOCK 5	24	2470 S.F.	0.057
BLOCK 5	25	3036 S.F.	0.070
BLOCK 5	26	3600 S.F.	0.083
BLOCK 5	27	2481 S.F.	0.057
BLOCK 5	28	2481 S.F.	0.057
BLOCK 5	29	4749 S.F.	0.109

PARCEL AREA TABLE			
BLOCK	LOT No.	AREA (SF)	AREA (AC)
BLOCK 6	1	6891 S.F.	0.158
BLOCK 6	2	5459 S.F.	0.125
BLOCK 6	3	3198 S.F.	0.073
BLOCK 6	4	3198 S.F.	0.073
BLOCK 6	5	3937 S.F.	0.090
BLOCK 6	6	3936 S.F.	0.090
BLOCK 6	7	3198 S.F.	0.073
BLOCK 6	8	3198 S.F.	0.073
BLOCK 6	9	3836 S.F.	0.088
BLOCK 6	10	3494 S.F.	0.080
BLOCK 6	11	6915 S.F.	0.159
BLOCK 6	12	9305 S.F.	0.214
BLOCK 6	13	3825 S.F.	0.088
BLOCK 6	14	3182 S.F.	0.073
BLOCK 6	15	3190 S.F.	0.073
BLOCK 6	16	2606 S.F.	0.060
BLOCK 6	17	2663 S.F.	0.061
BLOCK 6	18	5451 S.F.	0.125
BLOCK 6	19	3874 S.F.	0.089
BLOCK 6	20	3375 S.F.	0.077
BLOCK 6	21	3578 S.F.	0.082
BLOCK 6	22	4683 S.F.	0.108
BLOCK 6	23	4991 S.F.	0.115
BLOCK 6	24	4283 S.F.	0.098
BLOCK 6	25	4486 S.F.	0.103
BLOCK 6	26	5325 S.F.	0.122

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	82.20'	295.29'	15°57'01"	S06°57'03"W	81.94'
C2	83.92'	295.00'	16°17'57"	S82°51'22"E	83.64'
C3	306.49'	1495.00'	11°44'46"	N83°07'16"E	305.95'
C4	73.40'	1495.00'	2°48'47"	N75°50'29"E	73.40'
C5	81.66'	320.00'	14°37'15"	S81°44'43"W	81.44'
C6	48.78'	285.00'	9°48'24"	N05°54'33"W	48.72'
C7	99.48'	305.00'	18°41'15"	N88°31'52"E	99.04'
C8	37.97'	245.00'	8°52'50"	N86°33'56"W	37.94'
C9	6.32'	50.00'	7°14'17"	N59°58'35"E	6.31'
C10	25.63'	45.00'	32°38'13"	N72°40'33"E	25.29'
C11	32.80'	50.00'	37°35'05"	N82°23'16"E	32.21'
C12	26.06'	50.00'	29°51'47"	S63°53'18"E	25.77'
C13	5.72'	45.00'	7°16'56"	S27°58'04"W	5.72'
C14	70.31'	50.00'	80°33'56"	S08°40'26"E	64.66'
C15	19.91'	45.00'	25°21'17"	S11°38'58"W	19.75'
C16	25.06'	330.29'	4°20'47"	S01°08'56"W	25.05'
C17	26.21'	330.29'	4°32'45"	S05°35'42"W	26.20'
C18	34.23'	330.29'	5°56'17"	S10°50'13"W	34.22'
C19	6.57'	330.29'	1°08'23"	S14°22'33"W	6.57'
C20	4.06'	260.00'	0°53'38"	N75°09'12"W	4.06'
C21	51.53'	260.00'	11°21'24"	N81°16'43"W	51.45'
C22	18.37'	260.00'	4°02'56"	N88°58'53"W	18.37'
C23	7.58'	1365.00'	0°19'05"	N88°50'07"E	7.58'
C24	9.80'	1460.00'	0°23'04"	S88°48'07"W	9.80'
C25	26.00'	1365.00'	1°05'29"	N88°07'50"E	26.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C26	26.00'	1460.00'	1°01'13"	S88°05'58"W	26.00'
C27	26.00'	1365.00'	1°05'29"	N87°02'21"E	26.00'
C28	26.00'	1460.00'	1°01'13"	S87°04'45"W	26.00'
C29	32.02'	1365.00'	1°20'38"	N85°49'17"E	32.02'
C30	32.01'	1460.00'	1°15'23"	S85°56'27"W	32.01'
C31	30.04'	1365.00'	1°15'39"	N84°31'09"E	30.04'
C32	37.60'	1460.00'	1°28'32"	S84°34'29"W	37.60'
C33	26.00'	1365.00'	1°05'29"	N83°20'35"E	26.00'
C34	26.00'	1460.00'	1°01'13"	S83°19'37"W	26.00'
C35	26.00'	1365.00'	1°05'29"	N82°15'05"E	26.00'
C36	26.00'	1460.00'	1°01'14"	S82°18'23"W	26.00'
C37	32.02'	1365.00'	1°20'39"	N81°02'01"E	32.02'
C38	32.02'	1460.00'	1°15'24"	S81°10'05"W	32.02'
C39	29.87'	1365.00'	1°15'13"	N79°44'05"E	29.87'
C40	37.73'	1460.00'	1°28'50"	S79°47'58"W	37.73'
C41	26.00'	1365.00'	1°05'29"	N78°33'44"E	26.00'
C42	26.00'	1460.00'	1°01'13"	S78°32'56"W	26.00'
C43	26.00'	1365.00'	1°05'29"	N77°28'15"E	26.00'
C44	26.00'	1460.00'	1°01'14"	S77°31'43"W	26.00'
C45	32.02'	1365.00'	1°20'39"	N76°15'11"E	32.02'
C46	32.02'	1460.00'	1°15'24"	S76°23'24"W	32.02'
C47	31.46'	1365.00'	1°19'15"	N74°55'14"E	31.46'
C48	33.60'	1460.00'	1°19'07"	S75°06'09"W	33.60'
C49	26.05'	1365.00'	1°05'36"	N73°42'49"E	26.04'
C50	25.80'	355.00'	4°09'50"	S76°31'01"W	25.79'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C51	0.21'	1459.87'	0°00'29"	S74°26'20"W	0.21'
C52	26.08'	1365.00'	1°05'41"	N72°37'11"E	26.08'
C53	26.06'	355.00'	4°12'21"	S80°42'06"W	26.05'
C54	4.97'	1365.00'	0°12'31"	N71°58'05"E	4.97'
C55	30.55'	355.00'	4°55'48"	S85°16'10"W	30.54'
C56	8.19'	355.00'	1°19'17"	S88°23'42"W	8.19'
C57	21.29'	1530.00'	0°47'50"	N74°50'16"E	21.29'
C58	72.73'	285.00'	14°37'15"	N81°44'43"E	72.53'
C59	20.61'	320.00'	3°41'26"	N08°58'02"W	20.61'
C60	26.06'	320.00'	4°40'00"	N04°47'19"W	26.06'
C61	54.77'	320.00'	9°48'24"	N05°54'33"W	54.70'
C62	13.62'	50.00'	15°36'13"	N25°50'27"W	13.57'
C63	25.63'	45.00'	32°38'13"	N17°19'27"W	25.29'
C64	31.04'	50.00'	35°34'04"	N00°15'19"W	30.54'
C65	27.03'	50.00'	30°58'34"	N33°01'00"E	26.70'
C66	26.47'	50.00'	30°19'41"	N63°40'07"E	26.16'
C67	7.11'	45.00'	9°03'24"	S72°42'14"E	7.11'
C68	28.79'	50.00'	32°59'30"	S84°40'17"E	28.39'
C69	18.52'	45.00'	23°34'49"	S89°01'21"E	18.39'
C70	24.16'	340.00'	4°04'20"	N81°13'25"E	24.16'
C71	32.06'	340.00'	5°24'08"	N85°57'38"E	32.04'
C72	32.04'	340.00'	5°23'57"	S88°38'19"E	32.03'
C73	22.63'	340.00'	3°48'50"	S84°01'56"E	22.63'
C74	15.37'	210.00'	4°11'33"	S84°13'17"E	15.36'
C75	17.18'	210.00'	4°41'18"	S88°39'42"E	17.18'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C76	15.53'	270.00'	3°17'43"	S80°50'06"W	15.53'
C77	26.07'	270.00'	5°31'53"	S85°14'54"W	26.06'
C78	26.02'	270.00'	5°31'20"	N89°13'30"W	26.01'
C79	20.45'	270.00'	4°20'19"	N84°17'40"W	20.44'
C80	29.68'	280.00'	6°04'25"	N85°09'43"W	29.67'
C81	13.72'	280.00'	2°48'25"	N89°36'08"W	13.72'
C82	72.35'	260.28'	15°55'35"	N06°56'21"E	72.12'
C83	22.73'	330.00'	3°56'44"	S76°40'46"E	22.72'
C84	30.02'	330.00'	5°12'41"	S81°15'28"E	30.01'
C85	26.10'	330.00'	4°31'54"	S86°07'46"E	26.09'
C86	15.03'	330.00'	2°36'37"	S89°42'02"E	15.03'
C87	5.50'	1530.18'	0°12'21"	N88°53'27"E	5.50'
C88	32.00'	1530.18'	1°11'54"	N88°11'20"E	32.00'
C89	32.02'	1530.18'	1°11'56"	N86°59'25"E	32.02'
C90	26.04'	1530.18'	0°58'30"	N85°54'12"E	26.04'
C91	26.07'	1530.18'	0°58'34"	N84°55'40"E	26.07'
C92	32.13'	1530.18'	1°12'11"	N83°50'17"E	32.13'
C93	32.20'	1530.18'	1°12'20"	N82°38'02"E	32.20'
C94	26.22'	1530.18'	0°58'55"	N81°32'24"E	26.22'
C95	26.28'	1530.18'	0°59'03"	N80°33'25"E	26.28'
C96	19.08'	1530.18'	0°42'52"	N79°42'28"E	19.08'
C97	42.79'	250.00'	9°48'24"	S05°54'33"E	42.74'

SHEET 3 OF 4

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
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APPROVED BY:	P.SNARR
PROJECT NO.	23143

ATTENTION
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PRELIMINARY PLAT
RIVER HOLLOW AT SAGE LAKES

A SUBDIVISION OF THE CITY OF IDAHO FALLS

A PARCEL OF LAND BEING SITUATED IN THE SOUTHWEST QUARTER AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

N
W E
S

100' 50' 0 100'
SCALE: 1" = 100'



1 LOT DETAIL (LOT 1, BLOCK 16)
SCALE: 1" = 40'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C151	58.24'	50.00'	66°44'02"	N75°14'14"W	55.00'
C152	62.63'	50.00'	71°46'20"	N05°59'03"W	58.62'
C153	6.07'	50.00'	6°57'21"	N33°22'48"E	6.07'
C154	29.74'	45.00'	37°51'49"	N17°55'34"E	29.20'
C161	183.67'	250.00'	42°05'37"	S67°23'15"W	179.57'
C162	77.13'	285.00'	15°30'23"	S68°36'37"W	76.90'
C163	60.04'	285.00'	12°04'15"	S82°23'56"W	59.93'
C164	86.73'	240.00'	20°42'18"	S11°55'06"E	86.26'
C165	17.89'	240.00'	4°16'17"	S24°24'23"E	17.89'
C166	62.47'	945.00'	3°47'16"	S24°38'54"E	62.46'
C167	75.86'	945.00'	4°35'58"	S20°27'17"E	75.84'
C168	86.52'	945.00'	5°14'46"	S15°31'54"E	86.49'
C169	91.25'	945.00'	5°31'57"	S10°08'33"E	91.22'
C170	75.00'	945.00'	4°32'50"	S05°06'09"E	74.98'
C171	30.07'	945.00'	1°49'23"	S01°55'03"E	30.07'
C173	434.55'	975.00'	25°32'10"	N13°46'26"W	430.96'
C174	91.54'	210.00'	24°58'35"	S14°03'14"E	90.82'
C175	78.47'	180.00'	24°58'35"	S14°03'14"E	77.85'
C176	26.15'	1005.00'	1°29'28"	S25°47'48"E	26.15'
C177	86.56'	1005.00'	4°56'05"	N22°35'01"W	86.53'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C178	78.40'	1005.00'	4°28'10"	N17°52'54"W	78.38'
C179	76.83'	1005.00'	4°22'47"	N13°27'25"W	76.81'
C180	75.77'	1005.00'	4°19'12"	N09°06'26"W	75.76'
C181	75.18'	1005.00'	4°17'10"	N04°48'15"W	75.17'
C182	29.03'	1005.00'	1°39'18"	N01°50'00"W	29.03'
C183	35.02'	748.11'	2°40'54"	N89°32'53"W	35.01'
C184	90.64'	748.11'	6°56'32"	N84°44'10"W	90.59'
C185	56.96'	265.00'	12°18'56"	S05°09'07"W	56.85'
C186	170.39'	705.00'	13°50'53"	N84°01'13"W	169.98'
C187	131.14'	705.00'	10°39'29"	N71°46'02"W	130.95'
C188	209.19'	500.00'	23°58'17"	S78°25'26"E	207.67'
C189	100.38'	471.33'	12°12'07"	N77°50'03"W	100.19'
C190	43.35'	471.33'	5°16'12"	N69°05'53"W	43.34'
C191	82.77'	748.52'	6°20'07"	N69°39'51"W	82.72'
C192	37.55'	330.00'	6°31'08"	N08°15'24"E	37.53'
C193	34.58'	330.00'	6°00'11"	N01°59'45"E	34.56'
C194	12.78'	330.00'	2°13'06"	N87°19'30"E	12.78'
C195	12.89'	270.00'	2°44'07"	N87°35'00"E	12.89'
C196	11.62'	300.00'	2°13'06"	N87°19'30"E	11.61'
C197	14.32'	300.00'	2°44'07"	S87°35'00"W	14.32'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C198	10.45'	270.00'	2°13'06"	S87°19'30"W	10.45'
C199	15.75'	330.00'	2°44'07"	S87°35'00"W	15.75'
C200	14.80'	148.44'	5°42'44"	S76°40'16"W	14.79'
C201	51.77'	205.00'	14°28'12"	N81°29'02"E	51.64'
C202	57.34'	530.00'	6°11'57"	S04°06'19"E	57.32'
C203	17.28'	330.00'	3°00'03"	S00°29'41"W	17.28'
C204	62.54'	330.00'	10°51'30"	S07°25'27"W	62.45'
C205	43.68'	180.00'	13°54'09"	S05°54'08"W	43.57'
C206	50.95'	210.00'	13°54'09"	N05°54'08"E	50.83'
C207	72.57'	300.00'	13°51'33"	S05°55'26"W	72.39'
C208	54.10'	500.00'	6°11'57"	S04°06'19"E	54.07'
C209	28.12'	470.00'	3°25'41"	N05°29'27"W	28.12'
C210	22.73'	470.00'	2°46'16"	N02°23'29"W	22.73'
C211	58.61'	270.00'	12°26'13"	N05°12'46"E	58.49'
C212	6.70'	270.00'	1°25'20"	N12°08'32"E	6.70'
C213	9.93'	240.00'	2°22'18"	N11°40'03"E	9.93'
C214	48.30'	240.00'	11°31'50"	N04°42'59"E	48.22'
C215	58.99'	270.00'	12°31'07"	S05°12'37"W	58.88'
C216	6.52'	270.00'	1°23'02"	S12°09'42"W	6.52'
C217	79.82'	330.00'	13°51'33"	S05°55'26"W	79.63'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C218	79.82'	330.00'	13°51'33"	S05°55'26"W	79.63'
C219	28.80'	330.00'	5°00'00"	S03°30'21"E	28.79'
C220	28.80'	330.00'	5°00'00"	S03°30'21"E	28.79'
C221	26.18'	300.00'	5°00'00"	S03°30'21"E	26.17'
C222	72.57'	300.00'	13°51'33"	S05°55'26"W	72.39'
C223	72.79'	300.00'	13°54'09"	N05°54'08"E	72.61'
C224	22.36'	330.00'	3°52'57"	N00°53'32"E	22.36'
C225	57.71'	330.00'	10°01'12"	N07°50'36"E	57.64'
C226	60.57'	270.00'	12°51'12"	N06°25'36"E	60.44'
C227	4.74'	270.00'	1°00'21"	N00°30'10"W	4.74'
C228	23.56'	270.00'	5°00'00"	N03°30'21"W	23.55'
C229	57.08'	230.00'	14°13'05"	N89°03'51"W	56.93'
C230	20.52'	170.00'	6°55'03"	N85°24'50"W	20.51'
C231	83.08'	200.00'	23°48'01"	S86°08'41"W	82.48'
C232	24.15'	200.00'	6°55'03"	S85°24'50"E	24.13'
C233	59.04'	277.47'	12°11'28"	S08°58'43"W	58.93'
C234	26.05'	220.00'	6°47'05"	S09°59'27"W	26.04'
C235	22.06'	220.00'	5°44'47"	S03°43'30"W	22.06'
C236	49.97'	510.00'	5°36'49"	S03°39'31"W	49.95'
C237	56.86'	510.00'	6°23'16"	S09°39'34"W	56.83'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C238	18.79'	180.00'	5°58'49"	S88°03'32"E	18.78'
C239	21.92'	210.00'	5°58'49"	N88°03'32"W	21.91'
C240	100.54'	480.00'	12°00'06"	S06°51'09"W	100.36'
C241	55.12'	250.00'	12°37'57"	N07°10'05"E	55.01'
C242	65.85'	250.00'	15°05'29"	S07°28'23"W	65.66'
C243	42.91'	220.18'	11°09'55"	N09°25'53"E	42.84'
C244	10.45'	280.00'	2°08'19"	N12°29'59"E	10.45'
C245	51.70'	280.00'	10°34'43"	N06°08'28"E	51.62'
C246	24.25'	450.00'	3°05'16"	N02°23'45"E	24.25'
C247	70.01'	450.00'	8°54'49"	N08°23'48"E	69.94'
C248	29.74'	45.00'	37°51'41"	N31°46'49"E	29.20'
C249	23.02'	50.00'	26°22'42"	N37°31'19"E	22.82'
C250	60.02'	50.00'	68°46'54"	N10°03'29"W	56.48'
C251	60.12'	50.00'	68°53'36"	N78°53'45"W	56.56'
C252	8.37'	50.00'	9°35'24"	S61°51'45"W	8.36'
C253	29.74'	45.00'	37°51'49"	S75°59'58"W	29.20'
C254	25.05'	240.00'	5°58'49"	N88°03'32"W	25.04'
C255	50.25'	670.00'	4°17'51"	S88°47'44"E	50.24'
C256	100.85'	670.00'	8°37'26"	S82°20'05"E	100.75'
C257	60.91'	670.00'	5°12'32"	S75°25'06"E	60.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C258	51.69'	530.00'	5°35'17"	S69°13'56"E	51.67'
C259	77.73'	530.00'	8°24'13"	S76°13'41"E	77.67'
C260	75.59'	530.00'	8°10'18"	S84°30'56"E	75.53'
C261	16.92'	530.00'	1°49'45"	S89°30'58"E	16.92'
C262	34.28'	235.00'	8°21'31"	N84°42'22"E	34.25'
C263	25.75'	235.00'	6°16'38"	N77°23'17"E	25.73'
C264	65.11'	300.00'	12°26'06"	N05°12'42"E	64.98'

SHEET 4 OF 4

EAGLE ROCK ENGINEERING
CIVIL O PLANNING O SURVEYING
IDAHO FALLS (208) 542-2065 REXBURG (208) 359-2065

OFFICES AT:
1331 Fremont Ave.
Idaho Falls, Idaho 83402
343 E 4th N, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	A. SNARR
DRAWN BY:	R. JORDAN
APPROVED BY:	P.SNARR
PROJECT NO.	23143

ATTENTION
This document or any part thereof in detail or design concept is the property of Eagle Rock Engineering and shall not be copied in any form without the written authorization of Eagle Rock Engineering.

STAFF REPORT
FINAL PLAT
River Hollow at Sage Lakes Division No. 1
May 8, 2024

IDAHO FALLS
Community Development Services

Applicant:
Eagle Rock Engineering

Owner: Rockwell Homes

Project Manager:
Brian J. Stevens

Location: Generally located north of 65th N, east of the 5th W, south of Commons Rd., west of the Idaho Canal.

Size: Approx 26.55 acres
Lots: 65
Buildable: 61

Existing Zoning:
Site: R2
North: County A-1
South: R1& P
East: R2
West: R2

Existing Land Uses:
Site: Ag
North: County Res
South: Residential
East: Ag and Res
West: Res and River

Future Land Use Map:
General Urban and Suburban

Attachments:
1. Subdivision and Zoning Ordinance Requirements
2. Comprehensive Plan Policies
3. Neighborhood Meeting Notes
4. Maps and aerial photos
5. Preliminary Plat
6. Reasoned Statement

Requested Action: To approve the final plat for River Hollow at Sage Lakes Division No. 1 by the Mayor and City Council.

History: The property was annexed in 2024 with an initial zone of R2, Mixed Residential Zone. A preliminary plat is in 6th review and is nearing staff approval and has received Planning and Zoning Commission approval. After looking at the City's aerial records this property has been agricultural land from 1954 until today.

Staff Comments: This final plat is consistent with the preliminary plat and including 26.55 acres comprised of 65 lots with 61 buildable lots and 4 non-buildable lots. The non-buildable lots are intended for Storm Pond, Landscape lots, and public utility lots. The largest storm pond lot in the center is being considered for a public park.

The final plat will have several collectors and local streets. Residential collectors will have a width of 70' right-of-way. Designated local streets will have a 60' right-of-way. Access into River Hollow will come from 5th W and 65th N. A traffic study was required by the City Engineer for this preliminary plat as the number of single-dwelling homes meets the threshold to require one. The applicant held a neighborhood meeting December of 2023, with 7 people in attendance.

The Comprehensive Plan identifies this area as General Urban and Suburban. The General Urban Transect denotes residential areas with a mix of commercial and service uses convenient to residents. These areas contain a wide variety of housing types, generally including small single-units, duplexes, triplexes, fourplexes, courtyard apartments, bungalow courts, townhouses, multiplexes and live-work units. Lot sizes are smaller and more compact than suburban areas. These areas could also include parks, schools, churches and commercial services. Suburban denotes existing or planned residential areas in close proximity to or with easy vehicular access to regional commercial service areas that provide daily household needs.

The average lot density is 2.4 units per acre, well below the maximum density allowed in the R2 zone of 17 units per acre. All buildable lots are designated for single dwelling detached in division 1. All proposed block lengths fall between 400' and 1300' as required by the Subdivision Ordinance.

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

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

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	N/A
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R-3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150 ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	N/A

Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Collectors: Sherwood Drive, Glen Abby Lane, Greensboro Drive, Sawgrass Drive, Local: Temple Drive, Pinto Avenue

Zoning Ordinance:

11-3-3: PURPOSE OF RESIDENTIAL ZONES

(D) R2 Mixed Residential Zone. This zone provides a residential zone characterized by smaller lots and dwellings, more compact and denser residential development; and higher volumes of vehicular and pedestrian traffic than are characteristic of the RE, RP and R1 Zones. The principal uses permitted in the R2 Zone shall be one (1), two (2), three (3), and four (4) dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

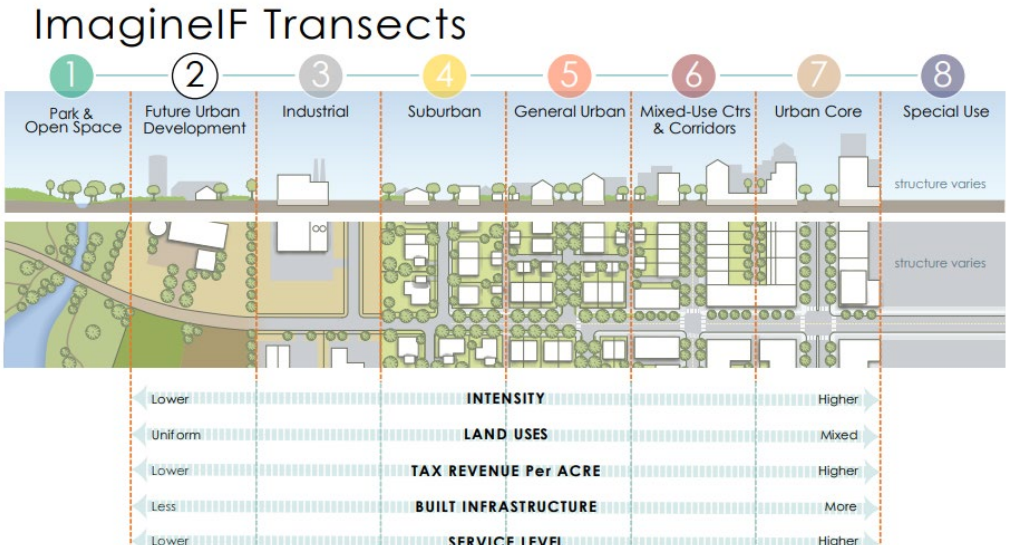
11-3-4: DIMENSIONAL STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Dimensional Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	3,000
Lot Area Maximum in ft²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	25
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	15
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	5
Rear	40	25	25	25	10	25*	25*	10
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	50
Maximum Building Height in ft*	24	24	24	36	*			24
Maximum Density in gross units/acre	1	4	6	17	15	35	35	35
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(Ord. 3218, 9-13-18) (Ord. 3310, 6-18-20) (Ord. 3452, 3-31-22) (Ord. 3496, 12-8-22)

Comprehensive Plan:





4. **Suburban**

Snapshot: The Suburban Transect denotes existing or planned residential areas in close proximity to or with easy vehicular access to regional commercial service areas that provide daily household needs. These areas contain various housing types, generally including detached and attached single-unit dwellings, accessory dwelling units, duplexes and triplex and fourplex units at a house scale. Residential development should include a mix of housing types, price points and sizes and should not be exclusively detached single-dwelling units. These areas could also include parks, schools, churches and small commercial nodes adjacent to major roadways. Curvilinear streets and cul-de-sacs are common. Although existing road patterns and lot sizes have created low levels of connectivity and convenience to services, opportunities to increase these features should be identified and planned for.

Local examples: Silverleaf, Mill Run, Fairway Estates, Ivan's Acres, Shamrock Park, Home Ranch, Stonebrook, Brookside and Southpoint Subdivisions



5. **General Urban**

Snapshot: The General Urban Transect denotes residential areas with a mix of commercial and service uses convenient to residents. These areas contain a wide variety of housing types, generally including small single-units, duplexes, triplexes, fourplexes, courtyard apartments, bungalow courts, townhouses, multiplexes and live-work units. Lot sizes are smaller and more compact than suburban areas. These areas could also include, parks, schools, churches and commercial services. These areas have highly connective street patterns, similar to the traditional grid-pattern that encourages bicycle and pedestrian usage. These areas should be near an existing or part of a new walkable center.

Local examples: Bonnavista Addition, Johns Height Subdivision, Jennie Lee Addition, Bell-Aire, Linden Park, Linden Trails, Falls Valley

December 3, 2024 7:00 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: Marsha McDaniel, Arnold Cantu.

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

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

MINUTES: Ihler moved to accept the minutes of November 12, 2024, Storer seconded the motion. The motion passed unanimously.

Business:

2. PLAT 24-051: FINAL PLAT for River Hollow at Sage Lakes Division No. 1.

Applicant: Neil Humphreys Eagle Rock Engineering, 1331 Fremont Ave., Idaho Falls, Idaho.
Humphreys presented the 1st of 6 Divisions of River Hollow. Division 1 provides a backbone to connect 65th N and 5th W and continue Glenn Abbey across the road. The Division has 65 single family lots within the initial subdivision as well as a park lot to provide usable greenspace. Humphreys stated that this was recently annexed and zoned and previously it was in the County zoned A1 Ag and annexed as R2. There are planned townhomes in division 2 and 3.

Ihler asked if connecting 5th W and 65th N is a requirement by the City to do 1st. Humphreys stated that they had back and forth, and the City wanted that connectivity at the beginning of development.

Ogden stated that the lot lay out is wonky. Humphreys agreed that it gave the developer the lot count that he wanted for the first division while still providing the structure backbone roads.

Ihler asked if the open lot will be a park or just storm pond. Humphreys stated that the developer will put amenities in for residents, but it is basically a storm pond.

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

Ogden asked if this comes back to the Commission. Stevens stated that this is the final plat, and it does not come back to this Commission.

Storer asked about the length of the blocks in this development. Stevens stated that Division No. 1 is shown in Sky blue on the map. Stevens explained the block length of 1300 and each intersection the block length starts new. On the preliminary plat it shows all the blocks and this meets the criteria of under 1300.

Ogden is concerned that there are a lot of units for 2 entrances. Ogden stated that there is potential on the north for more outlets but nothing else. Stevens showed the development will have a connection to the development below this development. Ogden confirmed that the intent is to stub out to create connectivity. Stevens showed another connection over the canal and indicated that there will be a lot of connectivity as it develops out. Ogden asked if there is a potential for this whole thing to be developed with just the two major access points. Stevens stated that there will be one on 5th W and 65th N and another that goes to 65th N.

Scott stated one of the major concerns was the traffic onto North 5th W and that is still a concern because of the blind turn. Scott asked what kind of traffic control will be there. Stevens stated that a traffic study was performed, and it is anticipated that 10% of the traffic will exit at the top point and 90% will end up at a lit intersection that will continue down 5th W. Stevens added that another portion of traffic will go to the

Lewisville Highway. Stevens stated that 65th is in the process of being improved and the impact fees allow the City to make improvements to major arterials. Scott confirmed that there will be a light at 65th N and 5th W. Stevens agreed that those traffic features are required as the result of the traffic study.

Humphreys indicated that he remembers in the traffic study that the large majority of traffic is expected to go to 65th S and a good portion will go east to Lewisville Hwy. Humphreys stated that the traffic study indicated that it would be ideal over the next 30 years to have a lighted intersection at Lewisville and turn lanes are warranted for all 3 entrances and exits. Humphreys stated that the curve on 5th W was considered, and that intersection will have a left turn out and right turn in. No stop sign was warranted, and similar turn lanes are suggested for 65th North. Public Works has requested those things of the developer. 65th N will not be widened at this time, but they will have to install turn lanes.

Ogden restated that 65th North will not be widened along the developed portion. Ogden asked if that is part of the proposal. Stevens stated that as they go through the traffic study it moves with divisions and takes it in 5-year increments. As the lots are developed over the 1st couple of years there is no traffic impact. This Division doesn't warrant any build out. But over 10 – 30 years you will see the need for more traffic measures to ensure safety. Stevens stated that as the development progresses then the road will be built out incrementally to handle the traffic.

Ihler asked if the widening is paid for by the impact fees that the developer pays in the beginning. Stevens stated that as the lots come in and building permits are pulled the City will use the impact fees to build roads.

Beutler stated that 65th is a minor arterial 5th W and 5th E are also minor arterial. When the City adopted the impact fee ordinance, the construction and build out of arterial roads became the City's responsibility. Public works has developed a system with the developers as to who does what, but it is paid for with impact fee dollars. With this development the City is doing the development.

Ihler asks if that is why in other parts of the City the developer does have to widen because those roads aren't arterials. Beutler stated that potentially the road is not an arterial, and therefore the developer is responsible, or it is a development that occurred prior to the impact fee ordinance.

Scott asked what the process for road development build outs and is it pre-ordained at what point a road will be widened or a light put in. Stevens stated that it could be useful to have training on a traffic study in the future. Roads are graded A-F, and the road should never reach F as the City makes improvements to stay at a C or above. There are roads that may reach the F grade and sometimes they get grants to fix. Stevens stated that the traffic study for this project is 300 pages, and it is engineered and technical. Stevens stated that there is a public works staff that Stevens relies on to read through the Traffic Study and make sure the data is approved by the staff. The engineering staff has agreed to the traffic plan. There is no specific time frame.

Beutler added that the traffic study looks at the entire build out and other indicators and other development build out. The traffic study uses a time frame of "when warranted." Vehicle counts are done throughout the City, and they are looking to see what the vehicle counts are and when they "warrant" that intersection gets the enhancements. The traffic study doesn't specify a time frame, but rather when "warranted."

Scott stated that a lot of the comments that they get at public hearings are about traffic, and he would be in favor of a training.

Meehan moved to recommend to the Mayor and City Council approval of the Final Plat for River Hollow at Sage Lakes Division No. 1. Scott seconded the motion. Ogden called for roll call vote: Storer, yes; Ihler, yes; Ogden, yes; Meehan, yes; Scott, yes. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT FOR RIVER HOLLOW GENERALLY LOCATED NORTH OF 65TH N, EAST OF THE 5TH W, SOUTH OF COMMONS RD., WEST OF THE IDAHO CANAL.

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

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on December 3, 2024; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 26.55-acre parcel generally located north of 65th N, east of 5th W, south of Commons Rd., west of the Idaho Canal.
3. The preliminary plat includes 65 lots with 1 buildable lot and 4 non-buildable lots.
4. Access to the plat will come from 5th West and 65th North, Arterials.
5. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
6. The proposed development is consistent with the principles of the City's Comprehensive Plan and R2, Mixed Residential Zone.

II. DECISION

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

PASSED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2025

_____

Casper, Mayor

DEVELOPMENT AGREEMENT
RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1

This DEVELOPMENT AGREEMENT RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1 ("AGREEMENT"), made this _____ day of _____, 2025, by and between CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, ("CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and ROCKWELL HOMES, whose mailing address is 3539 East Briar Creek Lane, Suite E, Ammon, Idaho 83406 ("DEVELOPER").

W I T N E S S E T H:

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

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

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

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

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

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

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

WHEREAS, DEVELOPER and CITY believe that without the public improvements required herein, CITY would not be able to otherwise provide for mitigation of the effects of the

Subdivision development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed Subdivision; and

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

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

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and

WHEREAS, DEVELOPER has read this AGREEMENT, has understood it, and has had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and

WHEREAS, DEVELOPER has submitted a preliminary plat bearing the Subdivision name described in the caption of this AGREEMENT; and

WHEREAS, City Engineer and City Planning and Zoning Commission have recommended such Subdivision be approved subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to approve the Subdivision to CITY, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto.

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

1. Approval of Subdivision. CITY hereby approves the Subdivision plat as described in Exhibit "A" attached hereto and made a part to this AGREEMENT by reference and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain the property dedicated to CITY on the Subdivision plat and all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement, Preliminary, and Final Improvement Plans. "Improvement Plans," used in this AGREEMENT, are engineer-designed plans showing all streets, sewer lines, water lines, storm drains, street signs, traffic control devices, barricades, other public utilities (telephone, gas,

electricity, fiber optic and irrigation facilities) and other public improvements contemplated within the Subdivision. "Preliminary Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted and considered for the Subdivision development prior to the approval of City Engineer, and not yet approved for construction. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City Engineer for the Subdivision development.

DEVELOPER anticipates that development of the entire Subdivision will occur in phases or divisions. DEVELOPER has filed, and City Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights-of-way exterior to the Subdivision, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the Subdivision and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Subdivision, DEVELOPER shall also file with, and obtain the approval of, City Engineer Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Subdivision. The filed Improvement Plans shall also show the proposed location of other public utilities (telephone, gas and electricity), and irrigation facilities affected by the development of such phase or division of the Subdivision. Preliminary Improvement Plans are incorporated herein by reference as though set out in full, and the Final Improvement Plans shall also, upon approval by City Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Exterior Improvement Plans and Interior Improvement Plans. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved Preliminary and Final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licensed within the State of Idaho to supervise, inspect and test the construction of all public improvements within the Subdivision in order to ensure such

improvements are constructed in accordance with this AGREEMENT, the Improvement Plans and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Subdivision, DEVELOPER will file "As Constructed"/ "As Built" Improvement Plans (hereafter referred to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Subdivision including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the Final Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Subdivision. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Subdivision for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Subdivision, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Subdivision and shall execute and record an instrument documenting such acceptance and that also references the recording information for this AGREEMENT and thereby releasing the Subdivision, or the accepted portion thereof, from the encumbrances of this AGREEMENT. Acceptance of the Subdivision Improvements and recording the acceptance instrument shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision within which such improvements are located, by CITY, provided nothing herein shall limit the

time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors and assigns, shall and do hereby respectively warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from and against all claims against DEVELOPER and DEVELOPER's successors or assigns, respectively, and against every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises by or through DEVELOPER and DEVELOPER's successors or assigns, respectively, as of the date of this AGREEMENT.

9. Water and Sewer Main Connection Charges. DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees. In the event DEVELOPER fails or refuses to pay any of the fees, charges or costs set forth herein, CITY may disannex any property owned by DEVELOPER within the Subdivision or declare the entire unpaid balance immediately due and payable and collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho, commencing on the date the unpaid amount is declared immediately due and written demand therefor is delivered to DEVELOPER. All fees owed by DEVELOPER are due and payable upon execution of this AGREEMENT unless otherwise specified.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost of which CITY has expressly agreed to pay pursuant to the Special Conditions, including any water or sewer line or storm line extensions, increased line size or capacity and road width or thickness, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such excess capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality or impossibility of constructing such excess capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, all as set forth in the Special Conditions. Prior to the commencement of the

Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of the Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from acceptance of the Subdivision by CITY and delivery of an itemized statement to CITY setting forth in detail the total amount of the costs for which CITY is responsible.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct, at DEVELOPER's expense, all ditches, headgate structures, culverts, siphons, drywells or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by City Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to City Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT up to the date the final Subdivision plat for this Subdivision is recorded. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Subdivision.

17. Occupancy. No building or structure within the Subdivision shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has

been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for any other commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;

B. Withhold the connection of water, sewer or electric service to any property located within any phase or division of the Subdivision affected by such default;

C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;

D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;

E. Withhold reimbursement of Subdivision inspection fees collected pursuant to the Idaho Falls City Code; and

F. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording and Recording Fees. CITY may record this AGREEMENT with the Bonneville County Recorder's office and prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Subdivision, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Compliance With Applicable Law and Regulation. DEVELOPER agrees to comply with all applicable rules, regulations, Ordinances, Resolutions, statutes or administrative laws having applicability to development to this Subdivision and or phase of this Subdivision including, of those of CITY, Bonneville County, the State of Idaho, the United States of America, or any agency or political subdivisions thereof having jurisdiction over the Subdivision and to obtain any permits, licenses, permissions, authorizations, etc., that are required for such development.

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

23. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Subdivision and shall be binding upon DEVELOPER's heirs, successors or assigns.

24. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

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

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

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

28. Entire Agreement. This writing evidences the final and complete agreement between the

parties and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein.

29. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

INWITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first above written.

ATTEST:

Emily Geisler, City Clerk

CITY OF IDAHO FALLS, IDAHO

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

ROCKWELL HOMES

By _____
Curtis Johnson, Vice President

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____day of _____, 2025, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, Ph.D., known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

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

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

STATE OF IDAHO)
) ss:
County of Bonneville)

On this 8 day of April, 2025, before me, the undersigned, a notary public, in and for said State, personally appeared Curtis Johnson, known or identified to me to be an authorized signator and whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of said developer.

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

SPENCER REEVES Exp. 09/6/2030 NOTARY PUBLIC Comm. No. 20243365 STATE OF IDAHO
(Seal)

_____
Notary Public of Idaho
Residing at: Ferm, ID
My Commission Expires: 9/6/2030

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION
RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1

BEGINNING AT A POINT THAT IS N.88°59'39"E. ALONG THE SECTION LINE 1275.41 FEET AND N.01°00'21"W. 25.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST 65TH NORTH; RUNNING THENCE N.01°00'21"W. 552.30 FEET; THENCE N.88°58'55"E. 105.00 FEET; THENCE N.43°59'17"E. 28.28 FEET; THENCE N.01°00'21"W. 213.20 FEET; THENCE S.88°59'39"W. 125.00 FEET; THENCE N.01°00'21"W. 527.36 FEET; THENCE N.22°24'06"W. 126.77 FEET; THENCE N.29°08'56"W. 74.91 FEET; THENCE N.43°42'56"W. 158.48 FEET; THENCE N.44°03'16"E. 30.08 FEET; THENCE N.43°39'34"W. 142.04 FEET; THENCE 37°38'56"E. 96.10 FEET; THENCE N.43°39'34"W. 187.02 FEET; THENCE N.88°39'34"W. 28.28 FEET; THENCE N.43°39'34"W. 26.04 FEET TO THE EAST RIGHT-OF-WAY LINE OF 5TH EAST (EAST RIVER ROAD); THENCE N.46°20'26"E. ALONG SAID EAST RIGHT-OF-WAY LINE 110.00 FEET; THENCE S.43°39'34"E. 26.03 FEET; THENCE S.01°20'26"W. 28.28 FEET; THENCE S.43°39'34"E. 176.33 FEET; THENCE N.37°38'56"E. 97.70 FEET; THENCE N.88°14'51"E. 248.81 FEET; THENCE S.01°45'09"E. 120.26 FEET; THENCE N.88°26'03"E. 5.56 FEET; THENCE S.01°33'57"E. 190.00 FEET; THENCE N.88°26'03"E. 48.30 FEET; THENCE S.28°57'47"E. 91.43 FEET; THENCE S.23°41'46"E. 122.99 FEET; THENCE S.13°33'21"E. 125.92 FEET; THENCE S.01°00'21"E. 465.00 FEET; THENCE S.89°03'21"W. 39.80 FEET; THENCE S.00°56'39"E. 190.00 FEET; THENCE N.89°03'21"E. 450.01 FEET; THENCE S.45°23'46"E. 162.70 FEET; THENCE S.00°04'52"W. TO SAID NORTH RIGHT-OF-WAY LINE OF EAST 65TH NORTH; THENCE S.88°59'39"W. ALONG SAID NORTH RIGHT-OF-WAY LINE 838.38 FEET TO THE POINT OF BEGINNING. CONTAINING 22.332 ACRES

EXHIBIT "B"
SPECIAL CONDITIONS

RIVER HOLLOW AT SAGE LAKES DIVISION NO. 1

S.C. 1.00 Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Subdivision. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by CITY's Engineer.

S.C. 2.00 Access to 65th North and 5th West. Access to65th North and 5th West shall be in accordance with the Bonneville Metropolitan Planning Organization ("BMPO") Access Management Plan.

S.C. 3.00 65th North and 5th West Turn Lanes. DEVELOPER has completed a Traffic Impact Study for this Project. The study identified required turn lane improvements necessary off of 65th North and 5th West. Turn Lanes shall be constructed as shown on the CITY-approved Improvement Drawings.

S.C. 4.00 Subdivision Seal Coat. In order to preserve the long-term effectiveness of required roadway seal coat in the Subdivision, DEVELOPER shall pay all seal coat costs associated with Subdivision improvements rather than applying the initial seal coat. In lieu of DEVELOPER seal coat application, DEVELOPER shall pay Sixty Thousand Eight Hundred Fifty Dollars and Fifty-Five Cents ($60,850.55) (19,951 square yards at $3.05 per square yard). CITY shall use such payment to apply the required seal coat at a later date, when Subdivision building permits are completed and at CITY's sole discretion on timing.

S.C. 5.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY right-of-way, DEVELOPER shall coordinate such activities with the applicable owner, (e.g., poles owned by Pacificorp, dba Rocky Mountain Power). Any existing electrical infrastructure owned by Pacificorp, dba Rocky Mountain Power, will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out, if any, is to be initiated by DEVELOPER after annexation.

S.C. 6.00 Construction of Idaho Falls Power and Idaho Falls Fiber Infrastructure. DEVELOPER shall, at DEVELOPER's sole expense, install all power infrastructure as described and illustrated on the Idaho Falls Power approved and signed contractor's map provided and reviewed by Idaho Falls Power. All power infrastructure installation shall conform with Idaho Falls Power's service policy. Typical power trench installation shall have a warranty of workmanship of one (1) year beginning at the time of CITY's final acceptance. However, if power infrastructure is installed during winter conditions (where frost is evident in the ground and backfill has the potential to be frozen earth) the warranty of workmanship shall be extended to two (2) full years beginning at the time of CITY's

final acceptance. DEVELOPER shall incur all costs associated with Idaho Falls Power/Idaho Falls Fiber crews removing infrastructure in order to remedy settling. This includes, but is not limited to, all settlement of trenching, transformer bases, fiber boxes, and/or conduit separation.

S.C. 7.00 Storm Drainage. Storm Drainage shall be designed and constructed to accommodate drainage of the lots within the Subdivision by DEVELOPER. The storm drainage system shall meet CITY's Storm Drainage Policy. The storm system shall be constructed as shown on the CITY-approved Improvement Drawings. Maintenance of the storm system shall be the responsibility of DEVELOPER or DEVELOPER's heirs, successors, or assigns.

S.C. 8.00 Construction of Water Lines. DEVELOPER shall, at DEVELOPER's sole expense, design and construct Two Hundred Ninety-three feet (293') of Sixteen-inch (16") water main line starting approximately 60 feet West from the intersection of 65th North and Glen Abby Circle and continuing to and across the entire frontage of this Subdivision, as shown on the improvement plans approved by and on file with CITY Engineer. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all water mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Engineering Specifications and as shown on the Improvement Drawings filed with and approved by CITY Engineer, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the water mains and appurtenances have been constructed in accordance with such Specifications.. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the Sixteen-inch (16") main line which exceeds the costs of materials for an Eight-inch (8") water main line, subject to the limitations and bid procurement requirements of this AGREEMENT.

S.C. 9.00 Water Line Connection in 65th North. CITY agrees to allow DEVELOPER to connect to the water main located in 65th North, subject to DEVELOPER's payment of the water main connection fees in the amount of Thirty-Three Thousand Six hundred Fifty-Three Dollars ($33,653.00; 730 feet currently at $46.10 per foot), pursuant to section 8-4-14 (C) of the City Code. Mainline connection fee costs are subject to adjustment when CITY's Fee Resolution is adjusted from time to time by City Council. This fee amount is subject to fee adjustments at time of building permit application. Pursuant to section 8-4-14 (B) of the City Code, DEVELOPER or DEVELOPER's heirs or assigns shall also pay individual water system connection fees each time an individual water service line is connected to CITY's water systems. Such fees shall be paid in the amounts and manner set forth in such Code Sections.

S.C. 10.00 Construction of Sanitary Sewer Lines. DEVELOPER shall, at DEVELOPER's sole expense, design and construct Four Hundred Twenty-Three feet (423'] of Twelve inch (12") sanitary sewer main line starting approximately 264 feet east from the intersection of Glen Abby Circle and 65th North and continuing to and across the entire frontage of this Subdivision, as shown on the improvement plans approved by and on file with CITY Engineer. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all sewer mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Engineering

Specifications and as shown on the Improvement Drawings filed with and approved by CITY Engineer, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the sewer mains and appurtenances have been constructed in accordance with such Specifications. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the Twelve inch (12") main line which exceeds the costs of materials for an Eight inch (8") sewer main line, subject to the limitations and bid procurement requirements of this AGREEMENT.

S.C. 11.00 Sewer Main Connection Fee 65th North. CITY agrees to allow DEVELOPER to connect to the sewer previously constructed within the Subdivision, subject to DEVELOPER's payment of the sewer main connection charge pursuant to section 8-1-23(C) of the City Code in the amount of Eighteen Thousand Ninety Dollars ($18,090.00; 670 feet; currently at $27.00 per foot). Mainline connection fee costs are subject to adjustment when CITY's Fee Resolution is adjusted from time to time by City Council. This fee amount is subject to fee adjustments at time of building permit application. Pursuant to section 8-1-23(B) of the City Code, DEVELOPER or DEVELOPER's heirs or assigns shall also pay individual sewer connection fees each time an individual sewer service line is connected to CITY's sewer system. Such fees shall be paid in the amounts and manner set forth in such Code Section.

S.C. 12.00 Pressurized Irrigation. DEVELOPER shall install a surface water pressurized irrigation system as shown on the improvement plans approved by and on file with CITY's Engineer. The system shall have a maximum diversion rate of 8.97 gallons per minute per developed acre, except as otherwise approved, or restricted in times of emergency or drought, by the governing board of the irrigation district. The canal diversion location and design shall be approved in writing by the governing board of the irrigation district. DEVELOPER shall arrange for a published water schedule allocated to the properties within the Subdivision to match up with the design and construction of the surface water pressurized irrigation system. Prior to the sale of any lots within the Subdivision, DEVELOPER shall notify property owners of the stipulated watering schedule, and that oversight of the watering schedule shall be the responsibility of DEVELOPER or DEVELOPER's heirs, successors, or assigns or property owners within the Development. The irrigation system shall be operational prior to CITY issuing a Certificate of Occupancy.

Memorandum

File #: 25-243 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Monday, April 28, 2025
DEPARTMENT: Community Development Services

Subject
Final Plat and Reasoned Statement of Relevant Criteria and Standards, Fairway Estates Division No. 30.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
1. Accept or Approve the Final Plat for Fairway Estates Division No. 30 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Fairway Estates Division No. 30 and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Fairway Estates Division No. 30. The Planning and Zoning Commission considered this item at its March 4, 2025, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

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

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

Fiscal Impact
NA

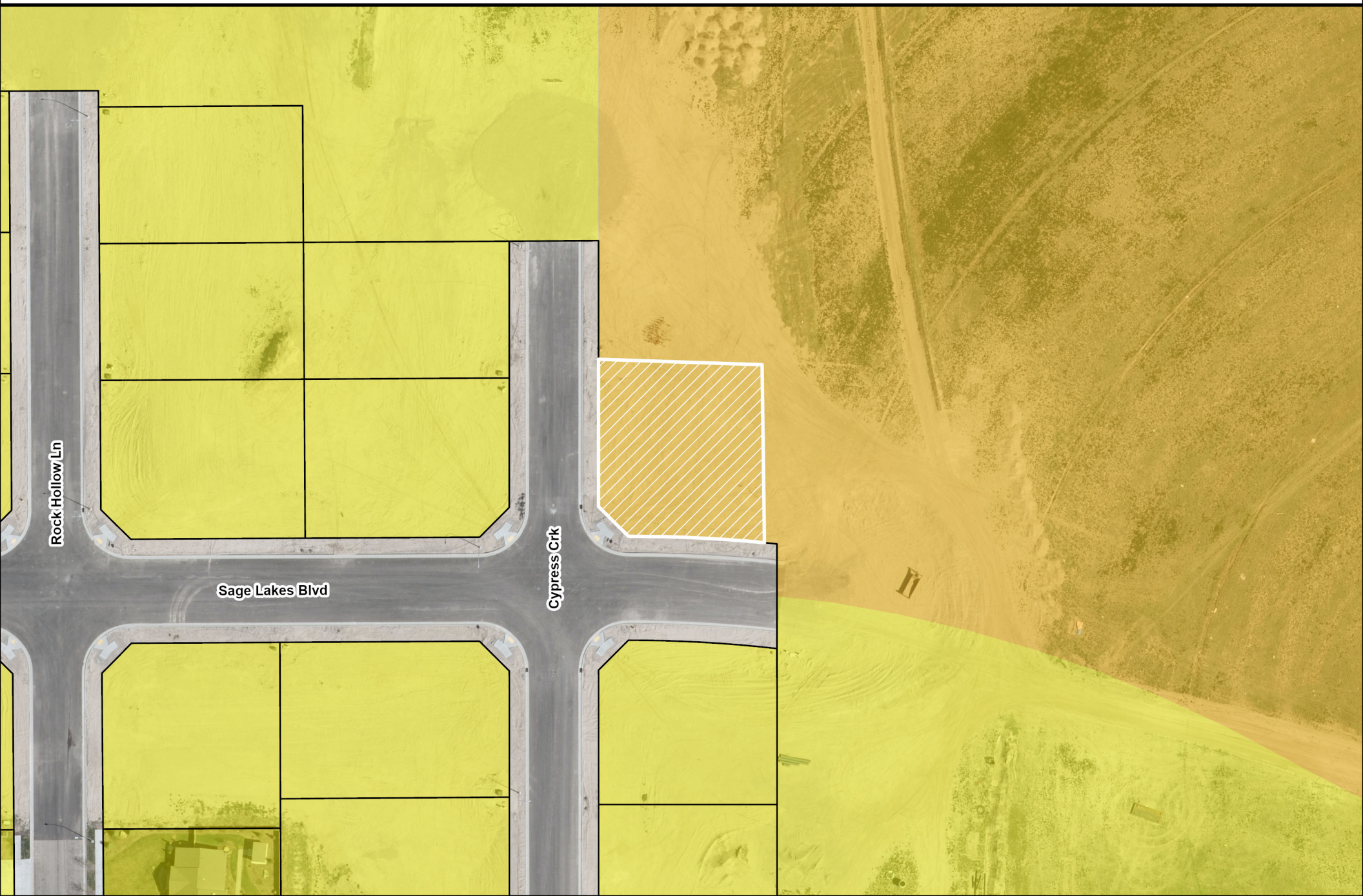
Legal Review

This application, as reviewed by the Legal Department, is found to be consistent with applicable law.

Zoning

PLT25-002 Fairway Estates Div 30

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



Aerial

PLT25-002 Fairway Estates Div 30



Airport Compatible Land Use

PLT25-002 Fairway Estates Div 30

Approach Surface

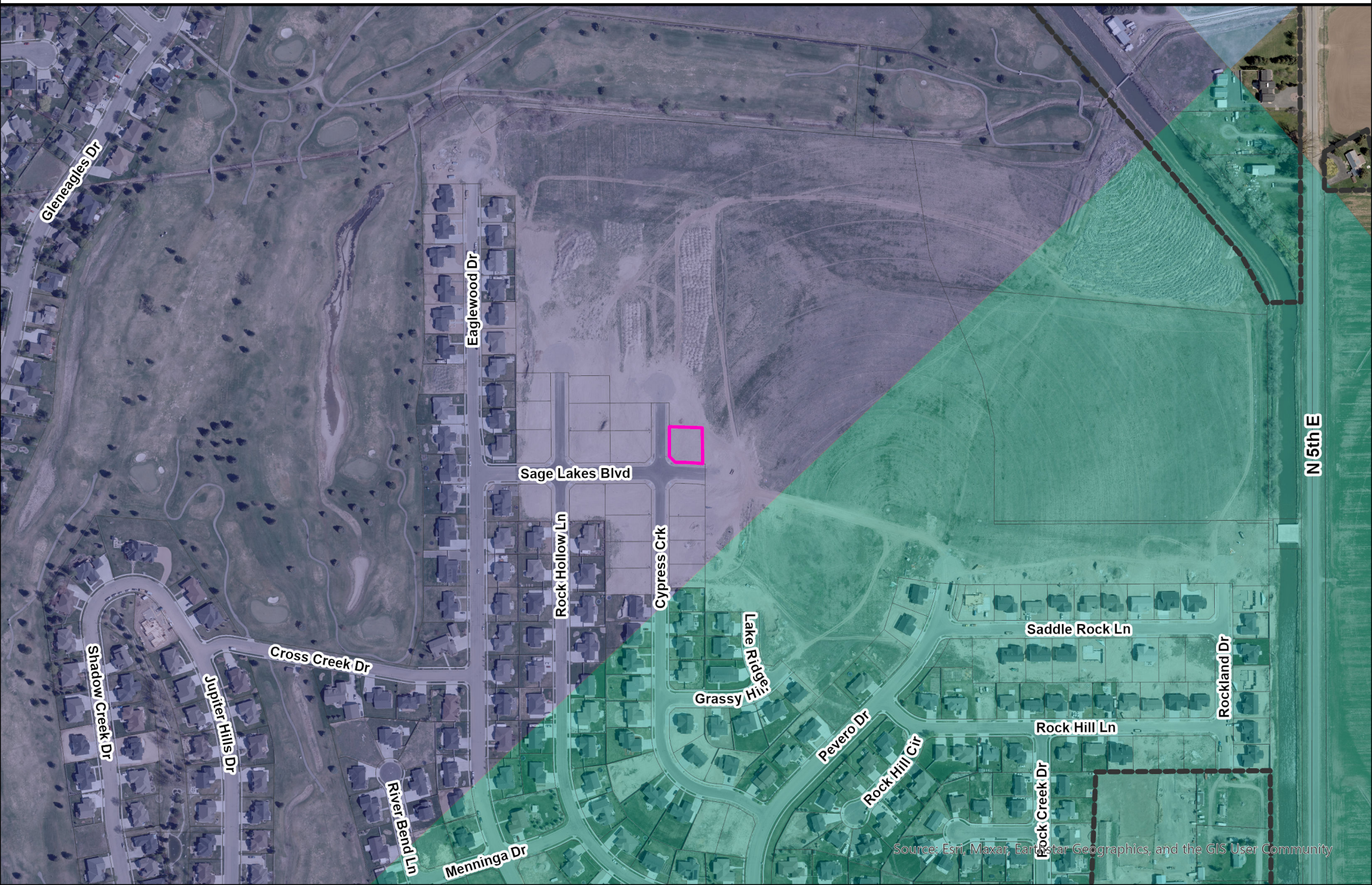
Controlled Development Approach Surface

Limited Development Approach Surface

Controlled Development

Limited Development

No Development

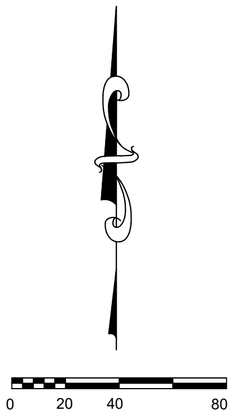


FAIRWAY ESTATES

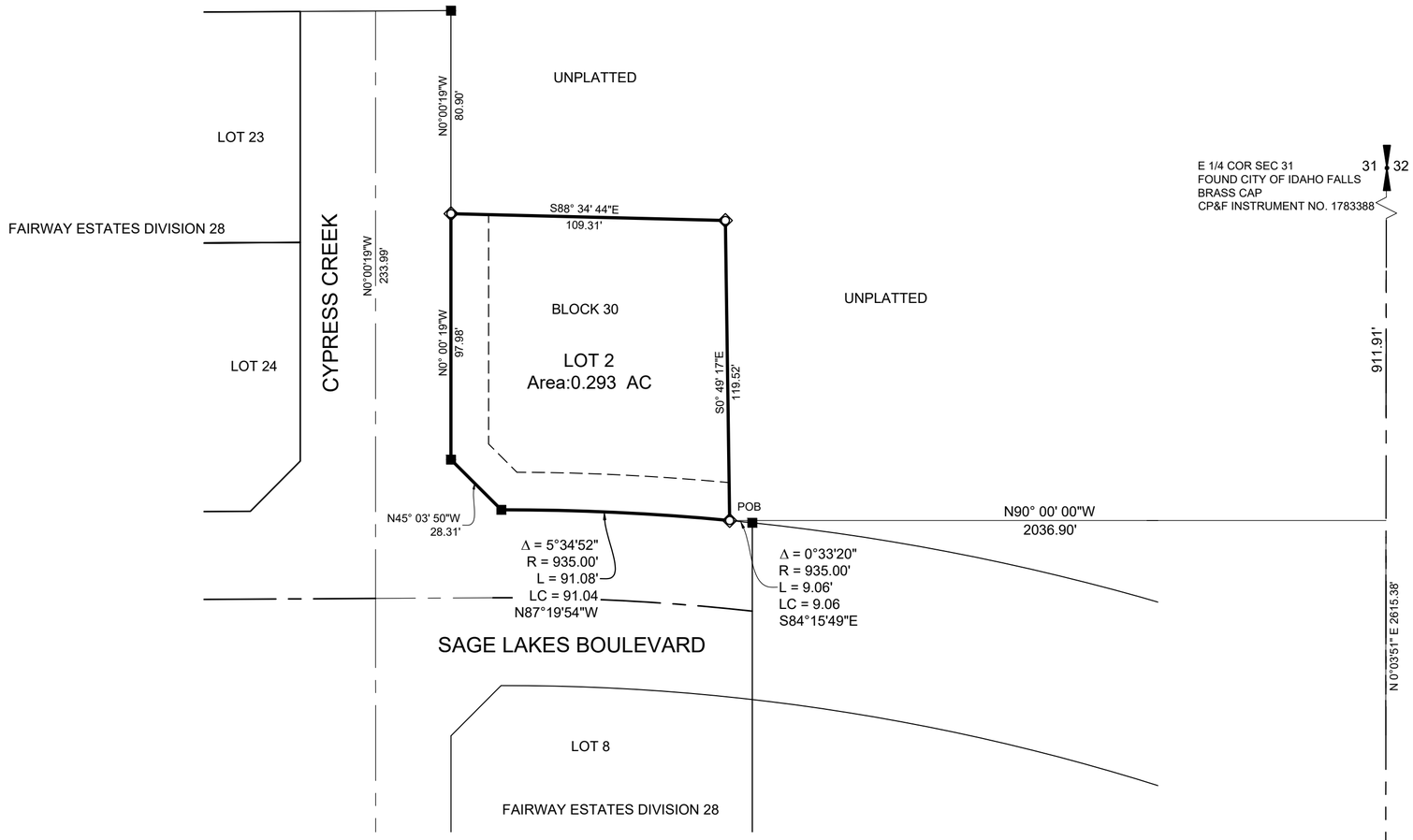
DIVISION N0. 30,
A SUBDIVISION OF THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
IN THE SE 1/4 SECTION 31, T3N, R38 E.B.M.

BASIS OF BEARINGS

The bearing along this line is the basis for all other bearings listed on this survey. This bearing relates directly to the "City of Idaho Falls Coordinate System of 2004". Which is derived from the Idaho State Plane Coordinate System (East Zone 1101) US survey feet and using a combined scale factor of 1.000277265 for a grid to ground conversion, (reference frame NAD_83(2011), epoch 2010.0000). The system orientation is based on grid north along the East Zone central meridian. No convergence angle has been applied.



SCALE: 1" = 40
@ 18" X 24" ONLY



LEGEND

Placed 5/8" X 24" Iron rod with cap marked P.L.S. 15571	PLSS CORNER CONTROL
SURVEYED PLAT BOUNDARY LINE	FOUND 5/8" IRON ROD WITH CAP MARKED L.S. 15571 UNLESS OTHERWISE NOTED.
LOT LINE	POB POINT OF BEGINNING
SECTION CONTROL LINE	CP&F CORNER PERPETUATION AND FILING RECORD
15' PUBLIC UTILITY EASEMENT (P.U.E.)	AC ACRE
CENTERLINE STREET	

BOUNDARY DESCRIPTION

PART OF THE SE 1/4 OF SECTION 31, TOWNSHIP 3 N., RANGE 38 EAST B.M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N00°03'51"E 1703.47 FEET ALONG THE EAST SECTION LINE OF SAID SECTION 31; THENCE N90°00'00"W 2036.90 FEET TO A POINT ON A CURVE ON THE NORTH RIGHT-OF-WAY OF SAGE LAKES BOULEVARD AND THE POINT OF BEGINNING; THENCE, ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT 91.08 FEET; (CURVE DATA=DELTA: 05°34'52", RADIUS: 935.00 FEET, CHORD BEARS: N 87°19'54" W 91.04 FEET); THENCE N 45°03'50" W, 28.31 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CYPRESS CREEK; THENCE N 00°00'19" W, 97.98 FEET ALONG SAID RIGHT-OF-WAY; THENCE S 88°34'44" E, 109.31 FEET; THENCE S 00°49'17" E, 119.52 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.293 ACRES, MORE OR LESS.

AIRPORT DISCLOSURE

THIS PLAT FALLS WITHIN THE CITY OF IDAHO FALLS AIRPORT OVERLAY ZONE, ENACTED MAY 9, 2019, AND ALTHOUGH LOCATED OUTSIDE THE CRITICAL NOISE CONTOURS FOR THE AIRPORT, OCCASIONAL NUISANCE NOISE FROM AIR TRAFFIC OVERFLIGHT MAY BE PRESENT.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DIVIDE THIS PROPERTY INTO SINGLE DWELLING LOTS. THE CITY OF IDAHO FALLS 2004 CONTROL WAS USED IN THIS SURVEY. THE SOUTH AND WEST BOUNDARY LINES ARE BASED ON FOUND MONUMENTS FROM ADJACENT FAIRWAY ESTATES DIVISION NO. 28, (INSTRUMENT NO. 1697330).

PROFESSIONAL LAND SURVEYOR REGISTERED 15571 STATE OF IDAHO CLINT M JOLLEY

PRELIMINARY

P.L.S. 15571_____

civil & structural engineering
materials testing & land surveying
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977
hleinc.com

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DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CMJ
JOB NO:	2024-625	
DATE:	February 18, 2025	

REVISIONS	DATE

PLAT
FAIRWAY ESTATES DIVISION NO. 30
SEC. 31, T. 3 N., R. 38 E.B.M.
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1 OF 2 SHEETS

Z:\Projects\00-2024 Projects\24-625 Fairway Estates Div 30\3-CAD\Survey\24-625 Fairway 30.dwg

FAIRWAY ESTATES

DIVISION N0. 30,
A SUBDIVISION OF THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
IN THE SE 1/4 SECTION 31, T3N, R38 E.B.M.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT FAIRWAY ESTATES, DIVISION NO. 30, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

_____DATE_____
BONNEVILLE COUNTY RECORDER

TREASURER'S CERTIFICATE

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

DATE:__/__/____ _____
BONNEVILLE COUNTY TREASURER

IRRIGATION WATER RIGHTS RELEASE

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

DATE: INSTRUMENT NO.

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED AND THE GRANTS AND DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS _____ DAY OF _____, 202____.

_____ _____
MAYOR CITY CLERK

_____ _____
CITY ENGINEER
JONATHAN W. KNOWLES, PE 14787
CITY SURVEYOR
KENNETH BALDWIN ROBERTS, PLS 9755

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS_____ DAY OF_____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED J MICHAEL HICKS, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGING MEMBER OF THE LIMITED LIABILITY COMPANY OF AHG-FWE HOLDINGS LLC, AND THE PERSON WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME AS A PERSON AUTHORIZED TO BIND SUCH LIMITED LIABILITY COMPANY.

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

_____
NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____
COMMISSION EXPIRATION DATE: _____

DRINKING WATER SYSTEM CERTIFICATE

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

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____, 20___.

AHG-FWE HOLDINGS LLC, AN IDAHO LIMITED LIABILITY COMPANY

_____
J MICHAEL HICKS, MANAGING MEMBER

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

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

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

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____ _____
ENVIRONMENTAL HEALTH SPECIALIST, REHS DATE:

FLOOD PLAIN DESIGNATION

ZONE C, PER COMMUNITY-PANEL NUMBER 160027 0065 C
WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1981

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, AHG-FWE HOLDINGS LLC, AN IDAHO LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS FAIRWAY ESTATES DIVISION NO. 30, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO.

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

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

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

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

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

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

AHG-FWE HOLDINGS LLC, AN IDAHO LIMITED LIABILITY COMPANY

_____
J MICHAEL HICKS, MANAGING MEMBER

EXAMINING SURVEYOR'S CERTIFICATE

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

DATE:_____ _____
BONNEVILLE COUNTY SURVEYOR DAVID D. ROMRELL, PLS 12223

SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS FAIRWAY ESTATES, DIVISION NO. 30, WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

P.L.S. 15571_____

PROFESSIONAL LAND SURVEYOR REGISTERED 15571 STATE OF IDAHO CLINT M. JOLLEY

PRELIMINARY

civil & structural engineering
materials testing & land surveying
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208) 785-2977
hleinc.com

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DRAWN BY	DESIGN BY	CHECK BY
CMJ	HLE	CMJ

JOB NO: 2024-625
DATE: February 18, 2025

REVISIONS	DATE

PLAT
FAIRWAY ESTATES DIVISION NO. 30
SEC. 31, T. 3 N., R. 38 E.B.M.
BONNEVILLE COUNTY, IDAHO

SHEET NO. 2 OF 2 SHEETS

Z:\Projects\00-2024 Projects\24-625 Fairway Estates Div 30\3-CAD\Survey\24-625 Fairway 30.dwg

PRELIMINARY PLAT FOR:

FAIRWAY ESTATES SUBDIVISION

AN ADDITION TO THE CITY OF IDAHO FALLS,
BONNEVILLE COUNTY, IDAHO
BEING PART OF SEC. 31 T. 3 N., R. 38 E. BM.

PRELIMINARY

N
W E
S

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft. (24"X36")

CONTACTS

DEVELOPER
KEVIN ALLCOTT
533 W 2600 S
BOUNTIFUL, UT 84010
(801) 232-6561

SURVEYOR
HLE, INC.
CLINT M. JOLLEY, P.L.S.
BRYCE JOLLEY, P.L.S.
101 S. Park
IDAHO FALLS, IDAHO 83402
(208) 524-0212

CIVIL ENGINEER
HLE, INC.
DARYL KOFOED, P.E.
GILMORE JENKINS, E.I.
101 S. Park
IDAHO FALLS, IDAHO 83402
(208) 524-0212

LAND

EXSTING
ZONE = A-1 BONNEVILLE COUNTY
CURRENT USE = IRRIGATED AGRICULTURE
PLANNED USE = URBAN RESIDENTIAL

PROPOSED
ZONE = R-1 CITY OF IDAHO FALLS
USE = RESIDENTIAL
SIZE = ACRES
DENSITY = BUILDABLE LOTS/ACRE

LOTS

BUILDABLE LOTS
BLOCK 28 = 14 LOTS
BLOCK 29 = 20 LOTS
BLOCK 30 = 17 LOTS
TOTAL = 51 LOTS

NOTES:

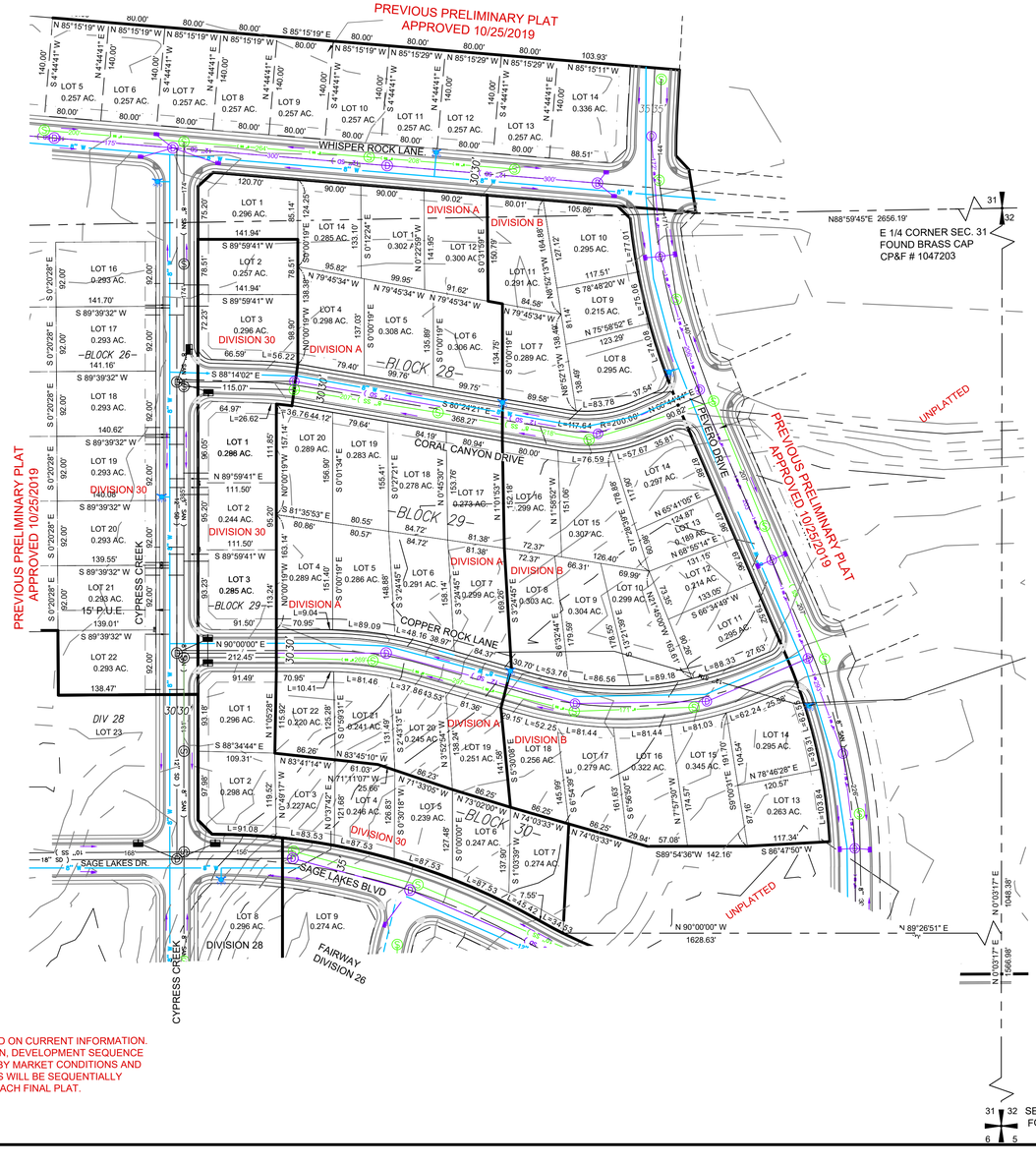
1. ENDING FINAL DESIGN ADDITIONAL EASEMENTS MAY BE REQUIRED.
2. STORM CALCULATIONS SUBMITTED WITH DIVISION 17 IN CONJUNCTION WITH LIFT STATION CONSTRUCTION.

BASIS OF BEARINGS

CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004. DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) U.S. SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION. ALL BEARINGS ARE GRID NORTH ALONG THE CENTRAL MERIDIAN.



VICINITY MAP
(NTS)



FUTURE DIVISIONS ARE BASED ON CURRENT INFORMATION. ACTUAL SIZE, CONFIGURATION, DEVELOPMENT SEQUENCE AND TIMING WILL BE DRIVEN BY MARKET CONDITIONS AND DEMAND FOR LOTS. DIVISIONS WILL BE SEQUENTIALLY NUMBERED AT THE TIME OF EACH FINAL PLAT.

BOUNDARY DESCRIPTION

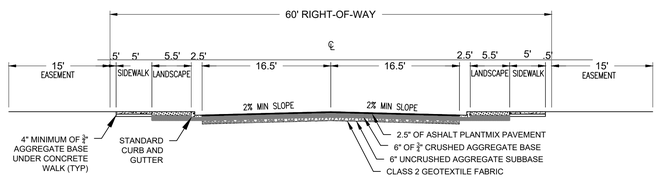
PART OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 3 N., RANGE 38 EAST B.M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE N00°03'17"E 1566.98 FEET ALONG THE EAST SECTION LINE; THENCE N90°00'00"W 1628.63 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH BOUNDARY OF FAIRWAY ESTATES DIVISION NO 26, RECORDED AS INSTRUMENT NO. , AND A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAGE LAKES BOULEVARD, THENCE ALONG SAID NORTH BOUNDARY LINE THE FOLLOWING THREE (3) CALLS; 1) THENCE NORTHWESTERLY 34.53 FEET ALONG SAID CURVE TO THE RIGHT, CURVE DATA (RADIUS = 665.00 FEET, DELTA = 2°58'30") CHORD BEARS N62°02'07"W 34.52 FEET; 2) THENCE N60°32'52"W 7.55 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY TO A POINT ON A CURVE; 3) THENCE NORTHWESTERLY 482.62 FEET ALONG SAID CURVE TO THE LEFT, CURVE DATA (RADIUS = 935.00 FEET, DELTA = 29°34'28") CHORD BEARS N75°20'06"W 477.28 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF CYPRESS CREEK; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING THREE 3) COURSES; 1) THENCE N45°03'50"W 28.31 FEET; 2) THENCE N00°00'19"W 901.05 FEET;3) THENCE N47°22'11"E 29.43 FEET TO THE SOUTH RIGHT-OF-WAY OF WHISPER ROCK LANE; THENCE S85°15'19"E 576.59 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S45°36'34"E 25.52 FEET TO THE WEST RIGHT-OF-WAY OF PEVERO DRIVE AND POINT ON A CURVE; THENCE ALONG SAID RIGHT-OF- WAY THE FOLLOWING THREE (3) CALLS; 1) THENCE SOUTHEASTERLY 283.14 FEET ALONG SAID CURVE TO THE LEFT, CURVE DATA (RADIUS = 935.00 FEET, DELTA = 17°21'03") CHORD BEARS S14°38'20"E 282.06 FEET; 2) THENCE S23°18'51"E 381.65 FEET TO A POINT ON A CURVE; 3) THENCE SOUTHEASTERLY 270.96 FEET ALONG SAID CURVE TO THE RIGHT, CURVE DATA (RADIUS = 767.52 FEET, DELTA = 20°13'38") CHORD BEARS S13°11'00"E 369.56 FEET; THENCE S86°47'50"W 117.34 FEET; THENCE S89°54'36"W 142.16 FEET; THENCE N74°03'33"W 116.19 FEET; THENCE S03°04'14"W 155.68 FEET; TO THE POINT OF BEGINNING.

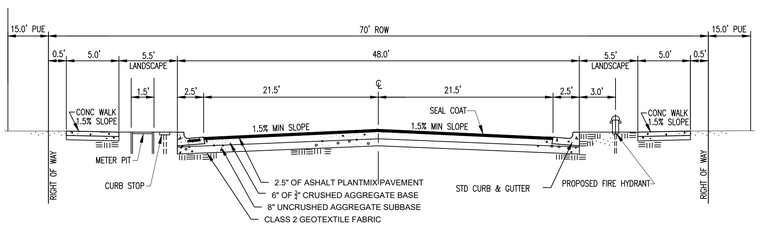
PARCEL CONTAINS 16.423 ACRES, MORE OR LESS.

LEGEND

- EXST FIRE HYDRANT / PROP FIRE HYDRANT
- EXST WATER VALVE / PROP WATER VALVE
- EXST WATER METER / PROP WATER METER
- EXST CATCH BASIN / PROP CATCH BASIN
- EXST STRM MANHOLE / PROP STRM MANHOLE
- EXST SAN SWR MANHOLE / PROP SAN SWR MANHOLE
- EXST POWER POLE / PROP POWER POLE
- EXST LIGHT POLE / PROP LIGHT POLE
- SECTION CORNER
- P.O.B. POINT OF BEGINNING
- SECTION LINE
- SURVEY BOUNDARY / DIVISION LINE
- PROPERTY LINE
- 15' EASEMENT LINE
- STREET RIGHT-OF-WAY
- SAW CUT LINE
- EXST RD CENTER LINE / PROP RD CENTER LINE
- EXST FENCE LINE / PROP FENCE LINE
- 8" WTR EXST WATER LINE / 6" W PROP WATER LINE
- EXST WATER SERVICE / PROP WATER SERVICE
- 12" STM EXST STRM SWR LINE / 12" SD PROP STRM SWR LINE
- 8" SAN EXST SAN SWR LINE / 8" SS PROP SAN SWR LINE
- EXST SAN SWR SERVICE / PROP SAN SWR SERVICE
- OHP EXST OVERHEAD POWER / OHP PROP OVERHEAD POWER
- UGP EXST UNDRGRND POWER / UGP PROP UNDRGRND POWER
- FO EXST FIBER OPTIC LINE / FO PROP FIBER OPTIC LINE
- GAS EXST GAS LINE / GAS PROP GAS LINE
- T EXST TELEPHONE LINE
- GB GRADE BREAK
- EXST MAJOR CONTOUR / PROP MAJOR CONTOUR
- EXST MINOR CONTOUR / PROP MINOR CONTOUR
- EXST BUILDING / PROP BUILDING
- EXST LANDSCAPING / PROP LANDSCAPING
- EXST CONCRETE / PROP CONCRETE
- EXST ASPHALT / PROP ASPHALT
- EXST GRAVEL / PROP GRAVEL
- OPEN WATER
- OTHER



TYPICAL **60'** LOCAL ROW STREET CROSS SECTION (NTS)
ALL OTHERS



TYPICAL **70'** COLLECTOR ROW STREET CROSS SECTION (NTS)

HARPER-LEAVITT ENGINEERING, INC.
CIVIL AND STRUCTURAL ENGINEERING, MATERIALS TESTING AND LAND SURVEYING
800 W. Judicial Street • Blackfoot, Idaho 83221 • Office Phone: 208.785.2977 • Fax: 208.785.2990
985 N. Capital Avenue • Idaho Falls, Idaho 83405 • Office Phone: 208.524.0212 • Fax: 208.524.0229

DRAWN BY	DESIGN BY	CHECK BY
RLR	HLE	CMJ

JOB NO: 2022-518

DATE: October 5, 2022

REVISIONS	DATE

PRELIMINARY PLAT
FAIRWAY ESTATES
SEC. 31, T. 3 N., R. 38 E.B.M.
BONNEVILLE COUNTY, IDAHO FALLS, IDAHO

SHEET NO. 1 OF 1 SHEETS

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
FINAL PLAT
Fairway Estates Division 30
May 8, 2025

IDAHO FALLS
Community Development Services

Applicant: HLE, Inc.

Owner: AHG-FWE HOLDINGS LLC

Project Manager:
Brian J. Stevens

Location: Near the intersection north of Sage Lakes Blvd, and East of Cypress Creek.

Size: Approx. 0.293

Lots:
Buildable: 1
Common: 0

Average Buildable Lot Size:
12,763 SF

Density: Approx. 2 units per gross acre

Existing Zoning:
Site: R2
North: R2
South: R1
East: R2
West: R1

Existing Land Uses:
Site: Undeveloped
North: Undeveloped
South: Residential
East: City undeveloped
West: Residential

Comprehensive Plan Transect:
General Urban

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

Requested Action: Approval of the final plat by the Mayor and City Council.

History: This property was annexed in 2019 and received the R1, R2, and R3A Zones. After looking at the City's aerial records this property has been agricultural land from 1954 until today.

Staff Comments: The plat incudes 1 lot. This single lot will be used for a residence. The lots meet the requirements for the R2 zone.

The property will have frontage on Sage Lakes Blvd a residential collector and Cypress Creek a local street.

The plat complies with the minimum standards of the subdivision ordinance and is consistent with the development in this area.

Staff Recommendation: Staff has reviewed the final plat and recommends approval of the plat.

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

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	N/A
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R-3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150 ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	X
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Collector: Sage Lakes Blvd Local: Cypress Creek

Section 10-1-9A
(9) If the final plat conforms to the provisions of this Chapter and all other applicable State or Federal laws, or local ordinances, the Council shall approve the final plat and authorize the Mayor and Clerk to sign the original plat.

Zoning Ordinance:
R2 Mixed Residential Zone. This zone provides a residential zone characterized by smaller lots and dwellings, more compact and denser residential development; and higher volumes of vehicular and pedestrian traffic than are characteristic of the RE, RP and R1 Zones. The principal uses permitted in the R2 Zone shall be one (1), two (2), three (3), and four (4) dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft^2	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft^2			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	36	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

ImagineIF Comprehensive Plan:



March 4, 2025 7:00 p.m. Planning Department

City Annex Council Chambers

MEMBERS PRESENT: Commissioners Arnold Cantu, Bill Scott, Forrest Ihler, Matthew Meehan.

MEMBERS ABSENT: Marsha McDaniel, Dale Storer, Glen Ogden.

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

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

MINUTES: Scott moved to accept the minutes of February 4, 2025, Meehan seconded the motion. The motion passed unanimously.

Business:

6. PLAT 25-002: FINAL PLAT FOR FAIRWAY ESTATES DIVISION NO. 30.

Ihler stated that he has a professional relationship with the developer and will recuse himself and Cantu will Chair this item.

Applicant: Connor Herb HLE, 101 Park Ave., Idaho Falls, Idaho. Herb stated that this is a final plat for a single residential unit for Fair Way Estates Division No. 30. Herb showed the lot being .293 acres located in Block 30 and will be called Lot 2. All setbacks and requirements have been met.

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

Storer moved to recommend to the Mayor and City Council approval of the Final Plat for Fairway Estates Division No. 30. Meehan seconded the motion. The motion passed unanimously (voice vote).

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF FAIRWAY ESTATES DIVISION 30, GENERALLY LOCATED: NEAR THE INTERSECTION NORTH OF SAGE LAKES BLVD, AND EAST OF CYPRESS CREEK.

WHEREAS, the applicant filed an application for a final plat on January 20, 2025

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

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on May 8, 2025 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls ImagineIF 2022 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 0.293 acres parcel located generally Near the intersection north of Sage Lakes Blvd, and East of Cypress Creek.
3. The property is zoned R1, and R2. The plat consists of 1 lot. 1 buildable lot.
4. The lot is consistent with its respective zone and will provide building envelopes sufficient to construct a building within the zone.
5. The plat complies with all the minimum requirements of the Subdivision Ordinance and Zoning Ordinance.
6. All streets in subdivision conform to the overall street plan of the area and is consistent with the approved preliminary plat.
7. The plat is consistent with the Comprehensive Plan.
8. The Idaho Falls Planning and Zoning Commission recommended approval of this Final Plat as presented.

II. DECISION

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

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS_____DAY OF_____, 2025

_____

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 25-238 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Friday, April 25, 2025
DEPARTMENT: Community Development Services

Subject
Public Hearing for Community Development Block Grant (CDBG) PY 2024 Consolidated Annual Performance and Evaluation Report (CAPER).

Council Action Desired
☐ Ordinance ☐ Resolution ☒ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
No additional Council action requested pursuant to the hearing.

Description, Background Information & Purpose
Pursuant to HUD (United States Department of Housing and Urban Development) requirements, entitlement communities receiving CDBG funds must complete the Consolidated Annual Performance and Evaluation Report (CAPER). As part of the reporting process, information on projects completed and funds spent must be presented in a public hearing and then posted for public comment. The public hearing has been advertised and scheduled for the May 8, 2025, regular City Council meeting. The meeting will be followed by a 15-day public comment period. This will be followed by a request for the Council to approve a resolution at its June 5, 2025, meeting. The 2024 CAPER must be submitted to HUD no later than June 30, 2025. Questions about the 2024 CAPER or the projects presented may be directed to the CDBG Administrator, Lisa Farris.

Alignment with City & Department Planning Objectives



☒ ☐ ☒ ☐ ☒ ☐ ☒ ☐

The CDBG Program supports many of the City's goals and priorities including Livable Communities, Economic Growth, Sustainability, and Well-Planned Growth and Development.

Interdepartmental Coordination
NA

Fiscal Impact
The 2024 Consolidated Annual Performance and Evaluation Report (CAPER) is required for the city to receive its annual

CDBG allocation from HUD, which averages approximately $430,000 per year.

Legal Review
The Legal Department concurs that the requested Council action complies with relevant statutes.

Memorandum

File #: 25-239 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Friday, April 25, 2025
DEPARTMENT: Community Development Services

Subject
Resolution approving the Historic Preservation Commissions Idaho Falls Historic Preservation Plan.

Council Action Desired
☐ Ordinance ☒ Resolution ☐ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
To approve the Resolution adopting the Idaho Falls Historic Preservation Plan and give authorization for the Mayor and City Council to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
In January 2023, the Idaho Falls Historic Preservation Commission and staff from Community Development Services embarked on creating a Historic Preservation Plan, funded in part by a Certified Local Government Grant from the State Historic Preservation Office. This plan is a ten-year plan that will guide the efforts of the Historic Preservation Commission. This plan includes tasks, actions and goals for the Commission to pursue as it works to achieve preservation goals within the city. Development of the plan included public outreach through surveys, open houses, and presentations given to groups in the community. The Commissioner helped shape the plan by giving input on tasks, goals, and the purpose statement for the plan overall. The plan was written by Kirk Huffaker Preservation Strategies, a consultant hired for this project. On March 6, 2025, the Historic Preservation Commission unanimously voted to recommend approval of the Idaho Falls Historic Preservation Plan to the Mayor and City Council as presented. The Plan meets all requirements from the State Historic Preservation Office. It will be a great addition to the work of the Historic Preservation Commission and the City over the next ten years.

Alignment with City & Department Planning Objectives



☐ ☐ ☒ ☐ ☒ ☐ ☒ ☐

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

Interdepartmental Coordination
NA

Fiscal Impact
NA

Legal Review
The Legal Department approved the language used in the proposed resolution.

STAFF REPORT

Historic Preservation Plan

May 8, 2025

IDAHO FALLS

Community Development Services

Applicant: City of Idaho Falls

Project Manager: Caitlin Long

Staff Recommendation: To approve by Resolution the Historic Preservation Plan.

Staff Comments: In January of 2023, the city was awarded a Certified Local Government grant from the State Historic Preservation Office to help in part fund a Historic Preservation Plan. A consultant was hired, Kirk Huffaker Preservation Strategies, to draft the plan. The plan is a ten-year plan that provides direction for the Historic Preservation Commission. It includes overall goals of the plan including:

- Designate and survey areas of potential historic significance
- Cultivate community through education and partnerships
- Coordinate with the city planning division to implement effective preservation policy and incentives
- Provide regular and effective training

Preservation plans gives the Historic Preservation Commission a tool to help with preserve the community's historic resources and character. Having a long term plan like this helps recognize the importance of local heritage the built environment. The city's Comprehensive Plan also includes actions related to Historic Preservation and is identified as a goal for the city.

The plan was a collaborative effort between the Commission, staff, the consultant and included public outreach such as surveys, open houses and presentations given to different groups in the community. With public input, the Commission helped create the goals of the plan, identified tasks to be included, and helped shape the vision statement.

The Historic Preservation Commission had a regularly held meeting on March 6, 2025 where they reviewed the final draft of the plan and recommended approval of the plan unanimously to the Mayor and City Council.

RESOLUTION NO. 2025-

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ACCEPTING THE HISTORIC PRESERVATION PLAN; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, the City of Idaho Falls was awarded a Certified Local Government Grant from the State Historic Preservation Office to fund a Historic Preservation Plan; and

WHEREAS, The Historic Preservation Commission advises the Mayor and City Council regarding the identification, evaluation, designation, and protection of historic buildings, sites, and objects within the City of Idaho Fall; and

WHEREAS, the City conducted public outreach and open house activities with stakeholder groups, community members, residents, and business and property owners in 2024; and

WHEREAS, the Historic Preservation Plan gives actions and tasks for the Historic Preservation Commission for the next ten years to guide historic preservation efforts; and

WHEREAS, the Historic Preservation Commission held a public hearing on March 6, 2025, to take public input on the plan and recommended the Mayor and Council accept the plan; and

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

1. The Council hereby adopts the Historic Preservation Plan

2. The Mayor and City staff are hereby authorized to implement the City of Idaho Falls Historic Preservation Plan.

ADOPTED and effective this_____day of_____, 2025.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Emily Geisler, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ACCEPTING THE HISTORIC PRESERVATION PLAN; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL ACCORDING TO LAW."

_____
Emily Geisler, City Clerk

(SEAL)

IDAHO FALLS HISTORIC PRESERVATION COMMISSION

Idaho Falls Historic Preservation Plan

DRAFT as of April 1, 2025



IDAHO FALLS

Prepared by Kirk Huffaker Preservation Strategies in collaboration with
the Idaho Falls Historic Preservation Commission

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Acronyms

The following acronyms are used in the historic preservation plan.

APE - Area of potential effects

ARPA - Archaeological Resources Protection Act

BCE – Before Current Era

HPC – Historic Preservation Commission (Idaho Falls)

ICRIS – Idaho Cultural Resources Information System

ISHS – Idaho State Historical Society (parent state agency of SHPO)

MOU – Memorandum of Understanding

NAGPRA - Native American Graves Protection and Repatriation Act

NAPC – National Alliance of Preservation Commissions

NHPA – National Historic Preservation Act

NRHP – National Register of Historic Places

SHPO – Idaho State Historic Preservation Office (state agency)

Acknowledgements

CITY COUNCIL

Rebecca Casper, Mayor
Lisa Burtenshaw, Council President
Jim Francis
Jim Freeman
Kirk Larsen
John Radford
Michelle Ziel-Dingman

CITY LEADERSHIP

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IDAHO STATE HISTORIC PRESERVATION OFFICE

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Plan Summary

Project Purpose

In 2023, the Idaho Falls Historic Preservation Commission (HPC) secured funding and consulting assistance to complete the Idaho Falls Historic Preservation Plan. This 10-year plan will guide the year-to-year activities of the HPC so as to make preservation efforts ongoing, feasible, valuable, efficient, and productive. It will serve the greater Idaho Historic Preservation Plan (IHPP) goals primarily through the following objectives:

1) Keeping decision makers and the public informed and knowledgeable about historic preservation issues, practices, opportunities and its values;
2) Using current and future best practices and technologies to help historic preservation transition into the 21st century;
3) Identifying sources of financial support related to historic preservation; and
4) Ensuring proper documentation and curation of archaeological resources per State standards.

The Idaho Falls Historic Preservation Plan is a living and working document, subject to revision. It is projected to have a ten-year life span but will be reviewed and amended, if necessary, in five years (2030). It should be reviewed and used every year by the HPC to establish benchmarks toward meeting the goals and objectives within the plan.

Project Summary

The city of Idaho Falls and the HPC hired Kirk Huffaker Preservation Strategies as their consultant for the planning process in December 2023. Throughout, the HPC led the process – from defining the schedule, to public engagement, to setting appropriate goals. City leadership met with the consultant between HPC meetings to provide additional information and keep the project on schedule. The HPC met with the consultant in public meetings on five occasions in 2024 to discuss and create the plan. A 15-question survey created on the ArcGIS Survey123 platform was distributed to the community beginning on June 4, 2024. The city produced a postcard with the QR code to the survey, sent out a press release, provided a link on their website, posted the survey on city social media and in city newsletters, and posted it on large boards at the entrance to the library. Using a mini-presentation provided by the consultant, HPC members made presentations to key stakeholder groups including the Downtown Development Corp., Greater Idaho Falls Realtors, and the Elks Club.

Survey results were collected through August 9, 2024. Staff provided an update on the plan to the HPC on October 3, 2024. The first draft plan was circulated between staff, the HPC, and SHPO between November 5 and December 11, 2024. A second (revised) draft was posted for the public on the city's website on January 13 2025, for review and comment. The second (revised) draft was circulated between staff, the HPC, and SHPO between January 13 and February 13, 2025. A community open house was held on January 14, 2025, in the city council chambers. The HPC recommended the plan for adoption at their meeting on March 6, 2025.

Background

Idaho Falls is located in Bonneville County, which is located in the southeast region of the state. As of 2024, the city's population numbered 68,699, making Idaho Falls the fifth most populous municipality in the state.[1] Idaho Falls serves as the county seat for Bonneville County and is widely considered the regional hub of commerce and entertainment for Eastern Idaho. As of 2022, the largest local economic industries were cited to be education and healthcare, scientific and professional, and retail trade, accounting for 38% of total employment.[2] However, the diversity of employment also includes:

- Agriculture, fishing and mining;
- Construction;
- Manufacturing;
- Wholesale trade;
- Transportation;
- Information;
- Finance and insurance;
- Arts, food, and entertainment;
- Public administration; and
- Other services.[3]

Idaho Falls was the only city of the top six most populous in the state to gain jobs during the COVID-19 pandemic, 2019-2020.[4]

Benefits of Historic Preservation

The benefits of historic preservation are numerous and varied. While many apply to communities throughout the state as well as nationally, some may be more relevant locally or individually depending on personal perspectives. Preserving the unique sense of place, community character and history, and fabric of the community that tells a complete story benefits Idaho Falls because its history is compelling. The craftsmanship expressed in historic buildings provides further intangible and quality of life benefits. Economic benefits include increased property values, greater economic stability through lower foreclosure rates, naturally-occurring affordable housing, heritage tourism, and creation and retention of local well-paying jobs. The walkability of older neighborhoods and downtowns provide environmental benefits through reduced driving, but the other environmental benefit can be categorized as sustainability through the reuse of historic

[1] Statistics according to World Population Review, https://worldpopulationreview.com/us-cities/idaho.
[2] City of Idaho Falls, Local Economy, https://storymaps.arcgis.com/stories/17b558fdc87e4f3e866ef80e33eb9ab8.
[3] Idaho Falls Economic Development, Economy, https://dashboards.mysidewalk.com/idahofallsdevelopment.
[4] Idaho Department of Labor, 2020 Labor Market and Economic Report (2021), p.12, https://www.labor.idaho.gov/wp-content/uploads/publications/Idaho_Labor_Market_Report_2020.pdf.

materials and retention of embodied energy within an existing building. This is why historic rehabilitation has also been dubbed "the ultimate recycling." Historic preservation is also fiscally prudent as government investment by incentivizing continued use and reducing landfill waste.



Figure 1. An 1890 Victorian cottage before and after rehabilitation. Saving this house was measured to be equivalent to saving 12,338 gallons of gasoline. Throwing it away would be equivalent to the waste that an average person would create over 139 years. Source: The Economic Benefits of Historic Preservation in Utah.

Historic preservation is encouraged and empowered statewide by Idaho's statement of purpose of local historic preservation as stated in Idaho State Code 67-4608:

> The historical, archeological, architectural and cultural heritage of the state is among the most important environmental assets of the state and furthermore that the rapid social and economic development of contemporary society threatens to destroy the remaining vestiges of this heritage; it is hereby declared to be the public policy and in the public interest of this state to engage in a comprehensive program of historic preservation, undertaken at all levels of the government of this state and its political subdivisions, to promote the use and conservation of such property for the education, inspiration, pleasure and enrichment of the citizens of this state. It is hereby declared to be the purpose of this act to authorize the local governing bodies of this state to engage in a comprehensive program of historic preservation.

The International Building Code, and by extension the city's building code, includes an exemption that generally states that a historic building or structure within a historic district may be exempted from the application of certain building codes if, upon recommendation from the HPC it was determined that the proposal would prevent or seriously hinder the preservation or restoration of that historic building or structure. This applies as long as the hazardous conditions are removed or rectified.

Historic Context

The history of Idaho Falls can be divided into five temporal historic periods.

- Native Peoples & Early Contact, Pre-1863
- Montana Trail & Railroad Era, 1864-1887
- A Shift to Agriculture & Major Growth, 1888-1920
- Community Development Between the Wars, 1921-1940
- Urban Renewal & Modern Growth, 1941-1974

Native Peoples & Early Contact, Pre-1863

The area now known as Idaho Falls sits in the eastern area of the Snake River plain in southeastern Idaho. Mountain ranges, including the White Knob Mountains to the west, Blackfoot Mountains to the south, and Snake River Mountains to the north, shelter the landscape from meteorological extremes. Precipitation is relatively low at 10 inches, annually.[5] Idaho Falls rests within one of the largest flows of basalt on the continent. The volcanic rocky soil combines with deposits of alluvial silt to create a rich and productive landscape.[6] The Snake River flows southwest through Idaho Falls on its way to meet the Columbia River in Washington State. The river was historically an important corridor for sockeye salmon and other native fish.[7]



Figure 2. Undated photograph of a Shoshone-Bannock Village. Source: The Shoshone-Bannock Tribe, https://www.sbtribes.com/about.

Salmon was a dietary staple of the Paiute, Shoshone, and Bannock peoples, collectively known as the Newenee in the Shoshonian language. To them, the Snake River was called Bia

[5] The State of Idaho, "State of Idaho Profile Geography and Environment," Idaho.gov, https://ioem.idaho.gov/wp-content/uploads/2018/12/id-shmp-chapter-2-state-of-idaho-profile.pdf.

[6] William M. Phillips and John A. Welhan, "Geologic Map of the Idaho Falls North Quadrangle, Bonneville County, Idaho" (Idaho Geological Survey, 2011).

[7] However, the species is now endangered. coalition of non-profit and governmental organizations is working to revitalize the Snake River riparian corridor. The National Wildlife Federation, "Restoring the Columbia River Basin: A Future Where Salmon and Clean Energy Can Coexist," https://www.nwf.org/Northern-Rockies-and-Pacific-Region/Conservation/Snake-River-Salmon.

Ogwaide. It sustained the tribes in their seasonal settlements which ranged across the Intermountain West and northward into Canada.[8] Though culturally related, the Shoshone and Paiute peoples lived separately until the 1600s when Northern Paiutes relocated to the Snake River plain. The groups often traveled together to harvest the vast natural resources needed to sustain their peoples. Over time, Paiutes who traveled with the Shoshone became known as the Bannock Tribe. Together, the groups enjoyed a rich diet of fish, native plants, roots, and bison meat. The bison became a more important staple after the proliferation of horses in the 1700s. With the expanded range made possible on horseback, the peoples of southern Idaho travelled annually to Montana for a great bison hunt, until the intervention of U.S. troops in 1864 forced its cessation.[9]



Figure 3. A 1967 photograph of The Wasden Site (Owl Cave). Camera is facing north. Credit: R.P.M. Gildersleeve. Source: National Register of Historic Places Nomination Form.

Early European explorers, trappers, and traders came to know the Snake River plain as homeland of the Shoshone and Bannock, though these ancestral groups had inhabited the area for thousands

[8] The National Park Service, "Newenee: The Shoshonean Peoples of Southern Idaho," https://www.nps.gov/articles/000/sbtribes.htm#:~:text=The%20original%20resources%20here%20once,and%20further%20to%20time%20immemorial.

[9] The Shoshone-Bannock Tribes, "History," https://www.sbtribes.com/about/.

of years prior. The Wasden Site near Idaho Falls includes evidence of human habitation for at least three millennia.[10] Archaeological investigations began in 1965 and were conducted in three lava tubes, accessed from ground level, within the extensive basalt plateau. The purpose of the dig was to document evidence of human activity along with the remains of Ice Age megafauna. The site was listed on the National Register of Historic Places in May, 1976 (NRHP# 76000669).[11]



Figure 4. Photograph of Captain Benjamin Bonneville. Source: Wikimedia Commons, https://commons.wikimedia.org/wiki/File:Pd_photo_benjamin_bonneville.jpg.

The first known contact between the Shoshone and explorers came in August of 1805, when the Lewis and Clark expedition crossed over the Continental Divide via the Lemhi Pass in the Bitterroot Mountains.[12] In 1810, John Jacob Astor, America's first multimillionaire, sent an overland exploration party led by Wilson Price Hunt to follow their trail. Hunt camped with his group and followed the Snake River (which he named the "Mad River") through what is now southern Idaho on his trek to establish a headquarters for his Pacific Fur Company in the northwest.[13]

The first exploration in earnest of the Snake River plain took place in 1832 when the French-American Captain Benjamin Bonneville explored the area as part of his years-long scientific, trapping, and trading expedition.

Bonneville requested a leave of absence from the Army in 1832 so that he could pursue an adventure to the Oregon Country, about which he heard fabulous tales at his military post in Missouri. He courted private investors to fund his travels and supplemented his income by trapping and trading beaver pelts along his route. His expedition passed twice through southern Idaho, in 1832 and

[10] Susanne J. Miller, "The Wasden Site (Owl Cave)," National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1976), Section 8.
[11] The Idaho Heritage Trust, "The Wasden Site," https://www.idahoheritagetrust.org/projects-grants/the-wasden-site/.
[12] The National Park Service, "Lemhi Pass," https://www.nps.gov/places/lemhi-pass-mt-id.htm#:~:text=Lewis%20and%20Clark%20NHT%20Visitor%20Centers%20and%20Museums&text=A%20few%20days%20later%2C%20on,and%20the%20Missouri%20River%20watershed.
[13] Astor succeeded in his quest and founded the headquarters in Astoria, Oregon. Arthur Hart, "Astor Party Made Epic Trek Across Idaho, 1810-12," The Idaho Statesman, November 05, 2016, https://www.idahostatesman.com/news/northwest/idaho/history/article112889368.html.

1834, recording the flora, fauna, geography, and culture of the region.[14] Though Bonneville's scientific papers were initially lost, Washington Irving, of Sleepy Hollow fame, memorialized the Captain in his monograph entitled, "The Adventures of Captain Bonneville." The book was originally printed in 1837 and established Bonneville's reputation as a great explorer. His narrative also popularized the lesser-known regions of the West. Of the Snake River and its landscape, Bonneville reminisced:

> We are inclined to think that the Snake River must be one of the most remarkable for varied and striking scenery of all the rivers of this continent… Rising in a volcanic region, amidst extinguished craters, and mountains awful with the traces of ancient fires, it makes its way through great plains of lava and sandy deserts…and at other times, careers through green and smiling meadows…Wildness and sublimity, however, appear to be its prevailing characteristics.[15]



Figure 5. 1850 "Map to Illustrate Captain Bonneville's Adventures Among the Rocky Mountains." Credit: George P. Putnam. Source: Library of Congress Geography and Map Division Washington, D.C.

[14] Evan Filby, Army Leader and Western Explorer Benjamin Bonneville, South Fork Companion, https://sfcompanion.blogspot.com/2020/04/army-leader-and-western-explorer.html.
[15] Washington Irving, "The Adventures of Captain Bonneville," (United Kingdom, G.P. Putnam's and Sons, 1895), 206.

In 1834, as Bonneville traversed the Snake River Valley on his way back to Missouri, Nathaniel Wyeth established Fort Hall in southeastern Idaho at the confluence of the Snake and Portneuf rivers. Wyeth was a New England entrepreneur who, like Bonneville, longed to explore the West and capitalize on its vast natural resources. His original fort consisted of a trading post and living quarters built of cottonwood logs. In 1837, the powerful Hudson's Bay Company purchased his fort and rebuilt the structure with adobe. The new fort became a major center for travel and trade in the region due to its location on the Oregon Trail. It also served as a locus for cultural interactions between native peoples and traders. [16]



Figure 6. Circa 1870 photograph of a fur trader. Source: Wayne Heath, Idaho Fur Trappers, University of Idaho Library.

When Britain ceded the Oregon Territory to the U.S. in 1846, Fort Hall received an influx of pioneers heading west. It became one of the region's most important refueling stops, serving as many as 300,000 travelers before it fell into relative disuse circa 1856, as pelts in the region became scarce and tensions with local tribes ran high. However, Fort Hall remained in use as a station on the overland stage and mail route.[17] In 1867 it became part of the Fort Hall Reservation established by the federal government. The Shoshone and Bannock tribes were forcibly relocated to the reservation after being compelled to sign the Fort Bridger Treaty with the U.S. in 1868.

[16] Fred Davis, "Oregon Trail - Part 3, Fort Hall," Bingham News Chronicle, October 18, 2024.
[17] Kathy Alexander, "Fort Hall, Idaho – Trading on the Snake River," Legends of America, www.legendsofamerica.com/id-forthall.

Montana Trail & Early Railroad Era, 1863-1887



Figure 7. Map of the Montana Trail. Source: Frajola, https://www.rfrajola.com

Shortly after President Abraham Lincoln signed the Homestead Act of 1862, he approved the creation of Idaho Territory in 1863, which at the time included Montana and the majority of present-day Wyoming. As the Civil War raged in the East, thousands flocked westward in search of a fresh start. Idaho was a prized destination for its arable land and connection to the mining industry. Since 1849, California gold had inspired thousands to resettle in America's new territories, and southern Idaho likewise drew many hopefuls in search of fruitful deposits of gold, silver, and copper. A discovery at Mount Caribou on the eastern edge of the Snake River plain, would later produce over $1.2 million in gold.[18] However, the area is best known for its strategic importance for the freighting industry which supplied the mining camps of present-day Montana. A large gold strike near Bannack City in 1862 was quickly followed by others in Virginia City and Helena.[19] Soon, thousands flocked to these areas by going through the Idaho Territory in hopes of making their fortune.

In the still relatively unpopulated Idaho and Montana territories, miners depended on shipments of food and supplies via wagon train.[20] Many freighting companies capitalized on this need and conducted lucrative trade along the Montana Trail between Salt Lake City and Fort Benton. Like many overland roads in the U.S., the trail followed traditional pathways that Native Americans had used for thousands of years. The route connected settlements throughout the



Figure 8. Unattributed photograph of the basalt island known as Eagle Rock. Source: National Register of Historic Places Nomination Form, 1974.

[18] Mary Jane Fritzen, Historic Bonneville County: A Centennial History (HPN Books, 2012), 11.
[19] Archives West, Montana Mining Company Records, 1882-1934, Introduction, "Historical Note," https://archiveswest.orbiscascade.org/ark:/80444/xv28731.
[20] The Montana Territory was established in 1864, Montana.gov, "Brief History of Montana," https://mt.gov/discover/brief_history.

intermountain West through Idaho Falls and was heavily trafficked by settlers, travelers, and freighters. It facilitated the shipment of nearly half of all goods supplied to Montana.[21]



Figure 9. Photograph of a ferry crossing the Snake River. Source: The Upper Snake River Valley Historical Society.

However, the Snake River at times presented a challenging obstacle along the Montana Trail. Freighters with their teams and heavy wagons often struggled to cross when the water was high. In June of 1863, the Idaho Territorial Legislature permitted William Hickman and Harry Rickards to open a ferry across the Snake River. They called it the Eagle Rock Ferry after a nearby basalt island where eagles nested.[22] The location was nine miles north of present-day Idaho Falls and is listed in the National Register of Historic Places (NRHP #74000734).

Ferries provided an important means of travel throughout the territory and were therefore regulated by the legislature. Hickman and Rickards were authorized to charge the following fees for their services:

> $.15 for each sheep or hog,
> $.25 for other loose animals,
> $.50 for a mounted horse,
> $4.00 for a wagon and two horses or oxen, and
> $1.00 for each additional team of horses or oxen.[23]

James Madison (Matt) Taylor was a prospector and freighter who used the Eagle Rock ferry in his travels between Utah and Montana. An astute entrepreneur, he noted that the Snake River gorge narrowed nine miles downstream from the ferry and determined it to be an excellent site for a bridge. Once the structure was complete, Taylor could charge the same tolls without as much daily

[21] Fritzen, Historic Bonneville County, 11.
[22] Merle Wells, "The Eagle Rock Ferry," National Register of Historic Places Nomination Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1974), Section 7. Evan Filby, "Eagle Rock Ferry Across the Snake Opens for Business," South Fork Companion, June 20, 2013.
[23] Rick Just, "Taking a Ferry in Idaho," Speaking of Idaho, May 26, 2018.

labor. He bought rights to the crossing, including the ferry, from Hickman and Rickard in 1864. Taylor, in partnership with W. F. Bartlett, and Edgar M. Morgan, founded the Oneida Road, Bridge, and Ferry Company, the first corporation in what would become Bonneville County.[24]

The original bridge, composed of timber and scrap metal, was completed by May of 1865. It was called Taylor's Bridge, but often assumed the title of Eagle Rock Bridge, like the ferry it replaced.[25] Robert Anderson, Taylor's brother-in-law, relocated from Missouri that same year to become his partner in erecting a stage station to benefit from traffic crossing the bridge. Together, they directed the construction of an adobe bank/general store and a house, a wood barn, and a blacksmith shop for Anderson. The little township sat near the current intersection of Capital and Broadway in Idaho Falls.[26] They named the settlement Taylor's Crossing, but it was also known as Eagle Rock for its connection with the bridge.[27]



Figure 10. Historic view of Taylor Bridge, ca. 1870. Source: Wikimedia commons.

The crossing quickly began to thrive. Bridge tolls were highly profitable for Taylor, and Anderson's store did a brisk trade in guns, gold dust, food, and clothing.[28] Disappointment struck when a spring flood in 1867 destroyed the original bridge. Taylor rebuilt later that year and went on to serve in the territorial legislature in 1868. Both Taylor and Anderson recruited other family members to join their venture. One notable addition was John C. Anderson, who joined his brother as a business partner. The siblings remained in Eagle Rock for much of the rest of their lives. Though Taylor eventually returned to Missouri in the 1880s, his cousin, Sam Taylor, remained in Eagle Rock to operate a thriving livery and cattle

[24] Filby, "Eagle Rock Ferry," South Fork Companion, June 20, 2013.
[25] Eldora Shoemaker Keefer, "Eagle Rock History," Snake River Echoes, Vol. 3, no. 4, 1974, 62.
[26] Connie B. Otteson, "Unsung Heroes and Settlers of Bonneville County, Idaho." Harris Publishing Company, Inc., 2005.
[27] Idaho State Historical Society, Idaho State Historical Society Reference Series, Eagle Rock, https://history.idaho.gov/wp-content/uploads/2018/08/0033.pdf.
[28] Fritzen, Historic Bonneville County, 13

operation. He was also one of the first sheriffs in what was then Bingham County and was famous for never carrying a gun.[29]

The Anderson Brothers store was the center of local culture and commerce.[30] It also functioned as a bank, post-office, and trading post. Robert served as Eagle Rock's first postmaster and as chairman of the village, a title synonymous with that of mayor. The settlement was lively and crowded, but most people were just passing through. An 1870 post office report to the federal government claimed a total of 75 people lived in Eagle Rock.[31] But all of that was about to change as the railroad headed north from Ogden, Utah.



Figure 11. Circa 1880 photograph of the Anderson Brothers' Store in Eagle Rock. Source: Rick Just, "Anderson Brothers," Speaking of Idaho, https://www.rickjust.com/blog/anderson-bros.

The first locomotive of the Utah and Northern Railway arrived in July of 1879 via a new iron suspension bridge, built across the river within view of Taylor's wood bridge.[32] The structure was designed and assembled in Pennsylvania by the firm Kellogg and Maurice and shipped to Eagle Rock via the transcontinental railway. It was 800 feet long and sat 50 feet above the Snake River. [33]

[29] Keefer, "Eagle Rock History," Snake River Echoes, Vol. 3, no. 4, 1974, 59.
[30] Trails of Hope: Overland Diaries and Letters, 1846–1869, "John C. Anderson," https://overlandtrails.lib.byu.edu/biographies.php?name=anderson-john-c.
[31] Fritzen, Historic Bonneville County, 13.
[32] Taylor's wood bridge remained in use until 1889, when it was condemned and replaced with a metal bridge. See Evan Filby, "Franchise Granted for Taylor's Bridge Across the Snake River," South Fork Companion, December 10, 2023. https://sfcompanion.blogspot.com/2019/12/franchise-granted-for-taylors-bridge.html.
[33] *The Deseret News*, July 16, 1879, 8.

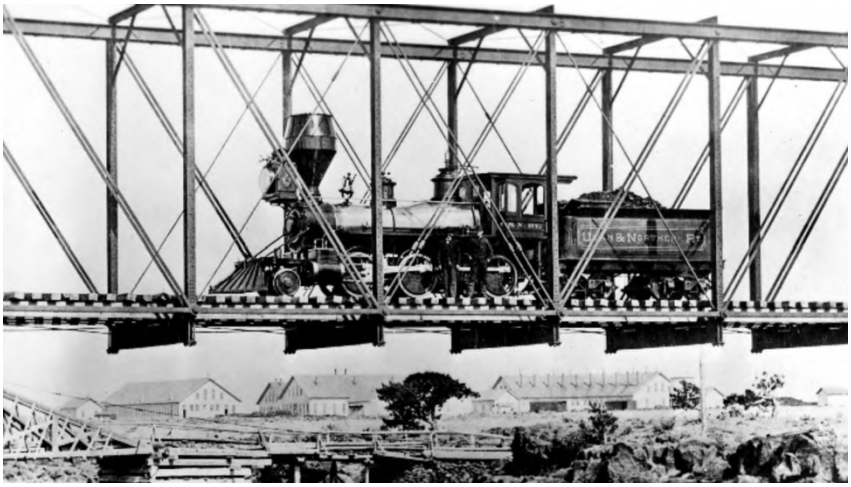


Figure 12. Circa 1880 photograph of train bridge at Eagle Rock. Note the second Taylor bridge in the background. Source: Utah State Historical Society.

The Anderson brothers donated property to facilitate the quick construction of railroad facilities which could accommodate the influx of travelers and settlers who arrived daily.[34] The new roundhouse and machine shops would also provide employment for around 200 men.[35]

The Utah and Northern Railway funded further retail development along Front Street, also known as Eagle Rock Street, the town's commercial area along the river. New storefronts included a bakery, a drug store, a grocery store, several saloons, a meat market, an opera house, a lumberyard, and a hotel.[36] One newspaper correspondent reporting on the Eagle Rock boom stated, "Eagle Rock is just about the liveliest place I have seen the past year or two."[37]

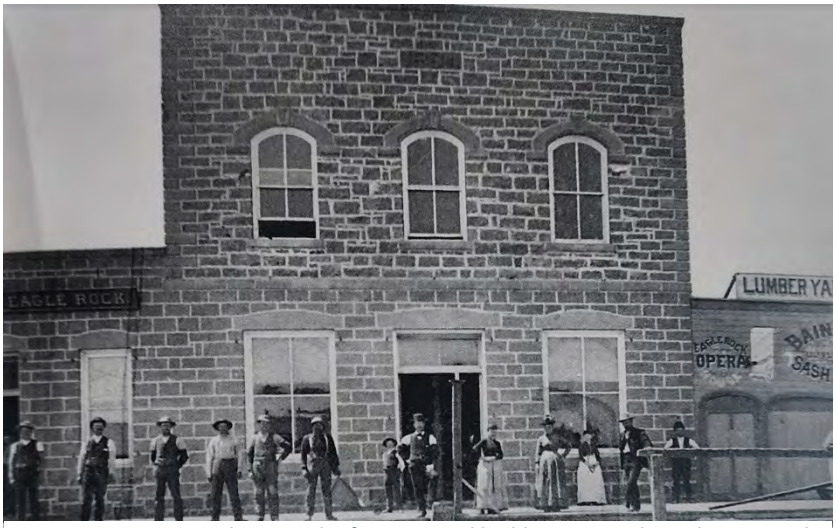


Figure 13. Circa 1885 photograph of commercial buildings on Eagle Rock St. Note the lava rock exterior of the central building. Source: William Hathaway, Images of America: Idaho Falls (Arcadia Publishing, Charleston: South Carolina), 17.

In addition to the new businesses populating the commercial center, many new homesteaders flocked to the area. In 1880, John Anderson became the founding partner of the Anderson Canal Company, which sought to irrigate the land in anticipation of greater

[34] William Hathaway, Images of America: Idaho Falls (Arcadia Publishing: South Carolina, 2006), 17. The Eagle Rock Street and its cinnerucak buildings were listed as a historic district in the NRHP in 1973. Demolition of the district for a new city library in 1985 resulted in the delisting of the Eagle Rock Street Historic District in 1986.
[35] Fritzen, Historic Bonneville County, 16.
[36] Joe L. Marker, Eagle Rock USA (Idaho Falls: Robco Printing, 1980), 1.
[37] *The Salt Lake Tribune*, April 17, 1885, 4.

settlement and agriculture.[38] His was one of many business/civic enterprises seeking to accommodate growth by utilizing the Snake River to create more arable land. Of the landscape, *The Salt Lake Tribune* reported, "The Snake River Valley, for a long distance above and below town, is well adapted for a farming district, and the lands are rapidly being taken up.[39] The newspaper estimated that 1,200 homesteads were registered each month in 1885.[40] Many of the newcomers were Latter-day Saints[41] from Utah, who took advantage of the easy journey facilitated by the railroad and resettled in the Snake River Valley. Their congregation grew to constitute approximately 25 percent of Eagle Rock's population.[42] But members of nearly every denomination settled in town, and churches were constructed to accommodate the diverse community. Rebecca Mitchell arrived in Idaho from the Baptist Missionary Training School in Chicago in 1882. She opened Eagle Rock's first school and Baptist church in an abandoned saloon on Front Street.[43]

> As nothing better could be found, I transformed my shanty into a chapel and schoolroom of the most primitive kind imaginable, having no furniture save two benches, which served at night for a bedstead and by day for seats for the larger pupils, each having a box in front for a desk. The smaller children had two boxes, one for a seat and one for a desk.[44]

[38] Connie Otteson, "I.F.'s Founding Brothers: A Tale of Tolls, Travelers and a Town Born on the Snake," Idaho Falls Magazine, July 26, 2011, https://www.idahofallsmagazine.com/2011/07/ifs-founding-brothers.
[39] *The Salt Lake Tribune*, April 17, 1885, 4.
[40] Ibid.
[41] While The Church of Jesus Christ of Latter-day Saints is the proper and preferred name, the LDS Church's style guide accepts historical use of "Mormon Pioneers" in contexts such as this, and abbreviation simply as "the Church" or "LDS Church." For brevity in this document, both will be used, as well as simply "Pioneers," (capitalized throughout as a proper noun), "Mormons," and sometimes "members." No disrespect is meant to The Church of Jesus Christ of Latter-day Saints in abbreviating, to any subsequent church in Salt Lake City, nor to other groups of pioneers who settled here or in other regions. This is simply a convenience where the meaning is not likely to be confused here.
[42] Mary Jane Fritzen, Idaho Falls, City of Destiny (Bonneville County Historical Society, 1991), 54.
[43] BYU Idaho Special Collections, "Rebecca Mitchell, https://archives.byui.edu/s/public/page/rebecca-mitchell.
[44] Rebecca Mitchell, "Glimpses From My Life," https://jesusinidahofalls.com/2017/01/21/4226/.



Figure 14. Circa 1884 photograph of the First Baptist Chapel. Source: Mary Jane Fritzen, Historic Bonneville County, 17.

In 1884, Mitchell was instrumental in the funding and construction of First Baptist Chapel (demolished) on what is now the corner of Ash Street and Eastern Avenue in what would become Idaho Falls.[45] She was a suffragist and the president of the Women's Christian Temperance Union in Idaho and was later the first woman to be selected as chaplain for the Idaho State Legislature.[46]

Eagle Rock's astounding growth continued through the 1880s until events coincided to halt, then reverse, its trajectory. In 1886 a severe windstorm destroyed the Utah and Northern Railroad's roundhouse, like a harbinger of bad news. In 1887, the railroad made the business decision to relocate its terminal and offices to Pocatello and the roundhouse was never repaired.



Figure 15. Photograph of an early Idaho potato harvest. Source: Idaho Potato Museum.

A Shift to Agriculture & Commercial Growth, 1888-1920

On March 10, 1888, *The Blackfoot News* reported that the population of Eagle Rock was "increasing…in dogs."[47] The departure of the railroad dealt a major blow to development as many businesses closed their doors and followed the railroad out of town. However, during this crucial period in the history of Eagle Rock, many early citizens chose to stay and promote

[45] Fritzen, Historic Bonneville County, 17.
[46] Biographical Database of NAWSA Suffragists, 1890-1920, "Biography of Rebecca Mitchell, 1834-1908," https://documents.alexanderstreet.com/d/1009656441.
[47] The Blackfoot News, Mar 10, 1888, 1.

the town as an ideal place to live. Their strategy shifted from extolling the benefits of the railway to an increased emphasis on the land's suitability for agriculture and husbandry.



Figure 16. Circa 1895 photograph of the Great Western Canal construction. Source: Bonneville County Historical Society.

Eagle Rock is the natural market and outlet for all the fine agricultural country along upper Snake River and as such the thrifty farmers pour into its lap their rich treasures of farm products which straightway find their way into northern and eastern markets. From this point this season, her merchants have shipped carloads after carloads of the finest potatoes the eye ever beheld to eastern cities…and they are now engaged in shipping grain, hay, and other products.[48]



Every man, woman and child in the U. S. should read this advertisement.

THE NEXT BIG CITY

"Water is the God of the Harvest."

It has long been expected that a great City would be built some where in the Middle West, beyond the Rocky Mountains. This new city is

IDAHO FALLS, IDAHO.

A car load and a half of farm products exported in 1888; 100 car loads in 1889; 400 car loads in 1890; 2000 car loads in 1891 and 3,000 car loads in 1892.

This geometrical increase in exports is bound, in the very nature of things, to advance values of town property in this giant young city of destiny.

$2,000,000 have been expended in building

LARGE IRRIGATING CANALS.

We sell town lots on the installment plan. Parties desiring to purchase at rock bottom figures, will do well to correspond with the undersigned.

Circulars and beautiful colored lithographed maps sent to any address on application

Respectfully.

Emerson McCaffery

624 Chamber of Commerce Building,

CHICAGO, ILL.

Idaho Falls has the greatest water power of any inland City in the United States.

Figure 17. Circa 1894 advertisement in Chicago area newspapers for Idaho Falls. Source: Fritzen, Historic Bonneville County, 29.

One of the early citizens who stayed in Eagle Rock was Joseph Addison Clark. He had arrived from Indiana at the height of the town's railroad boom period in 1885 and had found work as a surveyor and engineer on early irrigation projects.[49] By the time Clark arrived, there were already 28 locally owned irrigation cooperatives.[50] Notable among the efforts to water the Snake River plain were the Anderson Canal, which irrigated 6,000 acres beginning in 1880 and the Eagle Rock Canal of 1884. In 1890, Clark and his partners formed the Idaho Canal Company, backed by financiers

[48] *The Blackfoot News*, January 14, 1888, 5.
[49] Evan Filby, "Canal Builder and Idaho Falls Mayor Joseph Clark," South Fork Companion: Idaho History, History and Other Musings and Rants, December 26, 2023.
[50] Fritzen, Historic Bonneville County, 18.

interested in providing water to the western bank of the Snake River. The Great Western Canal, the company's principal project, opened in 1891, irrigating thousands of acres of rich alluvial land.[51] Clark later served as the city's first mayor.[52]

William Wheeler was another citizen who stayed after the railroad's departure. He had arrived in Eagle Rock circa 1884 and began publishing his newspaper called *The Idaho Register*. Once the community shifted to agricultural boosterism, Wheeler wrote tirelessly to promote the advantages of farming in Eagle Rock. Many of his columns, along with those of other local advocates, targeted midwestern farming communities and were published in their newspapers.[53] As part of these promotional efforts, Eagle Rock was referenced as Idaho Falls to conjure the image of abundant flowing water. [54] In July of 1891, a coalition of local promoters successfully lobbied to officially change the town's name to Idaho Falls.[55] The change occurred just one year after Idaho's approval for statehood in July of 1890.



Figure 18. September 23, 1911, advertisement for the Oregon Short Line and Yellowstone Park. Credit: Goodwin's Weekly of Salt Lake City, Utah. Source: Newspapers.com

The Great Western Immigration Company was formed in 1893 to settle newly irrigated farmlands in the new state of Idaho. Advertisements placed in Swedish language newspapers succeeded in attracting a number of families to form a new enclave in southeastern Idaho.[56] By 1900, 38 Swedish American families had settled on the west bank of the Snake River, and the area became known as New Sweden.[57] While this area is outside the city boundaries, Idaho Falls benefitted greatly from the residents of this enclave. In part for this reason, two extant homesteads and one school are

[51] The City of Idaho Falls, "Idaho Falls Power-History,"www.idahofallsidaho.gov.
[52] Filby, "Canal Builder and Idaho Falls Mayor Joseph Clark.
[53] Jennifer Eastman Attebery, National Register of Historic Places Nomination Form, "Swedish American Farmsteads and Institutional Buildings in New Sweden and Riverview Idaho," (Washington, DC: U.S. Department of the Interior, National Park Service, 1991), section E.
[54] Connie B. Otteson, "I.F.'s Founding Brothers: A tale of tolls, travelers and a town born on the Snake." Idaho Falls Magazine, July 2011, https://www.idahofallsmagazine.com/2011/07/ifs-founding-brothers.
[55] Idaho Falls Magazine, A History of the Falls: The Story Behind the Famed Landmark," January 26, 2022.
[56] The City of Idaho Falls, Ridge Avenue Historic Walking Tour, www.idahofallsidaho.gov.
[57] Attebery, Section E.

listed in the National Register of Historic Places, denoting their unique architecture and cultural heritage (NRHP# 64500194).[58]

With the benefit of extensive irrigation, the upper Snake River plain became one of the most productive agricultural regions in the United States, yielding large crops of beets, alfalfa, grains, and potatoes.[59] Meanwhile, railroads brought new business to Idaho Falls. The St. Anthony Railroad laid tracks in November 1899 which passed through Idaho Falls on the way to Yellowstone National Park. The spur was purchased by the Oregon Short Line Railroad in 1910, connecting the city to a broad transcontinental train network.[60]

The population of Idaho Falls increased from 1,262 in the 1900 census to 4,827 in 1910, and to 8,064 by 1920.[61] Residential development spread along the east side of the river on the tree streets of Elm, Cedar, Ash, Poplar, Walnut, and Maple Avenue. Placer, and Ridge Avenues intersected the streets from north to south. The neighborhood, now known as Ridge Avenue, includes many extant structures from early Idaho Falls.

The house at 409 N. Water Avenue in the Ridge Avenue Historic District was one of the first structures built east of the rail corridor (NRHP# 93000388). It was constructed circa 1895 for Marquis L. McKee, a teamster from Illinois who relocated to Idaho Falls. The house features an exterior composed of locally quarried stone; a feature typical of early buildings.[62]

[58] These designations include the Oscar and Christina Beckman Farmstead, Carl and Lizzie Sealander Farmstead, and New Sweden School.
[59] The Inter Ocean Chicago, "In Eastern Idaho, How Irrigation Has Grown to be a Living Truth, August 27, 1894, 10.
[60] Union Pacific, "Eastern Idaho Railroad Inc. EIRR #387,"
https://www.up.com/customers/shortline/lines/eirr/index.htm.
[61] The City of Idaho Falls, Ridge Avenue Historic Walking Tour.
[62] Ridge Avenue Historic District, A Walking Tour, https://www.idahofallsidaho.gov/1836/Walking-Tours.

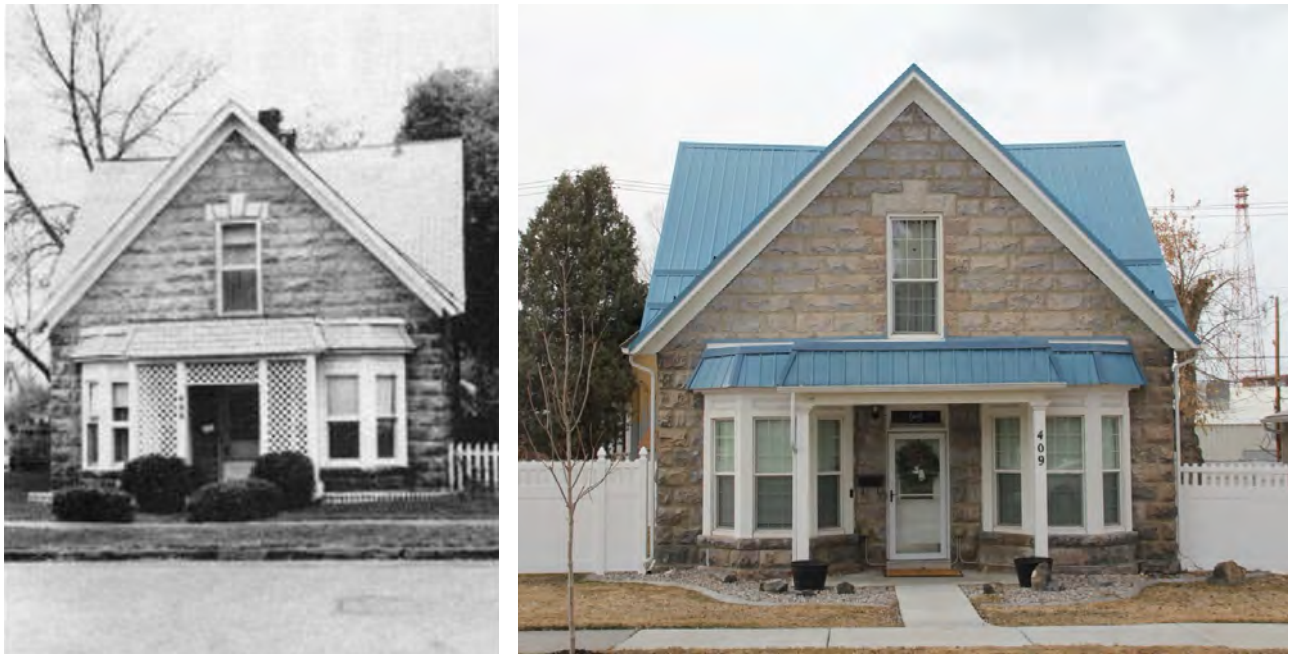


Figure 19. Photographs of 409 N. Water Street in the Ridge Avenue Historic District. The first (left) photo was taken circa 1900. The second (right) photo was taken circa 2020. Source: Ridge Avenue Historic District Walking Tour and Google Earth.

The A.D. Morrison House was built at 258 Walnut St. in 1886. Morrison was a manager for the Great Western Canal and Improvement Company. The foundation is built of local basalt, and the façade is composed of stone. Elements of the Colonial Revival style demonstrate the alignment of Idaho Falls with national architectural trends.

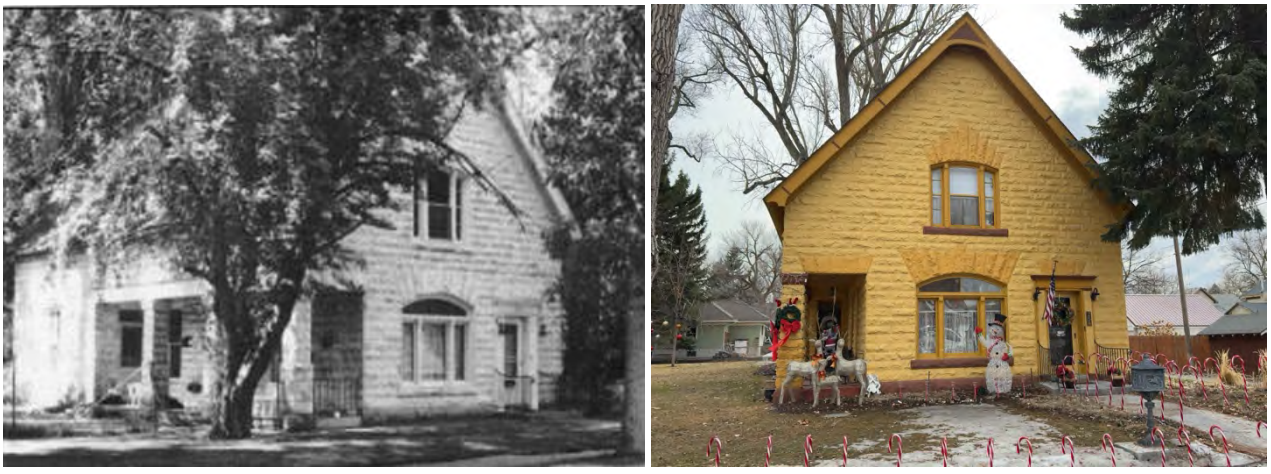


Figure 20. Photograph of the A.D. Morrison House. Source: Ridge Avenue Historic District Walking Tour and Google Earth. Right: Current image of the A.D. Morrison House.

The Ridge Avenue Historic District also contains important examples of early civic architecture within the city. The first library was built on the corner of Elm and Eastern Ave. through the grassroots efforts of the Village Improvement Association, a group of Idaho Falls women, headed by Kate Curley, who united to beautify and culturally enrich the growing city. They petitioned Andrew Carnegie, a well-known patron of public libraries, for funding. In 1905, Carnegie committed $15,000 toward the project and it was completed in 1916 (NRHP# 84001093). The building was remodeled in 1938 by the New Deal and is now part of the Museum of Idaho.[63]



Figure 21. (Left) Circa 1920 photograph of the Idaho Falls public library. Source: City of Idaho Falls. (Right) The Carnegie Library within the Museum of Idaho complex. Source: visitidaho.org. https://visitidaho.org/travel-tips/travel-guide-ultimate-idaho-road-trip/#4-museum-of-idaho.

Two extant religious structures within the Ridge Avenue Historic District demonstrate the diverse history and culture of the city's population. The Trinity United Methodist Church at 237 N. Water Ave. replaced the original frame structure built in 1895. It was built of local stone by Dan Sweeney in the Gothic Revival style and has served the local congregation since its completion in 1917 (NRHP # 77000458).[64] After World War II, the Trinity congregation was noted for its inclusion of Japanese Americans despite prevailing cultural prejudice.[65]



Figure 22. Current photo of Trinity United Methodist Church.

[63] National Register of Historic Places Inventory Form, "Idaho Falls Public Library," (Washington, D.C.: U.S. Department of the Interior, National Park Service).
[64] Historic Churches of Idaho Falls 2017 Self-Guided Tour, Trinity United Methodist Church, https://www.idahofallsidaho.gov/DocumentCenter/View/12883/Historic-Walk-3?bidId=
[65] Ibid.

In 1920, the First Presbyterian Church was completed at 325 Elm Street, when Reverend Arthur Richards determined to build a larger and more modern structure for his growing congregation. He sold the original frame church on A Street and work began on the new building designed by John Charles Fulton in the Classical Revival style. Fulton was an elder of the First Presbyterian Church in Pennsylvania and specialized in church design. The exterior is constructed of "turkey-egg brick" from Denver.[66] The four columns, quarried near Boise, were the largest known to be constructed of this regionally important architectural grade sandstone.[67] The church remains the only known building to be designed by J.C. Fulton in Idaho and is almost an exact replica of a church in Uniontown, Pennsylvania.[68] Fulton's work in Idaho Falls demonstrates the city's growing connection to a national network of materials and design. The church was added to the National Register of Historic Places in 1978 (NRHP# 78001052).



Figure 23. Circa 1930 photograph of the First Presbyterian Church. Source: The First Presbyterian Church, https://www.fpcidahofalls.org/history/.

East of the Ridge Avenue neighborhood, the residential area listed in the NRHP as the Eleventh Street Historic District developed beginning circa 1900 and continued through the 1930s (NRHP# 97000863). Houses were constructed in a variety of styles including Queen Anne, Prairie, Tudor Revival, and Spanish Colonial Revival. The variation demonstrates changing design trends and reflects the development of national architectural preferences over time. The Wackerli Residence at 272 10th Street was built between 1900 and 1905 and showcases the popularity of the Queen Anne style in the early 20th century. Across the street, at 233 Tenth St., the Eidson House was built in 1933 and is an example of the Tudor Revival Style in the neighborhood.[69]

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[66] Don J. Hibbard, National Register of Historic Places Nomination Form, "First Presbyterian Church," (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1978), Section 7.
[67] Historic Churches of Idaho Falls 2017 Self-Guided Tour, Trinity United Methodist Church.
[68] Hibbard, Section 8.
[69] Idaho Falls Historic Preservation Commission, 11th Street Historic District Walking Tour, https://www.idahofallsidaho.gov/1836/Walking-Tours.



Figure 24. Photographs of the Wackerli House (left), 272 10th Street, and the Eidson House (right), 233 Tenth Street.

Like the Ridge Avenue neighborhood, the 11th Street neighborhood included religious structures reflecting the religious diversity among the city's residents. Between 1906 and 1918, around 60 Catholic families moved to Idaho Falls. The priest, Thomas Purcell, decided to build a new church to accommodate his enlarged congregation. In 1910, he purchased the land to build the Holy Rosary Chapel at 905 S. Lee Ave. It took several years to raise the funds for new construction and finalize design. The Gothic Revival style building designed by the prominent Boise firm of Hummel, Hummel, and Jones was dedicated in 1949.[70] The building was added to the National Register of Historic Places in 2002 (NRHP# 02000802).

To the south of the Ridge Avenue and 11th Street neighborhoods, early community greenspace developed in an area that became known as Tautphaus Park. Charles and Sarah Tautphaus originally moved to old Eagle Rock in 1886 and bought a large parcel of land in an area then south of town on the east bank of the Snake River. The family built a flour mill and transformed the surrounding land into a landscaped garden. Tautphaus dug his own canal to the Snake River to water the garden and then excavated a lakebed to serve as a private reservoir. Along with their five daughters, Charles and Sarah then planted their property with an orchard and garden. Ornamental trees surrounded the lake. Their land, originally known as Tautphaus Ranch, welcomed curious visitors and tourists who approached the property over a bridge, arriving at a small lake stocked with fish and waterfowl. In winter it was open for ice-skating.[71] Following the death of Charles in 1906, the Idaho Falls Booster Club purchased the property. In 1910, it opened to the public as city park and continues to serve Idaho Falls as a community park, a zoo, and recreational facilities.[72]

[70] Historic Churches of Idaho Falls 2017 Self-Guided Tour, Holy Rosary Church.
[71] Idaho Falls Magazine, "The Transformation of Tautphaus Park," November 10, 2021.
[72] Fritzen, Idaho Falls City of Destiny, 68.



Figure 25. Circa 1915 photograph of Tautphaus Park. Source: Idaho Falls Magazine, "The Transformation of Tautphaus Park," November 10, 2021.

As residential neighborhoods rose to the east and south, commercial development quickened downtown, with major growth along Broadway, the center of the city's expanding business district. The Hasbrouck Building, built in 1898, is an extant example of early commercial development east of the Snake River. The building, half a block north of Broadway at 362 Park Avenue, was constructed to serve the growing residential areas nearby. It is an excellent example of early commercial construction in eastern Idaho, and features a stone façade of basalt rock. It was built in the Romanesque Revival style as the Douglass General Merchandise store for T. Douglass who lived in Ogden, Utah, but conducted business in Idaho Falls. Over the years it housed a furniture store, the Idaho Falls Post Office, and the office of Hasbrouck and St. Clair, a local law firm. Herman Hasbrouck moved to Idaho Falls from Nebraska in 1890 and owned the building. He later served on the Idaho



Figure 26. Photograph of the Hasbrouck Building, ca. 1980. Source: Idaho State Historical Society.

Falls City Council and in the Idaho State Senate.[73] The Hasbrouk Building was added to the National Register of Historic Places in 1984 (NRHP# 84001042).



Figure 27. Circa 1911 photograph of workers building the Snake River retaining wall to create the falls. Source: Idaho Falls Magazine, January 26, 2022.

As residential and business districts grew, demands for electric power increased. In 1900, Joseph A. Clark was elected as Idaho Falls' first mayor on the campaign promise to make the city the first in the state to provide electricity as a public utility. Clark was an engineer by training, and he devised a strategy to use the city's network of canals as a power source. In 1900 he constructed the city's first electric plant on 10th Street and South Boulevard.[74] However, the city's needs rapidly outpaced the plant's capacity. In 1909, Mayor E.P. Coltman asked the city council to recommend a location for a new hydroelectric power plant. They chose a location just below a new bridge that spanned the Snake River near Broadway. The location would serve the dual purpose of providing electricity to the business district and creating the falls promised by the city's name.

[73] National Register of Historic Places Inventory Form, "The Hasbrouck Building," (Washington, D.C.: U.S. Department of the Interior, National Park Service).
[74] Filby, "Canal Builder and Idaho Falls Mayor Joseph Clark."

In 1909, voters approved a $95,000 bond to build a retaining wall, dam, and power plant. Local contractor W.W. Keefer succeeded in completing the project in 1911 after a Portland-based builder failed, citing the swiftness of the river. The project not only provided power and created the visually appealing falls, it changed Sportsman's Park into an island within the river. The naturally wooded space continues to serve as an avian refuge within the city.[75]



Figure 28. Historic photograph of the west side of Broadway in 1909. Note the power lines stretching above the street. Source: The Paper Depository.

That same year, 1911, Idaho Falls became the seat of the newly created Bonneville County. This distinction fostered great civic pride in citizens of the new county seat, which led to many individuals and organizations contributing to the built environment given the optimism for the future of their growing community.



Figure 29. Photograph of the Odd Fellows Hall from about 1909. Source: East Idaho Business Journal, February 25, 2020.

One such organization was the Independent Order of Odd Fellows, commonly designated by the acronym IOOF. The group was one of many fraternal orders, akin to the Masons, which claimed ancient roots and enjoyed wide popularity in the nineteenth and twentieth century. The Odd Fellows organized in the original settlement of Eagle Rock in 1866, but in 1909 they moved to a stately hall built in the Romanesque Revival style at 421 A Street. (NRHP# 84001090).[76]

[75] Idaho Falls Magazine, A History of the Falls: The Story Behind the Famed Landmark, January 26, 2022.
[76] The Idaho Heritage Trust, The Idaho Falls Oddfellows," https://www.idahoheritagetrust.org/projects-grants/the-idaho-falls-oddfellows/. The building was listed in the NRHP in 1984.

The fraternity listed many of Idaho Falls' most prominent citizens among its membership, including Ed Francis Winn, who assumed multiple roles in early Eagle Rock and Idaho Falls, everything from owning a saloon, to a grocery store, to serving as town sheriff. Ed and Katy Winn lived at 300 S. Capital Ave. near the Odd Fellows Hall and within the original townsite of Eagle Rock, also known as Winn's Addition.[77]

As Idaho Falls grew, the area experienced significant residential, business, and civic development. Its crown jewel was perhaps the Bonneville County Courthouse finished in 1920 at 605 N. Capital Ave. The courthouse was built in the Classical Revival style at a time when the United States had asserted itself as an international power in World War I. It represented the monumental scale often used in public buildings to reflect the stateliness of the Greco-Roman tradition upon which democratic Western culture was founded. The courthouse was designed by local architects Lionel Fisher and Charles Aitken. Their vision included interior flourishes such as a central skylight and leaded glass mosaic tile flooring. The building was listed in the NRHP in 1979 (NRHP# 79000781).



Figure 30. Current photograph of the Bonneville County Courthouse in Idaho Falls.

[77] This is now the site of the Art Museum of Eastern Idaho in South Capital Park.



Figure 31. Photograph of the Bonneville County Courthouse skylight.

Community Development Between the Wars, 1921-1940

The interwar era was a period of huge residential growth in Idaho Falls. The city's population increased from approximately 4,800 in 1910 to over 15,000 by 1940. [78] Many were attracted to the city due to its growing role as a regional hub of government, commerce, and agriculture. These changes were enabled by increased local and federal investment in the city's infrastructure, especially in the areas of commerce and tourism. In April 1922, the Idaho Falls Chamber of Commerce was formed by previous civic organizations dedicated to bringing more jobs to the area.[79] In the mid-1920s, the Chamber gathered a group of over 400 citizens to form the Community Hotel Corporation, dedicated to bringing a luxury, full-service hotel to the city. The group was headed by a local attorney, O.A. Johannesen. They contracted with San Francisco architect H.L. Stevens to design the hotel and convention center. In 1927, work was completed on the Renaissance Revival style building at the corner of C Street and Park Avenue. The hotel was listed on the National Register of Historic Places in 1984 (NRHP# 84001032). [80]



Figure 32. Circa 1930 photograph of the Hotel Bonneville, Idaho Falls. Source: Idaho Architecture Project, https://www.idahoarchitectureproject.org/properties/bonneville-hotel.

The hotel enabled Idaho Falls to attract conventions, business meetings, and additional travelers to the city. New local and interstate highways were further enabling travelers to easily reach a growing variety of destinations. For many Americans and international travelers, Yellowstone National Park was a huge regional draw. The Yellowstone Highway, a section of U.S. 91 maintained by the federal government, made regional travel much more accessible.[81] The hotel sought to attract travelers accustomed to the luxurious Pullman cars and destination resorts of the railroad era. It featured an ornate central

[78] Population.us, https://population.us/id/idaho-falls/.
[79] Fritzen, Idaho Falls City of Destiny, 18.
[80] Fritzen, Idaho Falls City of Destiny, 41. C Street would later be known as Constitution Ave. as it became the center of government buildings in the city.
[81] The Playground Trail, "The Yellowstone Highway," http://theplaygroundtrail.com/Playground/The_Yellowstone_Highway.html.

ballroom, ample meeting space, a large lobby, and two dining rooms.[82] The building also served as community gathering space for special events.[83] In part due to its proximity to Yellowstone, Idaho Falls continues to attract travelers from across the world.

The Hotel Bonneville was the first project in what the Chamber of Commerce called its "million dollar building program."[84] Throughout the 1920s the city advertised tax-exempt improvement bonds in regional newspapers to accomplish their development goals. The ads touted Idaho Falls as the "financial and trading center for the wealthy upper Snake River Valley."[85] The new Idaho Falls City Building, built in 1930 at 308 Constitution Way conveyed the city's confidence. The Beaux Arts style building was designed by Lionel E. Fisher. Its terra-cotta Ionic columns were Idaho's largest on a public building outside of Boise.[86] They invoked the classical styling of Roman architecture, which elevated the exterior on par with governmental capitals. The interior likewise bespoke elegance and grandeur with glazed terra cotta tile, decorative wrought-iron, and ornate woodwork. This building was listed in the National Register of Historic Places in 1984 (NRHP# 84001032).



Figure 33. Photograph of Idaho Falls City Building. Source: Wikimedia Commons.

[82] Idaho Falls Downtown Development Corporation, "Downtown Historic Buildings," https://downtownidahofalls.com/historic-buildings/.
[83] Rehabilitation of the Hotel Bonneville was approved for a federal historic tax credit on 7/30/2020.
[84] The Sandpoint News-Bulletin, August 24, 1926, 10.
[85] The Oregonian, January 06, 1922, 23.
[86] D. Nels Reese, "Idaho Falls City Building," https://sah-archipedia.org/buildings/ID-01-019-0048.



Figure 34. Circa 1929 photograph of the Wandamere Dance Hall. The building stood on South Yellowstone highway. Source: Museum of Idaho.

As the 1930s slumped into the Great Depression, not only did monumental projects like the City Building instill civic pride in the challenging economic climate, but entertainment options helped distract the community from daily cares. Theaters like the Paramount at 450 A Street showed films such as "Our Little Girl" starring Shirley Temple and "Anna Karenina" with Greta Garbo.[87] For those who enjoyed dancing, the Wandamere Dance Hall opened its doors each night on the Yellowstone Highway. The venue was built in 1929 in the Art Deco style and boasted one of the most distinctive facades in Idaho Falls. The interior was spacious, with a 20-foot ceiling and acoustics which showcased the music of acts like Tommy Dorsey, Louis Armstrong, and Count Basie. The venue closed in 1951 after the roof collapsed under heavy snowfall and was later demolished.[88]

For those who preferred outdoor recreation, the municipal government purchased land to create the city's first professional grade golf course for all levels of play. The Pinecrest Course opened in 1936 and remains in use today with the original clubhouse in operation. The facility was originally owned by



Figure 35. Circa 1960 photograph of the Pinecrest Golf Course clubhouse. Source: Fritzen, Historic Bonneville County, 40.

[87] The Post-Register, November 08, 1935, 3.

[88] Jeff Carr, "Passing the Time: A history of Idaho Falls entertainment options," Idaho Falls Magazine, November 17, 2020, https://www.idahofallsmagazine.com/2020/11/passing-the-time.

the Idaho Falls Country Club, but the city's purchase opened the 18-hole course to the public. Its location on the east side of the Snake River placed the course near the Sandy Downs Racetrack and the Bonneville County Fairgrounds. The regional attractions combined to form a broad recreational network of opportunities for outdoor community-building. The city has since developed three additional courses to accommodate the popular pastime.[89]

Perhaps Idaho Falls' most ambitious municipal project of the interwar era was the effort to build its first municipal airport. Beginning in 1929, Mayor Barzilla Clark, son of pioneer and former mayor Joseph A. Clark, led an effort to construct the groundbreaking facility, which would connect Idaho Falls to a growing aviation industry servicing planes, transporting people, and delivering mail by air.[90] With the aid of other aviation enthusiasts, and oversight by the Federal Aviation Administration, Clark located 200 acres, north of town and west of the Snake River, upon which to locate the buildings and landing strip. Despite the city's push toward modernization, the area was leveled by horse-drawn equipment under the direction of the city engineer, Claude Black. The airport was built from 1930-1937 and became a link between of the West, and by extension, the country. An iron beacon tower was the first structure to rise on the property in 1930, and the first aircraft were housed on-site circa 1931.[91]

Flights to and from Idaho Falls on National Park Airways, based in Salt Lake City, began in 1935, further connecting Idaho Falls to Yellowstone National Park and destination travelers from across the United States.[92] Also missing in this narrative is that the airport has close ties to INL and has an oversized runway to accommodate military use. These are two important functions of the airport that tie the city into the larger region and helped establish Idaho Falls as a regional hub. It also might help define the historic contribution of the airport itself in future preservation efforts.

As the Great Depression persisted, the city struggled to further develop the airport's infrastructure. In 1936 a camp of workers from the Works Progress Administration (WPA) arrived to help. During the 1930s, the federal government prioritized aviation projects in partnership with local governments to strengthen the federal transportation network and enhance national security. The structure now known as the Red Baron Hangar, was built by the WPA in 1936. It is the primary remaining building of an aviation complex built by the city in partnership with the WPA and is one

[89] Fritzen, Historic Bonneville County, 41.
[90] William R. Shaw, "Idaho Falls Airport Historic District, National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1978), Section 8.
[91] Anne Marshall. Source: SAH Archipedia, https://sah-archipedia.org/buildings/ID-01-019-0024.
[92] Idaho Falls Regional Airport, "A Short Timeline of Events at the Idaho Falls Regional Airport," https://www.idahofallsidaho.gov/1782/History.

of the last all-log hangers in the country.[93] The complex consisted of the hangar, a terminal, and an administrative cabin, all built of logs. It was cleared for use by 1938 and began to function as Idaho Falls' first municipal airport.[94] The complex is now listed in the National Register of Historic Places as part of the Idaho Falls Airport Historic District (NRHP # 97001126).[95]





Figure 36. (left) A 1937 photograph of the WPA terminal (demolished), Idaho Falls Airport. Source: Archival Idaho Photograph Collection, University of Idaho Library Digital Collections, https://www.lib.uidaho.edu/digital/archivalidaho/items/archivalidaho893. Figure 38. (right) Photograph of the Red Baron airport hangar showing similar New Deal-era log construction as recreational improvements at Tautphaus Park. Credit: Anne Marshall. Source: SAH Archipedia, https://sah-archipedia.org/buildings/ID-01-019-0024.

Urban Renewal & Modern Growth, 1941-1979

The years during and after World War II were a time of modernization and growth for Idaho Falls. However, the city's culture remained deeply connected to the Snake River and the foundational principles which harnessed its power to sustain a thriving community. The "Mormons" or Latter-day Saints had been a strong cultural influence in Idaho Falls since the days of early Eagle Rock, but their presence had at times been contested due to the political and cultural antipathy toward polygamy.[96] Nonetheless, the local LDS population grew steadily and retained its cultural association with the relatively nearby church headquarters in Salt Lake City.

[93] National Park Service, "Idaho Falls Airport Historic District," https://www.nps.gov/articles/idaho-falls-airport-historic-district.htm.
[94] The National Park Service, "The Idaho Falls Airport Historic District."
[95] Idaho Heritage Trust, "The Red Baron Hangar, Idaho Falls Airport," https://www.idahoheritagetrust.org/projects-grants/the-red-baron-hanger-idaho-falls-airport.
[96] Colin Branham, "The Saints Were Sinners: The Mormon Question and the Survival of Idaho," Boise State University President's Writing Awards, https://www.boisestate.edu/presidents-writing-awards/the-saints-were-sinnersthe-mormon-question-and-the-survival-of-idaho/.

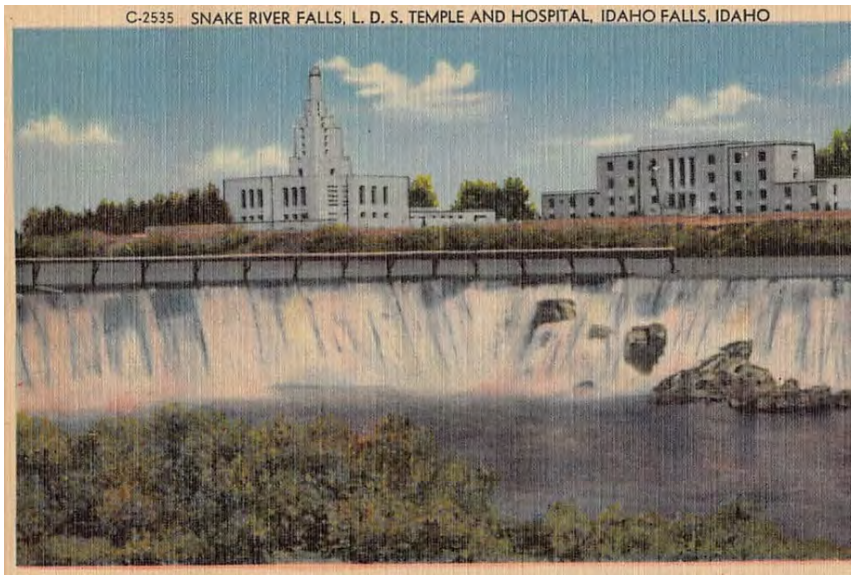


Figure 37. Postcard of the LDS Temple and Hospital on the Snake River, circa 1955. Source: Vintage Paper Boy.

In September of 1945, as World War II ended abroad, a cultural armistice was celebrated in Idaho Falls as George Albert Smith, President of The Church of Jesus Christ of Latter-day Saints, dedicated the Idaho Falls Temple. The building, perched prominently on the east bank of the Snake River overlooking the falls, was a physical symbol of the religious tolerance upon which Idaho Falls was founded, and the dominance of the Church in local culture. It sat adjacent to the LDS Hospital, which was founded in 1923 and served the community for over six decades until it was demolished in 1987.[97] As the city expanded, the Franciscan Order built Sacred Heart Hospital in 1949 to accommodate health care needs of the growing population. The structure was located near Tautphaus Park. By the late 1960s, the hospitals provided nearly 300 beds to serve the community. In 1978, the two institutions merged to form the Idaho Falls Consolidated Hospitals System. The joint venture became the largest hospital system in Idaho.[98]

North and south of downtown, a growing hostelry industry accommodated the great American road trip. Many families celebrated the return of peace and prosperity with a family vacation, often along the growing U.S. highway network which facilitated easy car travel. Entrepreneurs capitalized on the growing number of cars along Highway 20 toward Yellowstone by opening easily accessible hotels and restaurants, enticing tourists to stay in Idaho Falls. The Evergreen Gables Motel, built along the city's south end on the Yellowstone Highway, is an example of a midcentury motor court. Built in 1946, the property features a series of single-story cottages surrounding a common area with easily accessible parking nearby.

[97] The Historical Marker Database, The Idaho Falls LDS Hospital and School of Nursing, https://www.hmdb.org/m.asp?m=109826.

[98] Kathy J. Fatkin, "History of the Hospitals of Idaho Falls," https://eirmc.com/about/history.dot. William R. Shaw, "Idaho Falls Airport Historic District, National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1978), Section 8.

As was typical of roadside businesses, the motel featured an artistic and illuminated sign to attract the attention of passing motorists.[99]



Figure 38. Current photograph of the sign from the Evergreen Gables Motel..

Though Americans enjoyed their leisure activities once wartime tensions had passed, the citizens of Idaho Falls became increasingly familiar with a new power unleashed by the conflict. Most mentions of the atomic age conjure images of the weapons, their aftermath, and the ensuing Cold War. The U.S. Navy established the Arco Proving Ground in 1942 at a site 50 miles west of Idaho Falls in the Idaho desert.[100] The remoteness from any population center was judged to be suitable for the purpose of testing warship cannons.[101] In addition, it was located away from the coastline to avoid potential Japanese sea raids. The proximity was also judged to be suitable as it was just 60 miles north of Pocatello where the cannons were reconditioned at the Naval Ordnance Plant and could connect to the site by railroad.[102] In 1949, the Atomic Energy Commission chose the now-unused Arco Proving Ground to house a nuclear test reactor. Here, the potential benefits of nuclear energy to produce electricity were studied and tested. In December of 1951, the reactor produced the first ever useful electricity derived from nuclear power.[103] Experimental Breeder Reactor I (EBR-1), a decommissioned research reactor last used in 1963, was declared a National Historic Landmark in 1966.

The National Reactor Testing Station became a major source of jobs in the city, employing more than 8,000 people between the reactor site and the Idaho National Laboratory complex in Idaho

[99] Idaho Heritage Trust, Idaho Falls Rescue Mission, Ruth House, https://www.idahoheritagetrust.org/projects-grants/idaho-falls-rescue-mission-ruth-house/#:~:text=Built%20in%201946%2C%20the%20Evergreen,running%20from%20coast%20to%20coast.

[100] Sven Ber. "Do you know how a Navy test range became the world's premier nuclear lab?" NavyTimes. 2018. https://www.navytimes.com/news/your-navy/2018/09/14/do-you-know-how-a-navy-test-range-became-the-worlds-premier-nuclear-lab/.

[101] Richard N. Holmer. "The Naval Proving Ground." Technology Incentive Grant. 2019. https://tig.iri.isu.edu/ViewPage.aspx?id=614&rebuild=true.

[102] Paul Menser. "Desert memories: Sisters recall living on land where INL Site now located." Idaho National Laboratory. 2020. https://inl.gov/history-of-inl/desert-memories/.

[103] Atomic Heritage Foundation, "Idaho Falls," https://ahf.nuclearmuseum.org/ahf/location/idaho-falls/.

Falls.[104] The city grew to reflect its close ties with the INL in various ways. The Idaho Falls municipal airport was refitted with an oversized runway to accommodate military use. The city also benefited from the large population of scientists and mathematicians who relocated to Idaho Falls as part of the project. In 1969, the College of Eastern Idaho began offering technical and vocational training as Eastern Idaho Technical College. Today the institution emphasizes careers in "future tech" in keeping with the city's reputation for scientific discovery.[105] The college was built at 16th South and 25th East, anchoring a new generation of development further east of the Snake River in the city's expanding suburbs.

In these suburbs, the excitement of the modern age was reflected in Idaho Falls' midcentury domestic architecture. During the war, the building industry reacted to a lack of natural materials that were reserved for the war effort. Glass, steel, and wood composite became substitutes and created a new aesthetic.[106] Arthur Troutner was an Idaho architect who innovated contemporary designs. He constructed an enclave of three modern residences from 1954-1956 south of Tautphaus Park which demonstrated his revolutionary methods and vision.[107] Troutner was an inventor, and he developed a method of using composite wood beams to create unique shapes in his work. At the time of his death, he held over 50 patents to protect his technology and its methods of production.[108]

[104] Idaho National Laboratory, "Experimental Breeder Reactor-I," https://inl.gov/events/virtual-tour-experimental-breeder-reactor-i-ebr-i/
[105] The College of Eastern Idaho, "Future Tech," https://www.cei.edu/future-tech.
[106] Donald W. Watts, National Register of Historic Places Nomination Form, "Art Troutner Houses Historic District," (Washington, DC: U.S. Department of the Interior, National Park Service, 2008), section 8.
[107] The Idaho Architecture Project, "Poitevin House," https://www.idahoarchitectureproject.org/properties/poitevin-house/.
[108] Idaho Heritage Trust, University of Idaho, Arthur Troutner Archives, https://www.idahoheritagetrust.org/projects-grants/university-of-idaho-arthur-troutner-archives/.



Figure 39. Current photograph of the Ada Poitevin House within the Art Troutner Historic District.

Troutner embraced the playful shapes of the modern age, but he combined them with the use of natural materials to ground his innovative structures in their landscape. Though Troutner designed important civic structures, such as the Kibbie Dome in Moscow, he also enjoyed residential work. The Ada Poitevin house was the last of his three projects in Idaho Falls to be completed. Built in 1956, it featured a sixteen-sided façade surrounding a courtyard and skylight. The rooms were triangular, originating from the central space and expanding outward. His houses in Idaho Falls now comprise the Art Troutner Historic District (NRHP# 08000868).[109] Their unique design makes them exceptional examples of innovative midcentury architecture amid the abundant commercial and residential structures built in Idaho Falls during the 1950s and 1960s.

During this era of expansion in all directions, the community built new civic structures to enhance the quality of life in the growing city. Among these was the new Idaho Falls High School, constructed in 1952, east of the river. The building is especially notable for its distinctive auditorium in late Art Moderne style, which has remained a center for the arts and community gathering space. It is now known as the Frontier Center.[110] Concurrent with the modernization of architecture within the city, the population of Idaho Falls benefitted from modern means of transportation, communication, and commerce to achieve greater cultural and ethnic diversity.

[109] Edson H. Beall, National Register of Historic Places Nomination Form, "Art Troutner Houses Historic District," (Washington, D.C.: U.S. Department of the Interior, National Park Service, 2008), section 8.
[110] Idaho Falls Arts Council, "Frontier Center for the Performing Arts," https://www.idahofallsarts.org/venues/frontier-center.



Figure 40. Current photograph of the Westbank Tower, now the Comfort Suites, on Riverside Drive.

Commerce in the city changed dramatically with the completion of Interstate 15, which reached Idaho Falls in 1966 and transformed the west bank of the Snake River into a hospitality zone. The industry's growth is best depicted by the career of local hotelier, Ferris Clark, the grandson of the city's first mayor, Joseph A. Clark. Ferris Clark opened lodgings on the Snake's west bank all the way back in 1928, with two cabins called Clark's Cabin Camp. In the 1930s, he added ten more cabins. By the 1950s, business was so good that he built a brick motel. After I-15 arrived in 1966, Clark conceived his grand plan for the 110-foot Westbank tower. In 1974, the hotel was completed, with 90 triangular rooms which circled the central atrium, much like Troutner's residential design. Its cylindrical facade is still unique along the riverbank.[111]

The Urban Development Renewal Agency (the Agency) began operations in 1968. In June 1970, the Idaho Falls Community Redevelopment Commission approved an urban renewal plan within the city's Eagle Rock area. Aerial photos from the period show tightly woven streets of early commercial buildings. Despite the ability provided in state law to continue the use of buildings, the Agency determined they should be demolished.

[111] Idaho Falls Magazine, The Westbank, November 19, 2021, https://www.idahofallsmagazine.com/2021/11/the-westbank#:~:text=The%20first%20lodgings%20on%20this,didn't%20know%20for%20sure.



Figure 41. (Left) Aerial photograph of Eagle Rock area in 1971 before urban renewal. (Right) Aerial photograph of Eagle Rock area in 1975 after demolition and prior to construction of the sewage treatment plant and library. Source: City of Idaho Falls.

In an attempt to save the area, residents and the Idaho State Historical Society listed the area as a historic district in the National Register of Historic Places (NRHP #73002267). The buildings were cleared by 1972. Urban renewal work through the rest of the decade focused on downtown beautification, and improvements in the original Eagle Rock area including a new library (1979).[112] The library was designed by the prominent local firm of Sundberg and Associates.

[112] Mary J. Fritzen. 1991. Idaho Falls, City of Destiny. Idaho Falls, Idaho: Bonneville County Historical Society, 66.

Historic Architecture

The following are a sample of buildings of architectural distinction in Idaho Falls. It is not an exhaustive presentation of all the significant architecture in Idaho Falls.

A Shift to Agriculture & Major Growth, 1888-1920



Figure 43. A.D. Morrison House, 258 Walnut St., Colonial Revival, 1896. (left historic; right current)



Figure 44. Odd Fellows Hall, 421 A St., Romanesque Revival, ca. 1940. (above left)
Figure 45. Shane Building, 381 Shoup Ave., Renaissance Revival, 1915. (above right)





Figure 46. Fuller and Soderquist Hospital, 101 N. Placer Ave, Queen Anne, 1905. (above left)
Figure 47. Colonial Theater, 450 A Street, Classical Revival, 1919. (above right)





Figure 48. First Presbyterian Church 325 Elm Street, Classical Revival, 1920. (above left)
Figure 49. Bonneville County Courthouse, 605 N. Capital Ave., Classical Revival, 1920. (above right)

Additional significant buildings from this period include:
Hasbrouck Building, 362 Park Ave., Romanesque Revival, 1889.
Idaho Falls Federal Building, 591 N. Park Ave., Classical Revival, 1914.
Kate and Bowen Curley House, 288 Maple St., Shingle, 1900.
Trinity United Methodist Church, 237 N. Water Ave., Gothic Revival, 1917.
Underwood Hotel, 347 Constitution Way, Renaissance Revival, 1918.

Community Development Between the Wars, 1921-1940





Figure 50. Montgomery Ward Building, 504 Shoup Ave., Renaissance Revival, 1929. (above left)
Figure 51. Kress Building, 541 Park Ave., 20th Century Commercial, 1932. (above right)



Figure 52. LDS 5th Ward Chapel, 395 2nd St., Art Deco, 1937.



Figure 53. D.F. Richards House, 425 Ash St., Colonial Revival, 1939. (left historic; right current)

Additional significant buildings from this period include:
Ethyl Smith House, 240 S. Ridge Ave., Colonial Revival, 1922.
Bonneville Hotel, 410 C St., Spanish Colonial Revival/Renaissance Revival, 1927.
Idaho Falls City Building, 308 Constitution Way, Beaux Arts, 1930.
J.W. Dill House, 346 Elm Street, Craftsman, 1921.
Pinecrest Golf Course Clubhouse, 701 E. Elva St., Craftsman, 1936.

Urban Renewal & Modern Growth, 1941-1974





Figure 54. Idaho Falls Temple, 1000 Memorial Dr., Art Deco/International, 1945. (above left)
Figure 55. Evergreen Gables Motel, Period Revival/Eclectic, 3130 S. Yellowstone Highway, 1946. (above right)



Figure 56. Scotty's Drive In, 560 Northgate Mile, Googie, 1964.





Figure 57. Ada Poitevin House, 4012 S. 5th W., Contemporary, 1956. (above left)
Figure 58. The Aupperle Studio, also known as "Arrow House," 3950 S. 5th West, Contemporary/A-Frame, 1955. (above right)




Figure 59. Residence, 789 Jeri Ave, Ranch, 1965. (above left)
Figure 60. Commercial Building, 320 A Street, New Formalist, 1969. (above right)

Additional significant buildings from this period include:
Civic Auditorium, 501 S. Holmes Ave., Modernist, 1952.
Holy Rosary Chapel, 905 S. Lee Ave., Late Gothic Revival, 1949.
Westbank Hotel, 525 River Pkwy., Contemporary, 1975.

Historic Preservation in Idaho Falls

Formal historic preservation activities in Idaho Falls began in the early 1970s as discussions occurred regarding urban renewal along the riverfront and within the Eagle Rock Street commercial area. A group of citizens banded together to advocate for preserving buildings within Eagle Rock and were successful in listing the area in the NRHP in 1973. Despite that effort, the buildings were demolished in 1972.

This raised awareness of historic buildings and preservation in the city and four additional buildings were listed in the NRHP in the 1970s: Trinity Methodist Church (1977); First Presbyterian Church (1978); U.S. Post Office (1979); and Bonneville County Courthouse (1979). A major effort was undertaken in the early 1980s to designate buildings in downtown Idaho Falls. A total of 13 buildings were listed in August 1984 within a multiple resource nomination.[113] The delisting of the Eagle Rock Street Historic District occurred in 1986, due to the 1972 demolition of buildings within the district, and led to establishment of the Historic Preservation Commission in 1987.

Historic Districts	**Construction Dates**	**Listing Date**	**NRIS No.**
Art Troutner Houses Historic District	1955-1956	2008/09/10	8000868
Idaho Falls Airport Historic District	1930-1947	1997/09/10	97001126
Eleventh Street Historic District	1900-1945	1997/08/08	97000863
Ridge Avenue Historic District	1895-1940	1993/05/20	93000388
Eagle Rock Street Historic District	1903-1905	1973/06/06	73002267
Individual Sites	**Construction Dates**	**Listing Date**	**NRIS No.**
St. John Lutheran Church	1949, 1959	2024/01/25	100009872
Holy Rosary Church	1947	2002/07/17	2000802
Bonneville Hotel	1927	1984/08/30	84001032
Douglas-Farr Building	1921 ca.	1984/08/30	84001035
Farmers and Merchants Bank Building	1986-1897, 1921 ca.	1984/08/30	84001037
Hasbrouck Building	1895	1984/08/30	84001039
Hotel Idaho	1917	1984/08/30	84001042
Oddfellows Building	1909 ca.	1984/08/30	84001090
Idaho Falls City Building	1929-1930	1984/08/30	84001092
Idaho Falls Public Library	1916, 1938-1940	1984/08/30	84001093
Kress Building	1932 ca.	1984/08/30	84001095
Montgomery Ward Building	1928-1929	1984/08/30	84001096
Rocky Mountain Bell Telephone Company Building	1910 ca.	1984/08/30	84001099
Shane Building	1915 ca.	1984/08/30	84001101
Underwood Hotel	1918	1984/08/30	84001102
Bonneville County Courthouse	1921	1979/07/10	79000781
U.S. Post Office	1914	1979/05/31	79000782
First Presbyterian Church	1918	1978/03/29	78001052
Trinity Methodist Church	1916	1977/12/16	77000458

Figure 60. Table of Idaho Falls listings in the National Register of Historic Places.

[113] Wikipedia, National Register of Historic Places listings in Idaho Falls, Idaho. Last updated May 3, 2024.

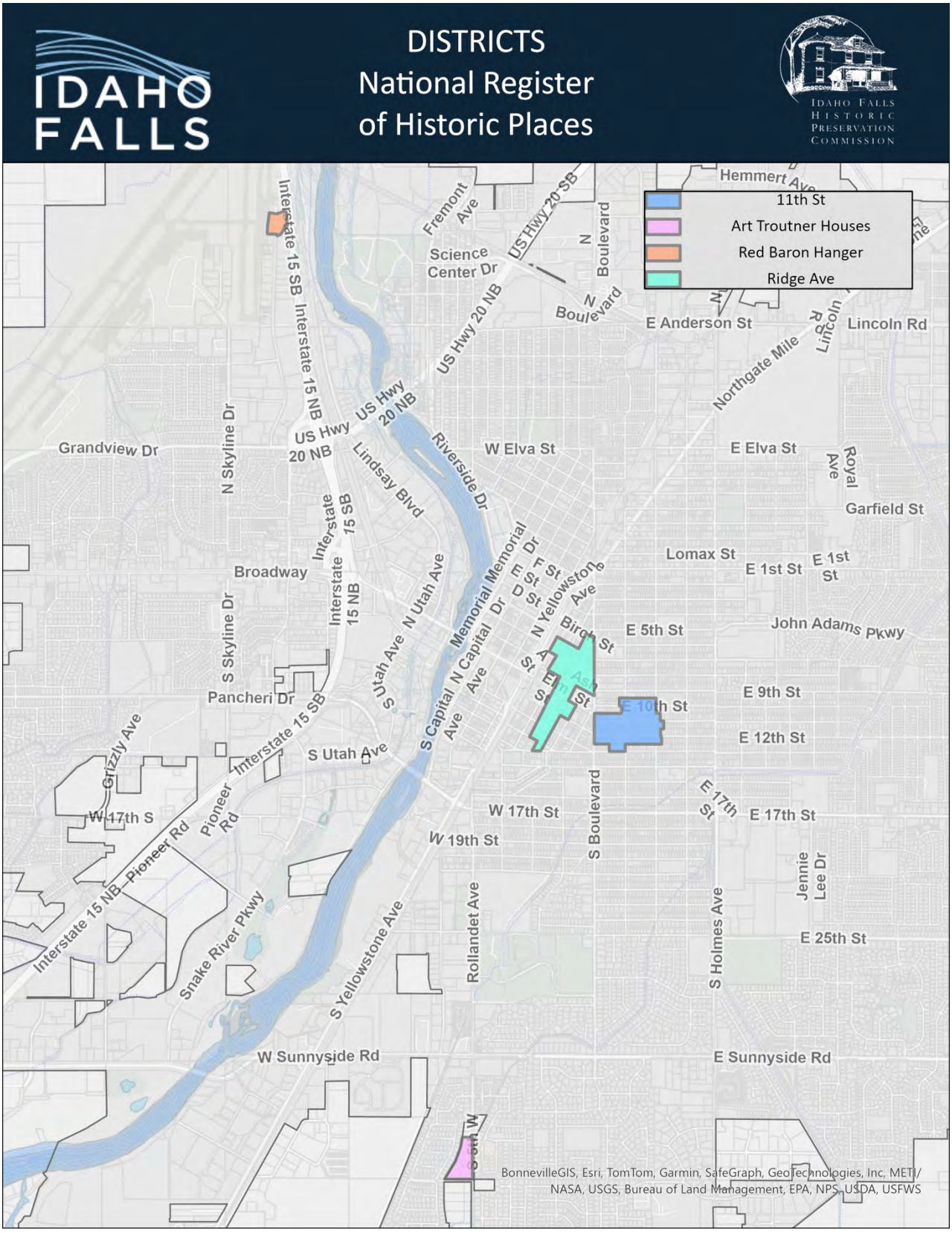


Figure 61. Map of the four listed National Register historic districts in Idaho Falls as of 2024. Source: Planning Division, City of Idaho Falls.

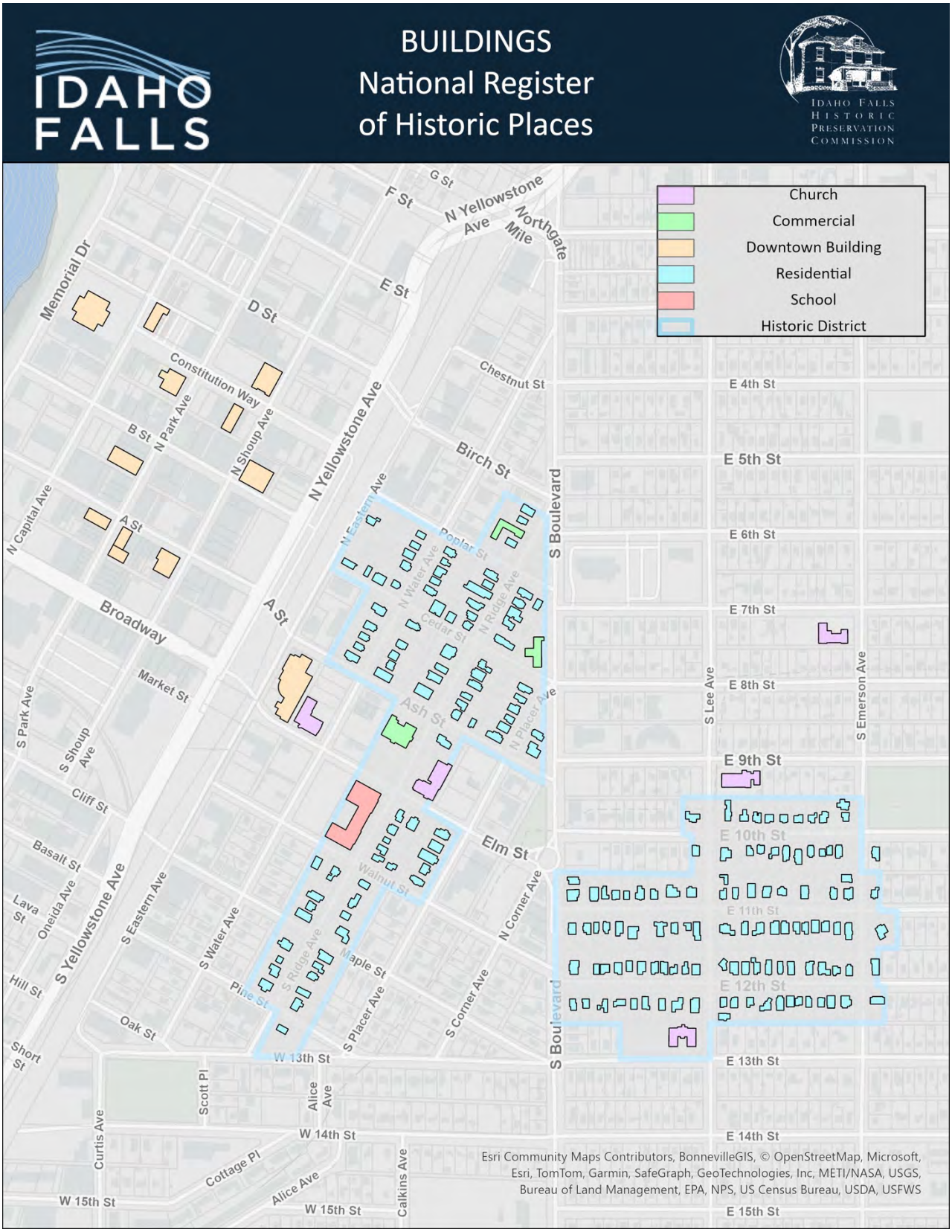


Figure 62. Map of the National Register of Historic Places listed buildings in Idaho Falls as of 2024. Source: Planning Division, City of Idaho Falls.

Over their nearly 40-year history, the HPC has produced several walking tours including Winn's Addition (2010), Historic Churches (2017), Historic Downtown (no date), Ridge Avenue (no date), and 11th Street (no date). Utilizing this information, the HPC became well known locally for hosting in-person tours of some of these neighborhoods.

Architect Roxane L. Sivill produced *Preserving Your Historic Home: A Guide for the Homeowner* in August 1995. The document provides information about architectural styles and character defining features for certain styles, the Secretary of the Interior's Standards for Rehabilitation, nine basic principles for rehabilitation, and guidelines for seven building elements.

A formal set of design guidelines for downtown was published by the Planning Department. However, they are not dated or attributed beyond the city. In 2016, a reconnaissance level survey of Keefer's Addition, a 10-acre subdivision of 36 resources, was conducted. An historic resource evaluation report was produced in October 2019 for the Idaho Falls Stockyard as part of Section 106 consultation.

The Idaho Cultural Resource Information System (ICRIS), the state's database of historic resources, contains information about resources listed in the National Register of Historic Places as well as those that have been surveyed. Excluding archaeological sites, the list of previously documented historic resources in Idaho Falls contains 1,450 records. A list of these is included in Appendix III in spreadsheet form. Many of these properties were likely identified by public agencies during their due diligence for projects that required compliance with Section 106 of the National Historic Preservation Act, but also from reconnaissance level surveys. The list of eligible properties provides the city and HPC with information to consider when prioritizing future survey and designation.

Analysis of Current Tools and Conditions

Federal Laws & Policies

There are three federal laws and two Presidential executive orders that are key to historic preservation programs and guiding policy across the country.

National Historic Preservation Act

The National Historic Preservation Act (NHPA) was signed into law on October 15, 1966. It establishes a national preservation program and a system of procedural protections, which encourage both the identification and protection of historic resources, including archeological resources, at the federal level and indirectly at the state and local level. NHPA represents the most extensive preservation legislation ever enacted in the U.S.

By the mid-1960s, federally funded infrastructure and urban renewal projects had resulted in the rapid destruction of places significant in the nation's history. Congress recognized that the federal government's historic preservation program was inadequate to ensure that future generations could appreciate and enjoy the rich heritage of the nation. NHPA was enacted in recognition that historic places were being lost or altered, and that preservation was in the public's interest.

As such, the NHPA created a system of historic preservation offices in each state, headed by a State Historic Preservation Officer. Local organizations are allowed through the NHPA to become Certified Local Governments by adopting a local historic preservation ordinance. The City of Idaho Falls is a Certified Local Government.

The NHPA directs roles and responsibilities for a federal historic preservation program. It authorizes several tools to carry out preservation activities, among them:

- The National Register of Historic Places (NRHP), the official federal inventory of districts, sites, buildings, structures and objects significant on a national, state, or local level in American history, architecture, archeology, engineering and culture.
- A review process, known as Section 106 after its location in the original law, to ensure that federal agencies consider the effects of federally licensed, assisted, regulated, or funded activities on historic properties listed or eligible for listing on the National Register.

- A requirement, known as Section 110, for all federal agencies to establish - in conjunction with the Secretary of the Interior - their own historic preservation programs for the identification, evaluation, and protection of historic properties.
- Authority for a grant program, supported by the Historic Preservation Fund, to provide funds to states and individuals.
- The Advisory Council on Historic Preservation, an independent federal agency, that advises the President and Congress on historic preservation matters. The Council and its staff also advise federal agencies on their roles in the national historic preservation program, especially their compliance with Section 106 of NHPA.

Establishing the National Register program was a means to recognize and honor the nation's significant historic and architectural places. The U.S. Department of the Interior, National Park Service, established the criteria for eligibility to be listed in the National Register of Historic Places. A site, building, object, or structure must meet the following requirements:

1) Typically, be at least 50 years old, *and*
2) Have achieved local, state, or national significance in one or more of the following criteria:

A) Property is associated with events that have made a significant contribution to the broad patterns of our history;
B) Property is associated with the lives of persons significant in our past;
C) Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction; and/or
D) Property has yielded, or is likely to yield, information important in prehistory or history.

Section 106 of the NHPA requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, lease, or approve throughout the U.S. Certain types of undertakings – a project, activity or program with federal agency involvement - are governed by Programmatic Agreements (PA). A PA makes it possible for agencies to execute a large number of undertakings, in compliance with Section 106, by expediting reviews for those that do not have the potential to adversely impact historic properties. A PA is appropriate to use when dealing with a group of historic resources that have similarities in style or use – such as bridges – that can be addressed with similar types of consideration of alternatives, rehabilitation techniques, and mitigation. Any time there is a potential Section 106 undertaking, its

recommended that the HPC contact the SHPO to know if there is a PA in effect or if the project will require new consultation.

National Environmental Policy Act

In 1969, the National Environmental Policy Act (NEPA) was adopted into law. During the 1930s, rapid industrialization created environmental problems, which were exacerbated by World War II. After the war, programs like urban renewal, the interstate highway program, and the charge given the Corps of Engineers to dam rivers for a variety of purposes accelerated damage, as did the increasing use of toxic pesticides and fertilizers. Rachel Carson's pivotal book, *Silent Spring*, helped mobilize people to push for protection of the environment in a variety of ways, notably from the thoughtless acts of Federal agencies.

NEPA can be a powerful tool for managing the impacts of the modern world on "cultural resources" such as historic buildings, historic districts, archeological sites, Native American traditional places, and traditional ways of life. NEPA encourages early consideration of environmental impacts, in an open manner, with meaningful public participation. In general, and as expressed in different ways for different kinds of actions, the NEPA process entails:

- Determining what need must be addressed;
- Identifying alternative ways of meeting the need;
- Analyzing the environmental impacts of each alternative; and
- Armed with the results of this analysis, deciding which alternative to pursue and how to pursue it.

When major federal actions are undertaken in Idaho Falls, the city's CLG, as an active interested party and stakeholder in such actions, should engage in the process at the earliest available opportunity; by accepting the invitation to consult issued by the federal proponent to stakeholders. The HPC should determine if the project has the potential to affect any historic resources and work with the federal proponent toward meaningful resolution.

American Rescue Plan Act of 2021

The American Rescue Plan Act (ARPA) was a $1.9 trillion economic stimulus package to speed up the country's recovery from the negative economic and health effects of the COVID-19 pandemic and recession. As part of the package, the act allocated $350 billion in direct assistance to state and local governments to bridge budget shortfalls. Additional funds were distributed for

cybersecurity, economic development, education, employment, health care, housing, tax relief, and transportation. On a case-by-case basis, states or municipalities have selected to do historic preservation-related projects with ARPA funds. When they do so, projects are subject to compliance with Section 106 of the NHPA and require consultation with the SHPO.

Executive Order 12072

Signed by President Carter on August 16, 1978, EO 12072 provides guidance to federal agencies for space management. Section 1-105(b) states that consideration should be made for utilization of buildings of historic, architectural, or cultural significance. Therefore, it is a priority of the federal government to consider historic buildings for new space. The city should be aware of this law and promote its existence to commercial realtors and building owners.

Executive Order 13006

Signed by President Clinton on May 21, 1996, EO 13006 guides federal agencies to first consider locating offices in central business districts in order to revitalize cities and Main Streets. Paired with EO 12072, these executive orders are powerful tools to attract and keep federal agencies located in downtown locations and historic buildings. In addition, EO 13006 allows for federal agencies to pay up to 10% more in lease rate or rehabilitation cost to be located in a central business district historic building.

State Laws & Policies

The following are summaries of state policies related to historic sites and historic preservation that are relevant to the HPC and the city:

- Title 18, Chapter 70, Section 18-7027: Prohibits desecration of burial sites and provides for prosecution.
- Title 27, Chapter 5: Provides for the protection of graves.
  Title 67, Chapter 46: State enabling legislation to allow for creation of historic preservation commissions and preservation of historic sites.
- Title 67, Chapter 65: Local Land Use Planning Act which requires a comprehensive plan to include a section on "Special Areas and Sites" and their consideration in local planning efforts.

Idaho Falls Historic Preservation Ordinance

The historic preservation ordinance for Idaho Falls appears in Title 2, Chapter 11 of the city code. The full ordinance is available in Appendix III. The initial ordinance was adopted in 1987. In the current ordinance, the purpose is clearly stated in 2-11-3 as:

> …promotion of educational, cultural, economic, and general welfare of the City residents through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect the City's, State's and nation's historic, architectural, archaeological, and cultural heritage.

The HPC has several key responsibilities within the ordinance, listed in Section 2-11-4. Those that they are currently engaged in include the following:

> Advise and consult with the Director of the Community Development Services Department regarding the identification, evaluation, designation, and protection of historic buildings, site areas, and objects.
>
> Assist the Director of Community Service Department with conducting a survey of local historical properties;
>
> At the direction of the Director of Community Development Services Department, cooperate with federal, State, and local governments in promoting historic preservation;
>
> At the direction of the Director of Community Development Services Department, make recommendations in the planning processes undertaken by Bonneville County, the City, the State, or the federal government and agencies thereof;
>
> At the direction of the Director of Community Development Services Department, promote and conduct educational and interpretive programs regarding historic preservation and historic properties in the City;
>
> Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction.

Additional duties listed in Section 2-11-4 but are not currently active agenda items for the HPC include the following.

Recommend to the Director of the Community Development Services Department the acquisition of fee and lesser property interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation;

Recommend to the Director of the Community Development Services Department methods and procedures necessary to preserve, restore, maintain, and operate historic properties under the ownership or control of the City;

Recommend to the Director of the Community Development Services Department the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;

Recommend to the Director of the Community Development Services Department the adoption of ordinances that promote or regulate historic preservation within the City, in accordance with the powers set forth in Idaho Code Section 67-4612, as amended;

Integration with Current Plans

Given the planning efforts of the last few years, the city has excelled at including an element of historic preservation in nearly every plan, citing historic character and providing actionable items. It is critical that the Historic Preservation Plan's goals and objectives be considered and integrated into the work of planning efforts that have come before and are currently being implemented. The planning staff and HPC members play a critical role in recognizing opportunities for integration in coordination with the planning teams for their creation. The following are presented chronologically with the most recent first.

Form Based Code (Adopted 2017; Revised 2023)

A form-based code (FBC) is a way to regulate development that controls building form first and building use second. The purpose behind using an FBC over traditional zoning is to achieve a particular type of "place" or built environment based on a community vision. So, while FBC is a planning method that replaces traditional zoning, it allows for more flexibility in use while maintaining community character. Thus, it can work effectively in tandem with historic preservation goals. The IF FBC identifies place types, districts, and subdistricts, providing design parameters for each. Currently the FBC is only implemented in the downtown district, including South Downtown, or the original Eagle Rock establishment.

Growing Into Walkable Centers (2022)

This project was undertaken by Utah State University's Landscape Architecture and Environmental Planning program to analyze six areas of the city. The two with direct historic preservation ties were the Letter Streets District and River South. Overcoming Divides Together was the student project for the River South area. The approach here included adaptive use of a historic cheese factory building along the river, former railway corridor, surrounding historic neighborhoods and downtown, as well as emphasis on contextual infill design development in the adjacent historic residential areas. Endangered to Empowered, the student project for the Letter Street District, included analysis of middle housing, park amenities, green streets, and community gathering spaces. However, there are no mentions of historic preservation being a characteristic of the neighborhoods, which is a weakness of this work.

Imagine IF (2022)

This is the city's comprehensive plan that is organized into themes including community health, housing, and transportation and connectivity across five districts within the city. Early in the plan, historic and natural resources are recognized for their influence. Under the theme of City-Wide Housing, the issue of Neighborhood Character has two action items:

Objective: Focus on Historic Preservation

1) Work with local schools to introduce preservation education and activities for youth.
2) Develop and create opportunities for educational programs for historic properties.

Area 1 is the center of the city and the location of the majority of existing historic districts and sites. Housing in Area 1 has several key points under the issue of Historic Preservation:

Objective: Improve Regulatory Framework

1) Explore flexible zoning and building code options for new development as well as rehabilitation, redevelopment, and infill

Objective: Preserve Area Character

1) Explore the creation of historic districts in the area
2) Continue to broaden historical tours and other preservation activities
3) Write a Form-Based Code for the area that focuses on preservation

Area 4 includes historic downtown and has several key points under the issue of Limited Historic Preservation Efforts:

Objective: Improve Regulatory Framework

1) Write a Form-Based Code for the area between G Street and Anderson and near Freeman Park, focusing on the preservation of existing character.
2) Explore flexible zoning and building code options for new development as well as rehabilitation, redevelopment, and infill in the southern part of Area 4.
3) Explore LIDs, grants and other funding tools to improve deteriorating building and sidewalks.

Objective: Preserve Historic Character in Southern Portion of Area 4

1) Explore the creation of historic districts in the southern part of Area 4.
2) Work with the HPC to identify properties eligible for the National Register of Historic Places and work on nominations.
3) Establish a historic walking tour.

Deep Dive Testing + Solutions for Missing Middle Housing (2020)

These are studies and examples of how the city can support additional housing variations that would be compatible in all neighborhoods depending on context and scale. These housing options would also support walkable centers throughout the city as the city explores more mobility choices.

Northgate / 1st Street Area-Wide Planning Study (2020)

Promotes adaptive use with compatible infill along 1st Street and in the Urban Village (along Freeman Avenue) as distinguished architecture that provides community identity. Encourages the celebration of the area's history through preservation, signage, and branding.

Other Plans

There are several other planning documents and tools that are not as well-known but have tremendous value to preservation efforts into the future. The Downtown Design Guidelines (undated) are a good reference for business and property owners, though compliance is encouraged and voluntary. The Keefer's Addition reconnaissance level survey recommended National Register of Historic Places historic district designation for the surveyed area in 2016. In

2013-2014, a midcentury reconnaissance level survey was proposed. Though there is no evidence that it was completed, the groundwork for the survey provides a solid foundation for a future survey and recognizing midcentury neighborhoods by name. Two reports highlight the history and architecture of the Belaire Subdivision (2005) and the Idaho Falls Stockyard (2019). In 1984, a draft National Register of Historic Places historic district nomination was created for downtown but not submitted. This draft and other work to document downtown over the last 40 years will be important if another effort to designate downtown as a historic district is undertaken.

Archaeology

Archaeological sites are defined as the remains of past human activities that are generally confined to a specific location (i.e., they have a discreet boundary) and include artifacts and features, such as hearths/fire pits, dwellings, and special activity areas, such as natural resource processing locations. Such sites tend not to have standing buildings or structures, unless they are in ruins, though some exceptions can be made. Compared to historical buildings and structures, archaeological sites are more difficult to identify without formal surveys to find them. This is because the vast majority of sites consist of little more than artifacts scattered on the ground surface and cannot be seen from a distance. Additionally, some sites may be buried and not visible on the ground surface. Archaeological sites can date to any time period or multiple time periods. There is one archaeological site documented on the historic sites list (Appendix IV), although there are likely hundreds of other sites that have been documented but are not public information. Most of these sites were likely documented on public land and through investigative efforts that occurred in compliance with state or federal regulations associated with development or use of those public lands. Far fewer sites have been reported on private land. This difference is based on where the identification surveys have occurred rather than a true difference in the locations of sites. However, there are equal chances of sites being located on both private and public land.

Regulations

Archaeological sites are protected through a series of state and federal laws; however, there are limits on when and where these laws apply. Primary among these is the National Historic Preservation Act (NHPA), the Archaeological Resources Protection Act (ARPA) of 1979 (as amended), the Native American Graves Protection and Repatriation Act (NAGPRA) of 1990, and a series of Idaho State statutes protecting human burials. The State does not have a state-level law equivalent to the NHPA or its associated Section 106 process, though Title 67, Chapter 41 of the State Code does establish the ISHS and sets forth requirements for permits to excavate archaeological sites and offers other requirements for the protection of prehistoric human burials

and grave goods. There otherwise do not appear to be any statutes specific to the undertakings of state agencies or the management of state lands as they pertain to archaeological resources. Such laws are found in some surrounding states. The Idaho SHPO does state the following goal in its preservation plan:

> Goal 4: Ensuring proper documentation and curation of archaeological resources per State standards.

On a more local level, the Idaho Falls Historic Preservation Ordinance, while not specifically calling out archaeological sites as qualifying resources, does appear to include archaeological resources in that it states the ordinance applies to "buildings, sites, districts, areas, structures, and objects that reflect significant elements of the county's, the state's, and the nation's historic, architectural, archaeological, and cultural heritage." As such, the previously discussed goals and objectives of the ordinance also apply to archaeological resources under the same conditions and parameters they apply to other cultural resources.

Requirements for Federal Undertakings

The NHPA and its implementing regulations (36 CFR §800), as well as ARPA and NAGPRA, apply solely to federal agencies and federal lands. As such, if a federal agency would issue a permit, approval (e.g., to use lands they own or manage), funding, or other authorization to carry out an action (e.g., a development project, demolition, etc.), that federal agency must comply with the NHPA/36 CFR §800. In the absence of federal agency or federal land involvement, only relevant state or local ordinances would apply. It is, however, important to note that the NHPA/36 CFR §800 may apply to activities on private lands if a federal nexus is involved in an action on that land. For example, the need for a permit to dredge or fill wetlands or waters of the U.S. on private lands may trigger the NHPA/36 CFR §800. Specifically, the U.S. Army Corps of Engineers, who issues such permits, would be required to follow the NHPA/36 CFR §800 in issuing that permit, even if all of the lands are owned by private parties and all funding is private.

The NHPA/36 CFR §800 process comprises several steps and involves the Idaho SHPO. These steps include identifying an area of potential effects (APE), which is the geographic area within which effects from the agency's action, such as approving an oil well to be constructed on their land, would occur and could either directly or indirectly impact cultural resources that may be present there. The definition of this APE includes consultation with the Idaho SHPO, federally recognized Native American Tribes with patrimonial claims to the area in which the action would occur, and other stakeholders (referred to as "consulting parties" in 36 CFR §800) with

demonstrated interest in the cultural resources that could be impacted. From here, the federal agency works with these same parties to determine an approach to identifying cultural resources in the APE. For APEs likely to contain or possibly containing archaeological resources, this approach usually includes a field inspection by a qualified archaeologist walking parallel lines across the APE looking for archaeological sites. These sites are then documented and evaluated for their eligibility to the National Register of Historic Places. This is followed by an assessment of the undertaking's effects on those sites that are determined eligible for the National Register under one or more of its four criteria. These last two steps (site eligibility and site effects) also are carried out with the federal agency consulting with the Idaho SHPO, Tribes, and other consulting parties such as the Idaho Falls Historic Preservation Commission. If adverse effects to eligible sites are likely to occur, the federal agency will work with these same parties to determine appropriate mitigation to compensate for the impact. Very frequently with archaeological sites, the appropriate mitigation involves at least partial excavation of the site to recover scientific, historical, and cultural information it may contain. While excavation is commonly preferred, it is not the only acceptable mitigation measure for archaeological sites, and other options may be implemented. Completing the 36 CFR §800 process can take several months depending on the nature of the undertaking, the number and types of sites involved, and the effects those sites are anticipated to incur. As such, it is strongly advisable to initiate this process early in project planning/execution so that delays are minimized.

Requirements for State, Local, or Private Undertakings

In the absence of a federal nexus, there are no requirements for state, local, or private parties to take special measures to protect cultural resources, including archaeological sites, except in the case of human burials, which are discussed separately in the section below. State, local, or private parties who wish to take action on non-federal lands using non-federal funding and not requiring any federal permits, approvals, or authorizations may do so without following any specific regulatory process. On private land, cultural resources found there, excluding human remains, belong to the landowner, who may treat them however they see fit. Despite the exemption from the federal regulations, best practice strongly encourages due diligence consideration and treatment of cultural resources if discovered during actions on state, local, or private land. Landowners who discover notable archaeological sites on their property (i.e., anything beyond a single artifact or small number of artifacts) are encouraged to leave the site undisturbed, at least temporarily, and report it to the HPC. The HPC may or may not have the resources to address the discovery and will advise the landowner if they can be of additional support to at least help document the site before it is disturbed or destroyed. The HPC should also contact allied

organizations such as the Idaho SHPO and the Shoshone-Bannock Tribe for guidance. If no support or guidance is available, the landowner may proceed with their action as planned.

Requirements for Addressing Human Remains

Human remains, whether dating to the historic or prehistoric period, are protected by state and federal law regardless of land ownership, funding, permits, approvals, etc. On federal lands, NAGPRA specifically requires federal agencies to protect prehistoric burials and work with modern Native American Tribes to identify the cultural ancestry of the deceased individual such that the remains, if they cannot remain on federal land and still be protected from damage or looting, can be repatriated to the Tribe closest to their likely ancestry. The 36 CFR §800 regulations generally also apply to human burials on federal lands or discovered through other federal action regardless of whether those remains date to the prehistoric or historic period. Should human remains be discovered on federal lands, they should be protected from further damage and reported to the land management agency. The agency is then responsible for addressing the discovery.

Idaho state laws protect human burials regardless of age but do not trump federal laws when federal lands are involved. Generally speaking, it is a crime under state law to disturb a human burial except when said disturbance is associated with an approved archaeological excavation conducted by a qualified archaeologist or involves the recovery of the remains by law enforcement or similarly authorized parties.

If human remains are discovered on private, local, or state lands, they should be protected from further damage by covering them with protective material (e.g., rebury them, use a tarp or sheet of plywood, etc.) and ensuring no human or animal disturbance can occur, then notifying local law enforcement of the discovery. Law enforcement will respond to the discovery and make an effort to determine if the remains are modern and could represent the victim of a crime or if they appear older. They may engage the services of a forensic anthropologist to help make this determination. At that point, law enforcement will either oversee the disposition of the remains (if modern) or turn the site over to the Idaho SHPO or other appropriate governmental agency to address. In no case should portions of the remains or artifacts associated with the burial be collected by anyone other than the authorized party. Additionally, it is a common concern of Native American Tribes that the remains of their ancestors not be photographed or displayed unless necessary to complete the documentation and assessment of those remains. Casual photographs and "candids" of the remains are strongly discouraged out of respect for these cultural sensitivities.

Community Survey

A 15-question survey was distributed to the community beginning on June 4, 2024, and survey results were collected through August 9, 2024. The survey was distributed by QR code on a postcard by city staff and HPC members. The survey link was posted on the city's social media and highlighted in the city's social media and sent out as a press release on June 14, 2024. It was decided by the HPC that hard copies would be available upon request.

Draft questions were generated by the Consultant and refined by the HPC. ArcGIS Survey 123 was the platform utilized to create and electronically distribute the survey. The total number of responses received was 111. The largest demographics to respond in each category included White/Caucasian in race/ethnicity (88%), non-historic property owners (79%), age 40-49 (16%), and time lived in the Idaho Falls region 21+ years (62%). Fifty (about 25% of the total) respondents requested to be kept apprised of the activities of the HPC.

Key Findings

The public engagement phase of the plan provided the HPC with guidance based on public perceptions and expectations as broadly gathered during the survey. Key findings included the following:

- Respondents have high interest in local history and room to grow in their knowledge;
- Downtown and commercial buildings should be a focus of the HPC's work in the near future, beginning in downtown and working outward;
- The HPC should focus their work on documentation, designation, and interpretation of historic places;
- There is strong interest and desire to have a rehabilitation incentive for residential buildings;
- Cultural and religious diversity and Post-World War II history are among the missing elements of history in Idaho Falls; and,
- Information about work of the HPC should be posted on the city's web page for the HPC as well as on city social media.

Analysis

Each question from the survey is restated here with an analysis of the answer and how it supports or opposes the work of the HPC and this plan. For complete data and responses to the demographic questions, see **Appendix V**.

Q1. How would you rate your interest in the history and pre-contact history of Idaho Falls? Pre-contact refers to the time before European traders and settlers. (Select your best answer)

Analysis: Of the 111 respondents to this question, only two indicated they had low interest. This equates to reaching an audience with the survey that has interest in the subject matter.

Q2: How would you rate your general knowledge of the history and pre-contact history of Idaho Falls? (Select your best answer)

Analysis: Only 9% of respondents believed they have high knowledge. The correlating conclusion is that 81% of people believe that they have some knowledge, and with the interest indicated in the first question, desire to grow in their knowledge.

Q3. What types of buildings and places would you like to see the Idaho Falls Historic Preservation Commission focus on. (Select as many as apply)

Analysis: With a dozen options available, the most popular answer by far was for *downtown and commercial buildings* (83%). *Archaeological sites* were the second most numerous (76%). Equally clear were the respondent's opinions to not prioritize the preservation of industrial properties (13%) and transportation resources such as gas stations, motor courts, railroads, etc. (27%).

Q4. What type of project(s) do you believe would make the biggest impact for Idaho Falls (Select your top answer)

Analysis: Of the five options given to select from, the top two answers were 1) provide residential rehabilitation incentives (34%) and nominate downtown to the National Register of Historic Places (25%). The least popular answer was to nominate a residential neighborhood to the National Register of Historic Places. These answers are in conflict as respondents appear to want incentives to fix their old buildings, but without any designation. Usually, the two come together.

Q5. In your opinion, what's missing from the representative history and the story of Idaho Falls? What is it about this place that makes it important to you? (Open answer)

Analysis: From dozens of excellent answers, they could be grouped into three areas: 1) Better and more frequent signage; 2) Post World War II history and its impact; and, 3) Diversity of culture and

religion throughout the history, including more Native American heritage and culture as well as all under-represented peoples.

Q6. The historic downtown has been the focus of work for the Idaho Falls Historic Preservation Commission in recent times. What area of the city should be an additional focus for historic preservation activities? (Open answer)

Analysis: The vast majority of responses mentioned preservation of residential neighborhoods, many specifically mentioning those nearest downtown, the Numbered Streets, and the Lettered Streets. Additional areas that were commonly mentioned included the Yellowstone Highway, Tautphaus Park, and schools.

Q7. Which of the following tools do you believe would most effectively and realistically encourage historic preservation in Idaho Falls? (Select your top three answers)

Analysis: About a dozen options were given to select from. The overwhelming top answer was *grants for building rehabilitation/restoration* (70%). And staying with the overall theme of financial incentives, the second top answer was *state tax incentives for owners of historic properties* (46%). Unfortunately, the public does not appear to believe that *training for government decision makers* (15%) and *state historic preservation regulations* (18%) would be effective.

Q8. Among their responsibilities and programs, the Idaho Falls Historic Preservation Commission could do any or all of the following. (Select your top three answers)

Analysis: Most respondents believe that the primary roles of the HPC are to *identify historic sites* (61%), *connect historic property owners with financial incentives* (59%), and erecting *historic markers, panels, or signs* (57%). While one of the primary responsibilities of the HPC is public education, the public does not strongly desire the HPC conducing rehabilitation workshops to teach DIY skills (27%). While *conducting surveys of historic structures* ranked lowly (20%), this activity is a key element in identifying historic sites which was the top answer.

Q9. How do you prefer to access information about the history and historic preservation activities and events in Idaho Falls? (Select as many as apply)

Analysis: Ten common methods to distribute information were included to choose from. The majority recommended through their answers to utilize the city *website* (71%), *social media* (66%), *historic markers and plaques* (62%), *in-person events and tours* (54%), and *exhibits about historic sites* (54%). Respondents clearly do not want to receive their information from *friends and family* (12%), *video services* (18%), or *print newsletters or brochures* (22%). The city already maintains a good and accurate website for the HPC, which will be a good foundation for more information in the future.

Vision, Goals & Objectives

Vision Statement

The Shoshone-Bannock Tribes and other Indigenous peoples are the historic occupants of the land in and around Idaho Falls, and continue to be a major influence on the area's culture. From Taylor's Crossing to the arrival of the railroad, transportation connections brought the first early growth to the settlement. Built alongside key geographic features, the city became notable for its diversity of people, culture, business, and religion. Idaho Falls desires to build upon its full history and uniqueness, as well as past success and diligent planning since the 1940s by looking forward to preserve the city's heritage. This plan embraces conscientious growth that prioritizes capturing stories and educating the public by identifying and preserving significant historic resources.

Goals, Objectives & Implementation

Over the course of six months, the HPC derived four broad goals under which are 17 objectives with associated action items. The goals represent the general responsibilities of the HPC while the objectives represent programs – both standard and creatively unique – by which they can satisfy their responsibilities. Over the course of three meetings and reviewing meeting notes, the HPC shaped the goals through sharing their knowledge of the city's neighborhoods, planning and zoning, trends, history, and past work of the HPC.

The plan goals are:

- Designate and Survey Areas of Potential Historic Significance;
- Cultivate Community Through Education & Partnerships;
- Coordinate with the City Planning Division to Implement Effective Preservation Policy & Incentives; and
- Provide Regular and Effective Training.

Goal 1: Designate and Survey Areas of Potential Historic Significance

Objective 1: Perform Reconnaissance Level Surveys

A reconnaissance level survey is the most basic approach for systematically documenting and evaluating historic buildings. It is designed for dealing with large groups of buildings rather than for single sites. Most reconnaissance level surveys take place with a specific geographic area or potential district. The primary purpose is to provide a "first cut" of buildings in a given area that appear to be eligible for listing in the National Register of Historic Places. A reconnaissance level survey involves only a visual evaluation of properties, not an assessment of associated historical events or individuals. That information can only be obtained through historical research conducted as part of an "intensive level survey," the next level of survey.

Implementation

One of the high priorities in the short term is to re-survey downtown. New areas of the city and re-surveys would be prioritized by the Historic Preservation Commission in future grant cycles. For new surveys, the Historic Preservation Commission prioritized Bel-Aire. For re-surveys, the Historic Preservation Commission prioritized Winn's Addition (the Eagle Rock area) and Highland Park (near the stadium).

Objective 2: Perform Intensive Level Surveys

Intensive level survey is the next step in the process of evaluating a potentially historic resource or group of resources for their eligibility for listing in the National Register of Historic Places. An intensive level survey involves research on the property and its owners, and documentation of the property's physical appearance. And Instructions for each of those tasks are given below.

Implementation

Results of a reconnaissance level survey that is conducted may provide a recommendation for an intensive level survey. Those recommendations should be prioritized by the Historic Preservation Commission after receiving them to determine if an intensive level survey is the right step in the process at that time. However, there are existing resources that could benefit from the additional research in an intensive level survey to determine eligibility. For example, single sites such as Keefer's Island, which already has a local marker, the Woodrow Wilson Rawls House, and Pinecrest Golf Course and Clubhouse. In addition, the city has a wealth of historic parks and open spaces that are more than 50 years old and could be

thematically explored together in an intensive level survey. Those parks include the following.[114]

- Highland Park (1893)
- Tautphaus Park (1910)
- Kate Curley Park (1918)
- Sportsmen's Park (1927)
- Riverside Drive and Park (1934)
- Northgate Park (1934)
- Poitevin Park (1935)
- Liberty Park (1937)
- Freeman Park (1946)

Some of these may be surveyed together to divide up the group into smaller manageable groups. When considering making a grant, the HPC should consider aligning surveys – both intensive and reconnaissance level – with city goals to address needs in different locations, while factoring in project size and historic significance.

Objective 3: Nominate Eligible Buildings, Sites, and Districts to the National Register of Historic Places

Listing in the National Register of Historic Places is an honorary designation for the nation's historically and architecturally significant resources. There are likely dozens of buildings and sites, as well as historic districts, that are eligible for listing in the National Register of Historic Places. Downtown is an obvious candidate pending results of a reconnaissance level survey. Additional sites in new surveys and re-surveys will be identified through other reconnaissance level surveys.

Implementation

Following a re-survey of downtown, work with the State Historic Preservation Office to determine if downtown is eligible for listing and what the boundaries would be. After additional surveys have been completed, if any of them recommend a National Register of Historic Places nomination, those should be scheduled for possible Certified Local Government grant applications or other city funding.

[114] Mary J. Fritzen. 1991. Idaho Falls, City of Destiny. Idaho Falls, Idaho: Bonneville County Historical Society, 66-69.

Figure 63. Survey & Designation goal table.

Goals	Objectives	Actions	Timeline	Frequency
Survey & Designation	1. Reconnaissance Level Surveys	**Action 1:** Re-survey downtown	Short	Once
		Action 2: Survey new areas of the city that have not been formally documented in the past; priority is Bel-Aire	Medium	Every three years
		Action 3: Re-survey areas of the city that need to be updated; priorities are Winn's Addition, Highland Park	Medium	Every three years
		Action 4: Selectively survey key individual buildings as they become of age. For example, the library, Willow Creek Building, and University Place	Short	Ongoing
	2. Intensive Level Surveys	**Action 1:** Consider a thematic ILS of all the city's parks and open spaces that are more that 50 years old	Short	Once
		Action 2: Conduct a thematic ILS of the city's civic buildings	Medium	Once
		Action 3: Consider an ILS for select individual sites including the Woodrow Wilson Rawls House and Keefer's Island	Medium	Every other year
	3. National Register of Historic Places	**Action 1:** Pursue designation of a downtown historic district	Medium	Once
		Action 2: Consider new nominations based on completed and updated survey data	Long	Ongoing

Goal 2: Cultivate Community Through Education & Partnerships

Objective 1: Maintain Transparency and Invite Public Participation Through Effective Communication

Historic preservation plans are most likely to succeed when they involve public awareness and participation. Communication is the most powerful means of partnering with the community. According to the survey, the city's website and social media presence are accessible and effective means of communication.

Implementation

The city's website is currently an excellent repository of information. Therefore, it is key to keep this information updated about the Historic Preservation Commission, architectural history of the city, and events hosted by the HPC outside of regular meetings. Working with the city's public information officer, new information published on the website could also be highlighted on social media.

Objective 2: Develop and Implement Public Education/Interpretation Programs

In the past, the Historic Preservation Commission and city have provided excellent resources and programs to highlight the city's unique past and historic architecture. These include the following:

- Kids Downtown Activity Book;
- Walking tour brochures for Ridge Avenue, 11th Street, Downtown, Churches (though modestly out of date), and Eagle Rock;
- Preserving Your Historic Home (booklet; though modestly out of date is still a good reference);
- Special Tours (such as Winn's Addition Tour in 2010 and Historic Churches in 2017);
- *Giving History a Future* and *Historic Downtown Idaho Falls* (brochures are both out of date); and,
- In-person walking tours in the past (see the map below of walking tours produced by the Historic Preservation Commission).

Results of the survey show that the public desires to know more about the city and would welcome information that is in digital format, on interpretive markers or panels, or provided through in-person events. The ordinance charges the Historic Preservation Commission with this responsibility as well stating, "Promote and conduct educational and interpretive programs regarding historic

preservation and historic properties in the City." Signs such as the brown identifiers in Northridge also help to orient a traveler as to where they are at within the city.

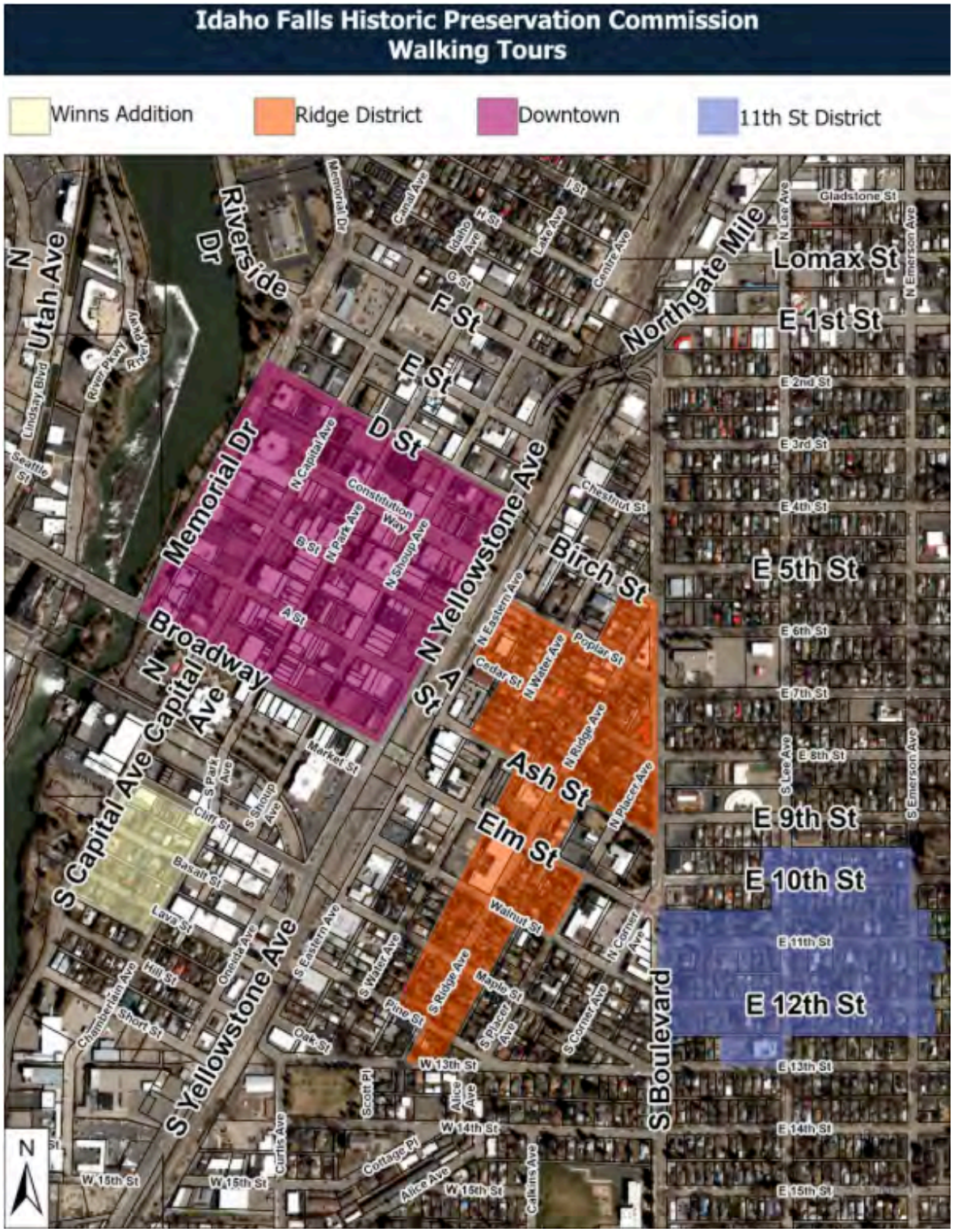


Figure 64. Map of walking tours offered in the Past by the Idaho Falls HPC. Source: City of Idaho Falls.

Implementation

A combination of efforts in the area of public education could deliver what the public is seeking. The return on investment is a citizenry that feels more invested in the city's history and preservation efforts to keep authenticity. The Historic Preservation Commission should determine the best method(s) to deliver information to the public, as well as the best method(s) to promote historic areas of Idaho Falls. They should seek ways to include the cultural and religious diversity and post-World War II built heritage into the Historic Preservation Commission's work. When and if archaeological discoveries are made in the city, determine if that may be suitable for public education and host an event around it. To recognize intangible heritage, that which is not tied to a particular building of significance or high architectural integrity, consider establishing a program in collaboration with the Chamber of Commerce to recognize legacy businesses such as KID Radio, Chesbro Music, and *The Post-Register*.

Objective 3: Establish & Build Collaborative Partnerships with Community Organizations to Make History More Accessible to the Public

As archivist and author Melissa Mannon states:

> Cultural heritage professionals no longer have the luxury of embracing an internal focus with little regard for other area organizations or institutions collecting similar materials around the world. Organizations must see themselves as part of a cultural network, understand their niche for collecting, and efficiently explain that role to citizens. Institutions should embrace a collaborative model to ensure the safeguarding of our history and to promote themselves as vital entities in a contemporary world.

Collaborative efforts should occur between individuals and institutions that share a common purpose, in this case, preserving heritage. Partnerships built on commonalities can help build community history that can be defined within a geographical boundary or by subject. Geographical boundaries can be small (like a single site) or large (like a region). Subjects can be highly defined or broad enough to be global in scope. Regardless, the key to effective collaboration is working with the right partners who are willing and able to devote resources to efforts and share success.

Implementation

The work of the Historic Preservation Commission should not stay hidden in a meeting room and in meeting minutes. Partnering with groups across the city would bring name recognition to the Historic Preservation Commission and generate more interest in the city's work in preservation. To start, target allied organizations such as the Museum of Idaho, Bonneville County Historical Society, and Idaho Falls Library and meet with them to discuss the historic preservation plan goals and objectives. Then target preservation-adjacent groups in building relationships for future collaboration, including Chamber of Commerce, Idaho Falls Redevelopment Agency, , and local board of realtors. Once relationships are established and mutual interests identified, determine possible programs, events, exhibits, etc. for collaboration.

Objective 4: Support Building Owners with Easily Accessible Information

Owners of historic buildings are a key stakeholder group for the Historic Preservation Commission. Therefore, they deserve targeted information to address their needs.

Implementation

There is a wealth of information that is currently published and available at no cost through ICRIS. ICRIS is the SHPO's database with information that anyone can access with or without an account. It's a known fact that the Museum of Idaho fields many inquiries from the public about the city's history and historic preservation. The existing information should be bundled together in a packet and provided to the Museum of Idaho to provide to the public when they make these inquiries. In addition, the city should create basic information sheets about historic preservation including historic tax credits for commercial buildings, building permit process, and additional resources for historic homeowners. The Historic Preservation Commission also desires to update the voluntary downtown design guidelines to make them more current.

Figure 65. Education & Partnerships goal table.

Goals	Objectives	Actions	Timeline	Frequency
Education & Partnerships	1. Public Information	**Action 1:** Provide information about the HPC, city's architectural history, and related events on the city's website	Short	Ongoing
	2. Public Education & Interpretation Programs	**Action 1:** Deliver information about historic places in Idaho Falls for the public's knowledge and enjoyment - Option 1: Provide tours via digital format, mobile app and/or QR codes - Option 2: Improve and update brochures with consistent design and branding - Option 3: Offer HPC-led in-person tours of historic districts; start with occasional times and work up to being regularly offered	Medium	Every 5 years
		Action 2: Consider the best method to promote historic areas of Idaho Falls - Option 1: Wayfinding signage including neighborhood-specific signage - Option 2: Physical markers - Option 3: Interpretive panels at select locations (like the library, airport, etc.)	Long	Every 5 years
		Action 3: Seek ways to include the cultural and religious diversity and post-World War II built heritage into the HPC's work	Short	Annual
		Action 4: Build a map of city that shows its development by subdivisoin over time utilizing historic plat information	Medium	Once
		Action 5: When/if archaeological discoveries are made in the city, determine if that may be suitable for public education and host an event around it	Ongoing	Opportunistic
		Action 6: Consider establishing a program in collaboration with the Chamber of Commerce to recognize legacy businesses	Medium	Annual award
	3. Establish & Build Collaborative Partnerships	**Action 1:** Target allied organizations such as the Museum of Idaho, Bonneville County Historical Society, and Idaho Falls Library and meet with them to discuss the HPP goals and objectives	Medium	Once each
		Action 2: Target preservation-adjacent groups in building relationships for future collaboration, including Chamber of Commerce, RDA, IDEC, and local board of realtors	Medium	Once each
		Action 3: Determine possible programs, events, exhibits, etc. for collaboration	Long	Ongoing
	4. Support building owners	**Action 1:** Provide information that is currently available in packets to the Museum of Idaho	Short	Every other year
		Action 2: Create basic information sheets about historic preservation in Idaho Falls	Short	Ongoing
		Action 3: Update the downtown design guidelines	Long	Once each
		Action 4: Conduct a preservation awards program to recognize individuals and projects that have contributed to community efforts	Medium	Annual

Goal 3: Coordinate with the City Planning Division to Implement Effective Preservation Policy & Incentives

Objective 1: Create and Maintain a List of City-Owned, Designated, and Potentially-Eligible Historic Resources

In order to uphold the ordinance responsibilities, the HPC should maintain a list of city-owned designated and potentially eligible historic resources and review that list at least once per year. In doing so, they should consider the condition of the resources, use(s), and activity level. Examples of an annual analysis might include making a site visit, recording condition concerns in text and photographs, and discussing the best course of action for the situation.

Implementation

The HPC will create three lists as reference: city-owned historic resources; NRHP designated historic resources; and potentially NRHP eligible historic resources. The lists should be reviewed on a rotating basis annually. It is recommended that a subcommittee of the full body be charged to complete the lists and conduct the annual reviews, with support from staff.

Objective 2: Support the internal Planning Division goal to preserve character and allow new uses with housing choice

The city has a number of excellent planning documents guiding development citywide. They consistently include mentions of historic neighborhoods, rehabilitation, or community character, which reflects the community's desire for greater preservation. Supporting Planning's goals to preserve character – both for individual buildings and neighborhoods – is a common nexus for the work of the HPC. Adaptive use of existing buildings for new purposes is strongly encouraged in order to achieve this objective. But even older neighborhoods need new construction, whether in additions or selective demolition where required and new construction. Even new uses in historic neighborhoods can be compatibly designed to reflect traditional mass, scale, setback, and design characteristics.

Implementation

Seek opportunities for the Historic Preservation Commission to support and foster preservation-minded implementation of Imagine IF, Form Based Code, Growing Into

Walkable Centers, Solutions for Missing Middle Housing, and Northgate/1st Street Area-Wide Planning Study in historical areas. By ordinance, the Historic Preservation Commission has responsibility to voice their opinion on matters of planning and with respect to city-owned historic properties, and those opportunities should be discussed at regular meetings.

Objective 3: Utilize Existing Historic Preservation Incentives

The largest available financial incentive for historic preservation that is available in Idaho, as well as nationally, is the federal rehabilitation tax credit. This is sometimes also referred to as the federal investment tax credit. Since its inception in the mid-1980s, the program has been the single most successful tool for saving and rehabilitating historic structures in the U.S., leveraging hundreds of millions of dollars in private investment every year. Overseen by the National Park Service and the Internal Revenue Service, and facilitated in Idaho by the State Historic Preservation Office, the program allows for a 20% tax credit for qualifying rehabilitation expenditures on a property that is listed in the National Register of Historic Places and is used for commercial (income-producing) purposes. While there are other criteria to meet in order to qualify, applying early in the project planning process is recommended.

Implementation

The Historic Preservation Commission should promote the federal rehabilitation historic tax credit to property owners of National Register of Historic Places-designated and potentially eligible commercial buildings through targeted personal outreach. The State Historic Preservation Office can help you prepare accurate information for this outreach.

Objective 4: Participate in statewide efforts to establish historic preservation incentives.

Unfortunately, there are no historic preservation incentives available at the state and local levels at this time. Typical incentives in other states include a historic preservation tax credit (most commonly for commercial building rehabilitation), low-interest loans for rehabilitation, and weatherization grants. Local incentives include tax incentives such as a freeze or abatement, façade rehabilitation grants, Redevelopment Agency grants and forgivable loans, CDBG grants for abatement and accessibility improvements, and grants targeted at attracting and retaining certain demographics of people.

the city currently has a façade improvement grant program funded by Community Development Block Grants. The HPC believes that the current cost of rehabilitation and ongoing maintenance is

an issue blocking greater preservation from happening in Idaho Falls. The public responded to the survey that they greatly desire incentives for residential rehabilitation.

Implementation

When opportunities arise, activate the Historic Preservation Commission and city leadership to support efforts to establish and create new incentives. Activation may include letters, personal meetings and site visits, and lobbying to elected officials.

Objective 5: Participate in Section 106 Reviews

Section 106 of the National Historic Preservation Act requires federal agencies to consider the effects on historic properties of projects they carry out, assist, fund, permit, license, abandon, or approve throughout the country. If a federally assisted project has the potential to effect historic properties – through acquisition, lease, rehabilitation, sale, etc. – a Section 106 review will take place. The federal agency is responsible for identifying potentially affected historic properties, assessing the project's potential for adverse effects, and consulting to avoid, minimize or mitigate adverse effects, where identified.

Section 106 gives the Advisory Council on Historic Preservation, interested parties, and the public the chance to weigh in on these matters before a final decision is made. The process is an important tool for citizens to lend their voice in protecting and maintaining historic properties in their communities. More information in the Section 106 process can be found through the Advisory Council on Historic Preservation on their website.

Implementation

The Historic Preservation Commission (and/or the staff) should engage in the Section 106 process whenever the opportunity is given in order to provide an opinion about the effects to historic properties and guidance for potential avoidance or minimizing the effect. If mitigation is required, the Historic Preservation Commission will continue to participate in Section 106 discussions about mitigation options and implementation.

Objective 6: Raise Funds to Support the work of the Historic Preservation Commission

The Idaho Falls Historic Preservation Commission is not provided with an annual budget to conduct their work. Therefore, they are completely reliant on special project funding, fundraising, and/or Certified Local Government grants from the State Historic Preservation Office. Fortunately, the city

has been financially supporting a qualified and skilled staff in the Planning Division to support the Historic Preservation Commission and facilitate preservation internally.

Implementation

The Historic Preservation Commission (via the staff) should regularly apply for Certified Local Government grants to support survey, designation, public education, and training as described within, though not limited to, the current Idaho Falls Historic Preservation Plan. The preferred occurrence to make those applications is annually.

Objective 7: Update the Historic Preservation Plan

This plan has a 10-year time frame of application and therefore should be renewed by 2035. However, the commission should also revisit the plan formally every year to monitor their progress and make adjustments in the timeline as necessary.

Implementation

The Historic Preservation Commission should apply for a Certified Local Government grant from the Idaho State Historic Preservation Office in 2033 in order to create a new historic preservation plan in 2035.

Figure 66. Policy & Incentives goal table.

Goals	Objectives	Actions	Timeline	Frequency
Policy & Incentives	1. Create and maintain a list of city-owned, designated, and potentially-eligible historic resources	**Action 1:** Form a submittee of the HPC. **Action 2:** Create three lists: city-owned historic resources; NRHP designated historic resources; and, potentially NRHP eligible historic resources **Action 3:** Review the lists annually	Short	Ongoing
	2. Support the internal planning division goal to preserve character and allow new uses with housing choice	**Action 1:** Seek opportunities for the HPC to support and foster preservation-minded implementation of Imagine IF, Form Based Code, Growing Into Walkable Centers, Solutions for Missing Middle Housing, and Northgate/1st Street Area-Wide Planning Study in historical areas	Short	Ongoing
	3. Utilize Existing Historic Preservation Incentives	**Action 1:** Promote the federal rehabilitation historic tax credit to property owners of designated and potentially eligible commercial buildings through targeted personal outreach	Long	Every other year
	4. Participate in statewide efforts to establish historic preservation incentives	**Action 1:** When opportunities arise, activate the HPC and city leadership to support efforts to new and increased incentives	Medium	Ongoing
	5. Participate in Section 106 Reviews	**Action 1:** Engage in the Section 106 process when the opportunity arises to provide opinions and guidance	Short	Ongoing
	6. Raise Funds to Support the work of the HPC	**Action 1:** Apply for CLG grants to support survey, designation, public education, and training	Short	Annual
	7. Update the Historic Preservation Plan	**Action 1:** Apply for and receive a CLG grant from the Idaho SHPO to update the plan	Long	Once
		Action 2: Conduct the update to the Idaho Falls Historic Preservation Plan	Long	Once

Goal 4: Provide Regular and Effective Training

Objective 1: Provide Regular Training for the Historic Preservation Commission

Historic preservation commissioners require continuing education and professional training as they are involved in the management, preservation, and stewardship of cultural heritage. Training can be provided by staff, commission peers, consultants, or off-site conferences, workshops, and meetings. The field of historic preservation continues to evolve in principles, philosophy, standards, interpretation, and technology. Training will assist commissioners in keeping current with the field.

Implementation

The Historic Preservation Commission should set aside regular time at meetings for local training to the Historic Preservation Commission by staff or guests. Topics could include preservation trends, philosophy, rehabilitation techniques or materials, and planning efforts. The Historic Preservation Commission should consider the National Alliance for Preservation Commission's CAMP training in Idaho Falls as a regional training in 2027 or 2030.

Objective 2: Consider Out-of-State and Virtual Training Opportunities

The last statewide heritage conference was held by ISHS in Pocatello in 2023. However, there are no plans by ISHS to host another conference in the near future. Not all training can be, or should be, facilitated locally. Virtual and out of state opportunities can broaden the perspective of commissioners and staff, connecting them to the broader movement and people engaged nationwide.

Implementation

The National Alliance of Preservation Commissions holds a national conference every other year and provides excellent programming that is targeted to the Historic Preservation Commission. The nearest major and regularly-occurring statewide conference is in Colorado. This annual conference attracts 1,000 people from across the region to Denver each winter and is an affordable alternative to a national conference. The Historic Preservation Commission should apply for Certified Local Government grants to support out of state training opportunities and professional development and rotate them between different commissioners and staff. NAPC also holds monthly educational webinars free to

members, which the City is. The membership includes staff and commissioners and both should make it a priority to take advantage of these webinars.

Objective 3: Utilize Local Partners for HPC Training

As a regional hub for many things, Idaho Falls has many qualified professional cultural resources professionals in the area. Architects, archaeologists, historians, anthropologists, preservationists, and project managers are among these professionals that work at INL, the Forest Service, and in the private sector.

Implementation

The HPC shall build relationships within the professional community in order to learn from them and engage them in the work of the HPC. These partners may be utilized for high-level training at HPC meetings.

Objective 4: Consider Opportunities for Training Building Officials in Interpreting Building Codes for Historic Buildings

Discussions with the Historic Preservation Commission indicate that building officials may not be as familiar with flexibility in the International Building Code as it applies to existing and historic buildings. City investment in additional training for these professionals to understand how others work within the gray area while still managing risk could lead to saving more buildings and making rehabilitation possible by reducing unnecessary costs. Contractors in the city are required to have a Contractor License and this education could be possibly be extended to these contractors for continuing education credits. Exploring holding classes for both Building Officials and Contractors would be beneficial to the community.

Implementation

Find opportunities for specialized training and request the department's cooperation to provide that to building officials and licensed city contractors on a rotating basis.

Figure 67. Training goal table.

Goals	Objectives	Actions	Timeline	Frequency
Training	1. Provide regular training for HPC	**Action 1:** Set aside regular time at meetings for local training to the HLC by staff or guests. Topics could include preservation trends, philosophy, rehabilitation techniques or materials, planning efforts	Short	Ongoing
		Action 2: Host a high-level regional training such as NAPC CAMP training in Idaho Falls	Medium	Once
	2. Consider out of state training opportunities	**Action 1:** Consider opportunities such as the NAPC national conference or the Colorado statewide conference	Short	Every other year
		Action 2: Apply for CLG grants to support training opportunities and professional development and rotate them between different commissioners and staff	Short	Annual
	3. Utilize local partners for HPC training	**Action 1:** Make inquiry to NAPC and SHPO about hosting CAMP in Idaho Falls	Short	Once
		Action 2: Hold NAPC CAMP in 2027 or 2030	Long	Once
		Action 3: Build relationships with professional partners locally such as architects, consultants, Forest Service, and INL cultural resources staff for cross-training	Medium	Ongoing
	4. Consider opportunities for training building officials in interpreting building codes for historic buildings	**Action 1:** Find opportunities for specialized training and request the department's cooperation to provide that to building officials	Short	Every other year

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Appendix II. Historic Preservation Ordinance

CHAPTER 11
HISTORIC PRESERVATION COMMISSION

SECTION:

2-11-1: Establishment
2-11-2: Definitions
2-11-3: Purpose
2-11-4: Duties
2-11-5: Organization
2-11-6: Term of Office
2-11-7: Removal
2-11-8: Vacancy
2-11-9: Attendance
2-11-10: Open Meetings
2-11-11: Minutes
2-11-12: No Compensation
2-11-13: Indebtedness

2-11-1: ESTABLISHMENT: The Historic Preservation Commission ("Commission") is hereby established. The Mayor, with the consent of the Council, shall appoint seven (7) City residents to the Commission. All members of the Commission shall have a demonstrated interest, competence, or knowledge in history or historic preservation. Four (4) members of the Commission shall have professional training, experience, or interest in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation related disciplines.

2-11-2: DEFINITIONS: The following words and phrases, when used in this Chapter, shall have, unless the context clearly indicates otherwise, the following meanings:

COMMISSION: The Historic Preservation Commission of the City of Idaho Falls, as established under this Chapter.

HISTORIC PRESERVATION: The research, documentation, protection, restoration and rehabilitation of historic property.

HISTORIC PROPERTY: Any building, structure, object, district, area or site that is significant in the history, architecture, archaeology or culture of this community, the state, or the nation.

2-11-3: PURPOSE: The Commission shall assist the Director of the Community Development Services Department with promotion of educational, cultural, economic, and general welfare of the City residents through the identification, evaluation, designation, and protection of those buildings, sites, areas, structures, and objects which reflect the City's, State's and nation's historic, architectural, archaeological, and cultural heritage.

2-11-4: DUTIES: The Commission shall have the following powers, duties, and

responsibilities:

A. Advise and consult with the Director of the Community Development Services Department regarding the identification, evaluation, designation, and protection of historic buildings, site areas, and objects.

B. Assist the Director of Community Service Department with conducting a survey of local historical properties;

C. Recommend to the Director of the Community Development Services Department the acquisition of fee and lesser property interests in historic properties, including adjacent or associated lands, by purchase, bequests, or donation;

D. Recommend to the Director of the Community Development Services Department methods and procedures necessary to preserve, restore, maintain, and operate historic properties under the ownership or control of the City;

E. Recommend to the Director of the Community Development Services Department the lease, sale, other transfer or disposition of historic properties subject to rights of public access and other covenants and in a manner that will preserve the property;

F. Recommend to the Director of the Community Development Services Department the adoption of ordinances that promote or regulate historic preservation within the City, in accordance with the powers set forth in Idaho Code Section 67-4612, as amended;

G. At the direction of the Director of Community Development Services Department, cooperate with federal, State, and local governments in promoting historic preservation;

H. At the direction of the Director of Community Development Services Department, make recommendations in the planning processes undertaken by Bonneville County, the City, the State, or the federal government and agencies thereof;

I. At the direction of the Director of Community Development Services Department, promote and conduct educational and interpretive programs regarding historic preservation and historic properties in the City;

J. Review nominations of properties to the National Register of Historic Places for properties within the City's jurisdiction.

2-11-5: ORGANIZATION: During the first meeting of each calendar year, the Commission 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.

The Commission may, with the approval of the Council, employ or contract with other persons or entities for the services of technical or professional experts or other consulting services it deems necessary to carry on the functions of the Commission.

2-11-6: TERM OF OFFICE: Initial appointments to the Commission shall be made as follows: One (1) one-year term; three (3) two-year terms; three (3) three-year terms. All subsequent appointments shall be made for terms of three (3) years each. Terms shall expire on December 31 of the designated year from their appointment. Committee members may be reappointed.

2-11-7: REMOVAL: A Commission member may be removed from the Commission 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.

2-11-8: VACANCY: The Mayor, with the consent of the Council, shall appoint a person that meets the qualifications of this Chapter to fill the unexpired term of any member of the Commission in the event of a vacancy.

2-11-9: ATTENDANCE: A majority of voting Committee members present at a meeting shall constitute a quorum 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.

2-11-10: OPEN MEETINGS: All meetings of the Commission shall be open to the public and shall follow the requirements of the Idaho Open Meeting law.

2-11-11: MINUTES: The Commission 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 Commission shall be open to the public.

2-11-12: NO COMPENSATION: Commission members shall receive no compensation for their service on the Commission; however, expenses for equipment and supplies necessary for the Commission to conduct its business shall be allowed by the Council.

2-11-13: INDEBTEDNESS: Nothing herein shall convey or otherwise delegate authority to the Commission to incur any obligation or indebtedness of the City, without the express authorization of the Council.

Appendix III. Previously Recorded Historic Resources List

Idaho Falls Previously Recorded Historic Resources
Organized by Construction Date
As of October 2024

RESOURCE NAME	ADDRESS	PROPERTY TYPE	ORIGINAL USE	ARCHITECTURAL STYLE	ORIGINAL CONSTRUCTION DATE	ORIGINAL CONSTRUCTION CIRCA
Eagle Rock Bridge	Snake River	Structure	Transportation		1865	FALSE
Butte Arm Canal	generally flows N to S on E side of Yellowstone Hwy (SH 91) from Idaho Falls	Linear Resource	Agriculture/Subsistence		1879	FALSE
Gustafson Lateral Canal	Generally flows N to S from Idaho Falls to Little Sand Creek	Linear Resource	Agriculture/Subsistence		1879	TRUE
Porter Canal	US-20 MP 307.8	Linear Resource	Agriculture/Subsistence	No Style	1885	TRUE
A. D. Morrison Residence	258 Walnut St.	Building	Domestic		1889	FALSE
East Lateral Canal	Generally W of Idaho Falls; crosses Pancheri Drive 670 feet west of Grizzly Avenue	Linear Resource	Agriculture/Subsistence	No Style	1890	TRUE
Bar building	398 W. Broadway	Building	Commerce/Trade		1893	FALSE
Paris Cafv©	354A W. Broadway	Building	Commerce/Trade		1895	TRUE
Hasbrouck Building	362 Park Ave.	Building	Commerce/Trade	Romanesque Revival	1895	FALSE
Mama Inez	346 Park Ave.	Building	Commerce/Trade	Commercial Style	1895	TRUE
El King Kong Bar/Loan Office	261 W. Broadway	Building	Commerce/Trade		1895	TRUE
Collette Building	249-251 W. Broadway	Building	Commerce/Trade	Art Moderne	1895	TRUE
Pfaff Sewing Center	336 Park Ave.	Building	Commerce/Trade		1896	TRUE
Farmers and Merchants Bank Building	396 Park Ave. / 383 W. A St.	Building	Commerce/Trade	Renaissance Revival	1896	TRUE
N. Park bldg. - 552	552 N. Park	Building			1900	FALSE
R.E. Schwabedissen House	2096 N. Holmes Ave.	Building	Domestic	No Style	1900	TRUE
Fanning House	104 12th St.	Building	Domestic		1900	TRUE
Albert H. Wackerli Residence	272 10th St.	Building	Domestic		1900	TRUE
Commercial Building	355-383 F St.	Building	Commerce/Trade		1900	TRUE
E St. house - 509	509 E St.	Building	Domestic		1900	TRUE
Sidehill Canal	W side of the Snake River in the vicinity of I-15 and Bellin Rd.	Linear Resource	Agriculture/Subsistence		1900	TRUE
Idaho Falls Railroad Bridge	NE of Idaho Falls spanning Snake River	Structure	Transportation	Other	1900	TRUE
Progressive Canal Bridge Footings	Garfield St. at Idaho Canal	Structure	Agriculture/Subsistence	No Style	1900	TRUE
Snarr Homestead	2868 W. 33rd N.	Building	Domestic	Other	1902	FALSE
MusiCare Musical Instruments	391 W. Broadway	Building	Commerce/Trade		1903	TRUE
B.W. & M. Building	339-351 W. Broadway	Building	Commerce/Trade		1903	TRUE
Dance Image	318 Park Ave.	Building	Commerce/Trade	No Style	1903	TRUE
C.W. Mulhall Building	301 Park Ave. / 410 Broadway	Building	Commerce/Trade		1903	TRUE
Sawyer (Elg) Building	361 Eagle Rock Street	Building	Commerce/Trade		1903	TRUE
Eagle Rock Building	361 Eagle Rock Street	Building	Commerce/Trade		1903	TRUE
Peterson/Catmull Buildings	253-357 Eagle Rock St.	Building	Commerce/Trade		1903	TRUE
Anderson House	126 12th St.	Building	Domestic		1903	TRUE
McCutcheon House	157 12th St.	Building	Domestic		1903	TRUE
David Dowd House	211 11th St.	Building	Domestic		1903	TRUE
Alexander C. Gamble House	237 S. Ridge Ave.	Building	Domestic		1903	FALSE
Chesbro Co. Building	327 W. Broadway	Building	Commerce/Trade	No Style	1904	TRUE
Visual Expressions	310-312 Park Ave	Building	Commerce/Trade	No Style	1904	TRUE
John Henry Block	365 Shoup Ave.	Building	Commerce/Trade		1904	TRUE
F.O.E. Building	277-295 W. Broadway	Building	Commerce/Trade	Commercial Style	1904	TRUE
Popular Crossing Ferry	Snake River	Site	Transportation		1904	FALSE
Scenic Theatre	367 W. Broadway	Building	Recreation/Culture		1905	TRUE
Samoa Club	339-345 Park Ave.	Building	Commerce/Trade		1905	TRUE
Brunt Building	411-449 D St.	Building	Commerce/Trade		1905	TRUE
IOOF Building	393 N. Park Ave.	Building	Social	Romanesque Revival	1905	FALSE
Neil & Paul Johnson House	1055 S. Lee Ave.	Building	Domestic		1905	TRUE
Vacant Commercial Bldg.	376 Shoup Ave	Building	Commerce/Trade		1905	TRUE
Mandarin Restaurant	366 Shoup Ave	Building	Commerce/Trade		1905	TRUE
Nelson House	121 12th St.	Building	Domestic		1905	TRUE
C. F. Poulson House	126 11th St.	Building	Domestic		1905	TRUE
Cotton House	108 11th St.	Building	Domestic		1905	TRUE
Coy House	131 11th St.	Building	Domestic		1905	TRUE
Violet Schwarze House	209 11th St.	Building	Domestic		1905	TRUE

Mitchell House	280 10th St.	Building	Domestic		1905	TRUE
Stumbo House	230 10th St.	Building	Domestic		1905	TRUE
Blakely House	224 10th St.	Building	Domestic		1905	TRUE
Prestwich Architects	544 D St.	Building	Domestic		1905	TRUE
Meppen Canal	NE Bonneville Drive & Kerney Street	Linear Resource	Agriculture/Subsistence	No Style	1905	TRUE
Ferrell's Clothing Store	417 W. Broadway	Building	Commerce/Trade	No Style	1906	FALSE
Morden House	237 12th St.	Building	Domestic		1906	TRUE
Orr House	182 11th St.	Building	Domestic		1906	TRUE
Jonathon Davis House	168 11th St.	Building	Domestic		1906	TRUE
Jay R. Mason House	128 11th St.	Building	Domestic		1906	TRUE
Briggs House	1083 S. Boulevard	Building	Domestic		1906	TRUE
Kaufman House	151 11th St.	Building	Domestic		1906	TRUE
C. Fred Chandler House	258 S. Ridge Ave.	Building	Domestic		1906	FALSE
Charles Aiken House	261 11th St.	Building	Domestic		1907	TRUE
Oscar Johnson (Johanneson) House	557 N. Ridge Ave.	Building	Domestic		1907	FALSE
Variety Mart	365 Park Ave.	Building	Domestic	Art Deco	1908	TRUE
Pioneer Art and Frame	460 Park Ave	Building	Commerce/Trade	No Style	1908	TRUE
Subby's	418-422 A St.	Building	Commerce/Trade	Art Moderne	1908	TRUE
Hockey Store	415-417-419 Park Ave	Building	Commerce/Trade		1908	TRUE
Sideboard Kitchen Accessories	425-429 Park Ave.	Building	Commerce/Trade		1908	TRUE
Mission Bautista	243 A St.	Building	Commerce/Trade		1908	TRUE
Smith House	224 12th St.	Building	Domestic		1908	TRUE
King House	146 12th St.	Building	Domestic		1908	TRUE
D St. house - 546	546 D St.	Building	Domestic		1908	TRUE
E St. house - 540	540 E St.	Building	Domestic		1908	TRUE
Nuss House	250 10th St.	Building	Domestic		1909	TRUE
Gilbert G. Wright House	371 N. Ridge Ave.	Building	Domestic		1909	FALSE
Tower Pumphouse	by site of Union Pacific RR station	Structure	Industry/Processing		1909	FALSE
N. Park bldg. - 566/560	566/560 N. Park	Building			1910	TRUE
1290 South Blvd. Duplex	1290 South Blvd.	Building	Domestic	No Style	1910	FALSE
J. W. Beachy House	245 12th St.	Building	Domestic		1910	TRUE
Hanson House	192 11th St.	Building	Domestic		1910	TRUE
Lundberg House	138 11th St.	Building	Domestic		1910	TRUE
Best House / Dean Markiss House	132 11th St.	Building	Domestic		1910	TRUE
Marion Toliver House	155 11th St.	Building	Domestic		1910	TRUE
Early J. E. Browning House	239 11th St.	Building	Domestic		1910	TRUE
Rocky Mountain Bell Telephone Co. Building	246 W. Broadway	Building	Commerce/Trade		1910	TRUE
Chamberlain Ave. house - 418	418 Chamberlain Ave.	Building	Domestic		1910	FALSE
Grand Hotel and Bar	221 W. Broadway	Building	Domestic		1911	TRUE
Paper Bag Princess	357 A St.	Building	Commerce/Trade	No Style	1911	TRUE
Ingram's Fine Jewelers	369-371 A St.	Building	Commerce/Trade	No Style	1911	TRUE
Navajo Spirit Gallery	367 Park Ave.	Building	Commerce/Trade	No Style	1911	TRUE
Print Masters International	369 Park Ave.	Building	Commerce/Trade	No Style	1911	TRUE
Insights bead store	375-387 Park Ave.	Building	Commerce/Trade	No Style	1911	TRUE
Coben Plaza	474 Shoup Ave.	Building	Domestic		1911	TRUE
Great Harvest Bread Co.	360 A St.	Building	Government	No Style	1911	TRUE
L.F. Hanson Building	496-498 A St.	Building	Commerce/Trade		1911	FALSE
Douglas-Farr Building	493 N. B Ave. (493 N. Capital Ave.)	Building	Commerce/Trade		1911	TRUE
Idaho Falls City Hall Annex	380 Constitution Way	Building	Commerce/Trade		1911	TRUE
Office Building	244 Constitution Way	Building	Commerce/Trade		1911	TRUE
Blixt House	256 12th St.	Building	Domestic		1911	FALSE
Kelson House	212 12th St.	Building	Domestic		1911	TRUE
McMullen House	170 12th St.	Building	Domestic		1911	TRUE
Hazen House	173 12th St.	Building	Domestic		1911	TRUE
Bates House	279 12th St.	Building	Domestic		1911	TRUE
Charles Dowd house	227 11th St.	Building	Domestic		1911	TRUE

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People's Hospital	343 E St.	Building	Health Care		1911	TRUE
D St. house - 460	460 D St.	Building	Domestic		1911	TRUE
Jefferson Ave. house - 1249	1249 Jefferson Ave.	Building	Domestic		1912	FALSE
Fred P. Shuttleworth House	273 N. Ridge Ave.	Building	Domestic		1912	FALSE
Roberts House	293 12th St.	Building	Domestic		1912	TRUE
Thomas Fiscus House	121 11th St.	Building	Domestic		1912	TRUE
Thorton House	260 11th St.	Building	Domestic		1913	TRUE
US Post Office -- Idaho Falls	591 Park Ave.	Building	Government	Colonial Revival	1914	FALSE
Park Ave. bldg. - 680	680 Park Ave	Building	Commerce/Trade		1914	FALSE
Van Blaricom House	250 12th St.	Building	Domestic		1914	TRUE
Crowley House	255 12th St.	Building	Domestic		1914	TRUE
Amy L. Browning House	251 11th St.	Building	Domestic		1914	TRUE
Mooney House	279 11th St.	Building	Domestic		1914	TRUE
Shane Building	381 N. Shoup Ave.	Building	Commerce/Trade	Renaissance Revival	1915	FALSE
Elegance in Art	343 A St.	Building	Commerce/Trade	No Style	1915	TRUE
Leymaster Jewelry	351 A St.	Building	Commerce/Trade	No Style	1915	TRUE
The Sims Company Garage	490 Park Ave	Building	Commerce/Trade		1915	TRUE
Rex Theatre	461 Park Ave.	Building	Recreation/Culture	No Style	1915	TRUE
Hudson's	489 Park Ave	Building	Commerce/Trade	No Style	1915	TRUE
Earl Building	434 Park Ave.	Building	Commerce/Trade	Other	1915	TRUE
Swanson, Hilma, Farm	1458 W 33rd N	Building	Domestic	No Style	1915	TRUE
Nandorf Home	305 12th St.	Building	Domestic		1915	TRUE
12th St. house - 333	333 12th St.	Building	Domestic	Craftsman	1915	FALSE
Chubb House	266 11th St.	Building	Domestic		1915	FALSE
Fisher House	250 11th St.	Building	Domestic		1915	FALSE
Lyons House	150 11th St.	Building	Domestic		1915	FALSE
Simpson House	282 10th St.	Building	Domestic		1915	TRUE
Smith House	194 10th St.	Building	Domestic		1915	TRUE
E St. house - 565	565 E St.	Building	Domestic		1915	TRUE
AJW Building	431-447 Park Ave	Building	Commerce/Trade	Other	1916	FALSE
Trinity United Methodist Church	237 N. Water Ave.	Building	Religion	Other	1916	FALSE
Collins House	294 12th St.	Building	Domestic		1916	FALSE
Miller House	286 12th St.	Building	Domestic		1916	TRUE
Dawson House	252 12th St.	Building	Domestic		1916	FALSE
Hartert House	267 12th St.	Building	Domestic		1916	TRUE
Evans House	286 11th St.	Building	Domestic		1916	FALSE
Hops House	248 11th St.	Building	Domestic		1916	TRUE
Briggs House	1053 S. Boulevard	Building	Domestic		1916	TRUE
Wackerli House	278 10th St.	Building	Domestic		1916	TRUE
Carnegie Public Library	N. Yellowstone Ave. (Elm and Eastern Sts.)	Building	Education		1916	FALSE
Christian Church	600 S. Boulevard	Building	Religion		1916	FALSE
Hotel Idaho	482 W. C St. (482 Constitution Wy.)	Building	Domestic	Renaissance Revival	1917	FALSE
Torneten House	190 12th St.	Building	Domestic	Craftsman	1917	TRUE
Robbins House	165 11th St.	Building	Domestic		1917	TRUE
Harold Sheppard House	179 11th St.	Building	Domestic		1917	FALSE
Roy W. Sheppard home	191 11th St.	Building	Domestic		1917	FALSE
Simon Martin Jr. House	595 E 16th Street	Building	Domestic		1917	TRUE
All State Insurance	244 W. Broadway	Building	Commerce/Trade		1918	TRUE
Underwood Hotel	347-349 Constitution Wy. (343-349 W. C St.)	Building	Domestic	Renaissance Revival	1918	FALSE
Scott's Stationers	459 Shoup Ave	Building	Commerce/Trade	No Style	1918	TRUE
G & S Structural Engineering	440 Capital Ave.	Building	Commerce/Trade	No Style	1918	TRUE
Nelson Hotel	446 A St.	Building	Domestic	No Style	1918	TRUE
Galusha & Higgins	444 B St.	Building	Commerce/Trade		1918	TRUE
First Presbyterian Church	325 Elm St.	Building	Religion	Classical Revival	1918	FALSE
Chiropractic Office	750 Park Ave	Building	Commerce/Trade		1918	TRUE
B. B. Light Co. Garage	210 Constitution Way	Building	Commerce/Trade		1918	TRUE

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Whittier house - 146	146 Whittier	Building	Domestic		1918	FALSE
John Johnson House	141 12th St.	Building	Domestic		1918	FALSE
Scott House	167 12th St.	Building	Domestic		1918	FALSE
Sidley House	171 12th St.	Building	Domestic		1918	TRUE
Baker House	213 12th St.	Building	Domestic		1918	TRUE
Sweeney House	221 12th St.	Building	Domestic		1918	TRUE
Redfield House	229 12th St.	Building	Domestic		1918	FALSE
Colonial Theatre	466 A St.	Building	Recreation/Culture	Renaissance Revival	1919	FALSE
Ellington House	1223 S. Lee Ave.	Building	Domestic		1919	TRUE
Porter House	195 12th St.	Building	Domestic		1919	TRUE
Crumley House	288 11th St.	Building	Domestic		1919	TRUE
Williams House	284 10th St.	Building	Domestic		1919	TRUE
Oscar Johannesen House	353 N. Ridge Ave.	Building	Domestic		1919	FALSE
Paris CafV©	354 W. Broadway	Building	Commerce/Trade	Renaissance Revival	1920	TRUE
Chamber of Commerce	575 Yellowstone	Building	Commerce/Trade		1920	TRUE
1290 Elmore Ave	1290 Elmore Ave	Building	Domestic	Folk Victorian	1920	TRUE
1517 Jefferson Ave	1517 Jefferson Ave	Building	Domestic	Craftsman	1920	TRUE
4281 N 5th East	4281 N 5th East	Building	Domestic	Other	1920	TRUE
1255 Jefferson Avenue	1255 Jefferson Avenue	Building	Domestic	Craftsman	1920	TRUE
1175 Canyon Ave	1175 Canyon Ave	Building	Domestic	Classical Revival	1920	TRUE
Hilma Swanson Farmstead	1458 W 33rd North	Building	Domestic	Other	1920	TRUE
275 SOUTH COLORADO AVE	275 SOUTH COLORADO AVE	Building	Domestic	Classical Revival	1920	FALSE
305 S COLORADO AVE	305 S COLORADO AVE	Building	Domestic	Minimal Traditional	1920	FALSE
Reed Homestead	2616-2660 W. Broadway	Building	Domestic	Craftsman	1920	TRUE
Olsen House	890 S. Skyline Drive	Building	Domestic	Other	1920	FALSE
Log Building	1021 S. Pioneer Road	Building	Commerce/Trade	No Style	1920	FALSE
5th St. House - 267	267 5th St.	Building	Domestic		1920	FALSE
E 5th W house - 4071	4071 E 5th W	Building	Domestic		1920	FALSE
E 14th St. house - 214	214 E. 14th St.	Building	Domestic		1920	FALSE
William Terry Parsons House	1295 South Blvd.	Building	Domestic	No Style	1920	FALSE
Walton House	158 12th St.	Building	Domestic		1920	TRUE
Preston A. Blair House	1195 S. Boulevard	Building	Domestic		1920	TRUE
Smith House	293 11th St.	Building	Domestic		1920	TRUE
Pierce House	1056 S. Emerson Ave.	Building	Domestic		1920	TRUE
Ethyl and Jay Smith House	240 S. Ridge Ave.	Building	Domestic		1920	FALSE
Short house - 336	336 Short	Building	Domestic	Other	1920	FALSE
Marcon Agency	575 N. Ridge Ave.	Building	Commerce/Trade	No Style	1920	FALSE
Cooper Norman and Co.	390 N. Capital	Building	Commerce/Trade		1921	TRUE
Cooper Norman and Co.	390 N. Capital	Building	Commerce/Trade		1921	TRUE
Four Seasons Greenhouse	545 N. Yellowstone	Building	Commerce/Trade		1921	TRUE
A Street Village	548 Shoup Ave.	Building	Commerce/Trade	Commercial Style	1921	TRUE
Nick's Trading Co.	262 Constitution Way	Building	Commerce/Trade		1921	TRUE
Custom Interiors Unlimited	684 Shoup	Building	Commerce/Trade	Art Deco	1921	TRUE
Custom Interiors Unlimited	686 Shoup	Building	Commerce/Trade	Art Deco	1921	TRUE
Harris Publishing Inc.	520-530-540 Park Ave	Building	Commerce/Trade	Commercial Style	1921	TRUE
I M & R	470 B St.	Building	Commerce/Trade		1921	TRUE
Piper Jaffray	450 B St.	Building	Commerce/Trade		1921	TRUE
Law Offices	552-598 Capital Ave.	Building	Commerce/Trade	Art Moderne	1921	TRUE
C.C. Anderson Department Store	485 Constitution Way	Building	Commerce/Trade	No Style	1921	TRUE
Bonneville County Courthouse	605 Capital Ave.	Building	Government	Renaissance Revival	1921	FALSE
Merrill's & Phonecom	376-384 E St.	Building	Commerce/Trade		1921	TRUE
Kurby Store	380 E St.	Building	Commerce/Trade		1921	TRUE
Apartments and Garage	850-898 Shoup Ave	Building	Domestic		1921	TRUE
Holden-McCarty Ins. Agency	725 N. Yellowstone	Building	Commerce/Trade		1921	TRUE
Lost Arts Auto Repair	298 D St.	Building	Commerce/Trade		1921	TRUE
Farr's Candy Distributing	310 D St.	Building	Commerce/Trade		1921	TRUE

Romaine's	401 E St.	Building	Commerce/Trade		1921	TRUE
Green Tree Realtors	796 Memorial Dr	Building	Domestic		1921	TRUE
Farr's Candy Co.	345 D St.	Building	Industry/Processing		1921	TRUE
Les Schwab Tire Store	690 Shoup Ave	Building	Commerce/Trade		1921	TRUE
Sinclair Service Station	555 N. Yellowstone	Building	Commerce/Trade		1921	TRUE
Max's Pawn - CPA Office	257-261 A St.	Building	Commerce/Trade		1921	TRUE
Bistorious House	200 12th St.	Building	Domestic		1921	TRUE
Frank C. Bowman House	361 N. Water St.	Building	Domestic		1921	TRUE
Short house - 322	322 Short	Building	Domestic	Tudor Revival	1921	TRUE
G Street House - 260	260 G Street	Building	Domestic		1921	TRUE
G Street House - 236	236 G Street	Building	Domestic		1921	TRUE
G Street House - 210	210 G Street	Building	Domestic		1921	TRUE
G Street House - 208	208 G Street	Building	Domestic		1921	TRUE
G Street House - 170	170 G Street	Building	Domestic		1921	TRUE
G Street House - 166	166 G Street	Building	Domestic		1921	TRUE
Idaho Avenue House - 1074	1074 Idaho Avenue	Building	Domestic		1921	TRUE
Idaho Avenue House - 1160	1160 Idaho Avenue	Building	Domestic		1921	TRUE
H Street House - 370	370 H Street	Building	Domestic		1921	TRUE
H Street House - 364	364 H Street	Building	Domestic		1921	TRUE
H Street House - 335	335 H Street	Building	Domestic		1921	TRUE
H Street House - 325	325 H Street	Building	Domestic		1921	TRUE
H Street House - 307	307 H Street	Building	Domestic		1921	TRUE
Lake Avenue Duplex - 1054	1054 Lake Avenue	Building	Domestic		1921	TRUE
Lake Avenue Duplex - 1055	1055 Lake Avenue	Building	Domestic		1921	TRUE
H Street & Lake Avenue Duplex - 284/1100	284 H Street/1100 Lake Avenue	Building	Domestic		1921	TRUE
H Street House - 295	295 H Street	Building	Domestic		1921	TRUE
H Street House - 261	261 H Street	Building	Domestic		1921	TRUE
H Street House - 263	263 H Street	Building	Domestic		1921	TRUE
H Street House - 265	265 H Street	Building	Domestic		1921	TRUE
I Street House - 201	201 I Street	Building	Domestic		1921	TRUE
I Street House - 267	267 I Street	Building	Domestic		1921	TRUE
I Street House - 240	240 I Street	Building	Domestic		1921	TRUE
I Street House - 256	256 I Street	Building	Domestic		1921	TRUE
I Street House - 288	288 I Street	Building	Domestic		1921	TRUE
I Street House - 398	398 I Street	Building	Domestic		1921	TRUE
I Street House - 320	320 I Street	Building	Domestic		1921	TRUE
I Street House - 300	300 I Street	Building	Domestic		1921	TRUE
I Street House - 305	305 I Street	Building	Domestic		1921	TRUE
I Street House - 325	325 I Street	Building	Domestic		1921	TRUE
I Street House - 347	347 I Street	Building	Domestic		1921	TRUE
I Street House - 355	355 I Street	Building	Domestic		1921	TRUE
I Street House - 389	389 I Street	Building	Domestic		1921	TRUE
I Street House - 399	399 I Street	Building	Domestic		1921	TRUE
I Street House - 200	200 I Street	Building	Domestic		1921	TRUE
J Street House - 259	259 J Street	Building	Domestic		1921	TRUE
Idaho Avenue House - 1298	1298 Idaho Avenue	Building	Domestic		1921	TRUE
Idaho Avenue House - 1053	1053 Idaho Avenue	Building	Domestic		1921	TRUE
G Street House - 492	492 G Street	Building	Domestic		1921	TRUE
G Street House - 446	446 G Street	Building	Domestic		1921	TRUE
G Street House - 444	444 G Street	Building	Domestic		1921	TRUE
Idaho Avenue House - 1153	1153 Idaho Avenue	Building	Domestic		1921	TRUE
H Street Duplex - 404-408	404-408 H Street	Building	Domestic		1921	TRUE
H Street Duplex - 410-412	410-412 H Street	Building	Domestic		1921	TRUE
H Street House - 458	458 H Street	Building	Domestic		1921	TRUE
H Street House - 451	421 H Street	Building	Domestic		1921	TRUE
H Street House - 451	451 H Street	Building	Domestic		1921	TRUE

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H Street House - 496	496 H Street	Building	Domestic		1921	TRUE
H Street House - 576	576 H Street	Building	Domestic		1921	TRUE
H St. house - 560	560 H St.	Building	Domestic		1921	TRUE
H Street House - 542	542 H Street	Building	Domestic		1921	TRUE
H Street House - 520	520 H Street	Building	Domestic		1921	TRUE
Canal Street House - 1125	1125 Canal Street	Building	Domestic		1921	TRUE
G Street House - 556	556 G Street	Building	Domestic		1921	TRUE
H Street Apartments - 640/642	640/642 H Street	Building	Domestic		1921	TRUE
H Street House - 610	610 H Street	Building	Domestic		1921	TRUE
Sage Avenue House - 1154	1154 Sage Avenue	Building	Domestic		1921	TRUE
I Street House - 699	699 I Street	Building	Domestic		1921	TRUE
I Street House - 675	675 I Street	Building	Domestic		1921	TRUE
I Street House - 655	655 I Street	Building	Domestic		1921	TRUE
I Street House - 639	639 I Street	Building	Domestic		1921	TRUE
I Street House - 624	624 I Street	Building	Domestic		1921	TRUE
Sage Street House - 1221	1221 Sage Street	Building	Domestic		1921	TRUE
Sage Street House - 1252	1252 Sage Street	Building	Domestic		1921	TRUE
Sage Street House - 1275	1275 Sage Street	Building	Domestic		1921	TRUE
Sage Street House - 1246	1246 Sage Street	Building	Domestic		1921	TRUE
I Street House - 595	595 I Street	Building	Domestic		1921	TRUE
Canal Street House - 1165	1165 Canal Street	Building	Domestic		1921	TRUE
Canal Street House - 1193	1193 Canal Street	Building	Domestic		1921	TRUE
I Street House - 474	474 I Street	Building	Domestic		1921	TRUE
I Street House - 459	459 I Street	Building	Domestic		1921	TRUE
I Street House - 444	444 I Street	Building	Domestic		1921	TRUE
I Street House - 457	457 I Street	Building	Domestic		1921	TRUE
I Street House - 438	438 I Street	Building	Domestic		1921	TRUE
I Street House - 423	423 I Street	Building	Domestic		1921	TRUE
I Street House - 404	404 I Street	Building	Domestic		1921	TRUE
J Street House - 425	425 J Street	Building	Domestic		1921	TRUE
J Street House - 435	435 J Street	Building	Domestic		1921	TRUE
J Street House - 475	475 J Street	Building	Domestic		1921	TRUE
J Street House - 499	499 J Street	Building	Domestic		1921	TRUE
Canal Street House - 1265	1265 Canal Street	Building	Domestic		1921	TRUE
Canal Street House - 1285	1285 Canal Street	Building	Domestic		1921	TRUE
J Street House - 545	545 J Street	Building	Domestic		1921	TRUE
J Street House - 555	555 J Street	Building	Domestic		1921	TRUE
J Street House - 599	599 J Street	Building	Domestic		1921	TRUE
Sage Street House - 1285	1285 Sage Street	Building	Domestic		1921	TRUE
K Street House - 456	456 K Street	Building	Domestic		1921	TRUE
K Street House - 442	422 K Street	Building	Domestic		1921	TRUE
K Street House - 320	320 K Street	Building	Domestic		1921	TRUE
K Street House - 360	360 K Street	Building	Domestic		1921	TRUE
K Street House - 374	374 K Street	Building	Domestic		1921	TRUE
K Street House - 375	375 K Street	Building	Domestic		1921	TRUE
K Street House - 325	325 K Street	Building	Domestic		1921	TRUE
Lake Avenue House - 1357	1357 Lake Avenue	Building	Domestic		1921	TRUE
J Street House - 258	258 J Street	Building	Domestic		1921	TRUE
J Street House - 340	340 J Street	Building	Domestic		1921	TRUE
J Street House - 366	366 J Street	Building	Domestic		1921	TRUE
J Street House - 390	390 J Street	Building	Domestic		1921	TRUE
Idaho Falls General Hospital	1398 Idaho Street	Building	Health Care		1921	TRUE
Idaho Street House - 1447	1447 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1401	1401 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1424	1424 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1450	1450 Idaho Street	Building	Domestic		1921	TRUE

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L Street House - 358	358 L Street	Building	Domestic		1921	TRUE
Idaho Street House - 1575	1575 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1526	1526 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1502	1502 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1549	1549 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1525	1525 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1501	1501 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1458	1458 Idaho Street	Building	Domestic		1921	TRUE
Idaho Street House - 1475	1475 Idaho Street	Building	Domestic		1921	TRUE
L Street House - 459	459 L Street	Building	Domestic		1921	TRUE
L Street House - 475	475 L Street	Building	Domestic		1921	TRUE
L Street House - 497	497 L Street	Building	Domestic		1921	TRUE
L Street House - 460	460 L Street	Building	Domestic		1921	TRUE
L Street House - 474	474 L Street	Building	Domestic		1921	TRUE
L Street House - 492	492 L Street	Building	Domestic		1921	TRUE
Highland Street House - 559	559 Highland Street	Building	Domestic		1921	TRUE
Highland Street House - 530	530 Highland Street	Building	Domestic		1921	TRUE
Highland Street House - 525	525 Highland Street	Building	Domestic		1921	TRUE
Highland Street House - 520	520 Highland Street	Building	Domestic		1921	TRUE
L Street House - 543	543 L Street	Building	Domestic		1921	TRUE
L Street House - 525	526 L Street	Building	Domestic		1921	TRUE
L Street House - 501	501 L Street	Building	Domestic		1921	TRUE
L Street House - 526	526 L Street	Building	Domestic		1921	TRUE
L Street House - 538	538 L Street	Building	Domestic		1921	TRUE
L Street House - 561	561 L Street	Building	Domestic		1921	TRUE
K Street House - 542	542 K Street	Building	Domestic		1921	TRUE
Canal Street House - 1395	1395 Canal Street	Building	Domestic		1921	TRUE
Canal Street House - 1305	1305 Canal Street	Building	Domestic		1921	TRUE
J Street House - 520	520 J Street	Building	Domestic		1921	TRUE
J Street House - 550	550 J Street	Building	Domestic		1921	TRUE
J Street House - 562	562 J Street	Building	Domestic		1921	TRUE
J Street House - 574	574 J Street	Building	Domestic		1921	TRUE
J Street House - 696	696 J Street	Building	Domestic		1921	TRUE
J Street House - 897	897 J Street	Building	Domestic		1921	TRUE
J Street House - 813	813 J Street	Building	Domestic		1921	TRUE
I Street House - 766	766 I Street	Building	Domestic		1921	TRUE
I Street House - 750	750 I Street	Building	Domestic		1921	TRUE
J Street House - 708	709 J Street	Building	Domestic		1921	TRUE
J Street House - 793	793 J Street	Building	Domestic		1921	TRUE
L Street House - 710	710 L Street	Building	Domestic		1921	TRUE
J Street House - 760	760 J Street	Building	Domestic		1921	TRUE
Mound Street House - 1446	1446 Mound Street	Building	Domestic		1921	TRUE
Sage Street House - 1407	1407 Sage Street	Building	Domestic		1921	TRUE
Sage Street House - 1405	1405 Sage Street	Building	Domestic		1921	TRUE
K Street House - 619	619 K Street	Building	Domestic		1921	TRUE
K Street House - 655	655 K Street	Building	Domestic		1921	TRUE
Mound Street House - 1396	1396 Mound Street	Building	Domestic		1921	TRUE
Linden Street House - 1406	1406 Linden Street	Building	Domestic		1921	TRUE
K Street House - 741	741 K Street	Building	Domestic		1921	TRUE
K Street House - 791	791 K Street	Building	Domestic		1921	TRUE
Linden Street House - 1409	1409 Linden	Building	Domestic		1921	TRUE
Linden Street House - 1495	1495 Linden	Building	Domestic		1921	TRUE
L Street House - 624	624 L Street	Building	Domestic		1921	TRUE
L Street House - 669	669 L Street	Building	Domestic		1921	TRUE
L Street House - 765	765 L Street	Building	Domestic		1921	TRUE
L Street House - 795	795 L Street	Building	Domestic		1921	TRUE

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L Street House - 740	740 L Street	Building	Domestic		1921	TRUE
J Street House - 706	706 J Street	Building	Domestic		1921	TRUE
J Street House - 724	724 J Street	Building	Domestic		1921	TRUE
E. 16th St. house - 595	595 E. 16th St.	Building	Domestic		1922	TRUE
Maple house - 530	530 Maple	Building	Domestic	Other	1923	TRUE
St. Clair Rd. house - 2015	2015 St. Clair Rd.	Building	Domestic	Craftsman	1924	FALSE
5th St. house - 241	241 5th St.	Building	Domestic		1925	FALSE
Mary McCann House	527 N. Ridge Ave.	Building	Domestic		1926	TRUE
Andrew McCauley Residence	145 S. Ridge Ave.	Building	Domestic		1926	TRUE
Carl Nation Home	188 S. Ridge Ave.	Building	Domestic		1926	FALSE
4th St. house - 305	305 4th St.	Building	Domestic		1926	FALSE
Bonneville Hotel	410 Constitution Wy. (400 Block W. C St.)	Building	Domestic	Spanish Colonial Revival	1927	FALSE
12th St. house - 370	370 12th St.	Building	Domestic	Other	1927	FALSE
O.E. Bell Junior High School	151 N Ridge Ave.	Building	Education		1928	FALSE
US West Communications	299 Constitution Way	Building	Industry/Processing	Other	1928	FALSE
Third Ward Church of Jesus Christ of LDS	187 13th St.	Building	Religion		1928	FALSE
Verran House	274 12th St.	Building	Domestic		1928	FALSE
Montgomery Ward Building	504-520 Shoup Ave.	Building	Commerce/Trade	Renaissance Revival	1929	FALSE
Rio Theater	269-271 W. Broadway	Building	Recreation/Culture	No Style	1929	TRUE
F. A. Carleson House	262 11th St.	Building	Domestic	Craftsman	1929	FALSE
Spencer Sunblade House	218 11th St.	Building	Domestic		1929	FALSE
William Abbott House	200 11th St.	Building	Domestic		1929	FALSE
Browning House	193 10th St.	Building	Domestic		1929	TRUE
Deluxe Barber Shop	335-339 A St.	Building	Commerce/Trade	Commercial Style	1930	TRUE
Chili Shop	430-432 Shoup Ave.	Building	Commerce/Trade		1930	TRUE
Town Square	478 Shoup Ave.	Building	Commerce/Trade		1930	TRUE
Idaho Falls City Building	308 W. Constitution St. (308 W. C St.)	Building	Government	Beaux Arts	1930	FALSE
Bon Marche	477 Shoup Ave	Building	Commerce/Trade	No Style	1930	TRUE
Kress Building	451-455 N. Park Ave.	Building	Commerce/Trade	Renaissance Revival	1930	TRUE
Washington Federal S & L	500 Capital Ave	Building	Commerce/Trade		1930	TRUE
W. D St. house - 400 block	400 Block W. D St.	Building	Domestic		1930	TRUE
Hudson's CafV©	691 N. Park	Building	Commerce/Trade		1930	TRUE
1057 Elmore Ave	1057 Elmore Ave	Building	Domestic	Minimal Traditional	1930	TRUE
Short house - 350	350 Short St.	Building	Domestic	Minimal Traditional	1930	FALSE
Willis G. Emerson Property	2871 W. 33rd N.	Building	Domestic		1930	TRUE
S. Water house - 218	218 S. Water	Building	Domestic	Art Moderne	1930	TRUE
Whittier St. house - 162	162 Whittier St.	Building	Domestic	Craftsman	1930	FALSE
Shane Apartments	676 Memorial Dr.	Building	Domestic	Other	1930	TRUE
Idaho National Guard Armory	520 Memorial Dr	Building	Defense/Military		1930	TRUE
Bybee's Wheel Alignment	251 A St.	Building	Commerce/Trade		1930	TRUE
13th St. apartment - 194	194 13th St.	Building	Domestic		1930	TRUE
Larch House	264 12th St.	Building	Domestic		1930	FALSE
Corey House	114 12th St.	Building	Domestic		1930	FALSE
Roberts House	275 12th St.	Building	Domestic		1930	FALSE
Idaho Falls Airport - Taxiway B		Linear Resource	Transportation	No Style	1930	FALSE
Idaho Falls Airport - Beacon	2381A Foote Drive	Structure	Transportation	No Style	1930	FALSE
Challenge Creamery	751 S. Chamberlain Ave.	Building	Industry/Processing	Other	1931	FALSE
Rogers Seed Company,Äôs feed mill and warehouse	743 S. Capitol Ave.	Building	Industry/Processing	Commercial Style	1931	TRUE
Museum of Idaho, North Galleries	252 N. Eastern Avenue	Building	Social		1931	FALSE
Lynn Crandall House	363 N. Placer Ave.	Building	Domestic		1931	TRUE
Max Clark House	333 N. Placer Ave.	Building	Domestic		1931	TRUE
Taylor Residence	149 12th St.	Building	Domestic		1931	FALSE
Chattin House	185 12th St.	Building	Domestic		1931	FALSE
Eidson House	233 10th St.	Building	Domestic		1932	FALSE
Monsen House	261 10th St.	Building	Domestic		1932	FALSE
Tautphaus Park Zookeeper's Residence	2695 Rollandet	Building	Domestic		1932	FALSE

Maple house - 552	552 Maple	Building	Domestic		1933	FALSE
S. Holmes house - 355	355 S. Holmes	Building	Domestic		1934	FALSE
Idaho Falls Underpass	U.S. Hwy 26/Yellowstone Ave.	Structure	Transportation		1934	FALSE
Idaho Falls Union Pacific Railroad Bridge Underpass	Union Pacific Railroad tracks and Yellowstone Highway	Structure	Transportation		1934	FALSE
Salisbury Building	428-450 Park Ave	Building	Commerce/Trade	Commercial Style	1935	TRUE
East 13th Street House - 360	360 East 13th Street	Building	Domestic		1935	FALSE
Ball Apartments	302-306 12th St.	Building	Domestic		1935	FALSE
John Collette Residence	302 11th St.	Building	Domestic		1935	FALSE
Dennis Home	125 11th St.	Building	Domestic		1935	FALSE
Hahn House	269 10th St.	Building	Domestic		1935	FALSE
Schwendiman House	960 S. Emerson Ave.	Building	Domestic		1935	FALSE
Rogers Hotel	545 Shoup Ave.	Building	Domestic	Renaissance Revival	1936	FALSE
1425 MOUNTAIN VIEW LN	1425 MOUNTAIN VIEW LN	Building	Domestic	Classical Revival	1936	FALSE
Idaho Falls Stockyard, Covered Pens	701 Northgate	Building	Commerce/Trade	Other	1936	FALSE
4th Ward LDS Church	605 N. Boulevard	Building	Religion	Tudor Revival	1936	FALSE
Red Baron Hangar	2381 Foote Dr.	Building	Transportation	Other	1936	FALSE
David Sweeney House	231 10th St.	Building	Domestic		1936	FALSE
Scholer House	257 10th St.	Building	Domestic		1936	FALSE
Ring House	265 10th St.	Building	Domestic		1936	FALSE
Idaho Falls Stockyard, Holding Pens	701 Northgate	Structure	Agriculture/Subsistence	Other	1936	TRUE
Idaho Falls Airport - Administrator‚Äôs Cabin	2380 Foote Drive	Building	Transportation	No Style	1937	FALSE
Hawthorne Elementary School	1520 South Blvd.	Building	Education	Other	1937	FALSE
LDS 9th Ward Meetinghouse	2nd and Higbee	Building	Religion		1937	FALSE
Pinecrest Municipal Golf Course Clubhouse	701 E. Elva St.	Building	Recreation/Culture	Other	1938	FALSE
Rollin C. Scott Residence	185 S. Ridge Ave.	Building	Domestic		1938	FALSE
Daniger House	234 12th St.	Building	Domestic		1938	FALSE
Poulsen House	136 12th St.	Building	Domestic		1938	FALSE
Alice Hansen Home	311 11th St.	Building	Domestic		1938	FALSE
Harris House	1002 S. Emerson Ave.	Building	Domestic		1938	FALSE
Farr House	204 10th St.	Building	Domestic		1938	FALSE
John Bybee House	999 S. Lee Ave.	Building	Domestic		1938	TRUE
S. Higbee house - 1230	1230 S. Higbee	Building	Domestic		1939	FALSE
Pennington House	221 10th St.	Building	Domestic		1939	TRUE
Daniel J. Sweeney House	996 S. Emerson Ave.	Building	Domestic		1939	FALSE
D. F. Richards Residence	425 Ash St.	Building	Domestic		1939	FALSE
ERM Offices	402-408 Shoup Ave.	Building	Commerce/Trade		1940	TRUE
Executive Suites	414 Shoup Ave.	Building	Commerce/Trade		1940	TRUE
Ahlstrom's Light House	242 B St.	Building			1940	TRUE
Rogers Brothers Seed Company	357 Constitution Way	Building	Commerce/Trade	Art Moderne	1940	TRUE
Melville Property	1424 Volcano Cove	Building	Domestic	Ranch	1940	TRUE
Idaho Falls Airport - Shed	2380A Foote Drive	Building	Transportation	No Style	1940	TRUE
E. Elva St. house - 124	124 E. Elva St.	Building	Domestic		1940	TRUE
Cassia Ave. house - 1299	1922 Cassia Ave.	Building	Domestic	No Style	1940	FALSE
Bonneville County Parole Office	883 Shoup Ave.	Building	Commerce/Trade	Art Moderne	1940	FALSE
Dennings Appliance	201 W. Broadway	Building	Commerce/Trade		1940	FALSE
Capital Court	445 Capital Ave	Building	Commerce/Trade		1940	TRUE
Evangelical Mission Convent Church	557 South Blvd.	Building	Religion	No Style	1940	TRUE
Emery Owens House	390 N. Ridge Ave.	Building	Domestic		1940	FALSE
Poitevin House	180 12th St.	Building	Domestic		1940	FALSE
Wood House	201 12th St.	Building	Domestic		1940	FALSE
Bills House	240 10th St.	Building	Domestic		1940	FALSE
Ella M. Tam House	205 8th Street	Building	Domestic		1940	FALSE
Idaho Falls LDS Temple	1000 Memorial Drive	Building	Religion		1940	TRUE
Swayson Lateral	3270 W Broadway St.	Linear Resource	Agriculture/Subsistence		1940	TRUE
D.L. Murri House	1937 N. Holmes Ave.	Building	Domestic	Other	1941	TRUE
Rogers Hotel Annex	360 B St.	Building	Domestic	Renaissance Revival	1942	FALSE

Patricia B. Hembree House	208 8th St.	Building	Domestic		1943	TRUE
N. Blvd. house - 1050	1050 N. Blvd.	Building	Domestic	No Style	1943	FALSE
Chuck E. Aber	841 S. Lee	Building	Domestic		1943	TRUE
Only Roses Plus Florist	498 13th Street	Building	Commerce/Trade		1943	TRUE
Orrel W. Curtis House	486 13th Street	Building	Domestic		1943	TRUE
Eva A. Colson House	476 13th Street	Building	Domestic		1943	TRUE
James R. Freeman House	466 13th Street	Building	Domestic		1943	TRUE
Tony Huegel House	442 13th Street	Building	Domestic		1943	TRUE
Robert A. Lopez House	430 13th Street	Building	Domestic		1943	TRUE
Richard W. Likes House	420 13th Street	Building	Domestic		1943	TRUE
Larry E. Tea House	400 13th Street	Building	Domestic		1943	TRUE
Robert S. Hammon House	1320 Higbee Avenue	Building	Domestic		1943	TRUE
Dennis L. Tremayne House	384 13th Street	Building	Domestic		1943	TRUE
Fred W. Frank House	374 13th Street	Building	Domestic		1943	TRUE
Darrell D. Janning House	370 13th Street	Building	Domestic		1943	TRUE
Colleen Fowler House	364 13th Street	Building	Domestic		1943	TRUE
Cory Lee Daniel House	334 13th Street	Building	Domestic		1943	TRUE
Steven Ewing House	330 13th Street	Building	Domestic		1943	TRUE
Sondra R. East House	320 13th Street	Building	Domestic		1943	TRUE
John D. Burtt House	310 13th Street	Building	Domestic		1943	TRUE
Elmer Moore House	300 13th Street	Building	Domestic		1943	TRUE
Melvin O. Fielding House	290 13th Street	Building	Domestic		1943	TRUE
Lois J. Miller House	282 13th Street	Building	Domestic		1943	TRUE
Thomas Matzen House	270 13th Street	Building	Domestic		1943	TRUE
Lisa Hart House	256 13th Street	Building	Domestic		1943	TRUE
Lewis J. Ehardt House	250 13th Street	Building	Domestic		1943	TRUE
A.I. Hawkes House	240 13th Street	Building	Domestic		1943	TRUE
Becky Susan Eatinger House	230 13th Street	Building	Domestic		1943	TRUE
James J. Jonannessen	220 13th Street	Building	Domestic		1943	TRUE
M. Kenneth Shane House	210 13th Street	Building	Domestic		1943	TRUE
Michael Uebelhack House	200 13th Street	Building	Domestic		1943	TRUE
Kevin Covert House	178 13th Street	Building	Domestic		1943	TRUE
Gerald R. Beazer House	170 13th Street	Building	Domestic		1943	TRUE
Ronald K. Rippon House	164 13th Street	Building	Domestic		1943	TRUE
R.W. Earl House	154 13th Street	Building	Domestic		1943	TRUE
Marlowe F. Barber House	148 13th Street	Building	Domestic		1943	TRUE
Bob N. Hart House	140 13th Street	Building	Domestic		1943	TRUE
J. Oakes House	132 13th Street	Building	Domestic		1943	TRUE
David Becker House	128 East 13th Street	Building	Domestic		1943	TRUE
Ruth Alice Brower House	124 East 13th Street	Building	Domestic		1943	TRUE
Russell L. Talley House	108 East 13th Street	Building	Domestic		1943	TRUE
Michael R. Archer House	104 East 13th Street	Building	Domestic		1943	TRUE
Reed Olsen House	1267 South Boulevard	Building	Domestic		1943	TRUE
Peggy Southwick House	1292 South Boulevard	Building	Domestic		1943	TRUE
Eva and Ray Leal House	119 13th Street	Building	Domestic		1943	TRUE
David Turner House	125 13th Street	Building	Domestic		1943	TRUE
Lorin A. Bressler House	139 13th Street	Building	Domestic		1943	TRUE
Edward R. Keifner House	213 13th Street	Building	Domestic		1943	TRUE
Dale E. Nelson House	225 13th Street	Building	Domestic		1943	TRUE
Kerri J. Farmer House	235 13th Street	Building	Domestic		1943	TRUE
Edna W. Pickett House	245 13th Street	Building	Domestic		1943	TRUE
J. Clifford Cook House	255 13th Street	Building	Domestic		1943	TRUE
Leonard L. Hansen House	281 13th Street	Building	Domestic		1943	TRUE
Karen K. Poduska House	285 13th Street	Building	Domestic		1943	TRUE
Ethel Stanger House	295 13th Street	Building	Domestic		1943	TRUE
Patricia A. Graves House	311 13th Street	Building	Domestic		1943	TRUE

Dan T. Moulton House	323 13th Street	Building	Domestic		1943	TRUE
Terry O. Sheppard House	325 13th Street	Building	Domestic		1943	TRUE
Von Buxton House	341 13th Street	Building	Domestic		1943	TRUE
Lucille M. Sowder House	351 13th Street	Building	Domestic		1943	TRUE
Roy H. Barkas House	355 13th Street	Building	Domestic		1943	TRUE
Sharon Zeigler House	375 13th Street	Building	Domestic		1943	TRUE
Kathleen B. Smolik House	383 13th Street	Building	Domestic		1943	TRUE
Jerry T. Blair House	391 13th Street	Building	Domestic		1943	TRUE
Dennis J. Harrell House	405 13th Street	Building	Domestic		1943	TRUE
S. Bright House	415 13th Street	Building	Domestic		1943	TRUE
Jay D. Foster House	427 13th Street	Building	Domestic		1943	TRUE
Frank W. Ireland House	439 13th Street	Building	Domestic		1943	TRUE
Adam H. Owen House	445 13th Street	Building	Domestic		1943	TRUE
John L. Gaskill House	461 13th Street	Building	Domestic		1943	TRUE
H.F. Monte House	469 13th Street	Building	Domestic		1943	TRUE
Steve B. Brumbauch House	479 13th Street	Building	Domestic		1943	TRUE
Carl A. Madsen House	495 12th Street	Building	Domestic		1943	TRUE
C. Richard Grey House	496 12th Street	Building	Domestic		1943	TRUE
Helen M. Williams House	486 12th Street	Building	Domestic		1943	TRUE
Jerry Owens House	466 12th Street	Building	Domestic		1943	TRUE
Bill D. Paschke House	462 12th Street	Building	Domestic		1943	TRUE
Bob Simpson House	440 12th Street	Building	Domestic		1943	TRUE
Kenneth P. Kaufman House	434 12th Street	Building	Domestic		1943	TRUE
Herbert A. Pollard, II House	430 12th Street	Building	Domestic		1943	TRUE
Delbert L. Anderson House	406 12th Street	Building	Domestic		1943	TRUE
John F. Lopiccolo House	404 12th Street	Building	Domestic		1943	TRUE
Brent D. Summers House	1230 Higbee Avenue	Building	Domestic		1943	TRUE
Peter Lombardozzi House	374 12th Street	Building	Domestic		1943	TRUE
Burdett H. Tracy House	368 12th Street	Building	Domestic		1943	TRUE
C. Brent Nielsen House	350 12th Street	Building	Domestic		1943	TRUE
J. Paul Wengert House	340 12th Street	Building	Domestic		1943	TRUE
Thomas D. Robson House	330 12th Street	Building	Domestic		1943	TRUE
David C. Machovec House	316 12th Street	Building	Domestic		1943	TRUE
James Bryant Barnett House	230 12th St.	Building	Domestic		1943	TRUE
D. Joan Poland House	360 12th Street	Building	Domestic		1943	TRUE
Karman Klassy	315 12th St	Building	Domestic		1943	TRUE
Rosa K. Cowan	321 12th St	Building	Domestic		1943	TRUE
Robert Dean Kroupa	327 12th St	Building	Domestic		1943	TRUE
John Julian Associates	353 12th St	Building	Domestic		1943	TRUE
Ruth McBride	369 12th St	Building	Domestic		1943	TRUE
Wendy J. Reece	377 12th St	Building	Domestic		1943	TRUE
Pat Mahoney	385 12th St	Building	Domestic		1943	TRUE
Michael McConnell	395 12th St	Building	Domestic		1943	TRUE
Shawn Clegg	415 12th St	Building	Domestic		1943	TRUE
Herbert A. Pollard, II	445 12th St	Building	Domestic		1943	TRUE
Herbert A. Pollard, II	465 12th St	Building	Domestic		1943	TRUE
Del Ray John	467 12th St	Building	Domestic		1943	TRUE
Howard E. Gilbert	471 12th St	Building	Domestic		1943	TRUE
Shawn Marshall	477 12th St	Building	Domestic		1943	TRUE
William Arthur Jones	485 12th St	Building	Domestic		1943	TRUE
D. Emily L. Davis	495 12th St	Building	Domestic		1943	TRUE
Anthony N. Brown	494 11th St	Building	Domestic		1943	TRUE
Doyle F. Arave	486 11th St	Building	Domestic		1943	TRUE
Rick L. Williams House	484 11th Street	Building	Domestic		1943	TRUE
P. Rex Onan	474 11th Street	Building	Domestic		1943	TRUE
Kerry W. Secrist	464 11th Street	Building	Domestic		1943	TRUE

Glen Lund House	462 11th Street	Building	Domestic		1943	TRUE
Carolyn Shapiro House	444 11th Street	Building	Domestic		1943	TRUE
Declan A. Detrick House	418 11th Street	Building	Domestic		1943	TRUE
Donald Shane Higbee House	400 11th Street	Building	Domestic		1943	TRUE
Laura A. Melquist House	1108 South Higbee Avenue	Building	Domestic		1943	TRUE
C. Maxine Hansen House	384 11th Street	Building	Domestic		1943	TRUE
C.A. Crowder House	376 11th Street	Building	Domestic		1943	TRUE
Joe Pehrson House	368 11th Street	Building	Domestic		1943	TRUE
Russel J. Buckland House	360 11th Street	Building	Domestic		1943	TRUE
Alfred E. Buckland House	352 11th Street	Building	Domestic		1943	TRUE
Susan M. Burns House	344 11th Street	Building	Domestic		1943	TRUE
Jim F. Paschke House	334 11th Street	Building	Domestic		1943	TRUE
Tonya Harward House	328 11th Street	Building	Domestic		1943	TRUE
Louella Albers House	314 11th Street	Building	Domestic		1943	TRUE
Gary E. Gold	321 11th St.	Building	Domestic		1943	TRUE
Josephine Z. Taylor	333 11th St.	Building	Domestic		1943	TRUE
Dianna Hiatt	335/337/339 11th St.	Building	Domestic		1943	TRUE
Bill Davis	343 11th St.	Building	Domestic		1943	TRUE
Darwin J. Hansen	353 11th St.	Building	Domestic		1943	TRUE
Larry R. Stewart	357 11th St.	Building	Domestic		1943	TRUE
Elden H. Peterson	369 11th St.	Building	Domestic		1943	TRUE
Pearl H. Misseldine	375 11th St.	Building	Domestic		1943	TRUE
Ray H. Wood	385 11th St.	Building	Domestic		1943	TRUE
Jerry Rowberry	393 11th St.	Building	Domestic		1943	TRUE
Falls Water Company, Inc.	405 11th St.	Building	Domestic		1943	TRUE
Carl B. Plesner	415 11th St.	Building	Domestic		1943	TRUE
J. L. Weber	425 11th St.	Building	Domestic		1943	TRUE
Mrs. George W. Watkins	435 11th St.	Building	Domestic		1943	TRUE
Jerry Harbow	463 11th St.	Building	Domestic		1943	TRUE
Fred H. Buckendorf	465 11th St.	Building	Domestic		1943	TRUE
Robert A. Schweiger	475 11th St.	Building	Domestic		1943	TRUE
Jas C. Westergard	495 11th St.	Building	Domestic		1943	TRUE
James L. Chapple	488 10th St.	Building	Domestic		1943	TRUE
Ruth Tremelling	490 10th St.	Building	Domestic		1943	TRUE
James L. Chapple	488 10th St.	Building	Domestic		1943	TRUE
Earl L. Johnson	462 10th St.	Building	Domestic		1943	TRUE
Stephen T. Watts	454 10th St.	Building	Domestic		1943	TRUE
Kathryn M. Craft	430 10th St.	Building	Domestic		1943	TRUE
Tom Tobin, Jr.	420 10th St.	Building	Domestic		1943	TRUE
Maria M. Williamson	400 10th St.	Building	Domestic		1943	TRUE
George C. Ragan	394 10th St.	Building	Domestic		1943	TRUE
Marvin J. Walker	386 10th St.	Building	Domestic		1943	TRUE
Lillie M. Thursie	378 10th St.	Building	Domestic		1943	TRUE
John H. Davidson	370 10th St.	Building	Domestic		1943	TRUE
Ray Metcalf	362 10th St.	Building	Domestic		1943	TRUE
Danny C. Beard	350 10th St.	Building	Domestic		1943	TRUE
Elliott Lindley	338 10th St.	Building	Domestic		1943	TRUE
Mary F. Hersley	328 10th St.	Building	Domestic		1943	TRUE
M. A. Finnerty	320 10th St.	Building	Domestic		1943	TRUE
Peter E. Thornack	310 10th St.	Building	Domestic		1943	TRUE
Pauline Gobble	450 10th St.	Building	Domestic		1943	TRUE
Claude L. Pickett	180 10th St.	Building	Domestic		1943	TRUE
Gavin W. & Michelle Wells	170 10th St.	Building	Domestic		1943	TRUE
Rick Waldron	160 10th St.	Building	Domestic		1943	TRUE
Paul M. Ostler	154 10th St.	Building	Domestic		1943	TRUE
Dennis Halls	140 10th St.	Building	Domestic		1943	TRUE

Steve L. Jesperson	130 10th St.	Building	Domestic		1943	TRUE
Gene Summers	120 10th St.	Building	Domestic		1943	TRUE
City Water Department	963 S. Boulevard	Building	Government		1943	TRUE
Joseph J. Wareham	145 10th St.	Building	Domestic		1943	TRUE
Ethol Boyce	151 10th St.	Building	Domestic		1943	TRUE
Gilbert S. Roybal	161 10th St.	Building	Domestic		1943	TRUE
J. A. Newman	165 10th St.	Building	Domestic		1943	TRUE
Glen Higley	177 10th St.	Building	Domestic		1943	TRUE
Rosanna Chambers	407 10th St.	Building	Domestic		1943	TRUE
Donald M. Georg	425 10th St.	Building	Domestic		1943	TRUE
Tim W. Stoddard	435 10th St.	Building	Domestic		1943	TRUE
Marilyn D. Reeser	447 10th St.	Building	Domestic		1943	TRUE
Jeff Ginsburg	453 10th St.	Building	Domestic		1943	TRUE
Margaret Antkowiak	459 10th St.	Building	Domestic		1943	TRUE
Cecelia E. Stoddard	463 10th St.	Building	Domestic		1943	TRUE
Paul W. Ahlstrom, Jr.	465 10th St.	Building	Domestic		1943	TRUE
Dick Barney	485 10th St.	Building	Domestic		1943	TRUE
Donald D. Bottcher	498 9th St.	Building	Domestic		1943	TRUE
H. K. Gilbert	474 9th St.	Building	Domestic		1943	TRUE
Hattie Mayes	468 9th St.	Building	Domestic		1943	TRUE
Michael H. Peterson	428 9th St.	Building	Domestic		1943	TRUE
Phillip Powell	420 9th St.	Building	Domestic		1943	TRUE
Tom J. Savidge	935 S. Higbee Ave.	Building	Domestic		1943	TRUE
Charles E. Johnson	915 S. Higbee Ave.	Building	Domestic		1943	TRUE
George F. Thompson	940 Emerson Ave.	Building	Domestic		1943	TRUE
Bobby A. Picker	900 Emerson Ave.	Building	Domestic		1943	TRUE
Tim Brockish	280 9th St.	Building	Domestic		1943	TRUE
Seth W. Hoffman	264 9th St.	Building	Domestic		1943	TRUE
Willis B. Benjamin	252 9th St.	Building	Domestic		1943	TRUE
H. Ballanger	238 9th St.	Building	Domestic		1943	TRUE
Emmett Mitchell	944 & 946 S. Lee Ave.	Building	Domestic		1943	TRUE
Glenn McInelly	184 9th St.	Building	Domestic		1943	TRUE
Jamie Ward	178 9th St.	Building	Domestic		1943	TRUE
Arthur Jankovich & Bernita Jaeger	166 & 168 9th St.	Building	Domestic		1943	TRUE
LaVern Allen	158 9th St.	Building	Domestic		1943	TRUE
Arthur S. Rood	152 9th St.	Building	Domestic		1943	TRUE
Ken G. Moore	148 9th St.	Building	Domestic		1943	TRUE
Jim Schwarzenberger	146 9th St.	Building	Domestic		1943	TRUE
Brian E. Walton	126 9th St.	Building	Domestic		1943	TRUE
LDS Church Corporation	116 9th St.	Building	Domestic		1943	TRUE
LDS Church Corporation	114 9th St.	Building	Domestic		1943	TRUE
Thomas J. Sloan	901 S. Boulevard	Building	Domestic		1943	TRUE
Edward W. Pike	395 9th St	Building	Domestic		1943	TRUE
Duane C. Roberts	381 9th St	Building	Domestic		1943	TRUE
Richard H. Schwarz	365 9th St	Building	Domestic		1943	TRUE
Paul A. Mesner	355 9th St	Building	Domestic		1943	TRUE
Kay A. Johnson	347 9th St	Building	Domestic		1943	TRUE
Ray K. Spaulding	335 9th St	Building	Domestic		1943	TRUE
Charles G. Busnell	325 9th St	Building	Domestic		1943	TRUE
Milton L. Squires	319 9th St	Building	Domestic		1943	TRUE
Marie Perry	313 9th St	Building	Domestic		1943	TRUE
W. Ralph Danner	295 9th St	Building	Domestic		1943	TRUE
Cath M. Brinkman	287 9th St	Building	Domestic		1943	TRUE
John Stevens	279 9th St	Building	Domestic		1943	TRUE
Fredk D. Fluck	271 9th St	Building	Domestic		1943	TRUE
Leon Ross Miner	263 9th St	Building	Domestic		1943	TRUE

Kirk Smith	249 9th St	Building	Domestic		1943	TRUE
Rick Nelson	233 9th St	Building	Domestic		1943	TRUE
9th St. house - 229	229 9th St	Building	Domestic		1943	TRUE
Clayon R. Nichols	215 9th St	Building	Domestic		1943	TRUE
Danny Orr	201 9th St	Building	Domestic		1943	TRUE
Holy Rosary Catholic Center	145 9th St	Building	Religion		1943	TRUE
Jack Dent	128 8th St	Building	Domestic		1943	TRUE
Al Hohback	134 8th St	Building	Domestic		1943	TRUE
Jeanne D. Green	146 8th St	Building	Domestic		1943	TRUE
James F. & Rebecca A. Smith	148 8th St	Building	Domestic		1943	TRUE
Carol Ingraham	218 8th St	Building	Domestic		1943	TRUE
Olin L. Yingling	222 8th St	Building	Domestic		1943	TRUE
Kenyan D. Lewis	220 8th St	Building	Domestic		1943	TRUE
Paul B. Rippel	234 8th St	Building	Domestic		1943	TRUE
William Poitevin	256 8th St	Building	Domestic		1943	TRUE
Otis K. Walker	260 8th St	Building	Domestic		1943	TRUE
Edward Renna	268 8th St	Building	Domestic		1943	TRUE
Robert C. Burton	272 8th St	Building	Domestic		1943	TRUE
Larson Dean	274 8th St	Building	Domestic		1943	TRUE
Douglas Drollinger	276 8th St	Building	Domestic		1943	TRUE
Ronald I. Larson	278 8th St	Building	Domestic		1943	TRUE
Carolyn Murphy	298 8th St	Building	Domestic		1943	TRUE
Steven K. Brown	302 8th St	Building	Domestic		1943	TRUE
Dan Imbody	310 8th St	Building	Domestic		1943	TRUE
John D. Capek	324 8th St	Building	Domestic		1943	TRUE
James W. Claunch	330 8th St	Building	Domestic		1943	TRUE
Tim O'Rourke	360 8th St	Building	Domestic		1943	TRUE
Garth McGary	362 8th St	Building	Domestic		1943	TRUE
Charles Ariss	364 8th St	Building	Domestic		1943	TRUE
Curtis L. Allred	366 8th St	Building	Domestic		1943	TRUE
Shelia Collins	370 8th St	Building	Domestic		1943	TRUE
Mike Grear	390 8th St	Building	Domestic		1943	TRUE
J. St. Clair	398 8th St	Building	Domestic		1943	TRUE
Kenneth H. Marler	469 8th St	Building	Domestic		1943	TRUE
Brian Searle	451 8th St	Building	Domestic		1943	TRUE
Goldia Wray	419 8th St	Building	Domestic		1943	TRUE
Rodney A. Nebeker	417 8th St	Building	Domestic		1943	TRUE
Ray A. Helm	415 8th St	Building	Domestic		1943	TRUE
George Humble	401 8th St	Building	Domestic		1943	TRUE
Victor F. Hanks	397 8th St	Building	Domestic		1943	TRUE
Craig B. Burtenshaw	381 8th St	Building	Domestic		1943	TRUE
Scott A. Stone	375 8th St	Building	Domestic		1943	TRUE
Erna Long	363 8th St	Building	Domestic		1943	TRUE
Randolph R. Oksendahl	355 8th St	Building	Domestic		1943	TRUE
Jodi Tokita	345 8th St	Building	Domestic		1943	TRUE
Alice E. Cecil	335 8th St	Building	Domestic		1943	TRUE
David Kudosumi	333 8th St	Building	Domestic		1943	TRUE
8th Street House - 321	321 8th Street	Building	Domestic		1943	TRUE
8th Street House - 315	315 8th Street	Building	Domestic		1943	TRUE
8th Street House - 305	305 8th Street	Building	Domestic		1943	TRUE
8th Street House - 295	295 8th Street	Building	Domestic		1943	TRUE
8th Street House - 285	285 8th Street	Building	Domestic		1943	TRUE
8th Street House - 277	277 8th Street	Building	Domestic		1943	TRUE
8th Street House - 269	269 8th Street	Building	Domestic		1943	TRUE
8th Street House - 261	261 8th Street	Building	Domestic		1943	TRUE
8th Street House - 253	253 8th Street	Building	Domestic		1943	TRUE

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8th Street House - 251	251 8th Street	Building	Domestic		1943	TRUE
8th Street House - 243	243 8th Street	Building	Domestic		1943	TRUE
8th Street House - 237	237 8th Street	Building	Domestic		1943	TRUE
8th Street House - 227	227 8th Street	Building	Domestic		1943	TRUE
8th Street House - 221	221 8th Street	Building	Domestic		1943	TRUE
South Lee Avenue House - 760	760 South Lee Avenue	Building	Domestic		1943	TRUE
8th Street House - 187	197 8th Street	Building	Domestic		1943	TRUE
8th Street House - 175	175 8th Street	Building	Domestic		1943	TRUE
8th Street House - 167	167 8th Street	Building	Domestic		1943	TRUE
8th Street House - 153	153 8th Street	Building	Domestic		1943	TRUE
8th Street House - 141	141 8th Street	Building	Domestic		1943	TRUE
8th Street House - 135	135 8th Street	Building	Domestic		1943	TRUE
8th Street House - 127	127 8th Street	Building	Domestic		1943	TRUE
8th Street House - 119 & 121	119 & 121 8th Street	Building	Domestic		1943	TRUE
Gail Bolton House	113 8th Street	Building	Domestic		1943	TRUE
Charles Skalicky House	765-768 South Boulevard	Building	Domestic		1943	TRUE
Idaho Falls Airport - Runway 2-20		Linear Resource	Transportation	No Style	1943	TRUE
J.C. Penney Store	440 W. Broadway	Building	Commerce/Trade		1944	TRUE
Books & Co. / DD Mudd	435-439 A St.	Building	Industry/Processing		1944	TRUE
Wheat Blossom Bakery	445 A St.	Building	Commerce/Trade		1944	TRUE
Royal Shoe Shop	321-329 Park Ave.	Building	Commerce/Trade	Other	1944	TRUE
Eastern Idaho Agriculture Credit Union	455 Constitution Way	Building	Commerce/Trade	No Style	1944	TRUE
James P. & Navae Stiles house	1100 S. Lee Ave.	Building	Domestic		1944	TRUE
Phillip B. Gray House	228 11th St.	Building	Domestic		1944	TRUE
Dick Sayer's Used Cars	825 Shoup Ave	Building	Commerce/Trade		1944	TRUE
United Brotherhood of Carpenters & Millwrights	350-360 E St.	Building	Commerce/Trade		1944	TRUE
Excelcis Beauty College	800 Park Ave	Building	Commerce/Trade		1944	TRUE
Beauty School	830 Park Ave	Building	Commerce/Trade		1944	TRUE
VacMart	840 Park Ave	Building	Commerce/Trade		1944	TRUE
General Glass	775 N. Yellowstone	Building	Commerce/Trade		1944	TRUE
Barbeque Pit	235 E St.	Building	Commerce/Trade		1944	TRUE
Towne Lodge Motel	255 E St.	Building	Commerce/Trade		1944	TRUE
American Red Cross	740 Park Ave	Building	Commerce/Trade		1944	TRUE
Hart's Tux & Gowns	700 Park Ave	Building	Commerce/Trade		1944	TRUE
Radin & Webb Law Offices	510-530 D St.	Building	Commerce/Trade		1944	TRUE
Stoddard Photography	577 D St.	Building	Commerce/Trade		1944	TRUE
Marvin Stucki Law Office	520 Legion Dr.	Building	Commerce/Trade		1944	TRUE
Amoco Service Station	695 N. Yellowstone	Building	Commerce/Trade		1944	TRUE
PIP Printing	467 Constitution Way	Building	Commerce/Trade	No Style	1944	TRUE
Courthouse Annex	547 Capital Ave	Building	Commerce/Trade		1944	TRUE
Professional Offices	480-490 Memorial Dr	Building	Commerce/Trade		1944	TRUE
Aladdins Florist	504 W. Broadway	Building	Commerce/Trade		1944	TRUE
Saving Center	344 Memorial Dr.	Building	Commerce/Trade		1944	TRUE
Melaluca Co.	560 W. Broadway	Building	Commerce/Trade		1944	TRUE
First Interstate Bank	400 Memorial Dr	Building	Commerce/Trade		1944	TRUE
City Sign Shop	685 Shoup Ave	Building	Government		1944	TRUE
1425 Jefferson Avenue	1425 Jefferson Avenue	Building	Domestic	Minimal Traditional	1945	TRUE
1702 Lindsay Blvd	1702 Lindsay Blvd	Building	Domestic	Minimal Traditional	1945	FALSE
2250 N Foote Dr	2250 N Foote Dr	Building	Commerce/Trade	Other	1945	TRUE
315 SOUTH COLORADO AVE	315 SOUTH COLORADO AVE	Building	Domestic	Ranch	1945	FALSE
Idaho Falls Airport - Water Well Shed	2301 Foote Drive	Building	Transportation	No Style	1945	TRUE
Idaho Falls Airport - Power Utility Building	2305 Foote Drive	Building	Transportation	No Style	1945	TRUE
5th St. House - 388	388 5th St.	Building	Domestic		1945	FALSE
Idaho Brewing Company, Inc.	601 W. 19th St.	Building	Industry/Processing		1945	FALSE
Latter Day Saints Hospital/Riverview Hospital		Building	Health Care		1945	TRUE
Idaho Falls Airport - Runway 17-35		Linear Resource	Transportation	No Style	1945	TRUE

John Fisher House	341 Walnut St.	Building	Domestic		1946	TRUE
C. Simon	1025 Emerson Ave.	Building	Domestic		1946	TRUE
Idaho Falls Airport - Taxiway C		Linear Resource	Transportation	No Style	1946	FALSE
1345 Jefferson Ave	1345 Jefferson Ave	Building	Domestic	Minimal Traditional	1947	TRUE
Idaho Falls Airport - Six-bay Hangar	2530 Foote Drive	Building	Transportation	No Style	1947	TRUE
Idaho Falls Airport - Six-bay Hangar	2520 Foote Drive	Building	Transportation	No Style	1947	TRUE
Fogg House	135 12th St.	Building	Domestic		1947	FALSE
Motor-Vu Drive-In	2095 N. Yellowstone Highway	Structure	Recreation/Culture	No Style	1947	FALSE
Newer Building	385 W. Broadway	Building	Commerce/Trade		1948	TRUE
Short house - 370	370 Short St.	Building	Domestic	Minimal Traditional	1948	FALSE
Melba Christa Olsen Crapo House	292 11th St.	Building	Domestic		1948	TRUE
Manual Arts Bldg. - Idaho Falls High School	640 S Lee Ave.	Building	Education		1948	TRUE
Holy Rosary Church	228 E. 9th St.	Building	Religion	Gothic Revival	1948	FALSE
Printcraft Press	319 Constitution Way	Building	Commerce/Trade	Other	1949	TRUE
1245 Elmore Ave	1245 Elmore Ave	Building	Domestic	Ranch	1949	FALSE
Graceland	2242 S. Boulevard	Building	Domestic	Classical Revival	1949	FALSE
10th St. house - 912	912 10th St.	Building	Domestic	Other	1949	FALSE
St. John's Lutheran Church	290 7th St.	Building	Religion	Gothic Revival	1949	FALSE
1270 Elmore Ave	1270 Elmore Ave	Building	Domestic	Ranch	1950	FALSE
1356 Canyon Ave	1356 Canyon Ave	Building	Domestic	Ranch	1950	FALSE
1358 Canyon Ave	1358 Canyon Ave	Building	Domestic	Other	1950	FALSE
1392 Canyon Ave	1392 Canyon Ave	Building	Domestic	Ranch	1950	TRUE
999 Presto St	999 Presto St	Building	Domestic	Minimal Traditional	1950	TRUE
1333 Jefferson Ave	1333 Jefferson Ave	Building	Domestic	Minimal Traditional	1950	TRUE
1371 Jefferson Ave	1371 Jefferson Ave	Building	Domestic	Ranch	1950	FALSE
1381 Jefferson Ave	1381 Jefferson Ave	Building	Domestic	Split-Level	1950	FALSE
Great Western Distributing Company Warehouse	Lindsay Blvd	Building	Commerce/Trade	Other	1950	FALSE
1420 ANTARES DR	1420 ANTARES DR	Building	Domestic	Mixed	1950	FALSE
John T. Jr. and Kathleen S. Lott Home	1405 MOUNTAIN VIEW LN	Building	Domestic		1950	FALSE
Idaho Falls Airport - Two-bay Hangar	2550 Foote Drive	Building	Transportation	No Style	1950	TRUE
E 12th St. house - 1205	1205 E 12th Street	Building	Domestic	Minimal Traditional	1950	FALSE
Blair House	1590 W. Pancheri Drive	Building	Domestic	Other	1950	FALSE
Hansen House	1574 W. Pancheri Drive	Building	Domestic	Other	1950	FALSE
Lovejoy St. house - 1015	1015 Lovejoy St.	Building	Domestic		1950	FALSE
Rowland Ave. house - 1330	1330 Rowland Ave.	Building	Domestic	Other	1950	FALSE
E. Elva St. house - 114	114 E. Elva St.	Building	Domestic		1950	FALSE
Bank of Commerce	206 A St.	Building	Commerce/Trade		1950	TRUE
Albert E. Harry	301 9th St	Building	Domestic		1950	TRUE
Chamberlain house - 594	594 Chamberlain Ave.	Building	Domestic	Other	1950	FALSE
The Judy Irrigation Ditch	Sunnyside Rd.	Linear Resource	Agriculture/Subsistence		1950	TRUE
Idaho Falls Stockyard, Dispatch Booth	701 Northgate Mile	Structure	Commerce/Trade	Rustic	1950	TRUE
1490 Lindsay Blvd	1490 Lindsay Blvd	Building	Industry/Processing	Other	1951	FALSE
Jeff's Texaco Service	1395 S. Holmes Ave.	Building	Commerce/Trade	International Style	1951	TRUE
N. Freeman Ave. Residence - 198	198 N. Freeman Ave.	Building	Domestic	No Style	1951	FALSE
Lovejoy St. house - 1008	1008 Lovejoy St.	Building	Domestic		1951	FALSE
1357 Jefferson Ave	1357 Jefferson Ave	Building	Domestic	Ranch	1952	FALSE
1503 Claire View	1503 Claire View Ln	Building	Domestic	Ranch	1952	FALSE
E 12th St. house - 1040	1040 E 12th Street	Building	Domestic	Minimal Traditional	1952	FALSE
E 12th St. house - 1045	1045 E 12th Street	Building	Domestic	Minimal Traditional	1952	FALSE
1525 Claire View Lane House	1525 Claire View Lane	Building	Domestic	Other	1952	FALSE
1521 Claire View Lane House	1521 Claire View Lane	Building	Domestic	Other	1952	FALSE
1517 Claire View Lane House	1517 Claire View Lane	Building	Domestic	Other	1952	FALSE
1513 Claire View Lane House	1513 Claire View Lane	Building	Domestic	Other	1952	FALSE
1509 Claire View Lane House	1509 Claire View Lane	Building	Domestic	Other	1952	FALSE
1505 Claire View Lane House	1505 Claire View Lane	Building	Domestic	Other	1952	FALSE
Idaho Falls High School	601 S. Holmes Ave.	Building	Education	Other	1952	FALSE

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Johnson St. house - 1205	1205 Johnson St.	Building	Domestic		1952	FALSE
Matilda Meppen House	120 N. Ridge Ave.	Building	Domestic		1952	TRUE
891 Saturn Avenue House	891 Saturn Avenue	Building	Domestic	Other	1953	FALSE
1146 Higham St	1146 Higham St	Building	Domestic	Ranch	1954	FALSE
1295 Canyon Ave	1295 Canyon Ave	Building	Domestic	Minimal Traditional	1954	FALSE
380 W Anderson St	380 W Anderson St	Building	Education	Other	1954	FALSE
755 N COLORADO AVE	755 N COLORADO AVE	Building	Domestic	Split-Level	1954	FALSE
785 N COLORADO AVE	785 N COLORADO AVE	Building	Domestic	Ranch	1954	FALSE
Andrew H. Keefer Home	2400 S. Boulevard	Building	Domestic	Other	1954	TRUE
Wallace E. Burns (C.) Home	2410 S. Boulevard	Building	Domestic	Minimal Traditional	1954	TRUE
Lester E. Kimble Home	120 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Ray L. Hadley Home	275 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Dale H. Johnson Home	265 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Harold V. Lichtenberger Home	255 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
James D. Soule Home	245 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Pat Brown Home	235 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Arthur R. Piccot Home	225 Tautphaus Dr.	Building	Domestic	Minimal Traditional	1954	TRUE
James H. Julien Home	215 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Robert E. Hayden Home	195 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Louis W. Boyle Home	155 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Ralph W. McDaniel Home	145 Tautphaus Dr.	Building	Domestic	Ranch	1954	FALSE
Claude L. Helm Home	135 Tautphaus Dr.	Building	Domestic	Ranch	1954	TRUE
Wabash Ave. Residence - 160	160 Wabash Ave.	Building	Domestic	No Style	1954	FALSE
Cleveland St. house - 451	451 Cleveland St.	Building	Domestic		1954	FALSE
885 Claire View Lane House	885 Claire View Lane	Building	Domestic	Other	1955	FALSE
Suckling Property	1545 Claire View Lane	Building	Domestic	Other	1955	FALSE
1541 Claire View Lane House	1541 Claire View Lane	Building	Domestic	Other	1955	FALSE
Dora Erickson Elementary School	850 Cleveland St.	Building	Education		1955	FALSE
Gordon Kimble Residence	878 S. Bellin Road	Building	Domestic	Other	1955	FALSE
1425 W Broadway Street	1425 W Broadway Street	Building	Commerce/Trade	Other	1956	TRUE
Idaho Falls Airport - Single-bay Hangar	2565 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2555 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2553 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2551 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2549 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2547 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2545 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2543 Foote Drive	Building	Transportation	No Style	1956	FALSE
Idaho Falls Airport - Single-bay Hangar	2541 Foote Drive	Building	Transportation	No Style	1956	FALSE
Garth L. Peterson Home	160 Tautphaus Dr.	Building	Domestic	Ranch	1956	TRUE
Richard F. Poitevin Home	180 Tautphaus Dr.	Building	Domestic	Ranch	1956	TRUE
Warren Foote Home	190 Tautphaus Dr.	Building	Domestic	Ranch	1956	TRUE
Sheldon L. Baker Home	2415 Calkins Ave.	Building	Domestic	Ranch	1956	TRUE
Phillip E. Reichardt Home	2425 Calkins Ave.	Building	Domestic	Other	1956	TRUE
Lee M. Smith Home	185 Tautphaus Dr.	Building	Domestic	Ranch	1956	TRUE
Arthur R. Hummel Home	117 Tautphaus Dr.	Building	Domestic	Ranch	1956	TRUE
1535 Claire View Lane House	1535 Claire View Lane	Building	Domestic	Other	1956	FALSE
1531 Claire View Lane House	1531 Claire View Lane	Building	Domestic	Other	1956	FALSE
The Post Register	333 Northgate Mile	Building	Commerce/Trade		1956	FALSE
1299 Elmore Ave	1299 Elmore Ave	Building	Domestic	Ranch	1957	FALSE
1281 Elmore Ave	1281 Elmore Ave	Building	Domestic	Minimal Traditional	1957	FALSE
Idaho Falls Airport - Shop	2405 Foote Drive	Building	Transportation	No Style	1957	TRUE
Lee 0. Waters Home	150 Tautphaus Dr.	Building	Domestic	Ranch	1957	TRUE
Wendell E. Erickson Home	210 Tautphaus Dr.	Building	Domestic	Ranch	1957	TRUE
Albert F. Ditman Home	220 Tautphaus Dr.	Building	Domestic	Ranch	1957	TRUE
John D. Smith Home	175 Tautphaus Dr.	Building	Domestic	Ranch	1957	TRUE

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Idaho Falls VSS	575 W. 21st St.	Building	Defense/Military	No Style	1957	FALSE
Idaho Falls Airport - Taxiway A		Linear Resource	Transportation	No Style	1957	FALSE
Idaho Falls Airport - Very High Frequency Omni-Directional Range (VOR)		Structure	Transportation	No Style	1957	FALSE
954 Presto St	954 Presto St	Building	Domestic	Ranch	1958	TRUE
1405 Jefferson Avenue	1405 Jefferson Avenue	Building	Domestic	Ranch	1958	FALSE
1st St, 2005 - Business	2005 1st Street	Building	Commerce/Trade	No Style	1958	TRUE
Temple View Elementary School	1500 Scorpius Dr.	Building	Education	Other	1958	TRUE
Idaho Falls OMS 6	575 W. 21st St.	Building	Domestic	No Style	1958	FALSE
Geisler House	2140 N. Holmes Ave.	Building	Domestic		1958	TRUE
4129 N 5TH West	4129 N 5TH West	Building	Domestic	Split-Level	1959	TRUE
Idaho Falls Airport - Main Terminal	2140 N Skyline Drive	Building	Transportation	No Style	1959	FALSE
Idaho Falls Stockyard, Auction Building	701 Northgate Mile	Building	Commerce/Trade	International Style	1959	FALSE
Henry D. Ruppel Home	230 Tautphaus Dr.	Building	Domestic	Ranch	1959	TRUE
Elks Lodge	640 E. Elva Street	Building	Social	Other	1959	FALSE
4114 N 5TH West	4114 N 5TH West	Building	Domestic	Other	1960	FALSE
3965 N 5TH West	3965 N 5TH West	Building	Domestic	Ranch	1960	TRUE
1265 Elmore Ave	1265 Elmore Ave	Building	Domestic	Ranch	1960	FALSE
1505 Jefferson Ave	1505 Jefferson Ave	Building	Domestic	Ranch	1960	FALSE
1193 E 49th North	1193 E 49th North	Building	Domestic	Split-Level	1960	FALSE
Kenneth McCollom Home	240 Tautphaus Dr.	Building	Domestic	Ranch	1960	TRUE
Louis A. Tarallo Home	250 Tautphaus Dr.	Building	Domestic	Ranch	1960	TRUE
Joseph A. Taylor Home	270 Tautphaus Dr.	Building	Domestic	Ranch	1960	TRUE
Elvey W. Bateman Home	2400 Calkins Ave.	Building	Domestic	Ranch	1960	TRUE
Ella A. Chesbro Home	2420 Calkins Ave.	Building	Domestic	Ranch	1960	TRUE
Thomas E. Bloom Home	2424 Calkins Ave.	Building	Domestic	Ranch	1960	TRUE
Church of Jesus Christ of Latter Day Saints, LDS Church	885 South Blvd.	Building	Religion	No Style	1960	FALSE
Nemechek Property	880 N. Skyline Drive	Building	Domestic	Other	1960	FALSE
Idaho Falls Armory	575 W. 21st St.	Building	Defense/Military	No Style	1960	FALSE
District Seven Health Department	254 F St. / 250 E St.	Building	Government	No Style	1960	FALSE
Peterson-Moss Law Offices	485 E St.	Building	Commerce/Trade		1960	TRUE
1015 E 49th North	1015 E 49th North	Building	Domestic	Ranch	1961	FALSE
1203 E 49th North	1203 E 49th North	Building	Domestic	Ranch	1961	FALSE
1217 E 49th North	1217 E 49th North	Building	Domestic	Ranch	1961	FALSE
Econo Lodge	888 N. Holmes Avenue	Building	Domestic	Other	1961	TRUE
Idaho Falls City Pumphouse	890 Claire View Lane	Building	Government	No Style	1961	TRUE
Clair E. Gale Junior High School	955 Garfield St.	Building	Education	Art Moderne	1961	FALSE
John Adams Parkway Bridge	John Adams Parkway at Idaho Canal crossing	Structure	Transportation	No Style	1961	FALSE
1083 E 49TH North	1083 E 49TH North	Building	Domestic	Ranch	1962	FALSE
Wallace H. Hanson Home	260 Tautphaus Dr.	Building	Domestic	Ranch	1962	TRUE
Walt L. Kleypas Home	2434 Calkins Ave.	Building	Domestic	Other	1962	TRUE
N. Freeman Ave. duplex	205 N. Freeman Ave.	Building	Domestic	No Style	1962	FALSE
12th Street Bridge	E. 12th Street	Structure	Transportation	No Style	1962	FALSE
John's Hole IC Bridge	US 20 over I-15	Structure	Transportation	No Style	1962	FALSE
Elmo L. Anderson Home	2460 S. Boulevard	Building	Domestic	Ranch	1964	TRUE
Jones Pet Clinic	1475 S. Holmes Ave.	Building	Commerce/Trade	International Style	1964	FALSE
All Seasons Angler	378-386 Shoup Ave	Building	Commerce/Trade		1964	TRUE
1680 Lindsay Blvd	1680 Lindsay Blvd	Building	Commerce/Trade	Ranch	1965	TRUE
Carl Poulter Fire Training Center	1375 N Foote Dr	Building	Government	Other	1965	TRUE
Trail's End Saddlery	2788 N. Holmes	Building	Commerce/Trade		1965	TRUE
John's Hole Bridge	US 20 over Snake River	Structure	Transportation	No Style	1965	FALSE
Skyline High School	1767 Blue Sky Drive	Building	Education	Other	1966	FALSE
First Security Bank	320 A St.	Building	Commerce/Trade	Other	1967	TRUE
1197 E 49TH North	1197 E 49TH North	Building	Domestic	Other	1967	FALSE
1415 SCORPIUS DR	1415 SCORPIUS DR	Building	Domestic	Ranch	1967	FALSE
Christ the King Catholic Church	1690 E. 17th Street	Building	Religion	Other	1967	FALSE

Museum of Idaho Education Center	298 N. Eastern Avenue	Building	Commerce/Trade	No Style	1967	FALSE
1435 ANTARES DR	1435 ANTARES DR	Building	Domestic	Split-Level	1968	FALSE
N Woodruff Ave, 815 - House	815 N WOODRUFF AVENUE	Building	Domestic	Ranch	1968	FALSE
Meppen Dr, 484 - House	484 MEPPEN DRIVE	Building	Domestic	Ranch	1968	FALSE
Information Operations and Research Center (IORC)	1155 Foote Drive	Building	Government	Other	1968	TRUE
4234 N 5th East	4234 N 5th East	Building	Domestic	Other	1969	FALSE
Snake River RV Park & Campground	1440 Lindsay Blvd	Building	Domestic	Other	1969	TRUE
Idaho Falls Public Library	400 block W. Broadway	Building			1970	TRUE
Public Restroom	390 B St.	Building	Government		1970	TRUE
1231 Jefferson Ave	1231 Jefferson Ave	Building	Domestic	Ranch	1970	TRUE
Southland Produce Warehouse	Lindsay Blvd	Building	Agriculture/Subsistence	Other	1970	TRUE
Pillsbury Fertilizer Warehouse	Lindsay Blvd	Building	Agriculture/Subsistence	Other	1970	TRUE
Pillsbury Grain Bins	Lindsay Blvd	Building	Industry/Processing	Other	1970	TRUE
Southland Produce Spud Cellar	Lindsay Blvd	Building	Agriculture/Subsistence	Other	1970	TRUE
1560 Lindsay Blvd	1560 Lindsay Blvd	Building	Commerce/Trade	Contemporary style	1970	TRUE
287 SOUTH COLORADO AVE	287 SOUTH COLORADO AVE	Building	Domestic	Ranch	1970	FALSE
Kerney St, 2012 - House	2012 KERNEY STREET	Building	Domestic	Ranch	1970	FALSE
E John Adams Pkwy, 2012 - House	2012 E JOHN ADAMS PARKWAY	Building	Domestic	Ranch	1970	FALSE
Idaho Falls Airport - Multi-Bay Hangar	2205-2213 Foote Drive	Building	Transportation	No Style	1970	TRUE
L. E. Andelin Home	130 Tautphaus Dr.	Building	Domestic	Ranch	1970	TRUE
Joint Law Enforcement Facility	585 Capital Ave	Building	Government		1970	TRUE
1550 Jefferson Ave	1550 Jefferson Ave	Building	Industry/Processing	Other	1971	FALSE
A & W Drive-In	950 Park Ave	Building	Commerce/Trade	No Style	1971	FALSE
Offices	450-452 D St.	Building	Commerce/Trade		1971	TRUE
1061 E 49TH North	1037 E 49th North	Building	Domestic	Ranch	1972	FALSE
1375 E 49th North	1375 E 49th North	Building	Domestic	Ranch	1972	FALSE
Kerney St, 2015 - House	2015 KERNEY STREET	Building	Domestic	Ranch	1972	FALSE
1133 E 49th North	1133 E 49th North	Building	Domestic	Ranch	1973	FALSE
1195 E 49TH North	1195 E 49TH North	Building	Domestic	Split-Level	1973	FALSE
State Police and Transportation Department (State of Ida	1534 N Foote Dr	Building	Government	Other	1973	TRUE
1037 E 49th North	1037 E 49th North	Building	Domestic	Ranch	1975	FALSE
LDS Church Cannery	770 W Anderson St	Building	Industry/Processing	Other	1975	TRUE
875 W Anderson St	875 W Anderson St	Building	Domestic	Ranch	1975	FALSE
1310 Canyon LLC	1310 Canyon Ave	Building	Domestic	Ranch	1975	FALSE
Pillsbury Storage Tanks	Lindsay Blvd	Building	Industry/Processing	Other	1975	TRUE
Pillsbury Fertilizer Storage/Garage	Lindsay Blvd	Building	Agriculture/Subsistence	Other	1975	FALSE
General Mills Grain Bins	Lindsay Blvd	Building	Agriculture/Subsistence	Other	1975	TRUE
General Mills Warehouse	Lindsay Blvd	Building	Industry/Processing	Other	1975	TRUE
1750 N Foote Dr	1750 N Foote Dr	Building	Commerce/Trade	Other	1975	TRUE
1682 N Foote Dr	1682 N Foote Dr	Building	Commerce/Trade	Other	1975	TRUE
1410 N Skyline Dr	1410 N Skyline Dr	Building	Commerce/Trade	Other	1975	TRUE
1380 N Skyline Dr	1380 N Skyline Dr	Building	Commerce/Trade	Other	1975	TRUE
1531 Olympia St	1531 Olympia St	Building	Commerce/Trade	Other	1975	TRUE
Fluor Idaho	1520 Sawtelle St	Building	Commerce/Trade	Other	1975	FALSE
Deseret Industries	450 E St.	Building	Commerce/Trade		1975	TRUE
US Post Office	855-875 Capital Ave	Building	Government		1975	TRUE
Kugler's Jewelers	380 B St.	Building	Commerce/Trade	No Style	1977	TRUE
Kenneth L. and Barbara Kay Frie Property	4015 N 5TH West	Building	Domestic	Other	1977	FALSE
English Congregation of Jehovah's Witnesses Kingdom Ha	1480 Jefferson Ave	Building	Religion	Shed	1977	FALSE
4697 N Haroldsen Dr	4697 N Haroldsen Dr	Building	Commerce/Trade	Other	1977	FALSE
980 W Crowley St	980 W Crowley St	Building	Domestic	Split-Level	1977	FALSE
West One Bank Drive Thru	330 W. Broadway	Building	Commerce/Trade		1978	TRUE
4484 N 5th West	4484 N 5th West	Building	Domestic	Ranch	1978	FALSE
1425 Lindsay Blvd	1425 LINDSAY BLVD	Building	Industry/Processing	Other	1978	FALSE
West One Bank	330 Shoup Ave	Building	Commerce/Trade		1978	TRUE
1376 Mercury Ave	1376 Mercury Ave	Building	Commerce/Trade	Other	1979	TRUE

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Russell-Daniel Property	4400 N 5TH West	Building	Domestic	Mission Revival	1980	FALSE
Lamoyne & J. Ann Hyde Property	4542 North 5th West	Building	Domestic	Ranch	1980	FALSE
Jaker's Bar and Grill	851 Lindsay Blvd	Building	Commerce/Trade	Other	1980	TRUE
896 Mercury Ave	896 Mercury Ave	Building	Commerce/Trade	Other	1980	TRUE
Steel Farmstead	1635 W 49th North	Building	Domestic	Other	1980	FALSE
Gomperts House	218 10th St.	Building	Domestic		1982	FALSE
Idaho Falls City Water Department building	564 Hemmert Ave.	Building	Unknown	Other	1984	FALSE
Falls Fertilizer Warehouse	Lindsay Blvd	Building	Industry/Processing	Other	1985	TRUE
Capital and B Offices	497 Capital Ave	Building	Commerce/Trade		1985	TRUE
Bank of Eastern Idaho	399 N. Capital	Building	Commerce/Trade		1985	FALSE
Scenic Falls Credit Union	550 D St.	Building	Commerce/Trade		1991	FALSE
General Mills Office and Scales	1475 Lindsay Blvd	Building	Commerce/Trade	Other	2009	FALSE
City Annex	620 Park	Building				FALSE
Public Works	380 C	Building				FALSE
City Maintenance	300 block C	Building				FALSE
W. A St. bldg - 358	358 W. A St.	Building				FALSE
W. A St. bldg - 352	352 W. A St.	Building				FALSE
George Apartments	514 N. Ridge Ave.	Building	Domestic			FALSE
E. 17th St. commercial - 1725	1725 E. 17th Street	Building				FALSE
E. 17th St. commercial - 1615	1615 E. 17th Street	Building				FALSE
E. 17th St. commercial - 1601	1601 E. 17th Street	Building				FALSE
E. 17th Str. Commercial - 1587	1587 E. 17th Street	Building				FALSE
E. 17th St. commercial - 1573	1573 E. 17th Street	Building				FALSE
E. 17th St. Commercial - 1541	1541 E. 17th Street	Building				FALSE
E. 17th St. commercial - 1505	1505 E. 17th Street	Building				FALSE
Offices	683 Capital Ave.	Building	Commerce/Trade			FALSE
7th St. house - 356	356 7th St.	Building	Domestic			FALSE
Stuart House	652 S. Emerson	Building	Domestic			FALSE
7th St. house - 102	102 7th St.	Building	Domestic			FALSE
7th St. house - 110	110 7th St.	Building	Domestic			FALSE
7th St. Duplex 124-124 1/2	124-124 1/2 7th St.	Building	Domestic			FALSE
Boarding House	138 7th St.	Building	Domestic			FALSE
LDS School	140 7th St.	Building	Religion			FALSE
7th St. house - 148	148 7th St.	Building	Domestic			FALSE
7th St. house - 156	156 7th St.	Building	Domestic			FALSE
7th St. house - 176	176 7th St.	Building	Domestic			FALSE
7th St. house - 182	182 7th St.	Building	Domestic			FALSE
7th St. house - 194	194 7th St.	Building	Domestic			FALSE
7th St. house - 204	204 7th St.	Building	Domestic			FALSE
7th St. house - 216	216 7th St.	Building	Domestic			FALSE
7th St. house - 234	234 7th St.	Building	Domestic			FALSE
7th St. house - 244	244 7th St.	Building	Domestic			FALSE
S. Emerson house - 711	711 S. Emerson	Building	Domestic			FALSE
S. Emerson house - 705	705 S. Emerson	Building	Domestic			FALSE
7th St. house - 310	310 7th St.	Building	Domestic			FALSE
7th St. house - 320	320 7th St.	Building	Domestic			FALSE
7th St. house - 326	326 7th St.	Building	Domestic			FALSE
7th St. house - 348	348 7th St.	Building	Domestic			FALSE
7th St. house - 364	364 7th St.	Building	Domestic			FALSE
7th St. house - 374	374 7th St.	Building	Domestic			FALSE
7th St. house - 384	384 7th St.	Building	Domestic			FALSE
S. Higbee Ave house - 710	710 S. Higbee Ave.	Building	Domestic			FALSE
Richard Oler Residence	745 S. Higbee Ave.	Building	Domestic			FALSE
Joseph Buglione Residence	705 S. Higbee Ave.	Building	Domestic			FALSE
Roy Whitlatch Residence	422 7th St.	Building	Domestic			FALSE
Eva Davis House	432 7th St.	Building	Domestic			FALSE

Jose Torrez Residence	474 7th St.	Building	Domestic			FALSE
Richard Hurley Residence	483 7th St.	Building	Domestic			FALSE
Caroline Goldsworthy Residence	465 7th St.	Building	Domestic			FALSE
Charlotte Fouts Residence	459 7th St.	Building	Domestic			FALSE
Everette Robbins Residence	449 7th St.	Building	Domestic			FALSE
Stephen Hurzeler Residence	441 7th St.	Building	Domestic			FALSE
Anna Maria Naranjo Residence		Building	Domestic			FALSE
Robert England Residence	421 7th St.	Building	Domestic			FALSE
Janna Jeanotte Residence	415 7th St.	Building	Domestic			FALSE
Paul Nelson Residence	695 S. Higbee Ave.	Building	Domestic			FALSE
Arnold/Brown House	393 7th St.	Building	Domestic			FALSE
William Arnold Residence	377 7th St.	Building	Domestic			FALSE
Mary Alice Olney Residence	365 7th St.	Building	Domestic			FALSE
Richard Reed Residence	361 7th St.	Building	Domestic			FALSE
Dye/Hansen House	333 7th St.	Building	Domestic			FALSE
Ruth Tippetts Residence	315 7th St.	Building	Domestic			FALSE
Harold Hebdon Residence	295 7th St.	Building	Domestic			FALSE
Berrett/Lloyd Duplex	269/273 7th St.	Building	Domestic			FALSE
Ellen Brower Residence	263 7th St.	Building	Domestic			FALSE
James Holman Residence	245 7th St.	Building	Domestic			FALSE
Tiffany Bensen Residence	235 7th St.	Building	Domestic			FALSE
Wayne Wilcox Residence	225 7th St.	Building	Domestic			FALSE
Bert Hansen II Residence	215 7th St.	Building	Domestic			FALSE
Kit & Gary Allen Residence	675 S Lee Ave	Building	Domestic			FALSE
Brent Mitchell Residence	204 Sixth Street	Building	Domestic			FALSE
Julian Perez Residence	208 Sixth Street	Building	Domestic			FALSE
Charles Noble Residence	220 Sixth Street	Building	Domestic			FALSE
Sonya Owen Residence	232 Sixth Street	Building	Domestic			FALSE
Ruth S. Cook Residence	240 Sixth Street	Building	Domestic			FALSE
Eunice Cook Residence	250 Sixth Street	Building	Domestic			FALSE
John Morrishita Residence	258 Sixth Street	Building	Domestic			FALSE
Mildred Ames Residence	262 Sixth Street	Building	Domestic			FALSE
Clyde Perry Residence	272 Sixth Street	Building	Domestic			FALSE
James Freeman Residence	290 Sixth Street	Building	Domestic			FALSE
Jon and Jennifer Cook Residence	294 Sixth Street	Building	Domestic			FALSE
Vern Berg Residence	310 Sixth Street	Building	Domestic			FALSE
J. L. Neilsen House	316 Sixth Street	Building	Domestic			FALSE
Joseph Gasidlo Residence	332 Sixth Street	Building	Domestic			FALSE
Kathy Greco Residence	340 Sixth Street	Building	Domestic			FALSE
Barrett Residence	370 Sixth Street	Building	Domestic			FALSE
Lee Ave House - 553	533 Lee Ave	Building	Domestic			FALSE
Vernon George Residence	408 Sixth Street	Building	Domestic			FALSE
DEM Inc.	420 Sixth Street	Building	Domestic			FALSE
Russell Medran Residence	424 Sixth Street	Building	Domestic			FALSE
Alvin Rhoades Residence	452 - 452 1/2 Sixth Street	Building	Domestic			FALSE
Brown Residence	490 Sixth Street	Building	Domestic			FALSE
Haller Trust House	498 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 465	465 Sixth Street	Building	Domestic			FALSE
Viola Clark House	470 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 445	445 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 419	419 Sixth Street	Building	Domestic			FALSE
Higbee house - 555	555 Higbee	Building	Domestic			FALSE
Sixth Street House - 395	395 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 371	371 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 355	355 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 345	345 Sixth Street	Building	Domestic			FALSE

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Sixth Street House - 337	337 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 325	325 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 317-319	317-319 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 311	311 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 305	305 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 295	295 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 275	275 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 269	269 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 263	263 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 253	253 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 245	245 Sixth Street	Building	Domestic			FALSE
Sixth Street Bungalow - 237	237 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 225	225 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 217	217 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 215	215 Sixth Street	Building	Domestic			FALSE
Sixth Street House - 205	205 Sixth Street	Building	Domestic			FALSE
McMallum Residence	199 Sixth Street	Building	Domestic			FALSE
Miner Residence	187 Sixth Street	Building	Domestic			FALSE
Foster-Rogers Residence	169 Sixth Street	Building	Domestic			FALSE
P.R. Page Residence	167 Sixth Street	Building	Domestic			FALSE
Weltfle Residence	161 Sixth Street	Building	Domestic			FALSE
William Haynie Residence	155 Sixth Street	Building	Domestic			FALSE
Strickholm Residence	145 Sixth Street	Building	Domestic			FALSE
Modern Apartment Building	225 Ash St.	Building	Domestic			FALSE
Modern Duplex #2	149 N. Placer	Building	Domestic			FALSE
Modern Duplex #1	463 N. Ridge Ave.	Building	Domestic			FALSE
Modern Office #1	275 Ash St.	Building	Commerce/Trade			FALSE
Catharine A. Hubbell House	158 N. Ridge Ave	Building	Domestic			FALSE
George R. Dunmire House	142 N. Ridge Ave	Building	Domestic			FALSE
T. G. Harris	190 10th St.	Building	Domestic			FALSE
Beth & Vern Hill	133 & 135 10th St.	Building	Domestic			FALSE
S. Corner Street House - 250	250 S. Corner Street	Building	Domestic			FALSE
Early Louis A. Hartert House	309 S. Ridge Ave.	Building	Domestic			FALSE
L. O. Naylor House	291 S. Ridge Ave.	Building	Domestic			FALSE
D. B. Bybee House	267 S. Ridge Ave.	Building	Domestic			FALSE
Bertha Anderson House	225 S. Ridge Ave.	Building	Domestic			FALSE
Late Louis A. Hartert House	205 S. Ridge Ave.	Building	Domestic			FALSE
Maple Street House - 364	364 Maple Street	Building	Domestic			FALSE
Maple Street House - 360	360 Maple Street	Building	Domestic			FALSE
Placer Street House - 284	284 Placer Street	Building	Domestic			FALSE
S. Maple Street and Corner House - 498	498 S. Maple Street	Building	Domestic			FALSE
S. Maple Street House - 173	173 S. Maple Street	Building	Domestic			FALSE
S. Maple Street House - 175	175 S. Maple Street	Building	Domestic			FALSE
S. Water Street House - 196	196 S. Water Street	Building	Domestic			FALSE
S. Water Avenue House - 160	160 S. Water Avenue	Building	Domestic			FALSE
S. Water Avenue House - 124	124 S. Water Avenue	Building	Domestic			FALSE
S. Water Avenue House - 189	189 S. Water Avenue	Building	Domestic			FALSE
S. Water Avenue House - 173	173 S. Water Avenue	Building	Domestic			FALSE
S. Water Avenue House - 159	159 S. Water Avenue	Building	Domestic			FALSE
S. Water Avenue House - 128	139 S. Water Avenue	Building	Domestic			FALSE
S. Water Avenue House - 125	125 S. Water Avenue	Building	Domestic			FALSE
Arthur W. Holden House	284 S. Ridge Ave.	Building	Domestic			FALSE
Kate and Bowen Curley House	288 Maple Ave.	Building	Domestic			FALSE
Guy and Ethel Smith Residence	190 S. Ridge Ave.	Building	Domestic			FALSE
Henry F. Kunter House	156 S. Ridge Ave.	Building	Domestic			FALSE
M. B. Denlinger Residence	159 S. Ridge Ave.	Building	Domestic			FALSE

S. Placer Ave. house - 160	160 S. Placer Ave.	Building	Domestic			FALSE
O.J. Ellis residence	101 S. Ridge Ave.	Building	Domestic			FALSE
Nils Hoff Residence	290 Walnut St.	Building	Domestic			FALSE
Walnut St. house - 208	208 Walnut St.	Building	Domestic			FALSE
Water Ave. house - 112	112 Water Ave.	Building	Domestic			FALSE
Walnut St. house - 150	150 Walnut St.	Building	Domestic			FALSE
Edward Rowles House	135 N. Placer Ave.	Building	Domestic			FALSE
Flora Keddie House	173 N. Placer Ave.	Building	Domestic			FALSE
John W. Dill House	346 Elm St.	Building	Domestic			FALSE
W. 13th St. house - 115	115 W. 13th St.	Building	Domestic			FALSE
Clinton G. Peck House	310 Elm St.	Building	Domestic			FALSE
S. Pine house - 241	241 S. Pine	Building	Domestic			FALSE
S. Water Ave house - 297	297 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 269	269 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 257	257 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 243	243 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 221	221 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 211	211 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 224	224 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 240	264 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 264	264 S. Water Ave	Building	Domestic			FALSE
S. Water Ave house - 266	266 S. Water Ave	Building	Domestic			FALSE
George A. Changnon House	313 N. Water Ave.	Building	Domestic			FALSE
Dr. G. W. Cleary House	327 N. Water Ave.	Building	Domestic			FALSE
Ralph A. Lewis House	343 N. Water Ave.	Building	Domestic			FALSE
William H. Hyde House	392 N. Water Ave.	Building	Domestic			FALSE
Dr. Franklin LaRue House	360 N. Water Ave.	Building	Domestic			FALSE
Richard and Sadie Barry House	344 N. Water Ave.	Building	Domestic			FALSE
Jay Mason House	328 N. Water Ave.	Building	Domestic			FALSE
Orley K. Wilbur House	345 N. Ridge Ave.	Building	Domestic			FALSE
Lava house - 285	285 Lava	Building	Domestic			FALSE
Lava house - 294	294 Lava	Building	Domestic			FALSE
Hill house - 287	287 Hill	Building	Domestic			FALSE
Hill house - 272	272 Hill	Building	Domestic			FALSE
Hill house - 264	264 Hill	Building	Domestic			FALSE
Hill house - 257	257 Hill	Building	Domestic			FALSE
Hill house - 241	241 Hill	Building	Domestic			FALSE
Hill house - 242	242 Hill	Building	Domestic			FALSE
Hill house - 231	231 Hill	Building	Domestic			FALSE
Hill house - 228	228 Hill	Building	Domestic			FALSE
Oneida house - 496	496 Oneida	Building	Domestic			FALSE
Oneida house - 560	560 Oneida	Building	Domestic			FALSE
Short house - 200	200 Short	Building	Domestic			FALSE
Short house - 246	246 Short	Building	Domestic			FALSE
Short house - 250	250 Short	Building	Domestic			FALSE
Short house - 266	266 Short	Building	Domestic			FALSE
Short apts. - 278-292	278-292 Short	Building	Domestic			FALSE
Chamberlain house - 595	595 Chamberlain	Building	Domestic			FALSE
Chamberlain house - 575	575 Chamberlain	Building	Domestic			FALSE
Chamberlain house - 555	555 Chamberlain	Building	Domestic			FALSE
Lava house - 205	205 Lava	Building	Domestic			FALSE
Lava house - 219	219 Lava	Building	Domestic			FALSE
Hill house - 380	380 Hill	Building	Domestic			FALSE
Hill house - 370	370 Hill	Building	Domestic			FALSE
Hill house - 302	302 Hill	Building	Domestic			FALSE
Hill house - 307	307 Hill	Building	Domestic			FALSE

Hill house - 317-323	317-323 Hill	Building	Domestic			FALSE
Hill house - 337	337 Hill	Building	Domestic			FALSE
Hill house - 351	351 Hill	Building	Domestic			FALSE
Hill house - 369	369 Hill	Building	Domestic			FALSE
Hill house - 371	371 Hill	Building	Domestic			FALSE
Hill house - 393	393 Hill	Building	Domestic			FALSE
Capital house - 365	365 Capital	Building	Domestic			FALSE
Lava house - 360	360 Lava	Building	Domestic			FALSE
Lava house - 348	348 Lava	Building	Domestic			FALSE
Lava house - 330	330 Lava	Building	Domestic			FALSE
Lava house - 318	318 Lava	Building	Domestic			FALSE
Lava house - 316	316 Lava	Building	Domestic			FALSE
Lava house - 302	302 Lava	Building	Domestic			FALSE
Cliff house - 361	361 Cliff	Building	Domestic			FALSE
Basalt house - 374	374 Basalt	Building	Domestic			FALSE
Basalt house - 360	360 Basalt	Building	Domestic			FALSE
Basalt house - 306	306 Basalt	Building	Domestic			FALSE
Chamberlain house - 204	204 Chamberlain	Building	Domestic			FALSE
Chamberlain house - 258	258 Chamberlain	Building	Domestic			FALSE
Basalt shed - 331	331 Basalt	Building	Agriculture/Subsistence			FALSE
Basalt house - 317	317 Basalt	Building	Domestic			FALSE
Basalt house - 331	331 Basalt	Building	Domestic			FALSE
Basalt house - 347	347 Basalt	Building	Domestic			FALSE
Basalt house - 341	341 Basalt	Building	Domestic			FALSE
G St. house - 249	249 G St.	Building	Domestic			FALSE
G St. house - 269	269 G St.	Building	Domestic			FALSE
Shoup house - 998	998 Shoup	Building	Domestic			FALSE
Shoup house - 900	900 Shoup	Building	Domestic			FALSE
Eastern house - 357 (non-extant)	357 Eastern	Building	Domestic			FALSE
Eastern house - 365	365 Eastern	Building	Domestic			FALSE
Eastern house - 369	369 Eastern	Building	Domestic			FALSE
Water house - 373	373 Water	Building	Domestic			FALSE
Water house - 326	326 Water	Building	Domestic			FALSE
Water house - 310	310 Water	Building	Domestic			FALSE
Water house - 321	321 Water	Building	Domestic			FALSE
Water house - 311	311 Water	Building	Domestic			FALSE
13th St. house - 363	363 13th St.	Building	Domestic			FALSE
Ridge house - 378	378 Ridge	Building	Domestic			FALSE
S. Boulevard house - 1286	1286 S. Boulevard	Building	Domestic			FALSE
S. Boulevard house - 1270	1270 S. Boulevard	Building	Domestic			FALSE
S. Boulevard house - 1210 & 1220	1210 & 1220 S. Boulevard	Building	Domestic			FALSE
S. Boulevard house - 1248	1248 S. Boulevard	Building	Domestic			FALSE
Corner house - 159	159 Corner	Building	Domestic			FALSE
Corner house - 135	135 Corner	Building	Domestic			FALSE
Corner house - 194	194 Corner	Building	Domestic			FALSE
Corner house - 199	199 Corner	Building	Domestic			FALSE
Corner house - 190	190 Corner	Building	Domestic			FALSE
Corner house - 158	158 Corner	Building	Domestic			FALSE
Corner house - 160	160 Corner	Building	Domestic			FALSE
Corner house - 142	142 Corner	Building	Domestic			FALSE
Walnut house - 498	498 Walnut	Building	Domestic			FALSE
S. Placer house - 159	159 S. Placer	Building	Domestic			FALSE
S. Placer house - 143	143 S. Placer	Building	Domestic			FALSE
John Brand House	340 N. Placer Ave.	Building	Domestic			FALSE
Water house - 293	293 Water	Building	Domestic			FALSE
Water house - 275	275 Water	Building	Domestic			FALSE

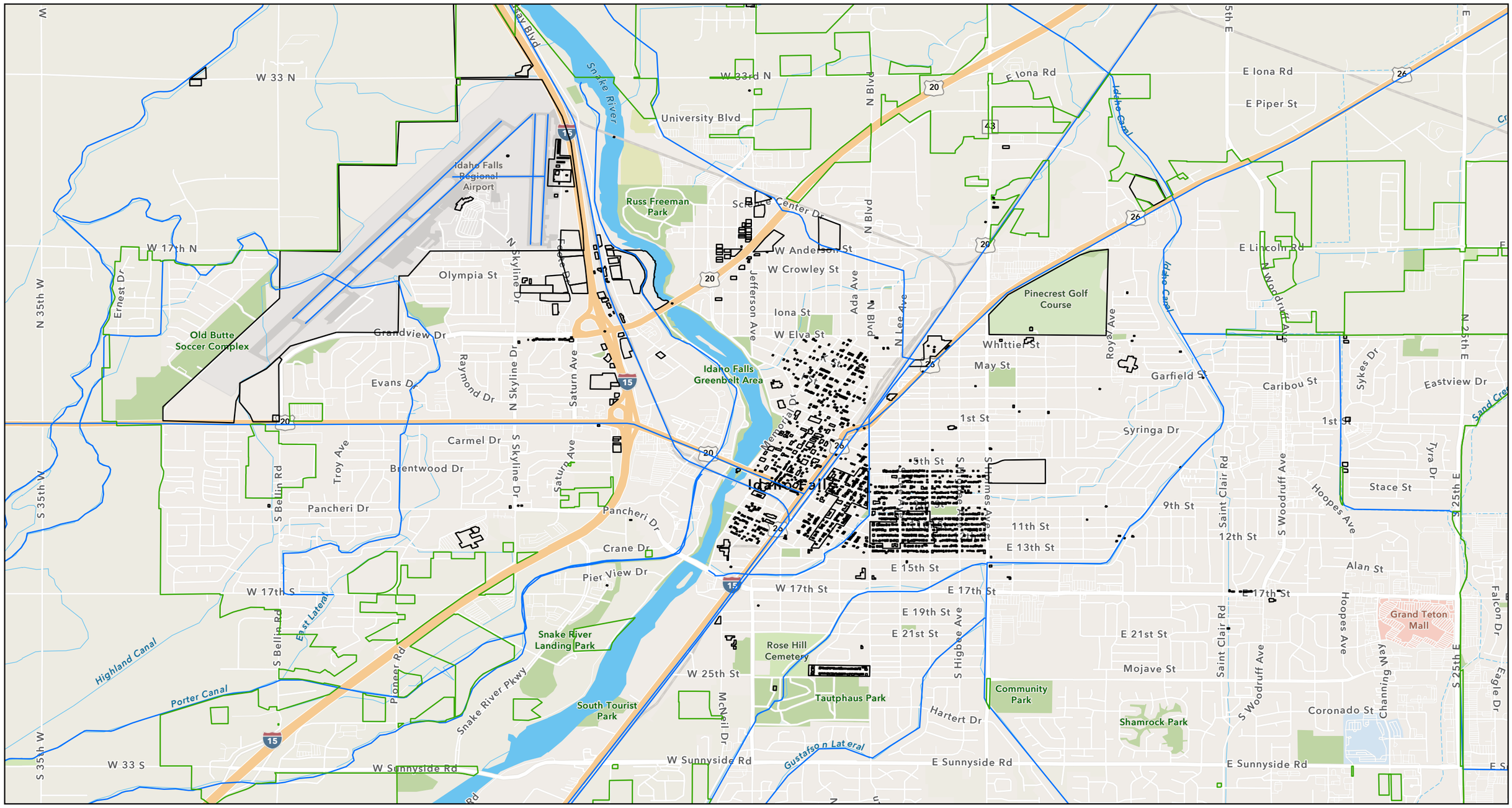
Idaho Falls Previously Recorded Historic Resources
Organized by Construction Date
As of October 2024

Harrison Linger House	262 N. Ridge Ave.	Building	Domestic			FALSE
Frank and Minnie Hitt House	288 N. Ridge Ave.	Building	Domestic			FALSE
Ash house - 356	356 Ash	Building	Domestic			FALSE
Ash house - 392	392 Ash	Building	Domestic			FALSE
Cedar house - 360	360 Cedar	Building	Commerce/Trade			FALSE
Late William Luxton House	370 N. Ridge Ave.	Building	Domestic			FALSE
Early William Luxton House	360 N. Ridge Ave.	Building	Domestic			FALSE
Charles A. Merriman House	340 N. Ridge Ave.	Building	Domestic			FALSE
William A. Taylor Residence	328 N. Ridge Ave.	Building	Domestic			FALSE
Eugene Wright House	312 N. Ridge Ave.	Building	Domestic			FALSE
Eugene Wright Rental	355 Ash St.	Building	Domestic			FALSE
Herman J. Hasbrouck House	309 N. Placer Ave.	Building	Domestic			FALSE
Charles St. Clair House	311 N. Placer Ave.	Building	Domestic			FALSE
Albert W. Rates House	383 N. Placer Ave.	Building	Domestic			FALSE
George H. Warner House	391 N. Placer Ave.	Building	Domestic			FALSE
Spencer Hospital	798 S. Boulevard	Building	Health Care			FALSE
W. J. Coltman House	344 Poplar St.	Building	Domestic			FALSE
Wilbert J. Coltman House	498 N. Ridge Ave.	Building	Domestic			FALSE
Wilbert J. Coltman Duplex	482 - 486 N. Ridge Ave.	Building	Domestic			FALSE
Barzilla Clark House	460 N. Ridge Ave.	Building	Domestic			FALSE
Fred L. Huston Residence	442 N. Ridge Ave.	Building	Domestic			FALSE
Wilford D. Huffaker House	406 N. Ridge Ave.	Building	Domestic			FALSE
Leslie B. Murphy Rental	233-241 Cedar	Building	Domestic			FALSE
Henry Scarborough Rental	255 Cedar	Building	Domestic			FALSE
Albert L. Campbell House	409 N. Ridge Ave.	Building	Domestic			FALSE
A. M. Brookfield House	423 N. Ridge Ave.	Building	Domestic			FALSE
Henry M. Wilson House	441 N. Ridge Ave.	Building	Domestic			FALSE
Louis A. Haley Residence	485 N. Ridge Ave.	Building	Domestic			FALSE
Thomas H. Kelly House	495 N. Ridge Ave.	Building	Domestic			FALSE
A. J. Wipperman House	498 N. Water Ave.	Building	Domestic			FALSE
Ellen Moen Residence	478 N. Water Ave.	Building	Domestic			FALSE
Thomas and Mary Wilson Boarding House	460 N. Water Ave.	Building	Domestic			FALSE
Charles W. Mulhall House	440 N. Water Ave.	Building	Domestic			FALSE
Leslie B. Murphy House	408 N. Water Ave.	Building	Domestic			FALSE
Edward P. Coltman House	387 N. Water Ave.	Building	Domestic			FALSE
N. Eastern Ave. house - 588	588 N. Eastern Ave.	Building	Domestic			FALSE
N. Eastern Ave. Bungalow	468 N. Eastern Ave.	Building	Domestic			FALSE
W. J. Brown Rental	422 N. Eastern Ave.	Building	Domestic			FALSE
W. Jay Brown Boarding House	400 N. Eastern Ave.	Building	Domestic			FALSE
W. Jay Brown Rental	145 Cedar	Building	Domestic			FALSE
Marquis L. McKee Apartments	161-171 Cedar	Building	Domestic			FALSE
Marquis L. McKee House	409 N. Water Ave.	Building	Domestic			FALSE
W. S. Morgan House	441 N. Water Ave.	Building	Domestic			FALSE
F. J. Hollister House	461 N. Water Ave.	Building	Domestic			FALSE
Dr. T. M. Bridges House	477 N. Water Ave.	Building	Domestic			FALSE
William P. Dawe House	491 N. Water Ave.	Building	Domestic			FALSE
William P. Dawe Rental	156 Poplar Street	Building	Domestic			FALSE
Rogers Brother Seed Company	136-120 Birch Street	Building	Agriculture/Subsistence			FALSE
N. Water Avenue House - 589	589 N. Water Avenue	Building	Domestic			FALSE
N. Water Avenue House - 586	586 N. Water Avenue	Building	Domestic			FALSE
N. Water Avenue House - 520	520 N. Water Avenue	Building	Domestic			FALSE
Hiram F. Haskins House	511 N. Ridge Ave.	Building	Domestic			FALSE
Otto E. McCutcheon House	543 N. Ridge Ave.	Building	Domestic			FALSE
Charles C. Wilson House	573 N. Ridge Ave.	Building	Domestic			FALSE
Birch Street House - 252	252 Birch Street	Building	Domestic			FALSE
N. Water Street House - 644	644 N. Water Street	Building	Domestic			FALSE

N. Water Street House - 696	696 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 674	674 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 660	660 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 626	626 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 675	675 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 721	721 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 757	757 N. Water Street	Building	Domestic			FALSE
N. Water Street House - 775	775 N. Water Street	Building	Domestic			FALSE
Idaho Falls Bonded Warehouse Co.	201 S. Boulevard	Building	Commerce/Trade			FALSE
Placer house - 210	210 Placer	Building	Domestic			FALSE
Walnut St. bldg. - 382	382 Walnut St.	Building	Domestic			FALSE
Frank Sheppard House	197 N. Placer Ave.	Building	Domestic			FALSE
Fuller & Soderquist Hospital	101 N. Placer Ave.	Building	Domestic			FALSE
P. B. VanBlaricom House	315 Walnut St.	Building	Domestic			FALSE
Lava house - 223	223 Lava	Building	Domestic			FALSE
Lava house - 253	253 Lava	Building	Domestic			FALSE
Lava house - 246	246 Lava	Building	Domestic			FALSE
Lava house - 254	254 Lava	Building	Domestic			FALSE
Lava house - 269	269 Lava	Building	Domestic			FALSE
Lava house - 284	284 Lava	Building	Domestic			FALSE
Lava house - 321	321 Lava	Building	Domestic			FALSE
Lava house - 331	331 Lava	Building	Domestic			FALSE
Lava house - 341	341 Lava	Building	Domestic			FALSE
Lava house - 351	351 Lava	Building	Domestic			FALSE
Lava house - 379	379 Lava	Building	Domestic			FALSE
Lava house - 389	389 Lava	Building	Domestic			FALSE
Basalt house - 233	233 Basalt	Building	Domestic			FALSE
Basalt house - 257	257 Basalt	Building	Domestic			FALSE
Basalt house - 271	271 Basalt	Building	Domestic			FALSE
Basalt house - 256	256 Basalt	Building	Domestic			FALSE
Basalt house - 272	272 Basalt	Building	Domestic			FALSE
Cliff house - 335	335 Cliff	Building	Domestic			FALSE
Cliff house - 349	349 Cliff	Building	Domestic			FALSE
G St. house - 485	485 G St.	Building	Domestic			FALSE
G St. house - 453	453 G St.	Building	Domestic			FALSE
G St. house - 443	443 G St.	Building	Domestic			FALSE
F St. house - 460-462	460-462 F St.	Building	Domestic			FALSE
F St. house - 474	474 F St.	Building	Domestic			FALSE
W. 13th St. house - 355	355 W. 13th St.	Building	Domestic			FALSE
Idaho Falls Airport Historic District Expansion		District				
Idaho Falls Municipal Airport		District				
Reed's Dairy		District				
Idaho Falls Stockyard		District				
Pinecrest Municipal Golf Course		District				
Keefer's Addition Historic District		District				
Idaho Falls Airport Historic District		District				
Eleventh Street Historic District		District				
Ridge Avenue Historic District		District				
Eagle Rock Street Historic District		District				
US 191 Highway, Old Yellowstone Highway, Yellowstone Highway - Madison County segment		Linear Resource				FALSE
Idaho Canal		Linear Resource				FALSE
Union Pacific Railroad -- Montana Subdivision, Utah and Northern Railroad		Linear Resource				FALSE
Union Pacific Railroad - Yellowstone Branch		Linear Resource				FALSE
Idaho Falls Canal; Old city Canal, The Idaho Falls Canal		Linear Resource				FALSE

Appendix IV. Previously Recorded Historic Resources Map

Idaho Falls Historic Resources Map
October 2024



Legend

- City Boundary
- Historic Sites (linear)
- Historic Sites (polygon)

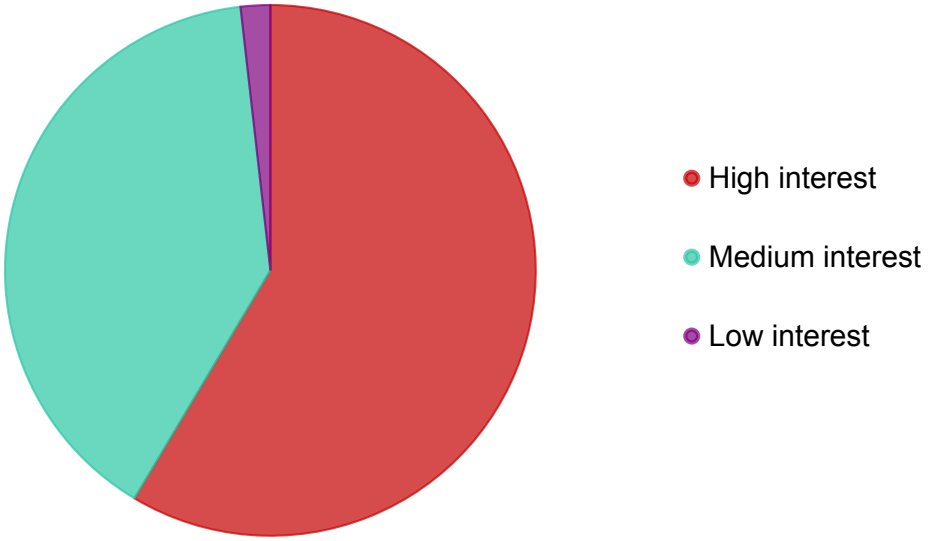
0 0.38 0.75 1.5 Miles

N

Appendix V. Community Survey Results

Idaho Falls Historic Preservation Plan Survey

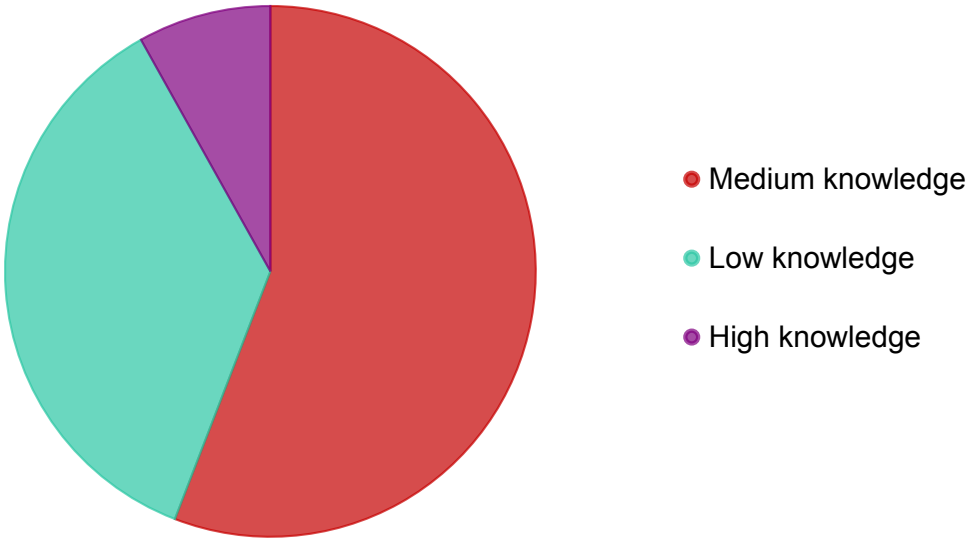
How would you rate your interest in the history and pre-contact history of…



Answers	Count	Percentage
High interest	65	58.56%
Medium interest	44	39.64%
Low interest	2	1.8%

Answered: 111 Skipped: 0

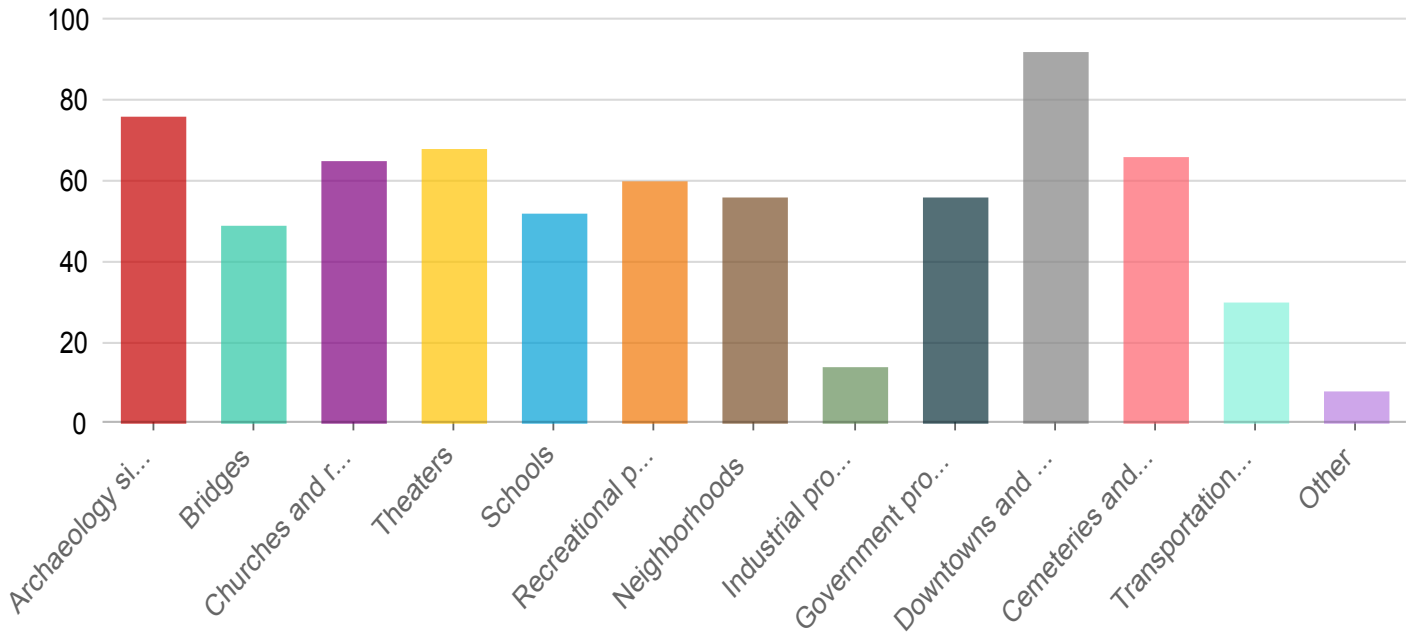
How would you rate your general knowledge of the history and pre-contac…



Answers	Count	Percentage
Medium knowledge	62	55.86%
Low knowledge	40	36.04%
High knowledge	9	8.11%

Answered: 111 Skipped: 0

What types of buildings and places would you like to see the Idaho Falls Historic…

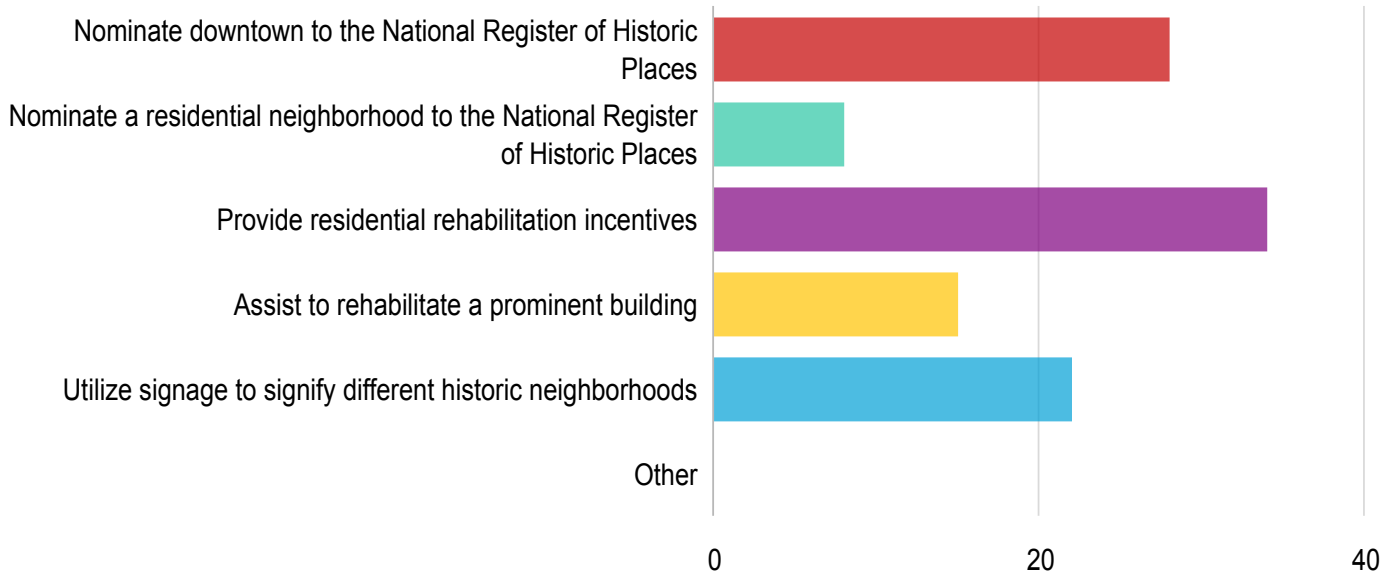


Answers	Count	Percentage
Archaeology site (both prehistoric and historic)	76	68.47%
Bridges	49	44.14%
Churches and religious building and sacred sites and places	65	58.56%
Theaters	68	61.26%
Schools	52	46.85%
Recreational places such as parks and trails	60	54.05%
Neighborhoods	56	50.45%
Industrial properties	14	12.61%
Government properties and public buildings	56	50.45%
Downtowns and commercial buildings	92	82.88%
Cemeteries and burial grounds	66	59.46%

Transportation resources such as gas stations, motor courts, railroads, etc.	30	27.03%
Other	8	7.21%

Answered: 111 Skipped: 0

What type of project(s) do you believe would make the biggest impact for…



Answers	Count	Percentage
Nominate downtown to the National Register of Historic Plac es	28	25.23%
Nominate a residential neighborhood to the National Registe r of Historic Places	8	7.21%
Provide residential rehabilitation incentives	34	30.63%
Assist to rehabilitate a prominent building	15	13.51%
Utilize signage to signify different historic neighborhoods	22	19.82%

Other	0	0%

Answered: 107 Skipped: 4

In your opinion, what's missing from the representative history and the story of Ida…



Response	Count
We need to talk more about the city in the early years of what becomes the INL - the many post W WII families who moved here then, and had a significant impact on the civic life of the city as they r aised their kids, started or enhanced recreation and art and community associations, and shaped t he mid-century and post-50's character of the city.	1
There is little information displayed to the public about the history and story of Idaho Falls and the historic buildings and places especially near the downtown area. There are historic districts near d own town but little information about the history of them especially when people purchase those ho mes and move in. There is no communication about trying to keep these historic districts historic.	1
There are too many new neighborhoods and condos and people and traffic. Back when I was grow ing up, the feeling of community was important and made IF special.	1

The vintage charm is what makes the place special. I think we could use more artwork (like murals) that are reminiscent of our history.	1
The underground city below down town and into the residential area next to it. I feel it a hardy told story that should be more or there with regular tours.	1
The rough and tumble days. Native American history	1
The role of the indigenous population and other minority groups and their contributions to the area	1
The representative history is not well connected to actual places that still exist. If a building or place still exists in reasonable intact condition, the story should be connected to the historic asset where it stands. If an important asset has been demolished or lost through redevelopment a strong connection should be made between the story and the actual location.	1
The Parks and how the public interacts to include golf courses, horse tracks, etc	1
The indigenous stories and how they interacted with the settlers of the time that Idaho falls was settled. The falls are important. The green belt being safe and clean makes it a great park for all.	1
Stories about underrepresented people or cultures. We hear all the time about Taylor building the bridge and the beautification committee cleaning up the town, but what about the people of color who played prominent roles? What about the ladies of the night who were key to establishing downtown? I want to hear about the lesser known and possibly lesser "pretty" sides of how Eagle Rock became Idaho Falls.	1
So many beautiful tree lined streets and love old big & small homes. It’s not always easy to learn about these old streets. Why were they built? Why are some streets rows of little homes - that with work could become quaint and lovely again AND representative of a period in IF history.	1
Preserving our iconic water tower which the mayor & city council want to destroy	1
Photos have the most impact.	1
Old railroad tracks, cattle yard, bridges, old homes along the river. Old schools	1
Not missing yet, but the water tower being torn down is sadening to me and lots of people, as it's been a very iconic landmark for as long as I can remember. A new one is needed however, the design of it is a lot more modern and feels like it won't fit in with the "historic" down town Idaho Falls ast	1

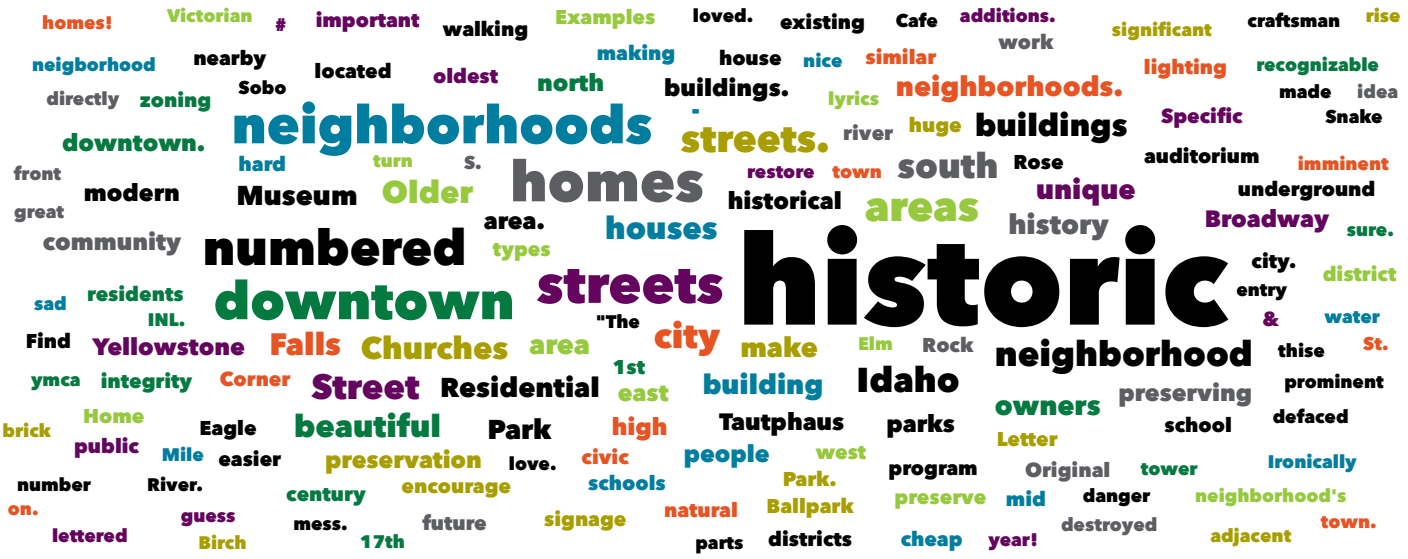
etec.	
Native history as well as early 20th century history	1
Most of the history or pictures of a downtown building is hard to find. A central place where that inf o could be found would be great.	1
More of what it was like before white settlers	1
Just more outreach and education about our history in general. More information about IF at differe nt points in time , more info about significant events (eg Teton Dam flood)	1
It's hard to pinpoint a specific historic identity for Idaho Falls because there are a number of layers that overlapped relatively quickly in the past. The most obvious influences are the LDS Church and the Site, but it's also heavily influenced by geography. The way the city has grown around I15, the Snake River, Yellowstone Hwy, the railroad, H20, the basalt in the area, and the canal systems has greatly contributed to the story of Idaho Falls going back to its roots as a frontier town and mining d epot. Idaho Falls is often missing from or misplaced in larger conversations about Idaho or even th e region, with people still referring to Idaho Falls as being in Southeastern Idaho, reflecting a time when Pocatello was the more prominent city.	1
It overlooks the people that are not of Mormon faith. We have some amazing history that goes bey ond the Mormon church. Let's focus on everyone.	1
In the limited NRHP and preservation documentation I've seen, there has been a significant focus on the general history and architecture of the city, but one which overlooks the contribution of wom en and people of color. I would like to see a more about the contributions of of minority people and communities.	1
I'm not sure	1
IF is improving its signage about history along the Greenbelt and downtown. This reaches locals a nd tourists alike and meets people where they are, literally. We've done a pretty good job of highlig hting the women in Eagle Rock/IF history, but I'm sure it could be better. And definitely key Native American leaders and history is lacking now.	1
I’m sure there is some that have been preserved. I feel that historic motels/hotels should remain. Al so active bars/saloons that have been operational for decades should have an opportunity to be hi	1

storic buildings and on the list.	
I would love to see more diversity of cultures told in the history stories about Idaho Falls.	1
I would like to know more about the history of buildings downtown. I'd like to see the buildings preserved, possibly by restoring the outside but turning the interiors into mixed use spaces - condos and shops that allow a walkable neighborhood.	1
I think the name needs changed back to Eagle Rock, There are no natural falls in town.	1
I think the Historic Preservation Commission has done a good job. I like the historic districts that have been established. The public doesn't always understand that people who own a building in an historic district are still free to make changes to the building. Some believe that it imposes restrictions on use and care. That is not the case.	1
I like the human side of the stories, the hands dirty hard times and the people that did what they had to do to make it happen. I like the stories that don't worry if they are going to offend or hurt anyone's feelings because it was a different time and things had to be done to survive. The unglossed truth I guess.	1
I know almost nothing about the history of Idaho Falls before the existence of the DOE site. I would appreciate a well-written, comprehensive history of the city, from pre-history to modern history. Why is it here? Why did it stay here?	1
I grew up as a child going to Ferrell's, Chesbro's, & Idaho Mt. Trading. As a small town kid growing up in a rural community it was exciting to go into the "Big City" to see the signs lit up at nights with tall buildings and to walk downtown and go to The Colonial Theater to watch "Hoosiers". Idaho Falls has always been a part of my life growing up and continues to play a significant role in my life today as I now take my family there to enjoy many of the wonderful places there.	1
I do not see much history being available to the public through signage and stop concerning Idaho falls being the crossing point of the snake river for miners heading to Montana from Salt Lake City. The railroad bridge over the snake river is such an important piece of our history and it needs to be highlighted as such. Idaho Falls has also been the gateway to millions of people visiting the local national Parks, Idaho falls should play more into that idea in a history perspective, and going into the future.	1

Haven’t lived here long but some of the older homes in the numbered streets seem interesting. More info about the historic buildings would be nice. H	1
Grew up here, love it here.	1
Geology	1
Events, buildings, places, people representing the time between 50 and 100 years ago. Motels, gas stations, the Civic Auditorium, the Northgate Mile.	1
Currently little support to preserve historic neighborhoods and locations outside of downtown business incentives.	1
Community understanding of city history and why preserving our history matters.	1
Buildings in the county and outlying parts of Idaho Falls. barns, school houses, etc.	1
Anything of historical significance. Sign for Sears houses in area.	1
An easy, simple way to access, learn, see and understand the city’s history. Something that’s available to all residents, new and old, as well as tourists to Idaho falls. Maybe signage? Or plaques? A way to access more info if people are interested in learning more.	1
A variety of people who care what made the community it is today. Develop neighborhood organization for communication and education.	1
A lot of people don’t understand the historic significance of most buildings and neighborhoods. I was fascinated when learning about where some of the significant people (developers, builders, business owners) lived 100+ years ago. It makes the history more real and gives us a chance to see how our city was developed and the inspiration these people had.	1

Answered: 45 Skipped: 66

The historic downtown has been the focus of work for the Idaho Falls Historic…



Response	Count
The West of town and the letter streets. They're a mess. Some of thise houses are beautiful and w ould be great additions.	1
The water tower and civic auditorium are prominent historical lyrics significant buildings that are in i mminent danger if being defaced a d destroyed this year! Ironically recognizable and well loved.	1
The underground and the residential neighborhood's adjacent to down town.	1
The Snake River.	1
the river front areas	1
The oldest residential areas of the city, which, at a guess would be in the numbered streets.	1
The older neigborhood, churches and houses around the museum and ymca area.	1
The numbered streets. So many beautiful craftsman, Victorian, and brick homes!	1
The numbered streets	1
The number streets could use some love.	1

The neighborhoods directly next to Idaho Falls like the neighborhood near Museum of Idaho and th e lettered streets. It's sad to see those historic homes falling into disrepair. I had a hard time choosi ng between preserving downtown and funding residential preservation. There's so much history in those homes that the residents don't know and can't afford to preserve.	1
The Letter Streets, for sure. The old Yellowstone strips - both up by North Hiway Cafe, and south w ith all the old motels. Unique house and building types such as the cellar houses, and the log buildi ngs like in Tautphaus park. The older apartment buildings east of Yellowstone, both north of Elm St reet and south of it, like the ones on Corner Street and along Birch St.	1
The historic downtown has underground infrastructure associated with the city. "The tunnels". Pres ervation of the unique parts of Eagle Rock history.	1
The areas that have otherwise been overlooked for their contributions.	1
Streets of older homes such as S. Boulevard. Other streets esp same of the numbered streets & st reets nearby. Most of those homes are beautiful and owners are making an obvious effort to maint ain the integrity of the house as they restore and modernize. It would be really nice to implement a program that incentivizes other owners to remodel with historical context in mind - not just remodeli ng the home into a typical “flip house” with vinyl flooring, ultra modern/cheap cabinets, etc. Other ci ties provide a pretty generous reimbursement system to encourage homeowners to change grass t o desert landscape. Surely a similar program could be devised to encourage restoration with integr ity & a respect for our town’s history??	1
South Park, Bremer Homes, Rose Park, Keefers, Hughes Imperial Estates, Gustafson Park, Brodb ecks, and Home Ranch Additions, along with Tautphaus Park and Rose Hill Cemetery - all located north of Sunnyside, east of Rollandet, south of 17th St, and west of Holmes.	1
South of Downtown, original townsite neighborhood, numbered streets	1
some specific structures in neighborhoods, Specific valuable historic buildings, The Original Airport Hanger amy need to be relocated and turned into a city museum and attraction?	1
Some of the schools and neiborhoods are also historic and I think could use highlighting.	1
Sobo	1
Residential neighborhood south of downtown to Pancheri. Rumors abound that city zoning wants t	1

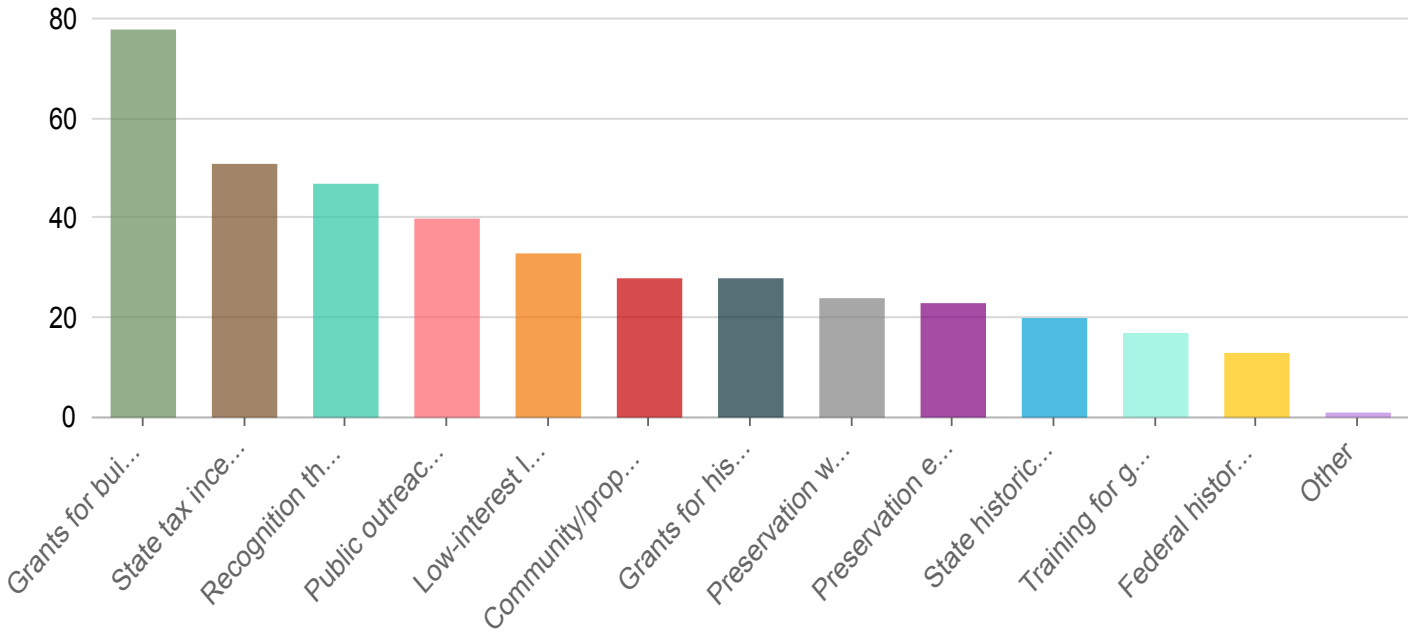
o turn this area into some sort of mini-New York City based on a Compass Academy student's ess ay of a futuristic area of high rise apartments, destruction of homes, business, and historical buildin gs. When did the citizens ever vote in on this warped zoning plan?	
Parks in historic areas and walking and biking paths.	1
Overall the entire region should preserve all historic buildings.	1
Outlying areas that are near city limits, but not really part of any other community that historians ar e focusing on. For example, no one seems to agree on the spelling of Beeches Corner (even I'm n ot sure) or the reason for its name. We're losing our identity with all of this growth and loss of older generations and their stories. New residents need to know what makes this place different. Not sur e what history is being kept about Lincoln, but it seems like it's about to be swallowed up by Ammo n as it keeps stretching north. Also, just different neighborhoods within city limits.	1
Older neighnorhoods	1
Old Eagle Rock streets. Numbered streets. Tautphaus Park. Greenbelt.	1
Numbered Streets	1
Numbered street homes and the neighboring communities	1
Neighborhood between the temple and the Ballpark seems like a prime area for historic rehabilitati on. But first, unfortunately, the drug dealers would need to be forcibly removed.	1
Natural sites	1
Idaho falls High School by updating and preserving and making useful again to a new generation, O E Bell JuniorHigh, very old homes, very old churches, very old downtown buildings.	1
Idaho falls high school and civic auditorium	1
I would like to see the entry into downtown from Yellowstone to Broadway made to look a little mor e inviting. I would also like to see some traffic on Broadway funneled away to facilitate more people walking across Broadway toward Cliff and at some point beyond that. I'd like to see more all day pa rking for employees to make it easier to work downtown and more street level building spots used f or retail to basically get more people downtown. I think that would improve the idea of downtown a nd make it more desirable to the public and they may appreciate it more. I think more public apprec	1

iation would help shoppers, store owners, renters and building owners to do more to thrive, which would make it easier to keep the history alive.	
I would also like to see some mid century modern homes or neighborhoods be added to the nation al historic registry with proper street signage. I would also like to see existing historic neighborhood s become more historic feeling. Examples would be better or updated signage, better historic lighti ng like the lighting we find downtown. Plaques or signage describing the history of historic neighbo rhoods at nearby parks or entrances to neighborhoods. We just need to create a better sense of “pl ace” in our existing and potentially future historic neighborhoods.	1
I think it's important to continue to preserve the natural resources that make Idaho Falls unique, lik e the Falls, the river, nearby pathways and bridges. Historic buildings and signs. The unique Melal euca Ballpark and Wooden Indian Totem located near the golf course.	1
Homes and churches on or near # streets.	1
Historic residences	1
Historic neighborhoods. It is so hard to see beautiful historic homes having cheap work done that r uins the historic significance. Regulating the types of new builds on extra lots in the historic neighb orhoods. There have been some terrible cheap looking houses built among the beautiful historic ho mes and there should be better regulation in we	1
Historic neighborhoods, the numbered streets	1
Historic neighborhoods	1
Historic neighborhood preservation and rehabilitation, especially area east of the railroad tracks. S upport, incentivize, and promote multi-use, walkable areas.	1
Historic houses in the oldest neighborhoods	1
Geological landmarks	1
Focus on identifying, preserving and guiding redevelopment in areas of mid-century commercial co rridors. Northgate Mile, 1st Street. These are areas that align with the City's long term master plan ning.	1
First neighborhoods and schools, parks, churches, theaters, community halls, etc that were historic	1

ally important to the people of Idaho Falls. And the surrounding area.	
Downtown is the center always.	1
Crow Creek	1
Churches	1
Cemeteries and old headstones	1
Capture of mid century modern architecture (gas station on Holmes, Scotty's Drive In, lounge in Bowlero) and preservation of local legacy businesses such as Farr's. Find a future for Red Baron Hanger.	1
Additional emphasis on the historic districts near historic downtown. Examples are the Ridge Historic District and the numbered streets (11th street) historic district. Let's get these historic districts back to historic and leverage these areas along with the historic Downtown area. These together could be huge for the city.	1
Across the tracks from downtown (near Museum, Wood Funeral, Alturas, etc)	1
A huge building boom occurred with the opening of the INL. Would recognition of Bellaire or Cloverdale or similar neighborhoods help build community pride? I don't know. There are more upscale midcentury modern homes. An historic district in sich a neighborhood might be warranted.	1
1st Street	1

Answered: 54 Skipped: 57

Which of the following tools do you believe would most effectively and realistically…

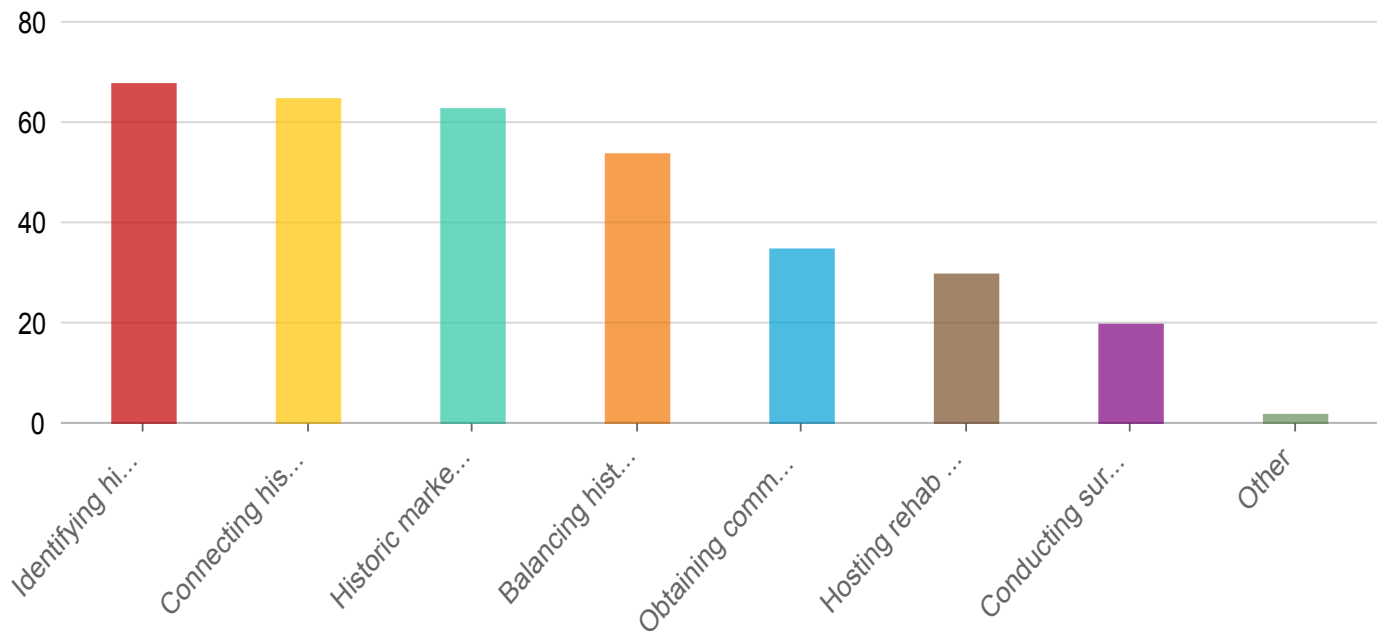


Answers	Count	Percentage
Grants for building rehabilitation/restoration	78	70.27%
State tax incentives for owners of historic properties	51	45.95%
Recognition through a historic marker or plaque	47	42.34%
Public outreach and education	40	36.04%
Low-interest loans	33	29.73%
Community/property surveys and National Register nominations	28	25.23%
Grants for historic resource planning	28	25.23%
Preservation workshops	24	21.62%
Preservation easements	23	20.72%
State historic preservation regulations	20	18.02%
Training for government decision makers	17	15.32%

Federal historic preservation regulations	13	11.71%
Other	1	0.9%

Answered: 110 Skipped: 1

Among their responsibilities and programs, the Idaho Falls Historic Preservation…

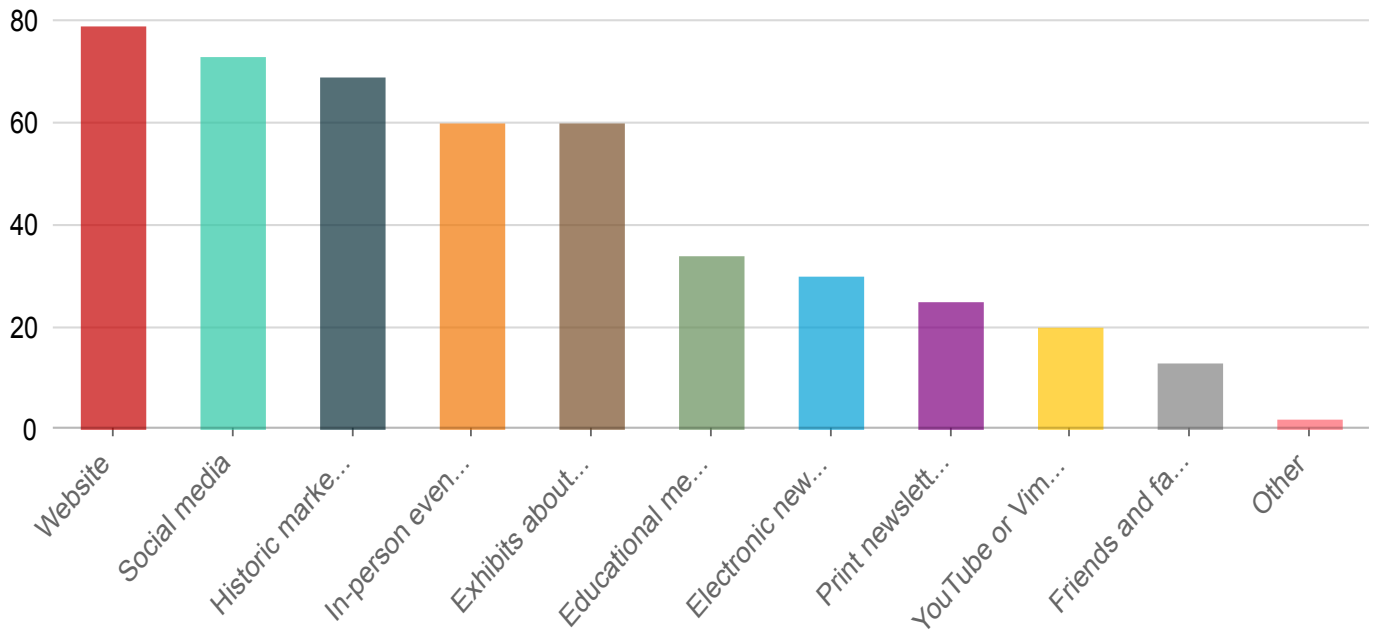


Answers	Count	Percentage
Identifying historic sites	68	61.26%
Connecting historic property owners with financial incentives	65	58.56%
Historic markers, panels, or signs	63	56.76%
Balancing historic preservation with other property development goals	54	48.65%
Obtaining community input by involving the public in the process	35	31.53%

Hosting rehab workshops to teach DIY skills	30	27.03%
Conducting surveys of historic structures	20	18.02%
Other	2	1.8%

Answered: 106 Skipped: 5

How do you prefer to access information about the history and historic preservation…

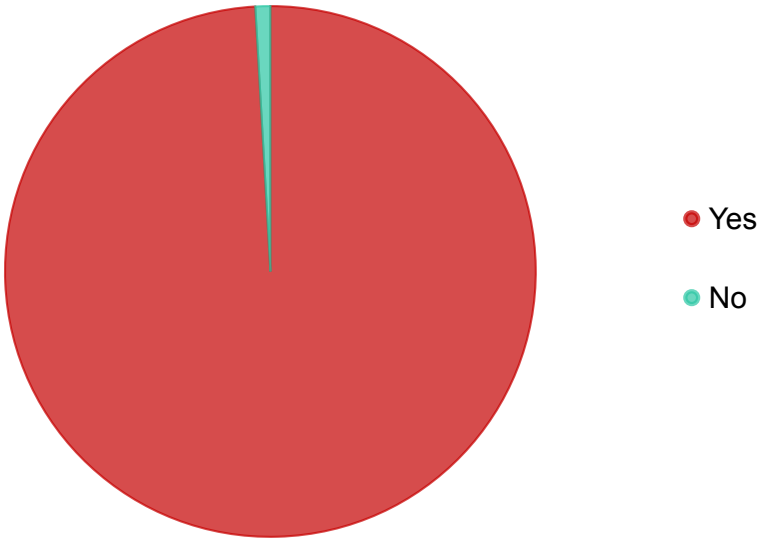


Answers	Count	Percentage
Website	79	71.17%
Social media	73	65.77%
Historic markers and plaques	69	62.16%
In-person events and tours	60	54.05%
Exhibits about historic sites	60	54.05%

Educational meetings / presentations	34	30.63%
Electronic newsletter	30	27.03%
Print newsletter or brochure	25	22.52%
YouTube or Vimeo	20	18.02%
Friends and family	13	11.71%
Other	2	1.8%

Answered: 109 Skipped: 2

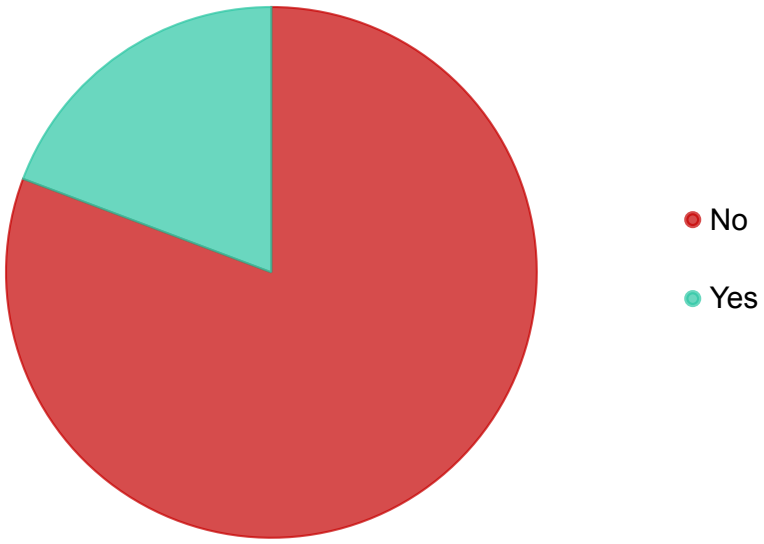
Do you live in the Idaho Falls region?



Answers	Count	Percentage
Yes	109	98.2%
No	1	0.9%

Answered: 110 Skipped: 1

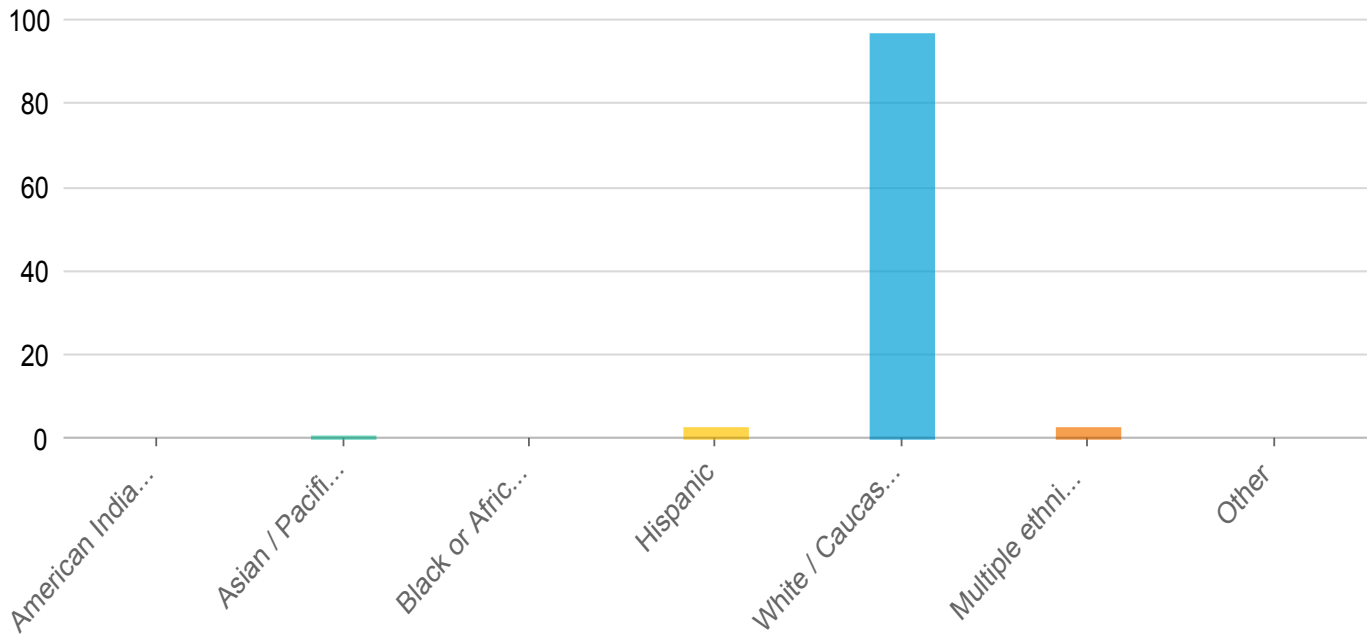
Are you a property owner of a building or structure in Idaho Falls that you…



Answers	Count	Percentage
No	88	79.28%
Yes	21	18.92%

Answered: 109 Skipped: 2

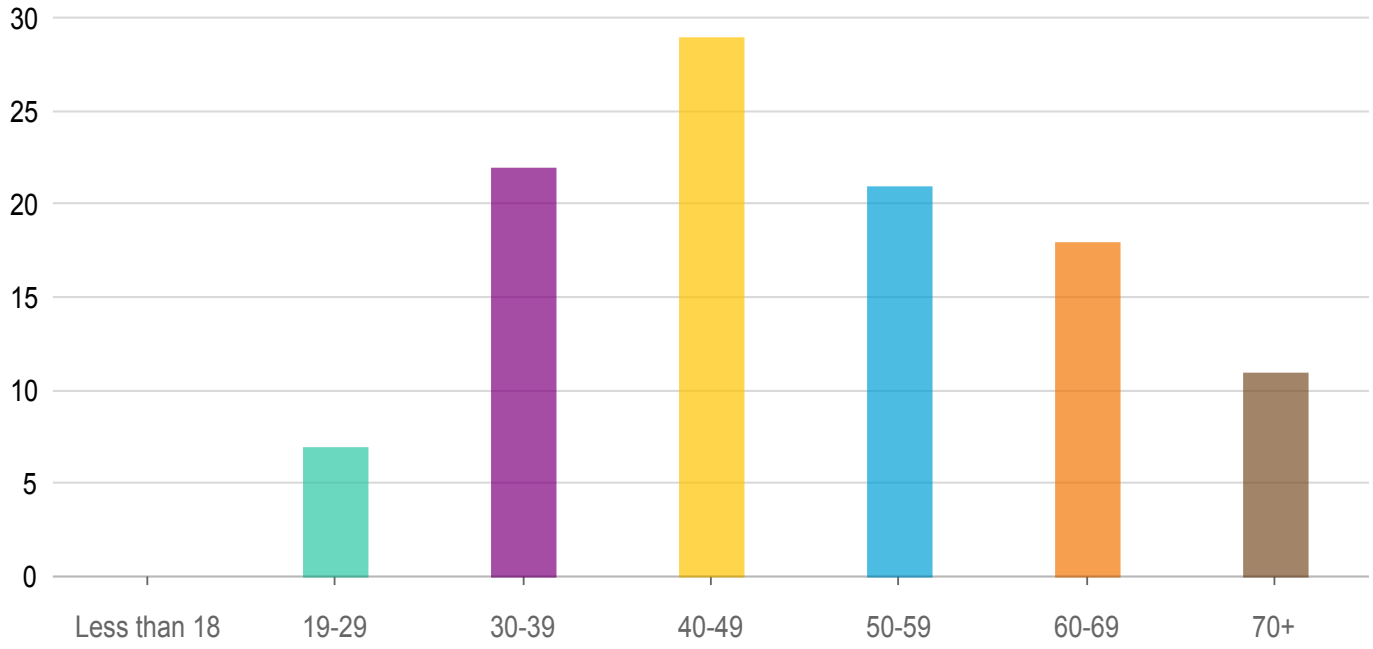
Which race / ethnicity best describes you? (Please choose only one)



Answers	Count	Percentage
American Indian or Alaskan Native	0	0%
Asian / Pacific Islander	1	0.9%
Black or African American	0	0%
Hispanic	3	2.7%
White / Caucasian	97	87.39%
Multiple ethnicities	3	2.7%
Other	0	0%

Answered: 104 Skipped: 7

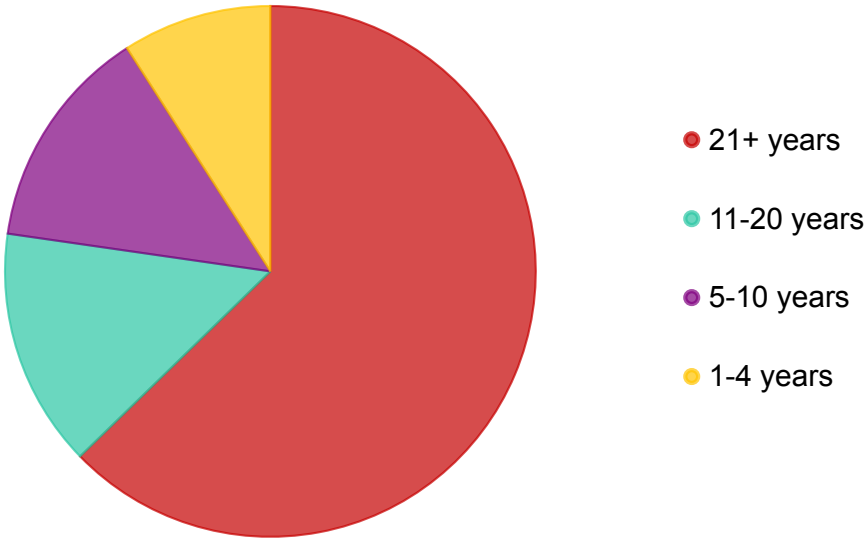
What is your age group?



Answers	Count	Percentage
Less than 18	0	0%
19-29	7	6.31%
30-39	22	19.82%
40-49	29	26.13%
50-59	21	18.92%
60-69	18	16.22%
70+	11	9.91%

Answered: 108 Skipped: 3

How long have you lived in the Idaho Falls region?



Answers	Count	Percentage
21+ years	69	62.16%
11-20 years	16	14.41%
5-10 years	15	13.51%
1-4 years	10	9.01%

Answered: 110 Skipped: 1

If you are interested in receiving updates about the Idaho Falls Historic Preservatio…

Appendix VI. Additional Resources

Idaho Heritage Trust
https://www.idahoheritagetrust.org

The Centennial Commission and the 100th Idaho legislature created the Trust to help preserve Idaho's heritage for the next 100 years in advance of our bicentennial. Hiding in this seemingly simple statement of purpose are a few aspects that require further exploration and lead us to our organizational vision and mission. At our heart, we are a supportive grass-roots organization, meaning we provide funding and technical expertise to help others preserve what is important to them. In this way, our mission is to serve all Idahoans to preserve and maintain our collective culture and history. We have shown our commitment to this mission by helping with projects in every county, and more than half of our grants have been awarded to communities of fewer than 5,000 people. We strive to provide the resources and practical knowledge necessary so anyone who believes in our mission can contribute to ensuring what we love about Idaho continues to exist for at least the next 100 years.

To date the Idaho Heritage Trust has provided 18 grants in Idaho Falls between 1995-2021:

- Trinity United Methodist Church (2015, 2018, 2019);
- Idaho Falls Rescue Mission, Ruth House (2012);
- The Wasden Side (2007);
- Museum of Idaho (2001, 2007, 2017);
- The Red Baron Hangar, Idaho Falls Airport (1999, 2000, 2003, 2021);
- The Idaho Falls Oddfellows (1996, 1997); and,
- The Colonial Theater (1995, 1996, 1997, 1998).

Idaho Main Street Program
https://commerce.idaho.gov/communities/main-street/

Idaho has adopted a statewide Main Street program, which means we serve as the bridge between your community and the national program. We can help pool resources statewide and provide Main Street designation and accreditation. The Idaho Main Street program was launched in June 2012. The State of Idaho, through the Department of Commerce, serves as the primary link to the National Main Street Center by providing access to their resources; networking, advocacy, information and hands-on technical assistance and training on Main Street strategies. A statewide program means communities will have better access to local, state and federal agencies and organizations and programs that interface with the Main Street program. Idaho Commerce, the

state program manager, also assists rural communities that don't have the resources to implement a program on their own, and we track program successes, so we can celebrate our communities' achievements.

Idaho State Historical Society, State Historic Preservation Office
https://history.idaho.gov/shpo/

The State Historic Preservation Office (SHPO), a division within the Idaho State Historical Society (ISHS), encourages the preservation, documentation, and use of cultural resources. Idaho SHPO educates the public about the importance of Idaho's cultural heritage. Idaho's historic, archaeological, and cultural resources represent the physical and tangible manifestations of our history; they reflect who we were, where we came from, where we are now, and help shape our outlook for the future. By protecting, preserving, and understanding these important resources, we span the past, the present, and the future, not as separate events or periods, but as an on-going narrative. These resources provide economic, educational, and intrinsic value today and for future generations. The Idaho SHPO works to ensure the state's historic and archaeological properties are preserved, interpreted, and reused.

National Trust for Historic Preservation
https://savingplaces.org

Old places are where our lives, memories, and stories began. They connect us to the past, anchor us to the present, and lead us into the future. These places inspire us to create a stronger nation, because they belong to all of us. For seventy years, the National Trust for Historic Preservation has led the movement to save America's historic places. A privately funded nonprofit organization, we work to save America's historic sites; tell the full American story; build stronger communities; and invest in preservation's future. Thanks to the passion and dedication of our advocates and supporters, we're able to protect hundreds of places every year.

Preservation Idaho
https://www.preservationidaho.org

For over 50 years, Preservation Idaho has worked to protect historic places of significance to Idahoans. Preservation Idaho has worked across the state to preserve those places that make Idaho unique. We rely on collaboration with public and private property owners to ensure they understand and appreciate the architectural and historic value of their property. Our education and advocacy work are the means by which we affect change and we welcome all who would join us in

our mission. We are an all-volunteer board with various committee and volunteer opportunities over the course of the year. We work to preserve the craftsmanship and the stories of people and events that are told through our built environment and that have brought us to where we are today.

Appendix VII. Consultant Information

Kirk Huffaker Preservation Strategies
https://www.kirkhuffaker.com
774 E 2100 S
Salt Lake City, UT 84106
(801) 804-3476

Kirk Huffaker, Principal/Architectural Historian, Preservation Planner
Mason Lytle, Research Historian II
Jessica Guynn, Research Historian I

IDAHO FALLS HISTORIC PRESERVATION COMMISSION
Thursday, March 6, 2024
12:00 p.m., Annex Conference Room

Minutes

Members Present: Christopher White, Tasha Taylor, Kristina Frandson, Julie Anglesey

Also Present: Caitlin Long (Planner), David Peterson (Planner)

Meeting Called to Order: Julie Anglesey called the meeting to order at 12:11 p.m.

Minutes: Chris made a motion to approve the minutes from February 6, 2025. Tasha seconded the motion and the motion passed unanimously.

Historic Preservation Plan: Caitlin explained that the goal of today's meeting is to vote on the Plan. The Board can vote to recommend approval or denial to the City Council.

Kirk Huffaker presented the latest draft of the Historic Preservation Plan to the Commission. He discussed the plan structure:

- Acronyms
- Acknowledgements
- Plan Summary
- Background
- Benefits of Historic Preservation
- Historic Context
- Historic Architecture & Sites
- Analysis of Current Tools and Conditions
- Community Survey
- Vision, Goals & Objectives
- Appendix I. Bibliography
- Appendix II. Historic Preservation Ordinance
- Appendix III. Previously Recorded Historic Resources List
- Appendix IV. Previously Recorded Historic Resources Map
- Appendix V. Community Survey Results
- Appendix VI. Additional Resources
- Appendix VII. Consultant Information

Kirk said that the Community Survey had 197 responses. The survey explained that the Historic Preservation Commission is creating a plan to proactively document and designate historic buildings and sites across the entire city so that future development can consider incorporating them rather than having them demolished. Kirk stated that the key findings from the survey were:

- Respondents have high interest in local history and room to grow in their knowledge;
- Downtown and commercial buildings should be a focus of the HPC's work in the near future, beginning in downtown and working outward;
- The HPC should focus their work on documentation, designation, and interpretation of historic places;

- There is strong interest and desire to have a rehabilitation incentive for residential buildings;
- Cultural and religious diversity and Post-World War II history are among the missing elements of history in Idaho Falls; and,
- Information about work of the HPC should be posted on the city's web page for the HPC as well as on city social media.

Kirk then showed the Commission the vision statement which reads as follows:

"The Shoshone Bannock Tribes and other Indigenous peoples are the historic occupants of the land in and around Idaho Falls and continue to be a major influence on the area's culture. From Taylor's Crossing to the arrival of the railroad, transportation connections brought the first early growth to the settlement. Built alongside key geographic features, the city became notable for its diversity of people, culture, business, and religion. Idaho Falls desires to build upon its full history and uniqueness, as well as past success and diligent planning since the 1940s by looking forward to preserve the city's heritage. This plan embraces conscientious growth that prioritizes capturing stories and educating the public by identifying and preserving significant historic resources."

Kirk explained the Commission the four goals in the Preservation plan:

1. Designate and survey areas of potential historic significance
2. Cultivate community through education and partnerships
3. Coordinate with the city Planning Division to implement effective preservation policy and incentives
4. Provide regular and effective training

Kirk also explained the survey and designation tables in the Plan. He explained the goals, objectives, actions, timeline, and frequency of reconnaissance level surveys, intensive level surveys, national register of historic places, public information, public education, and interpretation programs, establish and build collaborative partnerships, and support building owners. Kirk discussed the policies and incentives tables in the plan. He explained the goals, objectives, actions, timelines, and frequency of creating and maintaining a list of city-owned, designated, and potentially-eligible historic resources, supporting the internal planning division goals to preserve character and allow new uses with housing choice, utilizing existing Historic Preservation incentives, participating in statewide efforts to establish historic preservation incentives, participate in Section 106 reviews, raise funds to support the work of the HPC, and updating the Historic Preservation Plan. He said that the plan has training and professional development action items to provide regular training for HPC, consider out of state training, utilize local partners for HPC training, and consider opportunities for training building officials in interpreting building codes for historic buildings.

Chris thought that canals could be a district of their own. He also thought that canals and railroads could be an intensive level survey.

The HPC had no discussion. Chris made a motion to approve the Preservation Plan as discussed. Tasha seconded the motion and the motion passed unanimously.

Open Discussion: There was no further discussion.

Meeting Adjourned at 12:45 p.m.

Respectfully Submitted
Ann Peterson, Recording Secretary

From: Sharon Rene Plager
To: Caitlin Long
Cc: Shannon Lorraine Loftus
Subject: Historic Preservation Plan
Date: Thursday, February 13, 2025 9:22:44 AM

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

Good morning, Caitlin,

The following comments reflect the review of Shannon Loftus and myself. We are both archaeologists with the INL.

Please check the information provided in the Historic Context section as some of the statements are not accurate. For instance, on page 9 there is the statement that "The river (referring to the Snake River) … still boasts the longest salmon run in the world." and cites the National Wildlife Federation's *Restoring the Columbia River Basin: A Future Where Salmon and Clean Energy Can Coexist.* This document is no longer available at the linked website. The longest sockeye salmon run in the world occurs in Bristol Bay, Alaska.

Rather than including information found on the Shoshone-Bannock Tribes website, it would be more appropriate to contact the Tribes to ask what they would like included in the plan in regard to their history. The entire historic section reflects a Wikipedia exercise. Including a personal perspective from the Tribes would provide a more personal connection.

Global comment –

Add NRHP #s to those historic properties mentioned as such.

Page 11, end of first paragraph.

The purpose of the dig was to document evidence of human activity along with the remains of Ice Age megafauna dated as early as 10,500 BCE.

Remove BCE.

Suggest "…with the remains of the Ice Age megafauna." Leave off the age. It is incorrect. Ongoing research demonstrates otherwise.

Page 11, last sentence, end of first paragraph.

The site is now a National Historic Landmark.

Wasden is not an NHL. It is listed on the NRHP but never reached NHL status. The hyperlinked webpage (https://www.idahoheritagetrust.org/projects-grants/the-wasden-site/) says the site has been nominated as an NHL, not listed. These are very different designations. Correct to *"The site was listed on the National Register of Historic Places in May, 1976 (# 76000669)."*

Thank you for the opportunity to review the plan. I wish I could have devoted more time to it.
Sharon

Sharon Plager (she/her/hers)
Archaeologist | Cultural Resources Management Office
sharon.plager@inl.gov | 208-526-5359 | 208-880-8341
Idaho National Laboratory | PO Box 1625, MS 2805 | Idaho Falls, ID | 83415

From: Sharon Rene Plager
To: Caitlin Long
Cc: Shannon Lorraine Loftus
Subject: Historic Preservation Plan
Date: Thursday, February 13, 2025 9:27:40 AM

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

Hi Caitlin,

I omitted a comment.

Page 53

When major federal actions are undertaken in Idaho Falls, the HPC should first determine if the project has the potential to affect any historic resources. If it does, the HPC should engage in the process, providing input at every opportunity.

The City of Idaho Falls is a Certified Local Government. This should be mentioned somewhere ahead of reference to/recommendation to pursue CLG grants. The mention of the CLG as a funding opportunity does not make sense to the reader unless the reader understands what the CLG is, what it does, its certification being the result of historic preservation commitments. See the following suggested revision to the above statements.

When major federal actions are undertaken in Idaho Falls, the city's CLG, as an active interested party and stakeholder in such actions, should engage in the process at the earliest available opportunity; by accepting the invitation to consult issued by the federal proponent to stakeholders. The HPC should determine if the project has the potential to affect any historic resources and work with the federal proponent toward meaningful resolution.

Thanks again,
Sharon

Sharon Plager (she/her/hers)
Archaeologist | Cultural Resources Management Office
sharon.plager@inl.gov | 208-526-5359 | 208-880-8341
Idaho National Laboratory | PO Box 1625, MS 2805 | Idaho Falls, ID | 83415

From: Caitlin Long
To: Libby Cook
Subject: RE: Idaho Falls Historic Preservation Plan Draft Comments
Date: Thursday, February 13, 2025 8:57:00 AM
Attachments: image001.png

Thank you for supplying comments on the Historic Preservation Plan, I have forwarded them along.

Thanks,

IDAHO FALLS
Community Development Services

Caitlin Long | *Planner II – Long Range/Historic Preservation*

380 Constitution Ave
Idaho Falls, Idaho 83402
Work: (208) 612-8187
clong@idahofalls.gov

From: Libby Cook <libbycook@gmail.com>
Sent: Wednesday, February 12, 2025 7:43 PM
To: Caitlin Long <clong@idahofalls.gov>
Subject: Idaho Falls Historic Preservation Plan Draft Comments

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

Ms. Long,

Please find attached a matrix of my comments on the draft Historic Preservation Plan.

Overall, I find the goals, objectives, and implementation strategies to be reasonable and achievable.

My biggest concerns regard the context. Several signs indicate to me that the research lacks suitable rigor, including: incomplete citations; use of popular/avocational historians' work without confirming the primary sources, even when those sources are cited; a general lack of historic mapping to trace the development of the city (e.g. Sanborn Maps); little to no mention of any resources not already nominated for the NRHP (Winn's Addition, the former industrial area west of the Snake River, the railroads,

the canals); the use of Google Maps image captures in place of photographs; and the misnomer of "National Historic DIstrict." To me, these indicate that the research was conducted via internet searches at a distance and the consultant spent little time exploring Idaho Falls or making use of its local repositories, leading to a disjointed context that does little to provide a textured understanding of the city.

With all that being said, I believe the "plan" part of the HIstoric Preservation Plan will serve the city and its residents well.

Please don't hesitate to contact me if any questions arise about my comments.
Thank you,
Libby Cook

--
Libby Cook, PhD
Independent Historian
Academia: https://wm.academia.edu/LibbyCook
Twitter: @DrLibbyCook

Page	Line	Comment
11	7	Wasden Cave is not an NHL. The cited webpage says it has been nominated as one, but NPS does not list it as one: https://www.nps.gov/subjects/nationalhistoricl andmarks/list-of-nhls-by-state.htm
11	12	Astor's expedition was 1810, not 1910
14	n. 19	Incomplete citation – should include at least series number if not also box and folder.
26	17	Clarify the date of the land purchase vs. the date of the chapel construction. As is currently, it reads that the chapel was built in 1910 but designed in 1949.
35	20	Should read "Idaho Falls Airport Historic District"
38	9-14	This paragraph is irrelevant to the time period being discussed.
38	15	In the period, it was the National Reactor Testing Station, not the INL.
39	11	Should read "Art Troutner Historic District"
40	8-11	Citing diversity in the present day does not provide relevant context for the 1941-1974 period. Try the U.S. Census.
52	23	The structure of this sentence misrepresents Programmatic Agreements by not clearly separating the definition of an undertaking (namely the "any") from the "certain" undertakings subject to a PA. Restructure.
54	7	10% of what?
77	5	"to establish and create"
77	10	Unsure of meaning: "If a federal of federally-assisted project has the potential to affect"
77	20-21	"affect" should be "effect"
80	15-17	Extraneous text that was likely meant to be deleted

Memorandum

File #: 25-241 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Friday, April 25, 2025
DEPARTMENT: Community Development Services

Subject
Quasi-judicial Public Hearing-Rezone from HC, Highway Commercial to LC, Limited Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East.

Council Action Desired
☒ Ordinance ☐ Resolution ☒ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
1. Approve the Ordinance Rezoning approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East from HC, Highway Commercial to LC, Limited Commercial, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to LC and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose
Attached is the application for Rezoning approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East from HC, Highway Commercial to LC, Limited Commercial, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards for approximately 1.46 acres in the SE ¼ of Section 6, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its April 1, 2025, meeting and unanimously voted to recommend approval of the zone change from HC to LC to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☒ ☐

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

Interdepartmental Coordination
N/A

Fiscal Impact
N/A

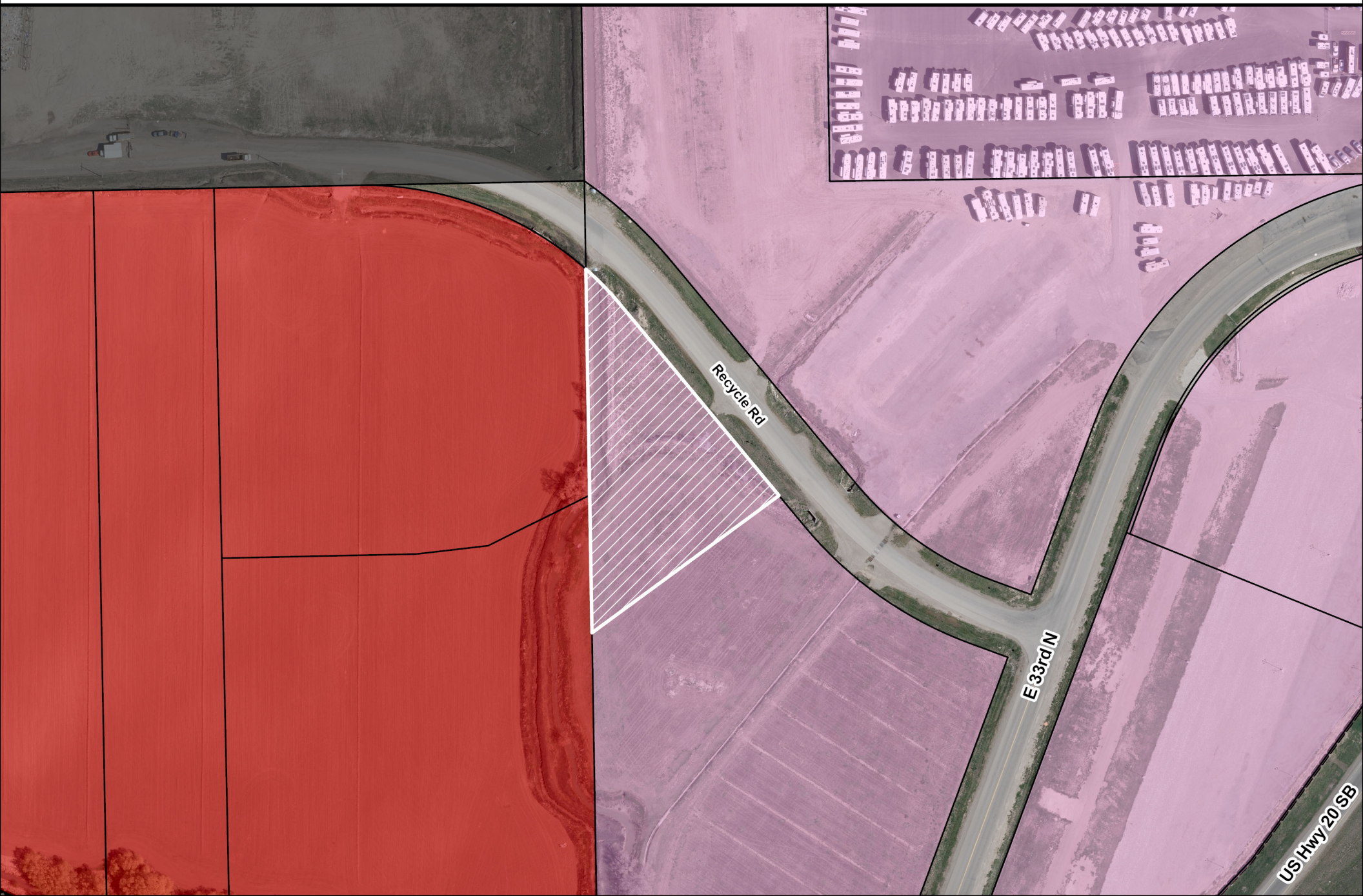
Legal Review
The application and ordinance have been reviewed by the Legal Department pursuant to applicable law.

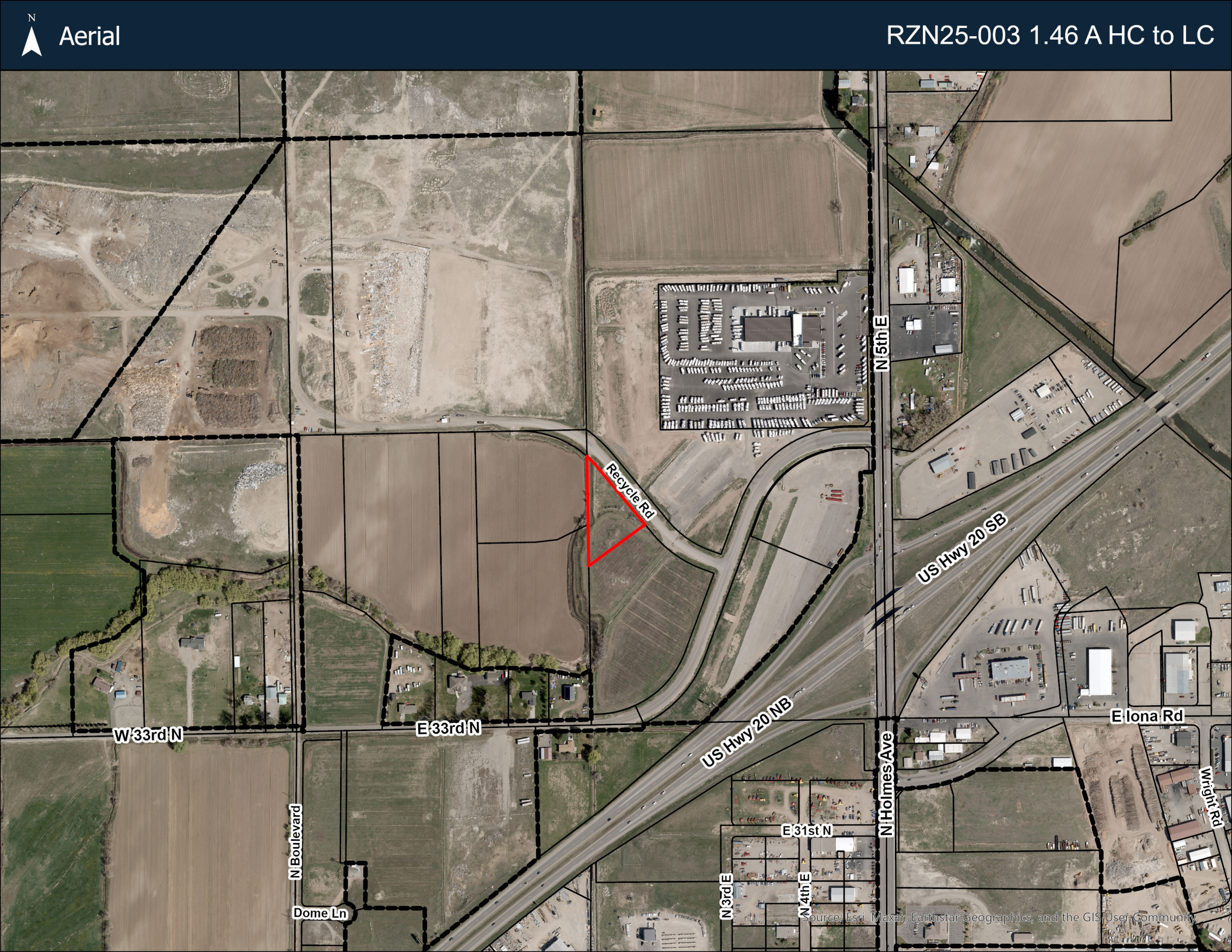
Zoning

RZN25-003 1.46 A HC to LC

RE R1 TN R3 PB LC R&D I&M

RP R2 RMH R3A CC HC LM P




Aerial
RZN25-003 1.46 A HC to LC
N
Recycle Rd
N 5th E
US Hwy 20 SB
US Hwy 20 NB
W 33rd N
E 33rd N
N Boulevard
Dome Ln
N Holmes Ave
E 31st N
N 3rd E
N 4th E
E Iona Rd
Wright Rd
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Airport Compatible Land Use

RZN25-003 1.46 A HC to LC

Approach Surface

Controlled Development Approach Surface

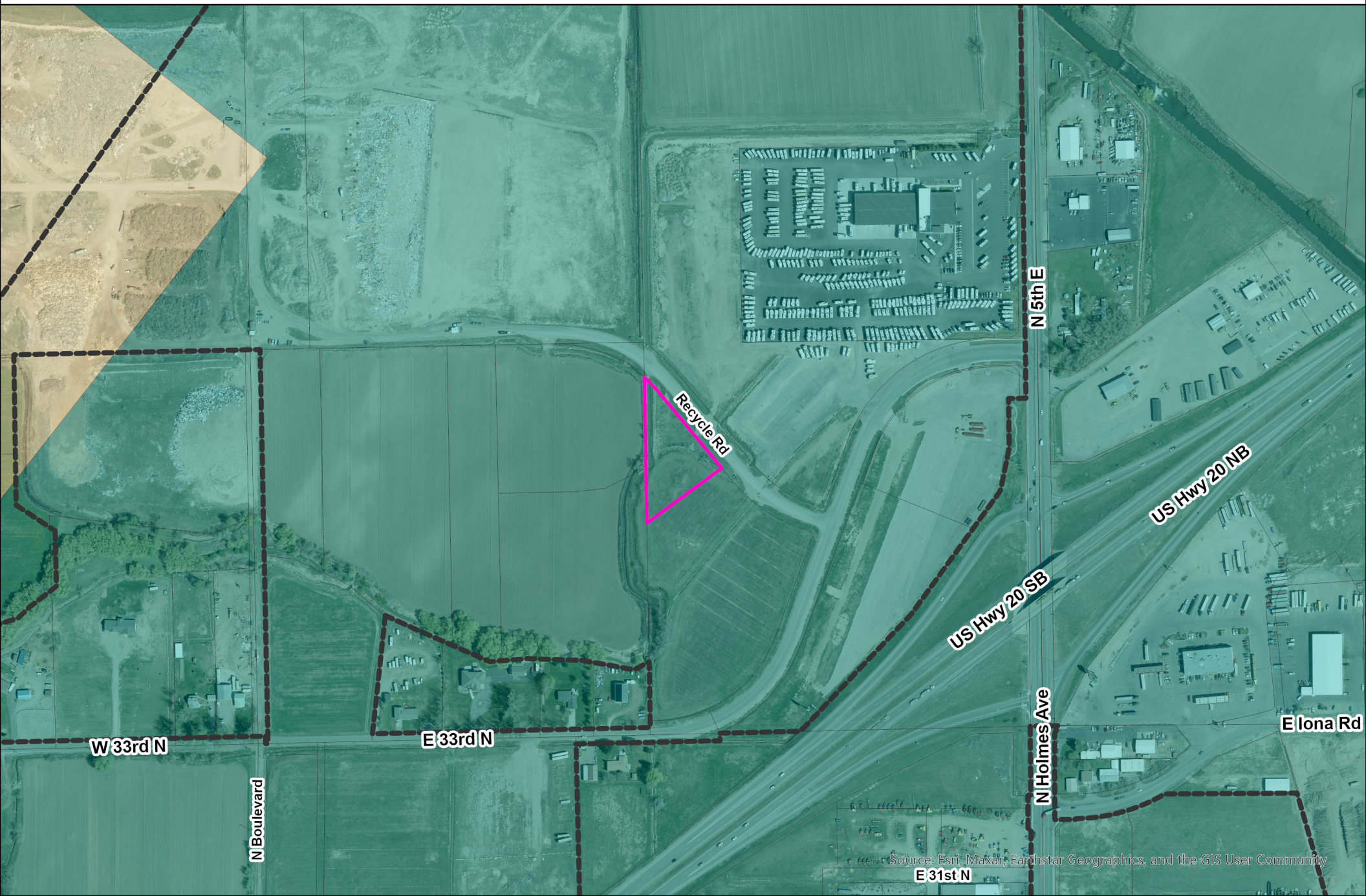
Limited Development Approach Surface

Controlled Development

Limited Development

No Development

N

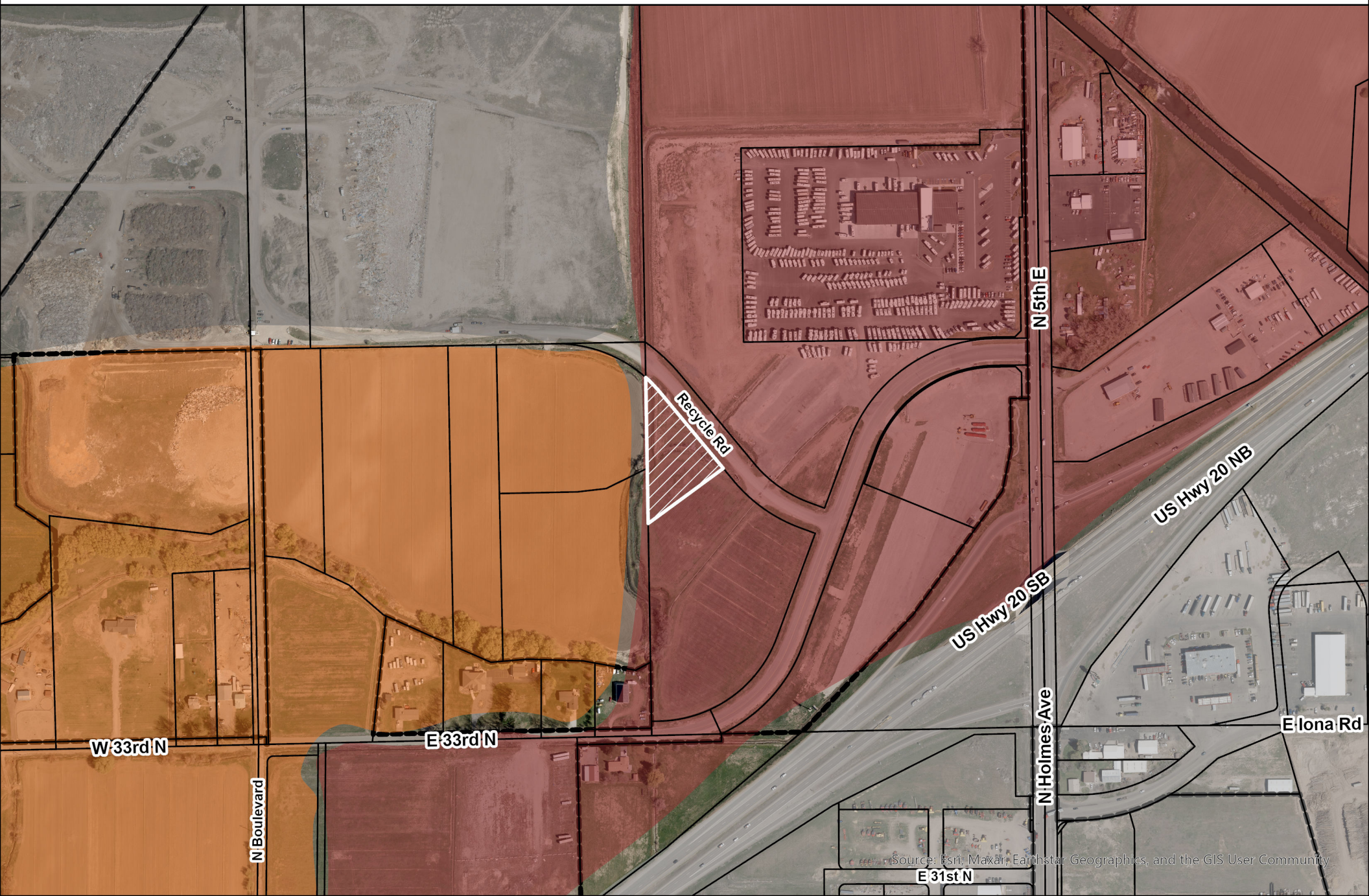


Comprehensive Plan

RZN25-003 1.46 A HC to LC

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

N



STAFF REPORT

Rezone 1.46 Acres from HC, Highway Commerical to LC, Limited Commerical, in the Controlled Development Airport Overlay Zone
Part of the SE ¼ of Section 6, T 2N, R 38E

May 8, 2025

IDAHO FALLS

Community Development Services

Applicant: Connect Engineering

Owner: Wild 4 Ventures LLC

Project Manager: David Peterson

Location: Generally located north of E 33rd North, east of N Boulevard, south of Recycle Rd, and west of N 5th East.

Size: Approx. 1.46 acres

Existing Zoning:
Site: HC
North: HC, I&M
South: HC
East: HC
West: LC

Existing Land Uses:
Site: Vacant
North: Industrial
South: Vacant
East: Commercial
West: Commercial

Future Land Use Map:
Mixed Use Centers and Corridors

Attachments:
1. Zoning Ordinance Information
2. Comprehensive Plan Policies
3. Maps and aerial photos
4. Neighborhood meeting notes

Requested Action: To **approve** the request to rezone 1.46 acres as described in the application from HC, Highway Commercial to LC, Limited Commercial by the Mayor and City Council.

History: This property was annexed into the City in 2020 with an initial zone of HC and is in the Controlled Development Airport Overlay Zone.

Staff Comments: The applicant applied for the rezone on February 10, 2025. A neighborhood meeting was held January 29th, 2025, with zero people in attendance. There will be no change to the Airport Overlay Zone, nor will it affect the use of this property. Adjacent properties to the east are in the LC Zone, which provides a mix of residential and commercial uses. Residential development in the LC Zone must meet the requirements of the R3A, Residential Mixed-Use Zone. All uses allowed in the proposed zone should be considered when presented with a request to rezone a property.

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

Staff Recommendation: Staff has reviewed the application and finds the request consistent with the Comprehensive Plan and the surrounding zoning of the area. Staff recommends approval of the rezone from HC to LC.

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

Criteria for Rezoning Section 11-6- 5(I) of Ordinance	**Staff Comment**
The Zoning is consistent with the principles of City's adopted Comprehensive Plan, as required by Idaho Code.	The LC Zone is consistent with the Mixed-Use Centers and Corridors transect of the Comprehensive Plan.
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements	Any development of this property will require planning for street and infrastructure improvements as well as future connectivity regardless of the zone.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services	Any development of this property will require the expansion of public services regardless of the zone. The LC zone allows for high density residential uses which potentially have a higher impact on some public services.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties	There are no foreseen nuisance or health and safety hazards.
Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment	No recent changes have occurred.
Zoning Application Questions:	**Applicant's Response:**
Explain how the proposed change is in accordance with the City of Idaho Falls Comprehensive Plan.	Reclassifying a property from Highway and General Commercial (HC) to Limited Commercial (LC) within Idaho Falls' Mixed-Use Centers and Corridors aligns with the city's vision for these areas. The HC zone is designed for retail and service uses catering to the traveling public, typically situated along highways and characterized by buildings set back from the right-of-way to promote safety and maximize highway use. In contrast, the LC zone is intended for retail and service uses that supply the daily household needs of residents, usually located on major streets contiguous to residential areas. This zone is characterized by smaller-scale commercial uses that are easily accessible by pedestrians and non-motorized vehicles from surrounding neighborhoods, promoting a more walkable and community-focused environment. Transitioning from HC to LC fosters the development of mixed-use buildings, recreation centers, and

(Cont'd from Page 2)	commercial uses that support a well-connected, walkable neighborhood.
What changes have occurred in the area to justify the request for rezone?	The requested rezone from Highway and General Commercial (HC) to Limited Commercial (LC) is appropriate due to the adjacent property already being zoned LC, which supports a more cohesive and homogenous development pattern. By aligning the zoning designation with the neighboring property, this change will facilitate a seamless transition between commercial uses, ensuring compatibility in building scale, intensity, and function. Additionally, the rezone will promote a more unified site layout, reducing potential land use conflicts and improving accessibility for both vehicular and pedestrian traffic. This consistency aligns with the Idaho Falls Comprehensive Plan's goal of fostering well-integrated mixed-use centers and corridors that support walkability, connectivity, and a balanced mix of commercial and residential uses.
Are there existing land uses in the area similar to the proposed use?	The subject property is currently vacant, and the surrounding land is already zoned Limited Commercial (LC), making the proposed rezone a logical and consistent adjustment. Rezoning the property to LC will align it with the existing zoning pattern in the area, ensuring that future development is compatible with adjacent properties and conforms to the established land use framework. This change will eliminate zoning inconsistencies, allowing for a more cohesive and predictable development that meets the needs of the community while supporting the goals of the Idaho Falls Comprehensive Plan.
Is the site large enough to accommodate required access, parking, landscaping, etc. for the proposed use?	Yes, the transition from HC to LC does not require significantly more land to be a functional lot.

Transportation Plan: Recycle Rd is classified as a Major Collector.

Zoning Ordinance:

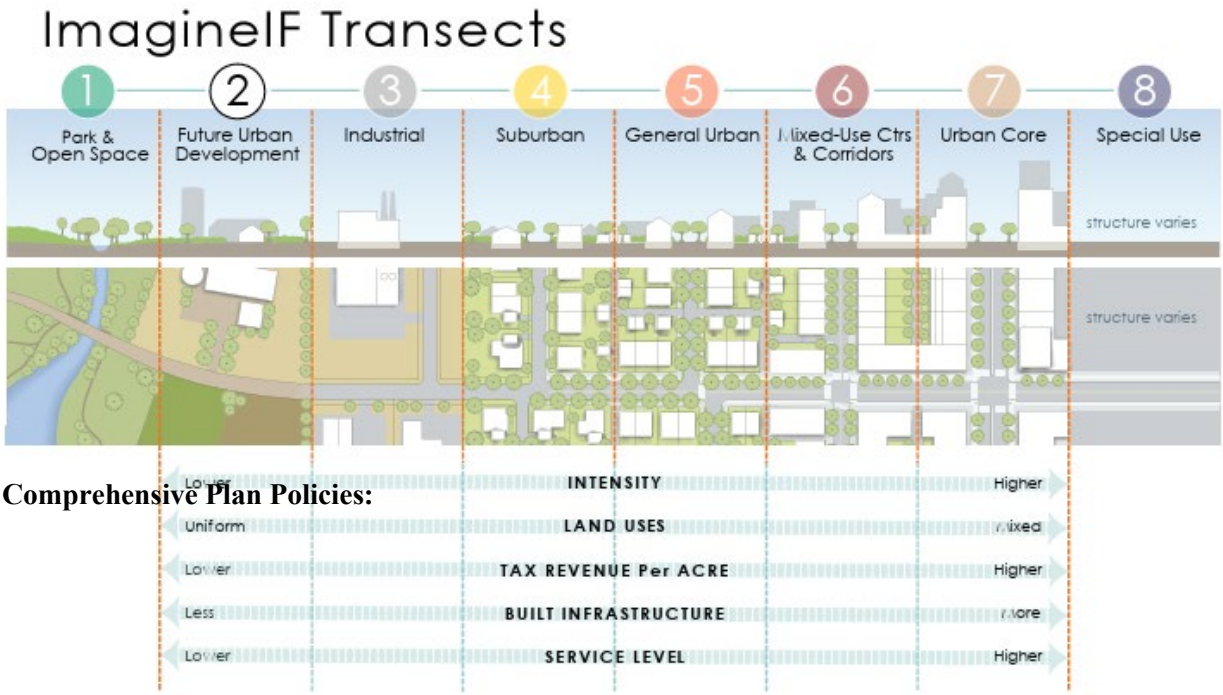
11-3-5: PURPOSE OF COMMERCIAL ZONES

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

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

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

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



Comprehensive Plan Policies:

April 1, 2025 7:00 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: Marsha McDaniel

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

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

MINUTES: Scott moved to accept the minutes with 2 minor changes (removing Storer from a second, and Ogden from opening the meeting as they were not in attendance) of March 4, 2025, Meehan seconded the motion. The motion passed unanimously.

Public Hearings:

1. RZN 25-003: REZONE. Rezone from HC to LC.

Ogden opened the public hearing.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Suite 6, Idaho Falls, Idaho. Bane stated that they are requesting a rezone from HC to LC of a triangle shaped property that is southwest of Bish's and west of the new Maverick. The property is under 1.5 acres. The current zone is HC, and they want to rezone to LC. The property directly to the west is LC. This triangle piece has been purchased along with some of the LC piece next to it, and the developer would like to do a PUD on this property and in order to do so, they have to rezone to LC. A PUD and a preliminary Plat will be coming. This area is marked as Mixed-Use Centers and Corridors in the Comprehensive Plan and the LC Zone is consistent with that designation. They did hold a neighborhood meeting, and no one showed up.

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

Ogden confirmed that the preliminary plat is not tonight but will be at future meetings. Peterson agreed and stated that the zone change is considered for all uses allowed, even though this is planned to be part of another development.

Support/Opposition: No one appeared.

Ogden closed the public hearing.

Cantu moved to recommend to the Mayor and City Council approval of the Rezone HC to LC for 1.46 Acres that is part of the SE ¼ of Section 6, T 2N, R 38E. Ihler seconded the motion. The motion passed unanimously.

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 1.46 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC, HIGHWAY COMMERCIAL TO LC, LIMITED COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on April 1, 2025, and recommended approval of zoning the subject property to LC Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on May 8, 2025.

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

SECTION 1: LEGAL DESCRIPTION:

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

Approximately 1.46 acres in the SE ¼ of Section 6, T 2N, R 38E.

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

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

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

immediately upon its passage, approval, and publication.

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

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2025.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Emily Geisler, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 1.46 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM HC, HIGHWAY COMMERCIAL TO LC, LIMITED COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Emily Geisler, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ZONE CHANGE FROM HC, HIGHWAY COMMERCIAL TO LC, LIMITED COMMERCIAL, GENERALLY LOCATED NORTH OF E 33RD NORTH, EAST OF N BOULEVARD, SOUTH OF RECYCLE RD AND WEST OF N 5TH EAST.

WHEREAS, the applicant filed an application for a rezone on February 10, 2025; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on April 1, 2025; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on May 8, 2025; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 1.46 acres generally located north E 33rd North, east of N Boulevard, south of Recycle Rd, and west of N 5th East.
3. The Comprehensive Plan designates this area as Mixed-Use Centers and Corridors.
4. The proposed zoning of LC is consistent with the Comprehensive Plan map, and policies and existing zoning and land uses in the area.
5. Idaho Falls Planning and Zoning Commission recommended approval of zoning of the property to LC, Limited Commercial.

II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2025

_____

Rebecca L. Noah Casper - Mayor

Owner	Additional Owner	Mailing Address	Mailing City Mailing State Mailing Zip Code
CITY OF I F		PO BOX 50220	IDAHO FALLS, ID 83405
IDAHO TRANSPORTATION BOARD		3311 W STATE ST	BOISE, ID 83707
IDAHO TRANSPORTATION BOARD		3311 W STATE ST	BOISE, ID 83707

Neighborhood Meeting

6:00 PM | Monday, 12/04/2024

Name :	Address :	Phone # :

2295 N Yellowstone Hwy STE #6
Idaho Falls, Idaho 83401
(208) 881-0081

January 29th, 2025
Re: Proposed Rezone

Dear Property Owner,

The purpose of this letter is to inform you of a property within 300' of your property that is in the planning stages of development. The property is generally located North of 33rd North and off Recycle Road and is approximately 1.491+/- acres total. We are proposing a rezone from Highway Commercial (HC) to Limited Commercial (LC).

We would like to invite you to attend a Neighborhood Information Meeting to provide an opportunity to become aware of the rezone intentions as well as to give you an opportunity to voice any questions or concerns you may have and to become better informed regarding the proposed rezone.

The Neighborhood Information Meeting will be held on Thursday February 6th, 2025 at Connect Engineering's Idaho Falls office, located at 2295 N Yellowstone Hwy Suite #6. This meeting will be held at 5:00 PM and will be led by Travis Payne. Please notify us via email at admin.eng@connectengr.com if you plan on attending to make sure we can accommodate everyone who wants to attend.

Respectfully,

The Connect Engineering Team

Travis Payne
2295 N Yellowstone Hwy STE #6
Idaho Falls, ID 83401
tpayne@connectengr.com
(208) 881-0081

Zone: Industrial and Manufacturing

Area of Rezone

Zone:
Highway
Commercial

Zone: Light
Commercial

Current Zone: HC
Proposed Zone: LC

Recycle Rd

Recycle Rd

Recycle Rd

E 33rd N

Zone:
Highway
Commercial

Zone:
Highway
Commercial

E 33rd N

US Hwy 20 SB

US Hwy 20 SB

US Hwy 20 NB

N 5th E

Ave

3690

468

207

259

277

Memorandum

File #: 25-261 **City Council Meeting**

FROM: Michael Kirkham, City Attorney
DATE: Friday, May 2, 2025
DEPARTMENT: City Attorney

Subject
Public Hearing - Mediation Resolution for U-Pick Conditional Use Permit Revocation

Council Action Desired
☐ Ordinance ☐ Resolution ☒ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
To approve the April 10, 2025, Settlement Agreement and to reinstate U-Pick Red Barn's Conditional Use Permit to operate an Agricultural Tourism Use (CUP24-009) with the same conditions and approved variances (or to disapprove the April 10, 2025 Settlement Agreement; or take other action deemed appropriate).

Description, Background Information & Purpose
On January 30, 2025, the Council heard an appeal from U-Pick Red Barn requesting the City Council overturn the decision made by the Board of Adjustment regarding revocation of the Conditional Use Permit for U-Pick Red Barn at their December 17, 2024, meeting. The Council sustained the Board of Adjustment's decision to revoke. During the January 30, 2025, U-Pick Red Barn requested mediation, pursuant to Idaho Code § 67-6510(1). Representatives from the City and U-Pick Red Barn met in mediation on April 10, 2025. The parties reached a settlement and compromise conditioned on the City Council's approval.

Purusant to Idaho Code § 67-6510(1), when a resolution of differences is reached in mediation after a final decision, the resolution "must be the subject of another public hearing before the decision-making body." As a consequence, the Council's January 30, 2025, appeal is procedurally reopened.

Staff recommends approving the Settlement Agreement.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☒ ☐

The hearing promotes the good governance and livable community objectives.

Interdepartmental Coordination
Public Works, Parks and Recreation, and Community Development Services were involved in this matter.

Fiscal Impact
The Settlement Agreement would require a renewal of the City's parking lease to U-Pick Red Barn, which will provide $1,700 of revenue to the City.

Legal Review
Legal prepared the settlement agreement.

SETTLEMENT MEMORANDUM

Rollie Walker for U-Pick, Preston Walker and Katie Walker and Michelle Ziel Dingman and Jim Francis for City of Idaho Falls confirm the following agreement was made at mediation on April 10, 2025:

1. The site plan submitted on or about November 22, 2024, attached hereto as Exhibit "A," will support issuance of a building permit for the Red Shed pizza kitchen and silo so that inspections can be performed and, upon City confirmed compliance with the applicable building codes, a certificate of occupancy issued;

2. A good faith review by appropriate City Department of a new site plan, attached hereto as Exhibit "B," showing the dimensions and locations of two slides will be performed with the goal to approve the same in time for erection, inspection and approval of the slides for the 2025 season. U-Pick shall submit the new site plan through City's software (Cityworks) before May 1, 2025. City shall promptly acknowledge the submission and complete its review within five (5) business days of submission.

3. The CUP and variances on the subject property will be reinstated and in full force and effect;

4. Preston Walker and Katie Walker or their successor shall deed the ten foot (10') Right of Way and grant the fifteen foot (15') Public Utility Easement ("ROW") adjacent to Rollandet as depicted on the site plan as illustrated in Exhibit "A" to the City of Idaho Falls;

5. The City will draft an acceptable development agreement to be executed by the owner of the site property covering the details of the build out of the ROW improvements on Rollandet. The build out shall not be performed until such time as the City builds out its side of Rollandet across from the U-Pick property, from Softball Drive to Staker Storage by Urban Section. The development agreement shall also provide for a conditional grant of easement for the storm water catch basin in the southeast corner of the U-Pick property which shall remain in place so long as the development agreement is in effect and be built out when the ROW is built out.

6. The development agreement can be revoked for cause by the City upon six (6) months notice for a revocation hearing in the event Walkers (or owners) violates the terms of the CUP and variance which revocation or for failure to abide by State or Local law, including but not limited the City's general, zoning, and building codes. Revocation of the CUP will also release Walkers' (or owners') obligation to build out the ROW on Rollandet and will revoke the easement for the storm water catch basin.

7. Any new or alternative development of the property will require a development agreement specific to the new or alternative development of the property which may trigger the requirement to build out the ROW and catch basin easement if required by City ordinance;

8. The City may immediately enforce compliance with the site plan for applicable code violations, including issuance or red tags, restraining orders, and/or injunctions. Provided that City shall not seek a revocation of the CUP without providing six (6) months notice;

9. Walker (or owner) may revoke the development agreement for any reason or no reason upon six (6) months advance notice which will also revoke Walker's (or owner's) obligation to build out the ROW on Rollandet and revoke the grant of easement for the storm water basin in the southeastern corner of the U-Pick property. Upon Walkers' revocation of the development agreement, the U-Pick CUP shall be revoked.;

10. Any variations of the approved site plan must be pursuant to compliance with timely review and approval of building permits;

11. City will lease the Zoo parking for 34 days to U-Pick, not including Sundays or the Boo at the Zoo event, for $1,700 for September and October 2025 season with no assurance to rent the Zoo parking thereafter.

12. The parties agree and understand that further refinement of this Agreement will be necessary and agree to cooperate in good faith to finalize the refined settlement agreement

13. This Agreement is contingent on the approving vote of the Idaho Falls City Council. The Parties agree and understand that this Agreement will be enforceable upon the City's Council's approving vote.

Agreed to on April 10, 2025 by the undersigned:

U-Pick RedBarn

Rolland Walker

Preston Walker

for Katie Walker

City of Idaho Falls Idaho

Michelle Ziel Dingman, Councilmember

Jim Francis, Councilmember

Exhibit "A"

BENCHMARK:
CITY OF IDAHO FALLS NAVD_88 DATUM

EXISTING MANHOLE RIM AS
LABELED ON DRAWING.

ELEV=4693.24
NORTHING=658336.623
EASTING=688367.604

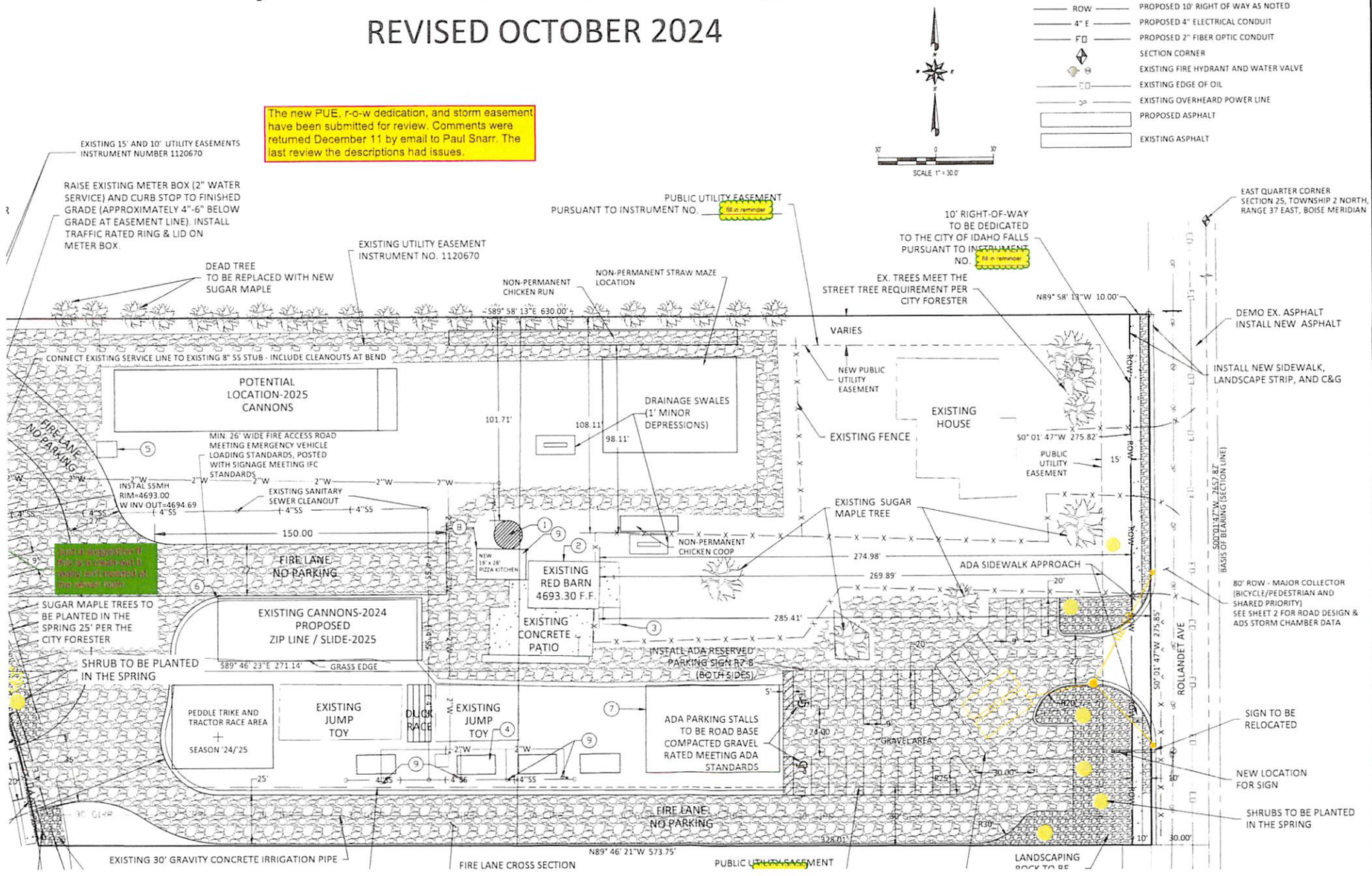
SITE PLAN FOR:

UPICK BARN

City of Idaho Falls, Bonneville County, Idaho

REVISED OCTOBER 2024

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.



LEGEND

- BOUNDARY
- SECTION LINE
- W — EXISTING WATER LINE
- SS — EXISTING SEWER LINE
- 2"W — EXISTING WATER SERVICE LINE
- 4"SS — EXISTING SEWER SERVICE LINE
- EXISTING EASEMENTS AS NOTED
- PUBLIC UTILITY EASEMENTS AS NOTED
- ROW — PROPOSED 10' RIGHT OF WAY AS NOTED
- 4" E — PROPOSED 4" ELECTRICAL CONDUIT
- FO — PROPOSED 2" FIBER OPTIC CONDUIT
- SECTION CORNER
- EXISTING FIRE HYDRANT AND WATER VALVE
- EXISTING EDGE OF OIL
- OP — EXISTING OVERHEARD POWER LINE
- PROPOSED ASPHALT
- EXISTING ASPHALT

NOTES

1. THE ADDRESS SHALL BE POSTED AND MAINTAINED ON EVERY JOB SITE PRIOR TO AND DURING CONSTRUCTION. **NO ADDRESS = NO INSPECTION.**
2. **A SITE PLAN** INCLUDING A COMPLETED 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 WITHHOLDING 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 AND SHALL BE IN ACCORDANCE WITH THE **CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS**.
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 NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (208-612-8250).
8. **PLACING CONCRETE** WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION AND APPROVAL BY THE CITY ENGINEERING DIVISION. THE DIVISION SHALL BE NOTIFIED AT LEAST FOUR (4) HOURS PRIOR TO PLACING (208-612-8250).
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 UNUSED DRIVEWAY APPROACHES AND REPLACE WITH STANDARD FULL HEIGHT 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 MAIN LINES.**
13. ALL **WATER SERVICE LINES** LESS THAN FOUR (4) INCHES AND **SANITARY SERVICE LINES** LESS THAN EIGHT (8) INCHES SHALL BE INSPECTED BY THE CITY WASTEWATER DIVISION PRIOR TO BACKFILLING (208-612-8108). ALL 4" AND LARGER TAPS TO EXISTING CITY WATER MAINS SHALL BE INSPECTED BY THE CITY WATER DIVISION (208-612-8471) PRIOR TO 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 58.01.08, ALL NEW CONSTRUCTION SHALL INSTALL PROVISIONS FOR A WATER METER TO CAPTURE DOMESTIC AND LANDSCAPE IRRIGATION USES. PROVISIONS SHALL BE INSTALLED PER CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS - DRAWINGS IF-401A THROUGH IF-401F. WATER METERS ARE REQUIRED ON ALL NON-RESIDENTIAL CONSTRUCTION AS WELL AS COMMON LANDSCAPED AREAS. RESIDENTIAL CONSTRUCTION MUST INSTALL AN IDLER IN PLACE OF WATER METER. METERS OR IDLERS MUST BE ON APPROVED MATERIAL LIST AND MAY BE PURCHASED FROM THE WATER DIVISION WAREHOUSE (208-612-8474).
15. **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.
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 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 (612-8430).
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 OR A SEPARATE ATTACHED PLAN.
20. 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 PROJECT'S CONSTRUCTION.

VICINITY MAP



CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 10/2023

Approved _____ Date _____
City of Idaho Falls

Exhibit "B"

BENCHMARK:
CITY OF IDAHO FALLS NAVD_88 DATUM

EXISTING MANHOLE RIM AS LABELED ON DRAWING.

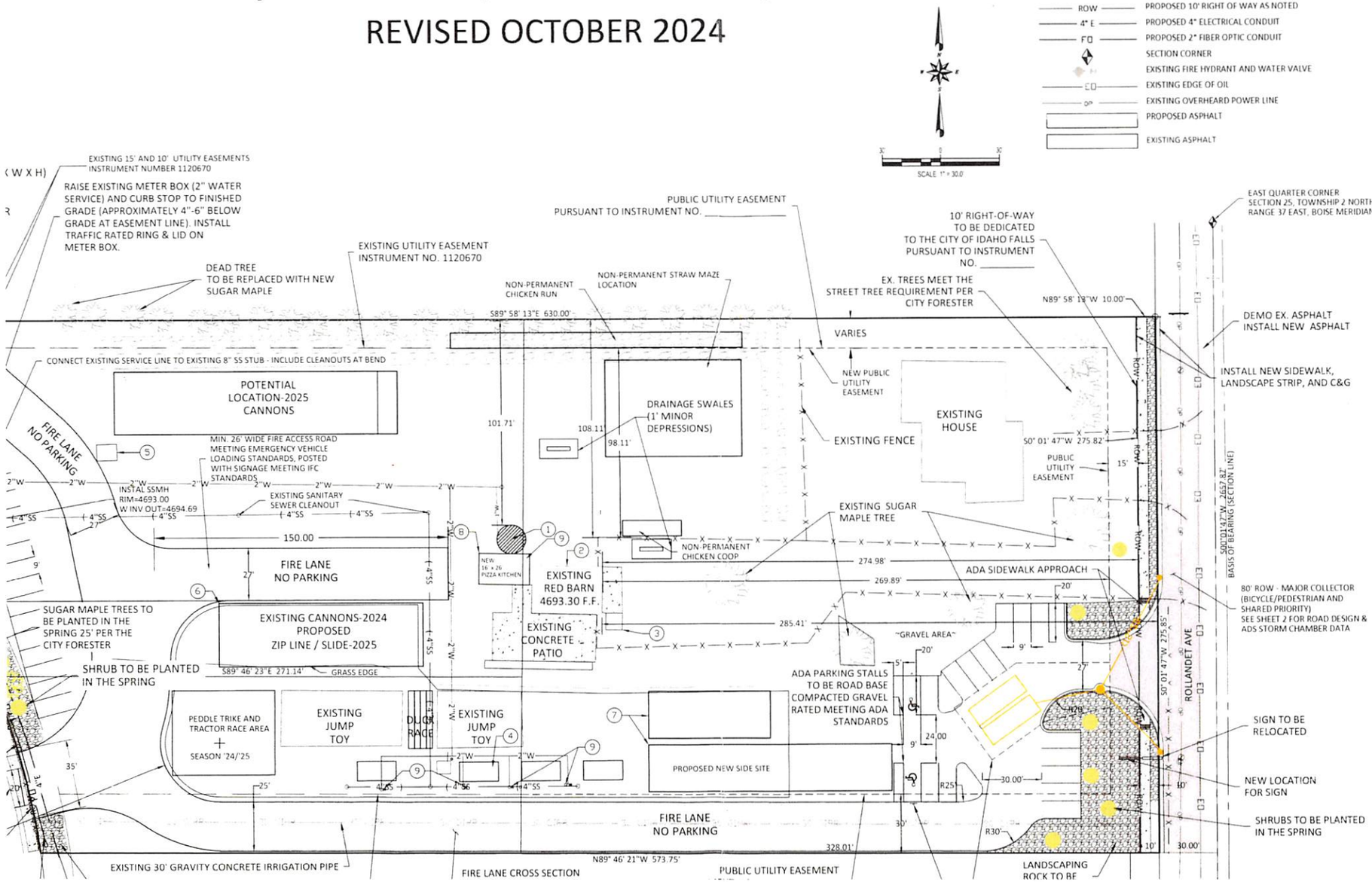
ELEV=4693.24
NORTHING=658336.623
EASTING=688367.604

SITE PLAN FOR:

UPICK BARN

City of Idaho Falls, Bonneville County, Idaho

REVISED OCTOBER 2024



NOTES

1. THE ADDRESS SHALL BE POSTED AND MAINTAINED ON EVERY JOB SITE PRIOR TO AND DURING CONSTRUCTION. **NO ADDRESS = NO INSPECTION.**
2. A **SITE PLAN** INCLUDING A COMPLETED 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 WITHHOLDING 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 AND SHALL BE IN ACCORDANCE WITH THE **CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS.**
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 NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (208-612-8250).
8. **PLACING CONCRETE** WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION AND APPROVAL BY THE CITY ENGINEERING DIVISION. THE DIVISION SHALL BE NOTIFIED AT LEAST FOUR (4) HOURS PRIOR TO PLACING (208-612-8250).
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 UNUSED DRIVEWAY APPROACHES AND REPLACE WITH STANDARD FULL HEIGHT 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 MAIN LINES.**
13. ALL **WATER SERVICE LINES** LESS THAN FOUR (4) INCHES AND **SANITARY SERVICE LINES** LESS THAN EIGHT (8) INCHES SHALL BE INSPECTED BY THE CITY WASTEWATER DIVISION PRIOR TO BACKFILLING (208-612-8166). ALL 4" AND LARGER TAPS TO EXISTING CITY WATER MAINS SHALL BE INSPECTED BY THE CITY WATER DIVISION (208-612-8471) PRIOR TO 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 IN TO SERVICE.
14. PURSUANT TO IDAPA 58.01.08, ALL NEW CONSTRUCTION SHALL INSTALL PROVISIONS FOR A WATER METER TO CAPTURE DOMESTIC AND LANDSCAPE IRRIGATION USES. PROVISIONS SHALL BE INSTALLED PER CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS - DRAWINGS IF-401A THROUGH IF-401F. WATER METERS ARE REQUIRED ON ALL NON-RESIDENTIAL CONSTRUCTION AS WELL AS COMMON LANDSCAPED AREAS RESIDENTIAL CONSTRUCTION MUST INSTALL AN IDLER IN PLACE OF WATER METER. METERS OR IDLERS MUST BE ON APPROVED MATERIAL LIST AND MAY BE PURCHASED FROM THE WATER DIVISION WAREHOUSE (208-612-8474).
15. **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.
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VICINITY MAP



CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 10/2023

Approved _____ Date _____
City of Idaho Falls

RESOLUTION FOR MEDIATION
NOTICE OF PUBLIC MEETING
IDAHO FALLS CITY COUNCIL

Notice is hereby given that a Public Hearing will be held by the Idaho Falls City Council on **Thursday, 5/8/2025**, at **7:30 PM** in the **City Council Chambers**, 680 Park Ave, Idaho Falls, ID to Consider:

PROJECT INFORMATION:

Project Description: U-Pick Red Barn Resolution for Mediation requested on January 30, 2025
Applicant: Rollie Walker
Project Location: 2726 Rollandet Avenue

PROJECT SUMMARY:

On January 30, 2025, the City Council approved U-Pick's written request for mediation and then sustained the Board of Adjustment's decision to revoke the Conditional Use Permit. Mediation has now concluded, and a compromise has been reached. Idaho Code § 67-6510(1) requires that the resolution of differences reached in mediation must be the subject of a new public hearing. City staff's recommendation is to approve the resolution reached at mediation.

The purpose of the public hearing is not to be a forum for questions and answers, but to provide testimony regarding the application. If you have questions regarding the application please contact the Planning Division prior to the hearing.

PUBLIC COMMENT:

Written comments on the application must be received at the Planning Division, 380 Constitution Way, Idaho Falls, ID 83402 or by emailing nfoster@idahofalls.gov no later than 5:00 p.m. on Friday, May 2, 2025.

Individual members of the Council should not be contacted outside of the formal hearing process. Staff reports are available by 3:00 p.m. the Friday prior to the public hearing. If you wish to receive a copy of the staff report, please call 612-8276 after 3:00 p.m. or email apeterson@idahofalls.gov.

ADA ASSISTANCE:

If you need communication aids, services, or other accommodations to participate, please call us at 612-8276 with your needs at least three (3) days prior to the meeting so we can assist you.