

CITY COUNCIL AGENDA

City of Idaho Falls
City Council Meeting
680 Park Avenue

Thursday

May 22, 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) Appointment to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2. **25-271**

Attachments: Application
P&R Memo
MO Memo
Code

B) MUNICIPAL SERVICES

1) Treasurer's Report for March 2025 **25-266**

Attachments: March 2025 Treasurer's Report

C) PUBLIC WORKS

1) Bid Award - Sewer Line Rehabilitation 2025 **25-268**

Attachments: Sewer Line Rehab Map and Bid Tab

2) Bid Award - East Anderson Street Railroad Crossing Improvements **25-269**

Attachments: Anderson Rail Crossing Map and Bid Tab

D) OFFICE OF THE CITY CLERK

1) April 2025 Licensing through the Office of the City Clerk **25-228**

Attachments: April 2025 NEW Business Licenses
April 2025 RENEWED Business Licenses
April 2025 Contractor Licenses

2) City Council Minutes **25-262**

Attachments: 04.28.25 Budget Kickoff 2025-26 Minutes

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) IDAHO FALLS POWER

1) IFP 25-14 Upper Development Dam No. 1 - Coffer Dam **25-272**

IFP solicited bids from qualified contractors to construct, monitor and remove a coffer dam above Upper Dam No. 1 while gate and general maintenance work is being conducted. IFP recommends rejecting BFC's bid of $967,300 as it is approximately 4.6 times the engineers' estimate of $150,000 and requests Council approval to seek bids in the open market at a more cost-effective price.

Action Item(s):
Reject the single bid received from BFC Diversified, LLC; make a finding that it would be more economical to purchase the required services on the open market; and give the authority to direct the Mayor and staff to secure more economical contractors (in the open market) to perform the work (or take other action deemed appropriate).

Attachments: Coffer dam bid tabulation

B) PUBLIC WORKS

1) Bid Award - Microsurfacing 2025 **25-267**

On Wednesday, May 14, 2025, bids were received and opened for the Microsurfacing 2025 project. A tabulation of bid results is attached. The proposed project will apply a thin lift microsurfacing treatment to John Adams Parkway, portions of Pioneer Road and several residential streets.

Action Item(s):
Approve the plans and specifications; award to the only responsive, responsible bidder, Intermountain Slurry Seal, Inc., in the amount of $1,224,512.00; and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Microsurfacing Map and Bid Tab

C) AIRPORT

1) Guaranteed Maximum Price Amendment with Clayco, Inc. **25-270**

Clayco, Inc., was hired on July 13, 2023, as the construction manager- general contractor for the Idaho Falls Regional Airport Terminal Expansion. Since then, they have been assisting in the design and bidding process to construct the terminal expansion. That process has resulted in the first phase of the project relocating and expanding the utilities and infrastructure. This item is the Guaranteed Maximum Price Amendment to the construction manager-general contractor agreement to construct this phase of work. The cost of construction under this amendment totals $11,945,956.

Action Item(s):
Approve a Guaranteed Maximum Price Amendment with Clayco, Inc., to construct the Utilities and Infrastructure Package for the Idaho Falls Regional Airport Terminal Building (or take other action deemed appropriate)

Attachments: GMP Amendment 250514

D) COMMUNITY DEVELOPMENT SERVICES

1) Quasi-Judicial Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Donner Townhomes. **25-263**

Attached is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Donner Townhomes. On February 4, 2025, the Planning and Zoning Commission Unanimously voted to recommend approval of the PUD to the Mayor and City Council as presented.

Action Item(s):
1. Approve the Planned Unit Development for Donner Townhomes as presented (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Donner Townhomes and give authorization for the mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
Aerial
Comp Plan Map
PUD
Elevation Drawings
Staff Report
PC Minutes
Reasoned Statement

E) MUNICIPAL SERVICES

1) Impact Fee Advisory Committee recommendations for valuation methodology **25-264**

Idaho Code §67-8208 (k)(2) requires the governmental entity imposing a development impact fee to update the impact fee study and 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, May 6, and May 20 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).

F) CITY ATTORNEY

1) Ordinance - Amending Title 4 and Title 8 of the City Code to update and clarify City regulations on temporary event alcohol permitting. **25-273**

The City regulates the sale and dispensing of alcohol within the City's geographic jurisdictional limits. The City regulates alcohol businesses, which may sell alcohol for consumption either on or off the business' premises, through licensing. The City's alcohol business licenses require a separate license for the sale of liquor, the sale of beer, and the sale of wine. In addition, there are additional requirements for alcohol businesses who intend to sell and dispense alcohol for consumption on the business's premises.

The City also permits temporary, special events that may sell, dispense, and consume alcohol at a place that is not licensed for regular alcohol sales through permitting. The City has two temporary, special event permits - Catering permits and Charitable Event permits. Both permits allow for selling, dispensing, and consuming alcohol for a limited period of time.

The proposed ordinance addresses and clarifies the City's temporary special event alcohol permit regulations. The substantive changes are as follows:

1. Clarifies that a temporary special event permit does not trigger a "change in use" analysis under the City's fire, building, or zoning codes. Conversion of a building or a land use to an alcohol business, which requires an alcohol license, will trigger a "change in use" analysis that may require the property owner to conform to the City's health and safety requirements in the fire, building, and zoning codes.
2. Removes the variance procedures for special event permits for locations within 300 feet of a school or house of worship. Variances procedures for alcohol businesses seeking to be established within 300 feet of a school or house of worship will remain.
3. Aligns and reconciles the hours during which alcohol may be served during a special event in a city park. Existing language in the charitable event permit regulations conflicts with the

language in the City's Permitted Event regulations.

4. Extends the area where a Permitted Event may be held at the Riverwalk Pavilion from 150 feet to 300 feet, provided that the event may not extend into the Riverwalk path.

5. Removes the 1,250 square foot limit on a dispensing area for a charitable event permit.

Action Item(s):
Approve the amendments to Title 4 and Title 8 of the City Code 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 read it by title, reject the Ordinance, or take other action deemed appropriate).

Attachments: Ordinance

6. Announcements

7. Adjournment

Memorandum

File #: 25-271 **City Council Meeting**

FROM: Margaret Wimborne
DATE: Friday, May 16, 2025
DEPARTMENT: Mayor's Office

Subject
Appointment to City Boards, Committees and Commissions pursuant to Idaho Falls City Code Title 2.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Give consent to the appointment of Troy Deane to the Idaho Falls Golf Advisory Board pursuant to Title 2 Chapter 6.

Description, Background Information & Purpose

Name:	Status:	Committee, Board, Commission:
Troy Deane	New Appointment	Golf Advisory Board

Attached for your review please find Mr. Deane's citizen application, memoranda from Parks & Recreation Director PJ Holm and Chief of Staff Margaret Wimborne, and a copy of Idaho Falls City Code Title 2 Chapter 6.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐
Involving citizens in governance and decision-making processes supports the highest values of the City's strategic plan.

Interdepartmental Coordination
The appointment process included collaboration with the Parks & Recreation Department, 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:	Troy Deane	
Mailing Address:	2548 Viva Drive	
City, State, Zip:	Idaho Falls, ID 83402	
Email Address:	troydaviddeane@gmail.com	
Daytime Phone:	208-541-4176	☐ Message? ☐ Text?
Evening Phone:		☐ Message? ☐ Text?
Cell Phone:	208-541-4176	☐ Message? ☐ Text?

What is your motivation for service on this/these committee(s)?
I want to serve on the Idaho Falls Golf Advisory Board because of my deep passion for the game of golf and my appreciation for the incredible courses our community has to offer. Golf has not only been a personal love of mine but also a sport that brings people together, fostering camaraderie, sportsmanship, and a lifelong connection to the outdoors. When I moved here in 1992, I immediately noticed that Idaho Falls is home to some outstanding golf courses, and I believe in maintaining and improving these assets for current players while ensuring their sustainability for future generations. Being part of this board would allow me to contribute to the legacy of golf in our community, helping to enhance course conditions, improve the overall golfer experience, and promote the game to new generations. I am excited about the opportunity to give back to a sport and a community that have given me so much, ensuring that the courses remain a cherished part of Idaho Falls for years to come.

How does your background training and experience lend itself to service on this/these committee(s)?
My background in athletics, business, and hands-on experience as a part-time greenskeeper uniquely positions me as a valuable addition to the Idaho Falls Golf Advisory Board. As an athlete, I understand the dedication, discipline, and strategic thinking that sports require, qualities that translate directly into making informed decisions about course management and player experience. My business experience gives me insight into budgeting, operations, and long-term planning, ensuring that the golf courses remain financially sustainable while continuing to grow and improve. Additionally, my time as a greenskeeper has given me firsthand knowledge of course maintenance, turf management, and the day-to-day challenges of keeping the courses in top condition. This combination of skills allows me to bridge the gap between golfers, course staff, and city leadership, bringing a well-rounded perspective to the board and

ensuring that Idaho Falls' golf courses thrive for years to come.

Please list any relevant areas of expertise, education or training you possess that will be helpful for service.
With a strong foundation in leadership and teamwork, I served as a three-time co-captain of my college team, demonstrating my ability to inspire and motivate those around me. I earned my Bachelor of Arts degree from the University of Nebraska at Omaha, equipping me with the knowledge and skills that contributed to my successful career. Throughout my professional journey, I consistently achieved high sales production, allowing me to reach financial independence and retire at the age of 55. Additionally, my time as a greens crew employee at Sand Creek provided me with valuable hands-on experience on the everyday maintenance and effort it takes to run a golf course.

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 ☐Tautphaus Park Zoological Society
☐Parks and Recreation Commission Three (3) Every Other Month ☐Shade Tree Committee Three (3) Monthly 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

M:Board Appointments/Citizen Application Updated: April 2022

PARKS & RECREATION

P.J. Holm | *Director of Parks & Recreation*
Office (208) 612-8482
Fax (208) 612-8179

IDAHO FALLS PARKS & REC

MEMORANDUM

TO: Margaret Wimborne, Chief of Staff

FROM: PJ Holm, Director, Parks and Recreation Department

DATE: April 25, 2025

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

The Parks and Recreation Department would like to submit for consideration applicant Troy Deane for appointment to the Golf Advisory Board. Troy would fill the seat formerly held by Mike Cole who resigned from the board in March of this year. Troy's term would be from the appointment date in May of 2025 to December 31, 2026.

OFFICE OF THE MAYOR

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

IDAHO FALLS

MEMORANDUM

TO: Rebecca Casper

FROM: Margaret Wimborne

DATE: May 16, 2025

RE: Golf Advisory Board

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

Troy Deane was recommended by the Parks & Recreation Department for service on the Golf Advisory Board. I have had the opportunity to meet with Mr. Deane, and I wholeheartedly support the recommendation.

Mr. Deane not only has a passion for the game, but a keen interest in advancing golf's legacy in our community. With his background in athletics and business, he is eager to explore ways to improve the golfer experience, enhance the city's golf courses, ensure the golf program remains financially sustainable, and introduce the game to a whole new generation of players.

CHAPTER 6
GOLF ADVISORY BOARD

SECTION:

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

2-6-1: ESTABLISHMENT.

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

(A) The president of the Idaho Falls Men's Golf Association.

(B) The president of the Idaho Falls Women's Golf Association.

(C) The president of the Senior Golf Association.

(D) The president of the Junior Golf Association.

(E) The president of the Working Women's League.

(F) Six (6) at-large members, appointed without regard to their affiliation with any group or organization.

(G) A member of the Council, to serve ex-officio and without a vote.

2-6-2: PURPOSE.

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

2-6-3: DUTIES.

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

2-6-4: ORGANIZATION.

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

2-6-5: TERM OF OFFICE.

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

2-6-6: REMOVAL.

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

2-6-7: VACANCY.

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

2-6-8: ATTENDANCE.

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

2-6-9: OPEN MEETINGS.

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

2-6-10: MINUTES.

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

2-6-11: NO COMPENSATION.

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

2-6-12: INDEBTEDNESS.

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

Memorandum

File #: 25-266 **City Council Meeting**

FROM: Mark Hagedorn, City Treasurer
DATE: Tuesday, May 13, 2025
DEPARTMENT: Municipal Services

Subject
Treasurer's Report for March 2025

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the Treasurer's Report for March 2025 (or take other action deemed appropriate).

Description, Background Information & Purpose
Attached please find the monthly Treasurer's Report for March 2025. This report is required for City Council review and approval pursuant to Idaho Statutes Title 50-208(1). For the month of March 2025, cash and investments total $210.5M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at $137.8M, which includes revenues of $69.9M for charges for services, taxes and intergovernmental revenues of $46.9M and $20.0M from other revenue sources. Total fiscal year-to-date distributions reconciled to the general ledger were reported at $117.3M. This includes salary and benefits of $45.5M, operating costs of $50.8M, and capital and other expenditures of $21.0M.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐
The monthly Treasurer's Report supports the good governance community-oriented result by providing sound fiscal management and enables trust by providing transparency.

Interdepartmental Coordination
N/A

Fiscal Impact
N/A

Legal Review

N/A

powered by Legistar™

City of Idaho Falls

Treasurer's Report

March 31, 2025

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Prepared By: Mark Hagedorn, City Treasurer

City of Idaho Falls
Bank Reconciliation Summary
March 31, 2025

Account By Institution:	Beginning Bank Balances	Deposits	Withdrawals	Ending Bank Balances
Mountain West- Workers Comp	$ 100,000	$ -	$ -	$ 100,000
Bank of Idaho 8013 Utilities	1,000,000	10,706,104	(10,706,104)	1,000,000
Bank of Idaho 1952 PFC	3,624,911	194,782	(92,086)	3,727,606
Bank of Idaho 2720 Payroll	1,000,000	7,708,003	(7,708,003)	1,000,000
Bank of Idaho 9134 Accounts Payable	-	6,895,636	(6,895,636)	-
Bank of Idaho 2845 Treasurer's Office	1,019,722	8,577,381	(8,315,506)	1,281,598
Bank of Idaho 2886 Sweep	4,882,459	31,870,572	(34,324,994)	2,428,036
Bank of Idaho 1500- Vendor Payments	-	372,571	(372,571)	-
Frontier Bank 0590- Evidence	768,295	12,214	-	780,509
Wells Fargo 0017- Safe Keeping	290,126	9,301,477	(9,058,551)	533,052
Wells Fargo 0962- Grants	-	47,613	(47,613)	-
Wells Fargo 4394-Power Payments	-	830,478	(830,478)	-
Wells Fargo 7687-EMS	-	420,611	(420,611)	-
Investment Portfolio	204,085,053	4,413,085	(9,126,384)	199,371,754
Total Financial Institution Balances	$ 216,770,566	$ 81,350,528	$ (87,898,539)	$ 210,222,555

Reconciling Items:	Beginning	Deposits	Withdrawals / Market Value	Ending
Current Reconciling Items	$ (577,819)	$ (3,469)	$ 860,361	$ 279,073
Total Reconciled Balances	**$ 216,192,747**	**$ 81,347,059**	**$ (87,038,178)**	**$ 210,501,627**

General Accounting Ledger	Beginning Ledger Balances	Debits	Credits	Ending Ledger Balances
Cash (Accounts 101 and 102)	$ 139,958,251	$ 20,685,426	$ (24,958,282)	$ 135,685,395
Designated/Restricted Cash (106 and 107)	59,132,396	61,928	(806,232)	58,388,092
MERF Cash (105)	17,041,766	500,951	(1,192,596)	16,350,120
Payroll Liability Cash (80)	60,334	4,016,897	(3,999,211)	78,020
Monthly Reconciling Items				
Total General Ledger Balances	**$ 216,192,747**	**$ 25,265,202**	**$ (30,956,321)**	**$ 210,501,627**

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

#	FUND	2022	2023	2024	2025
1	GENERAL FUND	$ 26,201,923	$ 26,592,529	$ 31,564,427	$ 28,571,873
2	GENERAL CIP FUND	-	-	-	-
10	STREET FUND	4,714,961	8,848,639	11,595,401	11,917,053
11	RECREATION FUND	493,458	275,150	228,191	616,490
12	LIBRARY FUND	4,131,594	4,439,748	4,216,665	4,199,865
13	AIRPORT PFC FUND	1,091,191	2,157,556	2,843,751	3,717,588
15	EL. LT. WEATHERIZATION FD	3,756,260	-	-	-
16	BUSINESS IMPROVEMENT DISTRICT FUND	107,342	68,863	44,744	18,191
18	GOLF FUND	(538,412)	(699,398)	(885,664)	(208,270)
19	RISK MANAGEMENT FUND	3,492,080	3,877,601	4,534,922	4,414,204
20	HEALTH INSURANCE FUND	4,552,969	4,573,516	4,965,898	6,404,486
21	AIRPORT CFC FUND	-	13,198	478,858	994,107
23	EMERGENCY MEDICAL SERVICES FUND	(93,532)	817,619	2,602,166	2,303,087
24	WILDLAND FIRE FUND	674,930	877,336	929,795	1,538,051
32	POLICE IMPACT FEES FUND	-	86,937	593,961	1,462,600
33	FIRE IMPACT FEES FUND	-	31,102	380,798	1,157,642
34	PARKS IMPACT FEES FUND	-	80,551	969,885	2,780,277
35	STREETS IMPACT FEES FUND	-	351,279	2,593,402	6,516,910
41	PUBLIC WORKS CIP FUND	2,584,686	2,781,521	3,108,662	3,866,968
42	STREET CIP FUND	838,705	959,115	4,171,971	1,339,601
43	BRIDGE & ARTERIAL FUND	870,637	980,605	1,331,328	615,760
45	SURFACE DRAINAGE FUND	193,801	165,284	671	-
46	TRAFFIC LIGHT CIP FUND	1,311,928	1,244,293	1,449,390	1,275,674
47	PARKS CIP FUND	(100,487)	(160,741)	(151,471)	1,728
48	FIRE CIP FUND	-	-	-	1,460
49	ZOO CIP FUND	415,160	509,120	752,255	954,936
50	FRONTIER CENTER CIP FUND	201,740	205,694	914,074	1,659,119
51	GOLF CIP FUND	(78,230)	165,359	206,800	367,599
52	POLICE CIP FUND	(506,021)	(52,607)	(1,842,013)	(183,331)
60	AIRPORT FUND	(156,328)	688,200	(1,511,761)	2,146,264
61	WATER FUND	18,431,634	20,495,222	25,374,636	27,602,278
62	SANITATION FUND	6,021,571	6,274,513	7,126,532	7,832,832
64	IDAHO FALLS POWER FUND	37,135,686	54,750,738	50,001,465	60,825,543
67	FIBER FUND	854,143	190,329	897,291	867,306
68	WASTEWATER FUND	29,850,036	28,714,491	26,069,961	24,923,736
	TOTAL	**$ 146,453,425**	**$ 170,303,362**	**$ 185,556,994**	**$ 210,501,627**

City of Idaho Falls
Monthly Revenue and Expenditure Summary
March 31, 2025

Revenue

Fund Type	Taxes / Intergovernmental	Charges for Services	Permits / Fees	Interest	Other Revenue Sources	Total	Budget	%
General Fund	$ 36,054,796	$ 900,034	$ 1,086,117	$ 68,445	$ 1,150,292	$ 39,259,683	$ 72,391,963	54.23%
Special Revenue Funds	9,117,598	5,585,432	13,623	175,391	1,268,187	16,160,231	31,070,595	52.01%
Impact Fee Funds	-	-	3,305,487	96,464	-	3,401,952	4,057,270	83.85%
Internal Service Funds	-	-	-	60,532	2,850,747	2,911,279	3,525,000	82.59%
Capital Improvement Funds	1,925,966	118,080	-	45,310	924,764	3,014,120	8,673,618	34.75%
Enterprise Funds	(185,065)	63,325,227	-	1,288,234	8,662,893	73,091,289	191,272,482	38.21%
Total Revenue	$ 46,913,295	$ 69,928,773	$ 4,405,227	$ 1,734,375	$ 14,856,884	$ 137,838,555	$ 310,990,928	44.32%

Expenditures

Fund Type	Personnel Cost	Current Operating Expenditures	Capital	Debt	Interfund	Total	Budget	%
General Fund	$ 26,235,858	$ 10,360,751	$ 1,949,218	$ 994,346	$ (6,230,172)	$ 33,310,001	$ 76,955,349	43.28%
Special Revenue Funds	6,930,848	4,238,221	1,204,670	-	988,106	13,361,845	39,623,969	33.72%
Impact Fee Funds	-	-	-	-	-	-	7,638,000	0.00%
Internal Service Funds	46,676	2,171,145	-	-	-	2,217,821	30,676,227	7.23%
Capital Improvement Funds	-	385,452	1,967,184	-	(37,884)	2,314,752	14,638,917	15.81%
Enterprise Funds	12,301,889	33,680,790	17,445,044	2,848,613	(104,969)	66,171,367	203,138,218	32.57%
Total Expenditures	$ 45,515,271	$ 50,836,359	$ 22,566,116	$ 3,842,959	$ (5,384,919)	$ 117,375,786	$ 372,670,680	31.50%

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

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

Significant Budget Adjustments

Reallocation of Budget

A budget adjustment of $350,000 was made from 019-6201-508.46-01 Self Insurance Reserve and moved to 019-6201-508.46-10 Insurance Premiums to pay ICRMP.

Memorandum

File #: 25-268 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, May 14, 2025
DEPARTMENT: Public Works

Subject
Bid Award - Sewer Line Rehabilitation 2025

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve the plans and specifications; award to the lowest responsive, responsible bidder, Vortex Services, LLC., the amount of $993,995.00; 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 Wednesday, May 14, 2025, bids were received and opened for the Sewer Line Rehabilitation 2025 project. The tabulation of bid results is attached. The purpose of the proposed bid award is to facilitate a contract with the lowest responsive bidder for the purpose of lining aging sewer and stormwater main lines throughout Idaho Falls.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

This project supports the community-oriented result of reliable public infrastructure by investing in the renewal of our sewer and stormwater collection systems.

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 Wastewater Division funds. Sufficient funding and budget authority exist for the completion of the proposed improvements.

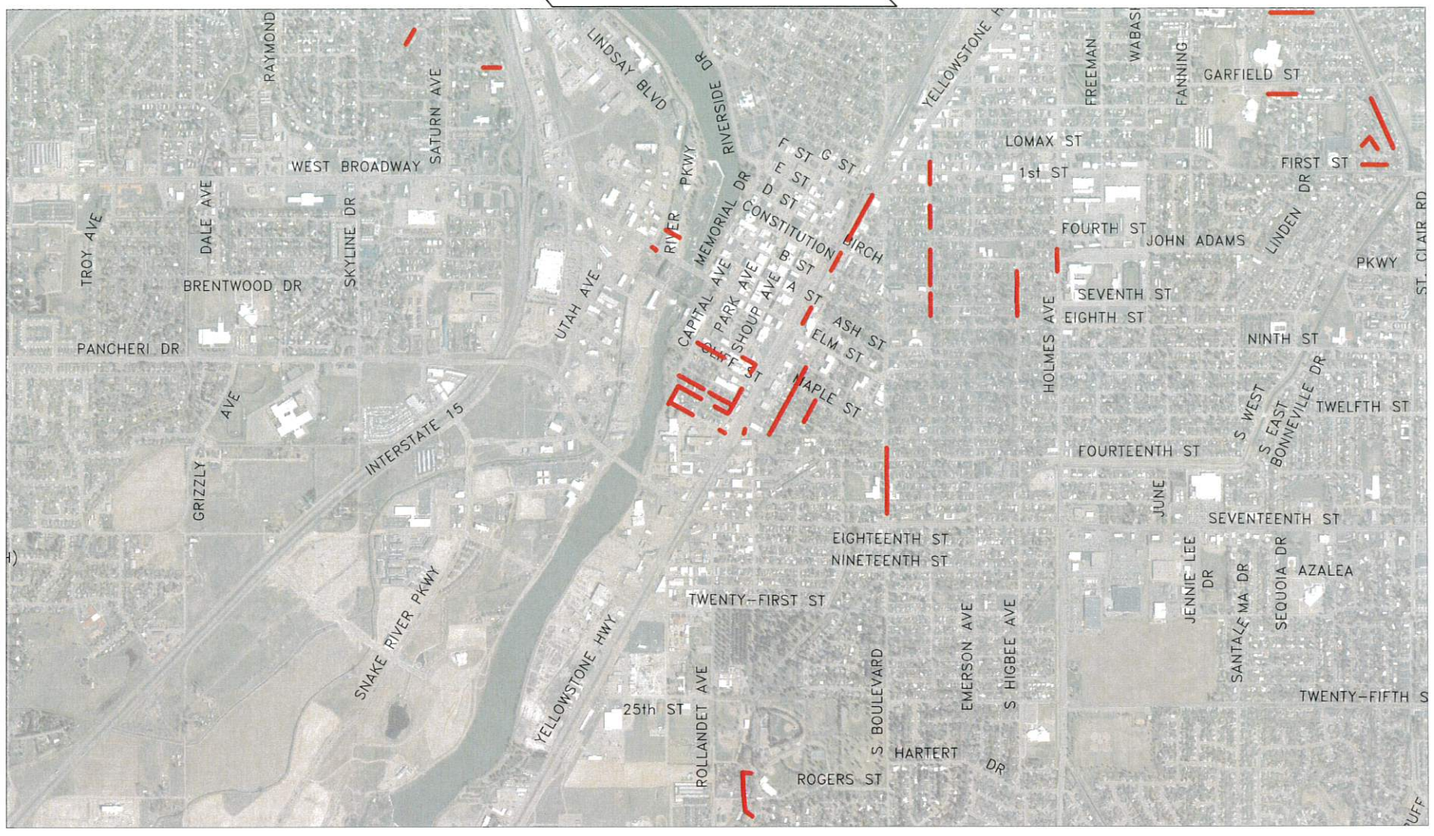
Legal Review

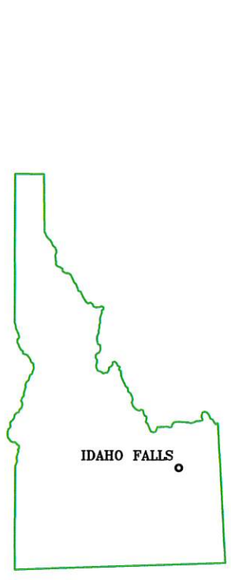
The Legal Department reviewed the bid process and concurred that the desired Council action is compliant with the Idaho State Code § 67-2805.

0-00-00-0-SWR-2025-36
2025-031

SEWER LINE REHABILITATION 2025
PROJECT # 0-00-00-0-SWR-2025-36

PROJECT LOCATIONS





MAYOR
Rebecca L. Noah Casper

CITY COUNCIL

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

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
Chris H Fredericksen, P.E.

CITY ENGINEER
Jon Knowles, P.E.

2025

PROFESSIONAL ENGINEER
REGISTERED
14787
04/11/2025
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

SEWER LINE REHABILITATION
2025
TITLE PAGE

CHECKED BY:	DESIGN TECH:	DATE PLOTTED:	SHEET NO.
	CW	4/9/2025	1 OF 1

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City of Idaho Falls

Engineering Division

Engineer's Estimate

Project: Sewer Line Rehabilitation 2025 ***Number:*** 0-0-0-0-SWR-2025-36

Submitted: Jon Knowles ***Date:*** May 14, 2025

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Vortex Services, LLC		Insituform Technologies, LLC		Iron Horse Pipeline Services, LLC	
				Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
	DIVISION 500 - SEWER										
509.4.1.B.1.b	CIPP Liner 8"	5431	LF	$50.00	$271,550.00	$48.00	$260,688.00	$42.00	$228,102.00	$65.00	$353,015.00
509.4.1.B.1.c	CIPP Liner 10"	712	LF	$65.00	$46,280.00	$58.00	$41,296.00	$63.00	$44,856.00	$78.00	$55,536.00
509.4.1.B.1.d	CIPP Liner12"	5053	LF	$75.00	$378,975.00	$60.00	$303,180.00	$71.00	$358,763.00	$83.00	$419,399.00
509.4.1.B.1.e	CIPP Liner 15"	1613	LF	$90.00	$145,170.00	$80.00	$129,040.00	$89.00	$143,557.00	$85.00	$137,105.00
509.4.1.B.1.f	CIPP Liner 18"	512	LF	$130.00	$66,560.00	$100.00	$51,200.00	$187.00	$95,744.00	$118.00	$60,416.00
509.4.1.B.1.g	CIPP Liner 21"	711	LF	$150.00	$106,650.00	$140.00	$99,540.00	$216.00	$153,576.00	$128.00	$91,008.00
509.4.1.B.1.h	CIPP Liner 24"	103	LF	$160.00	$16,480.00	$300.00	$30,900.00	$682.00	$70,246.00	$257.00	$26,471.00
509.4.1.C.1	Cut Off Protruding Services	9	EA	$350.00	$3,150.00	$250.00	$2,250.00	$1,511.00	$13,599.00	$300.00	$2,700.00
509.4.1.D.1	Reconnect Service Line	262	EA	$150.00	$39,300.00	$50.00	$13,100.00	$94.00	$24,628.00	$200.00	$52,400.00
509.4.1.F.1	Bypass Sewage Pumping	1	LS	$65,000.00	$65,000.00	$62,801.00	$62,801.00	$5,038.00	$5,038.00	$165,000.00	$165,000.00
	TOTAL				**$1,139,115.00**		**$993,995.00**		**$1,138,109.00**		**$1,363,050.00**

Memorandum

File #: 25-269 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, May 14, 2025
DEPARTMENT: Public Works

Subject
Bid Award - East Anderson Street Railroad Crossing Improvements

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., $171,136.60; 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 15, 2025, bids were received and opened for the East Anderson Street Railroad Crossing Improvements project. A tabulation of bid results is attached. The proposed project will install concrete median at the railroad crossing on East Anderson Street to accommodate safety improvements being made by the Union Pacific Railroad.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☒ ☐ ☒

This project supports the community-oriented results of safe and secure community and reliable public infrastructure by making safety improvements at the railroad crossing at East Anderson Street.

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

Fiscal Impact
Project expenditures will be paid by the City and reimbursed by the Idaho Transportation Department. No financial match is required of the City for this project.

Legal Review

The Legal Department has reviewed the bid process and concurs that the desired Council action is compliant with Idaho State Code § 67-2805.

2-38-18-3-TRF-2018-36
2025-032

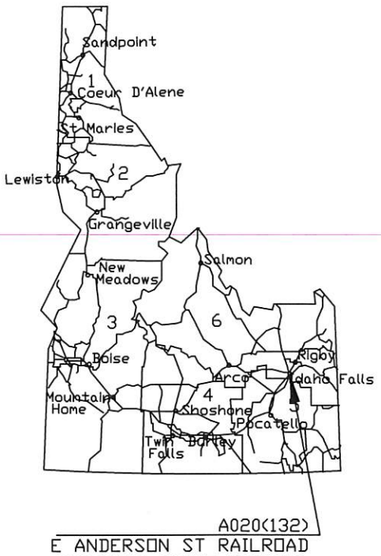
INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	ROADWAY SUMMARY
3	DETAILS/GENERAL NOTES
4	TRAFFIC ISLAND INFORMATION
5-6	CONSTRUCTION PLAN
7-8	TRAFFIC CONTROL

IDAHO
TRANSPORTATION DEPARTMENT

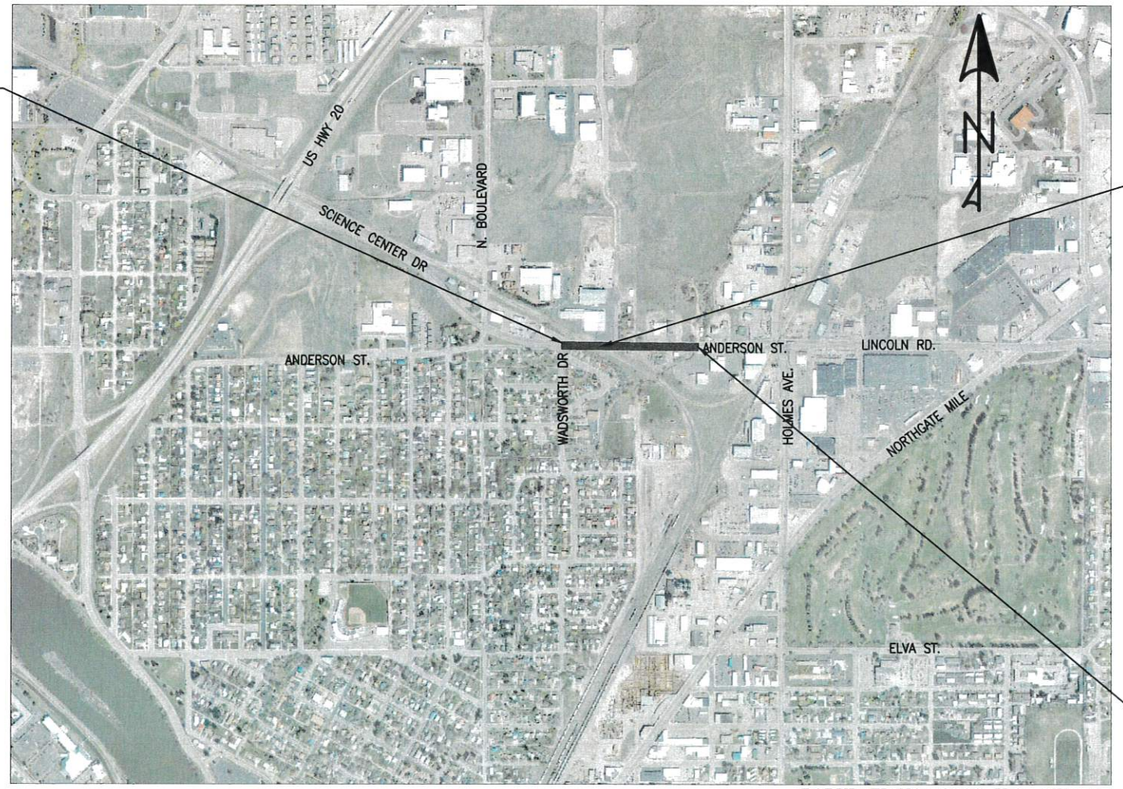
PLAN AND PROFILE OF PROPOSED

EAST ANDERSON ST RAILROAD CROSSING IMPROVEMENTS

FEDERAL AID PROJECT NO. A020(132)
KEY NO. 20132
IDAHO FALLS
November 2024



E ANDERSON ST M.P. 0.878



M.P. 0.944

M.P. 1.079

VICINITY MAP SCALE

0 0.25 0.50 Miles

POPULATIONS: 2000 U.S. CENSUS

REVISIONS			
NO.	DATE	BY	DESCRIPTION

DESIGNED	CW
DESIGN CHECKED	CC
DETAILED	CW
DRAWING CHECKED	CC

SCALES SHOWN ARE FOR 11" X 17" PRINTS ONLY	
CADD FILE NAME	Titlepage
DRAWING DATE:	NOVEMBER 2024

IDAHO TRANSPORTATION DEPARTMENT

CITY OF IDAHO FALLS

PROJECT NO.	TITLE SHEET
A020(132)	E ANDERSON ST RAILROAD CROSSING IMPROVEMENTS

English

COUNTY	BONNEVILLE
KEY NUMBER	20132
SHEET	1 OF 8

Approved for Advertising

Date Approved

City of Idaho Falls

Engineering Department

Bid Tabulation

Project..... East Anderson St Railroad Crossing Improvements ***Number.....*** TRF-2018-36

Submitted ***Date.....*** 5/15/2025

Item Number	Description	Estimated Quantity	Unit	Engineer's Estimate		JM Concrete Inc	
				Unit Price	Total Amount	Unit Price	Total Amount
203-060A	REMOVAL OF CONC SIDEWALK	24	SY	$150.00	$3,600.00	$150.00	$3,600.00
203-130B	REMOVAL OF PAV MARKINGS	119	SF	$40.00	$4,760.00	$8.00	$952.00
614-015A	SIDEWALK	24	SY	$200.00	$4,800.00	$200.00	$4,800.00
615-651A	TRAFFIC SEPARATOR TYPE 1	178	FT	$130.00	$23,140.00	$150.00	$26,700.00
615-652A	TRAFFIC SEPARATOR TYPE 2	303	FT	$150.00	$45,450.00	$150.00	$45,450.00
626-010A	TEMPORARY TRAFFIC CONTROL SIGNS (RENT)	106	SF	$20.00	$2,120.00	$9.50	$1,007.00
626-105A	TRAF CNTL MAINTENANCE	100	MNHR	$100.00	$10,000.00	$75.00	$7,500.00
626-135A	WEIGHTED BASE TUBULAR MARKERS	50	EACH	$25.00	$1,250.00	$18.00	$900.00
630-005A	TRANSVERSE, WORD SYMBOL, ARROW PAV MKG - WATERBORNE	155	SF	$25.00	$3,875.00	$12.50	$1,937.50
630-025A	LONGITUDINAL PAV MKG- WATERBORNE	1855	FT	$3.00	$5,565.00	$0.62	$1,150.10
2010.4.1.A.1	MOBILIZATION	1	LS	$29,554.00	$29,554.00	$45,000.00	$45,000.00
S900-50A	CONTINGENCY AMOUNT - DIRECTED REPAIRS	10000	CA	$1.00	$10,000.00	$1.00	$10,000.00
S915-05A	SP COLORED & PATTERNED CONCRETE	738	SF	$45.00	$33,210.00	$30.00	$22,140.00
				TOTAL	**$177,324.00**		**$171,136.60**

Memorandum

File #: 25-228 **City Council Meeting**

FROM: Emily Geisler, City Clerk
DATE: Thursday, May 1, 2025
DEPARTMENT: Mayor's Office

Subject
April 2025 Licensing through the Office of the City Clerk

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Review and accept all licenses issued by the City Clerk's Office in April 2025 (or take other action deemed appropriate)

Description, Background Information & Purpose
Attached are reports for the following:

1. New Business Licenses (41) issued by the City Clerk's Office in the month of April
   (This list excludes contractors.)
2. Renewed Business Licenses (14) issued by the City Clerk's Office in the month of April
   (This list excludes contractors.)
3. New and Renewed Contractor Licenses (47) issued by the City Clerk's Office in the month of April

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

Licensing through the Clerk's Office supports the City's good governance initiative by providing assurance of regulatory and policy compliance to minimize and mitigate risk.

Interdepartmental Coordination
N/A

Fiscal Impact
N/A

Legal Review
N/A

April 2025 NEW Business Licenses (excludes contractors)

Entity Name	Number	Permit Type	Status	Date
Nichols, Joe	7222117	Additional Dog License	APPROVED	4/22/2025
Los Mariachis Mexican Restaurant	38369	Alcohol Catering Permit	APPROVED	4/9/2025
The Snakebite Restaurant	211262	Alcohol Catering Permit	APPROVED	4/21/2025
A Street Soup Market 333 LLC	935732	Alcohol Catering Permit	APPROVED	4/21/2025
Metztli Mexican Taqueria LLC	1327596	Alcohol Catering Permit	APPROVED	4/3/2025
Bee's Knees Pub & Catering Co.	1515335	Alcohol Catering Permit	APPROVED	4/7/2025
The Snakebite Restaurant	1937506	Alcohol Catering Permit	APPROVED	4/21/2025
Bee's Knees Pub & Catering Co.	2090780	Alcohol Catering Permit	APPROVED	4/10/2025
A Street Soup Market 333 LLC	2233487	Alcohol Catering Permit	APPROVED	4/3/2025
Bee's Knees Pub & Catering Co.	2732678	Alcohol Catering Permit	APPROVED	4/17/2025
Metztli Mexican Taqueria LLC	2898230	Alcohol Catering Permit	APPROVED	4/9/2025
Bee's Knees Pub & Catering Co.	3473481	Alcohol Catering Permit	APPROVED	4/22/2025
Bee's Knees Pub & Catering Co.	3602528	Alcohol Catering Permit	APPROVED	4/3/2025
Bee's Knees Pub & Catering Co.	4880838	Alcohol Catering Permit	APPROVED	4/25/2025
The Snakebite Restaurant	5219541	Alcohol Catering Permit	APPROVED	4/21/2025
Bee's Knees Pub & Catering Co.	7708072	Alcohol Catering Permit	APPROVED	4/10/2025
Bee's Knees Pub & Catering Co.	9072398	Alcohol Catering Permit	APPROVED	4/25/2025
The Snakebite Restaurant	9529812	Alcohol Catering Permit	APPROVED	4/21/2025
Bela Fleck Plays Gershwin	1999701	Alcohol Catering Permit Not - For - Profit	APPROVED	4/23/2025
2025 Holy Rosary Gala	2667721	Alcohol Catering Permit Not - For - Profit	APPROVED	4/21/2025
Timeless Taphouse	8701912	Alcohol License	APPROVED	4/14/2025
Muth, Spencer	2806411	Child Care On-Site Non-Provider Certification	APPROVED	4/15/2025
Wells, Treven	3550139	Child Care On-Site Non-Provider Certification	APPROVED	4/15/2025
Peasley, Baylee	5242699	Child Care Worker Certification	DENIED-Police-City Code 6-3-4(7)	4/15/2025

Steen, Emily	6522546	Child Care Worker Certification	APPROVED	4/9/2025
Morris, Marty	7588339	Child Care Worker Certification	APPROVED	4/4/2025
Combs, Cheyann	8115077	Child Care Worker Certification	APPROVED	4/1/2025
Flores, Anahi	8557359	Child Care Worker Certification	APPROVED	4/1/2025
Lewis, Jade	8634828	Child Care Worker Certification	APPROVED	4/8/2025
Beck, Barbara	9225766	Child Care Worker Certification	APPROVED	4/15/2025
Anderson, Quaden	2425281	Door-to-Door Sales	APPROVED	4/9/2025
King, Tanyon	2830090	Door-to-Door Sales	APPROVED	4/17/2025
Langan, Jonathan	4418759	Door-to-Door Sales	APPROVED	4/17/2025
Morain, Adam	5006951	Door-to-Door Sales	APPROVED	4/17/2025
Morain, Ethyn	6948401	Door-to-Door Sales	APPROVED	4/9/2025
BWP Enterprises/ Idaho Falls Snowie	5561149	Itinerant Merchant	APPROVED	4/16/2025
Old Timer's Flea Market, LLC	9094459	Itinerant Merchant	APPROVED	4/15/2025
LMT Investments, LLC	1187109	Mobile Food Vender	APPROVED	4/25/2025
Teton Bagel	6167138	Mobile Food Vender	APPROVED	4/23/2025
Mountain Berry Bowls Idaho Falls	7900002	Mobile Food Vender	APPROVED	4/25/2025
Dragon Bowls	8866133	Mobile Food Vender	APPROVED	4/25/2025

April 2025 RENEWED Business Licenses (excludes contractors)

Entity/Name	Number	Permit Type	Status	Date
JACK AND JILL DAYCARE	8374	Child Care Facility	APPROVED	4/7/2025
KINGHORN, JENNA N	10071	Child Care Worker Certification	DENIED-Police-City Code 6-3-8(B)(3)	4/18/2025
Infinity Luxury Pawn	10045	Pawn Broker	APPROVED	4/17/2025
Creamy Daze	10136	Mobile Food Vender	APPROVED	4/18/2025
Blackhawk BBQ Pit	2024-07	Mobile Food Vender	APPROVED	4/25/2025
Bloxham, Timothy	10963	Public Transportation Operator	APPROVED	4/7/2025
Angie's Queen Bean LLC	9872086	Mobile Food Vender	APPROVED	4/9/2025
Ricks, Travis	9264090	Door-to-Door Sales	APPROVED	4/10/2025
Galvan, Enrique	9693707	Door-to-Door Sales	APPROVED	4/18/2025
Four Arch Farm	6820277	Itinerant Merchant	APPROVED	4/18/2025
Mr.Moose Recycling	2555516	Scrap Dealer	APPROVED	4/24/2025
The Great Bambino	2211186	Mobile Food Vender	APPROVED	4/9/2025
O'Brien, Cameron	6267439	Public Transportation Operator	APPROVED	4/10/2025
Red White and Brew	7486584	Mobile Food Vender	APPROVED	4/24/2025

April 2025 Contractor Licenses (includes new and renewed)

Number	Company	Type	Issued
1313	All Phase Construction LLC	Bldg Contractor - Class A	4/3/2025
BLDC22-023	O H Construction Inc	Bldg Contractor - Class B	4/3/2025
LBC25-031	Rocky Mountain Builders LLC	Bldg Contractor - Class C	4/3/2025
BLDC18-005	Premier Roofing and Restorations Inc	Bldg Contractor - Class D Roofing	4/5/2025
4215	Alpine Concrete Inc	Right-of-Way Contractor	4/7/2025
1438	Wind River Construction	Bldg Contractor - Class B	4/8/2025
BLDC17-013	Alta Project Services LLC	Bldg Contractor - Class A	4/8/2025
BLDC19-047	D Ray Hult Properties LLC	Bldg Contractor - Class A	4/8/2025
1077	Steel Vision Construction Inc	Bldg Contractor - Class A	4/9/2025
4489	Mountain Valley Construction Inc	Right-of-Way Contractor	4/9/2025
BLDC18-040	Perspective Companies	Bldg Contractor - Class A	4/9/2025
BLDC21-015	Lexicon Inc	Bldg Contractor - Class A	4/9/2025
BLDC21-058	Mas Homes LLC	Bldg Contractor - Class B	4/9/2025
LBC25-032	King Contractors	Bldg Contractor - Reciprocal	4/9/2025
PWRW17-004	Skinner Customs LLC	Right-of-Way Contractor	4/9/2025
3790	Bryan Landon Construction	Right-of-Way Contractor	4/11/2025
BLDC20-044	HomePro Services LLC	Bldg Contractor - Class C	4/11/2025
BLDP18-005	Nor West Quality Water LLC	Specialty Plumbing Contractor	4/11/2025
LRW25-007	4S Concrete & Construction LLC	Right-of-Way Contractor	4/11/2025
PWRW17-007	Fosters Plumbing	Right-of-Way Contractor	4/11/2025
PWRW24-005	D I R T Excavation LLC	Right-of-Way Contractor	4/11/2025
BLDC17-004	Black Creek Builders LLC	Bldg Contractor - Class B	4/14/2025
LBC25-034	Capital Roofing Service	Bldg Contractor - Reciprocal	4/14/2025
1316	A Core of Idaho Inc	Bldg Contractor - Class D Concrete	4/15/2025
BLDC19-033	Tanner Construction Inc	Bldg Contractor - Class B	4/16/2025
BLDC23-003	Paul Hamilton	Bldg Contractor - Class A	4/16/2025
PWRW23-004	Crete Dawg Concrete By Design	Right-of-Way Contractor	4/16/2025
1278	Premier Builders	Bldg Contractor - Class B	4/17/2025
4207	Mickelsen Construction Inc	Right-of-Way Contractor	4/17/2025
1010	B and B Builders Inc	Bldg Contractor - Class B	4/18/2025
1603	Construction Solutions Company LLC	Bldg Contractor - Class A	4/18/2025
LRW24-009	Albertson Concrete	Right-of-Way Contractor	4/18/2025
BLDC23-017	Wasatch Taylormade Builders LLC	Bldg Contractor - Class A	4/21/2025
1243	Ben Stallings Construction Inc	Bldg Contractor - Class B	4/22/2025
1014	Platinum Construction	Bldg Contractor - Class B	4/23/2025
2986	TMC Contractors Inc	Right-of-Way Contractor	4/23/2025
4266	Advanced Concrete Solutions of Idaho Inc	Right-of-Way Contractor	4/23/2025
LRW25-008	JHW Excavating Concrete Removal Replace	Right-of-Way Contractor	4/23/2025
1297	Comfort Construction Inc	Bldg Contractor - Class B	4/24/2025
BLDC22-022	4S Concrete and Construction LLC	Bldg Contractor - Class C	4/24/2025
BLDC19-015	Detailed Builders LLC	Bldg Contractor - Class B	4/25/2025
LRW24-008	Stucki Construction LLC	Right-of-Way Contractor	4/25/2025
PWRW22-003	Construction Solutions Company LLC	Right-of-Way Contractor	4/25/2025
3186	Sunroc Construction Co Inc	Right-of-Way Contractor	4/29/2025

LBC25-035	L7 Homes	Bldg Contractor - Class C	4/29/2025
LBC24-022	XE Corporation	Bldg Contractor - Class A	4/30/2025
BLDC23-021	Construction Management Inc	Bldg Contractor - Class A	4/18/2026

Memorandum

File #: 25-262 **City Council Meeting**

FROM: Emily Geisler, City Clerk
DATE: Tuesday, May 13, 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 April 28, 2025

Description, Background Information & Purpose
Attached are the following:

- April 28, 2025, Budget Kickoff 2025-26 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

Budget Kickoff 2025-26 Minutes

775 Northgate Mile
Idaho Falls, ID 83401

Monday, April 28, 2025 **8:50am** **Police Complex**

CALL TO ORDER

Present:

Rebecca Casper, Mayor
Michelle Ziel-Dingman, Councilor
Kirk Larsen, Councilor
PJ Holm, Director, Parks & Recreation
Sarah Wheeler, Public Affairs, IFP
Michael Kirkham, City Attorney
Jessica Marley, Captain, IFPD
Brooks Slyter, Manager, Finance
Chris Fredericksen, Director, Public Works
Robert Wright Director, Library
Kimberly Felker, Communications (9:15)
Mark Hagedorn, Treasurer
Brandon Barnett, Polco (*remote*)
Lisa Burtenshaw, Council President
Jim Freeman, Councilor
Jim Francis, Councilor
Duane Nelson, Chief, IFFD
Josh Roos, CFO, IFP
Wade Sanner, Director, CDS
Pam Alexander, Director, Municipal Svc
Darin Jones, Director, HR
Ian Turner, Director, Airport
Margaret Wimborne, Chief of Staff
John Radford, Councilor (11:40)
Jessica Clements, PIO, IFPD (*remote*)

Also present:

Carla Thinnes, Mayor's Executive Assistant
Emily Geisler, City Clerk

WELCOME, ANNOUNCEMENTS, AND PLANS FOR THE DAY

- Mayor Casper gave an update on the Spud Kings progress in the Dineen Cup Championship
- Councilor Francis and Director Holm shared information regarding a $65,000 donation to the Recreation Center
- Councilor Ziel-Dingman reminded the group that Idaho Gives runs April 28th through May 1st
- Each attendee introduced themselves

CITYWIDE SURVEY RESULTS

Brandon Barnett, a Senior Survey Associate with Polco, presented the Idaho Falls national community survey results via Teams. There were 3,500 random addresses chosen for the targeted portion of the survey. From those addresses, there were 388 responses. There were an additional 415 responses during the open time period. The results were compared against 500 other communities and approximately 50 million people. Idaho Falls received the most positive feedback in relation to internet, utilities, and the downtown area. The more negative feedback was directed at recycling and traffic flow.

Mayor Casper asked how the City could get their response rate of 12% (average) up in the future. Mr. Barnett suggested that the City share the results and show action specific to the community feedback. Chief of Staff Wimborne is planning for social media pushes to make the results public. Several meeting attendees asked that there be a "heat map" to show responses and would like to see more respondent details (age, sex, time in area, etc.). Mayor Casper asked that everyone continue to communicate their ideas to the Communications Team.

ECONOMIC OUTLOOK

Brooks Slyter gave a high-level presentation on trends and forces that should be considered when working on the budget. Inflation, high food costs, and tariffs will all play a part. Idaho is in the average range for unemployment. Interest rates have gone down over the last 12 months and are projected to (slightly) drop more.

For revenue expectations, the City is looking at about $1.45 million from property taxes and $662,000 from growth and annexations. The State General Fund is predicted to go down by about $468,000 with the State Street Fund going up $455,000. It was also noted that the SAFER grant would be coming to an end, which Chief Nelson has kept in mind while budgeting.

City-wide, there will be an increase of $1.2 million in employee costs – including step & grade and insurance. There are also several significant lease obligations, such as police vehicles ($1.1 million) and fire equipment ($0.9 million). Internal loans with Fire, Golf, Fiber, and Power are still being paid, with this year being the last payment for Fire Station 1.

Capital projects for the year include ERP, ARPA (Frontier Center and North Fire Station), the Peaking Plant, and some FAA projects. The annual fee for ERP will be $500,000. There are also aging capital assets to address, including infrastructure, buildings, equipment, and vehicles.

Director Fredericksen noted that there are approximately 12 development agreements ($1.2 million) currently on hold that impact fees were to be used for. The concern is that the public sees payments being made but no progress. Director Alexander announced that the Impact Fee Study is still moving forward.

EMPLOYEE BENEFITS AND WAGES

Director Jones and Brooks Slyter led a discussion on things to consider for the 2025-26 budget related to employees. The total cost increase is $1.276 million. In an effort to offset inflation, talks have been had about increasing the pay schedule by 3% across the board. It was suggested that 2% of that come from the City and 1% from the departments.

The insurance premium cost to employees will increase by 10%. Councilor Radford suggested more education for staff to keep insurance costs down. The City could do lunch meetings with speakers who talk about healthy habits, when someone should or should not go to the ER, and specific ways to talk to the doctor during visits or procedures. A question was raised regarding HSA vs PPO. Director Jones said that he can gather loss ratio numbers for the group.

Councilor Francis stated that the City should pay the full 3% employee increase. He doesn't agree with the departments needing to go look for the 1%. Council President Burtenshaw believes the 1% could be found without making sacrifices. Chief Nelson agreed with Burtenshaw.

Motion: Go forward with 3% inflation adjustment to employee wages.

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

[Lunch Break]

2025-26 PRIORITIES – GROUP EXERCISE

The first group discussion focused on the City's Stewardship Aspiration. The idea is to develop a river plan or a river district to help shape development around the Snake River to protect, preserve and/or enhance the resource.

Director Sanner said that the Parks Department should be the champion for the initiative. With a trail system already in place, they would be able to collaborate with Bonneville County and possibly get an MOU to extend to the south. He also posed the question: How can we grow the connection between residential and commercial? Ball Ventures was mentioned as being a good partner for the river plan, as was the Rotary Club.

One driving factor for the plan is to prevent more industrial growth along the river and to preserve the view. Director Fredericksen suggested communicating the plan with businesses and possibly coordinating some sort of land swap. He emphasized that cleanliness is important and wondered about a stormwater utility option.

Councilor Freeman suggested a partnership with Fish & Game to promote and create a fishing destination here in Idaho Falls. Director Sanner said the City should promote river spaces by centering community events strategically. He would also like to see a way for pedestrians to cross from one side of the river to the other.

Most directors agreed that the river isn't utilized enough. Director Holm and Josh Roos discussed South Tourist Park. It is transitioning from Parks to Power and, by 2028, will no longer allow for camping. The City is working on cleaning it up now. Council President Burtenshaw expressed safety concerns near the park. The group discussed adding safety features to already established pathways – like benches, lighting, and regular vegetation maintenance.

There are several development and redevelopment projects happening soon near the river. The group believes that the river plan needs to be established soon to prevent issues with these projects. Mayor Casper concluded the discussion stating that the Parks & Recreation department will move into the champion role of the proposed river committee.

The attendees then divided into two groups. The first group, led by Chief of Staff Wimborne, discussed and brainstormed the City's 2025-26 priority to Develop a Building Stewardship Plan.

775 Northgate Mile
Idaho Falls, ID 83401

The second group was led by Mayor Casper and focused on another of the City's priorities – Improve Options for Housing Development in Idaho Falls.

The meeting adjourned at 3:00pm.

_____
Emily Geisler, City Clerk

_____
Rebecca L. Noah Casper, Mayor

Memorandum

File #: 25-272 **City Council Meeting**

FROM: Bear Prairie, General Manager
DATE: Friday, May 16, 2025
DEPARTMENT: Idaho Falls Power

Subject
IFP 25-14 Upper Development Dam No. 1 - Coffer Dam

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Reject the single bid received from BFC Diversified, LLC; make a finding that it would be more economical to purchase the required services on the open market; and give the authority to direct the Mayor and staff to secure more economical contractors (in the open market) to perform the work (or take other action deemed appropriate).

Description, Background Information & Purpose

IFP solicited bids from qualified contractors to construct, monitor and remove a coffer dam above Upper Dam No. 1 while gate and general maintenance work is being conducted. IFP recommends rejecting BFC's bid of $967,300 as it is approximately 4.6 times the engineers' estimate of $150,000 and requests Council approval to seek bids in the open market at a more cost-effective price.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

This action supports our readiness for reliable public infrastructure by ensuring the hydro project dams are safe, ensuring long-term reliability. This action also supports the reliability element in IFP's Strategic Plan.

Interdepartmental Coordination

Idaho Falls Power collaborated with the City Legal Department.

Fiscal Impact

Funding for this work is included in the 2024/25 CIP Budget.

Legal Review

The City Legal Department agrees that the desired Council actions comply with Idaho Code § 67-2805.

powered by Legistar™

Idaho Falls Power

Bid Tabulation

Project: Upper Development Dam No. 1 Coffer Dam IFP 25-14

Submitted: Nikki Bradford Administrative Assistant

		Bidder		Bidder	
	Description	BFC Diversified, LLC			
	Public Works License Yes/No	Yes			
	Bid Bond included	Yes			
	Subcontractors named NA				
	Acknowledgement of Addendums Yes/No NA				
	Total:	$935,750			
	Alternate	$32,550			
	Total with Alternate	$967,300			

Memorandum

File #: 25-267 **City Council Meeting**

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, May 14, 2025
DEPARTMENT: Public Works

Subject
Bid Award - Microsurfacing 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, Intermountain Slurry Seal, Inc., in the amount of $1,224,512.00; 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 Wednesday, May 14, 2025, bids were received and opened for the Microsurfacing 2025 project. A tabulation of bid results is attached. The proposed project will apply a thin lift microsurfacing treatment to John Adams Parkway, portions of Pioneer Road and several residential streets.

Alignment with City & Department Planning Objectives



☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒
This project supports the community-oriented result of reliable public infrastructure and transportation by investing in the maintenance of several city streets.

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 the Street Fund. Sufficient funding and budget authority exist for the completion of proposed improvements.

Legal Review

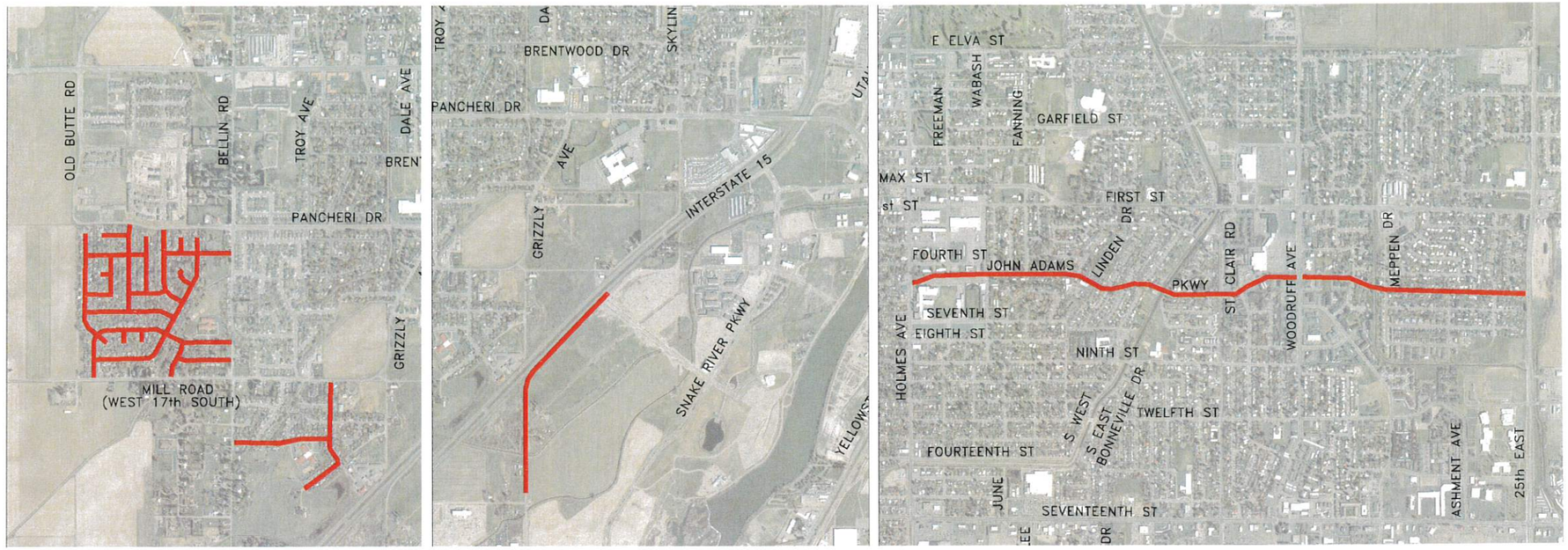
The Legal Department has reviewed the bid process and concurs that the desired Council action is compliant with Idaho State Code § 67-2805.

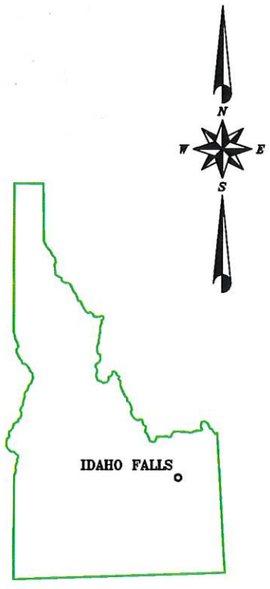
0-00-00-0-STR-2025-03
2025-030

MICROSURFACING 2025

PROJECT # 0-00-00-0-STR-2025-03

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
04/25/2025
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

MICROSURFACING 2025

TITLE PAGE

CHECKED BY:	DESIGN TECH:	DATE PLOTTED:	SHEET NO.
CW	CW	4/25/2025	1 OF 1

F:\Projects\STR\STR-2025-03\Dwg\Microsurfacing - STR-2025-03 - Title Page.dwg

City of Idaho Falls

Engineering Division

Engineer's Estimate

Project: Microsurfacing 2025 ***Number:*** 0-00-00-0-STR-2025-03

Submitted: Jon Knowles, P.E. ***Date:*** May 14, 2025

Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Intermountain Slurry Seal, Inc	
				Unit Price	Total Amount	Unit Price	Total Amount
	DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING						
1103.4.1.A.1	Construction Traffic Control	1	LS	$40,000.00	$40,000.00	$80,000.00	$80,000.00
	DIVISION 2000 - MISCELLANEOUS						
2010.4.1.A.1	Mobilization	1	LS	$110,000.00	$110,000.00	$56,700.00	$56,700.00
	SPECIAL PROVISIONS						
S0810	Diluted Emulsified Asphalt for Fog Coat	15420	GAL	$3.00	$46,260.00	$3.60	$55,512.00
S0815	Microsurfacing Aggregate	2410	TON	$150.00	$361,500.00	$305.00	$735,050.00
S0820	Polymer Modified Emulsified Asphalt	290	TON	$1,000.00	$290,000.00	$1,025.00	$297,250.00
	TOTAL				**$847,760.00**		**$1,224,512.00**

Memorandum

File #: 25-270 **City Council Meeting**

FROM: Ian Turner, Airport Director
DATE: Thursday, May 22, 2025
DEPARTMENT: Airport

Subject
Guaranteed Maximum Price Amendment with Clayco, Inc.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)
Approve a Guaranteed Maximum Price Amendment with Clayco, Inc., to construct the Utilities and Infrastructure Package for the Idaho Falls Regional Airport Terminal Building (or take other action deemed appropriate)

Description, Background Information & Purpose
Clayco, Inc., was hired on July 13, 2023, as the construction manager- general contractor for the Idaho Falls Regional Airport Terminal Expansion. Since then, they have been assisting in the design and bidding process to construct the terminal expansion. That process has resulted in the first phase of the project relocating and expanding the utilities and infrastructure. This item is the Guaranteed Maximum Price Amendment to the construction manager-general contractor agreement to construct this phase of work. The cost of construction under this amendment totals $11,945,956.

Alignment with City & Department Planning Objectives



☒ ☒ ☐ ☐ ☐ ☐ ☐ ☒

This project supports reliable public infrastructure and transportation community-oriented results by meeting the growing demands of the community.

Interdepartmental Coordination
Airport staff have coordinated with the City Legal Department as necessary through the life of this contract.

Fiscal Impact
The proposed work is included in the 2024-2025 Airport Operating Budget. Funding from the Federal Aviation Administration is under grant or is dedicated to the Idaho Falls Regional Airport for this work.

Legal Review
The Legal Department concurs that the Council action complies with Idaho Code § 54-4511(8).

DRAFT

AIA® Document A133® – 2019 Exhibit A

Guaranteed Maximum Price Amendment

This Amendment dated the « 14 » day of «May » in the year « 2025 », is incorporated into the accompanying AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price dated the « 14 » day of « May » in the year « 2025 » (the "Agreement")
(In words, indicate day, month, and year.)

for the following **PROJECT:**
(Name and address or location)

Idaho Falls Regional Airport – Terminal South and Central Expansion and Renovation
Utilities and Infrastructure Package
2140 N. Skyline Drive
Idaho Falls, Idaho 83402

THE OWNER:
(Name, legal status, and address)

Idaho Falls Regional Airport
2140 N. Skyline Drive
Idaho Falls, Idaho 83402

THE CONSTRUCTION MANAGER:
(Name, legal status, and address)

Clayco, Inc.
35 E. Wacker Drive, Suite 1300
Chicago, IL 60601

TABLE OF ARTICLES

A.1 GUARANTEED MAXIMUM PRICE

A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

ADDITIONS AND DELETIONS: The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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User Notes: (1515534180)

ARTICLE A.1 GUARANTEED MAXIMUM PRICE

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price ("GMP"). As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of the Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed ELEVEN MILLION NINE HUNDRED FORTY FIVE THOUSAND NINE HUNDRED FIFTY SIX DOLLARS » ($11,945,956), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, including allowances; the Construction Manager's Contingency; alternates; the Construction Manager's Fee; and other items that comprise the Guaranteed Maximum Price as defined in Section 3.2.1 of the Agreement.
(Provide itemized statement below or reference an attachment.)

«Schedule of Values – TBD in Coordination with Owner »

§ A.1.1.3 The Construction Manager's Fee is set forth in Section 6.1.2 of the Agreement.

§ A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

§ A.1.1.5 Alternates

§ A.1.1.5.1 Alternates, if any, included in the Guaranteed Maximum Price:

Item	Price
N/A	

§ A.1.1.5.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Exhibit A. Upon acceptance, the Owner shall issue a Modification to the Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
N/A		

§ A.1.1.6 Unit prices, if any:
(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit ($0.00)
N/A		

§ A.1.2 Construction Manager Contingency

As provided in Section __A1.2___ of the Agreement, Owner and the Construction Manager agree that the Guaranteed Maximum Price includes a Construction Manager's Contingency of FIVE HUNDRED TWENTY-NINE THOUSAND ONE HUNDRED THIRTY-EIGHT DOLLARS ($529,138).

§ A.1.3 Taxes.

A.1.3.1 The Contractor shall pay sales, consumer, and use taxes, if applicable, for the Work provided by the Contractor that are legally enacted and enforced on the date of the Contractor's proposal. Any sales, consumer, and use taxes enacted or enforced after the date of the Contractor's proposal, shall be a Cost of the Work, and shall entitle Contractor to an equitable adjustment in the Contract Sum and the Guaranteed Maximum Price ("GMP").

A.1.3.2 Notwithstanding anything to the contrary in the Contract Documents, the Contract Sum and GMP exclude any tariffs, duties, or similar taxes, and any increased escalation costs imposed by the supply chain associated with such tariffs, duties or similar taxes ("Tariff Costs"). Tariff Costs shall be deemed a Cost of the Work and shall be treated as

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User Notes: (1515534180)

an Allowance on the schedule of values. To the extent Tariff Costs exceed the Allowance, or if there is no Allowance specified, any excess Tariff Costs shall result in a corresponding adjustment of the Contract Sum and GMP

ARTICLE A.2 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ A.2.1 The date of commencement of the Work shall be:
(Check one of the following boxes.)

[« »] The date of execution of this Amendment.

[« X »] Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

« Upon Receipt of executed GMP Amendment and Notice to Proceed from IDA »

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of execution of this Amendment.

§ A.2.2 Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work. The Contract Time shall be measured from the date of commencement of the Work.

§ A.2.3 Substantial Completion

§ A.2.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work:
(Check one of the following boxes and complete the necessary information.)

[« »] Not later than « » (« ») calendar days from the date of commencement of the Work.

[« X »] By the following date: September 16, 2026

§ A.2.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work ("Milestones") are to be completed prior to Substantial Completion of the entire Work, the Construction Manager shall achieve Substantial Completion of such Milestones by the following dates ("Milestone Completion Dates"):

Milestone	Milestone Completion Date
N/A	

ARTICLE A.3 INFORMATION UPON WHICH AMENDMENT IS BASED

§ A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following:

§ A.3.1.1 The following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
ATTACHMENT A-2			

§ A.3.1.2 The following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Amendment.)

« See Index of Drawings and Specifications, dated January 9, 2025, appended hereto as Attachment A-2.

§ A.3.1.3 The following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Amendment.)

« See Index of Drawings and Specifications, dated January 9, 2025, appended hereto as Attachment A-2.

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§ A.3.1.4 The Sustainability Plan, if any:
(If the Owner identified a Sustainable Objective in the Owner's Criteria, identify the document or documents that comprise the Sustainability Plan by title, date and number of pages, and include other identifying information. The Sustainability Plan identifies and describes the Sustainable Objective; the targeted Sustainable Measures; implementation strategies selected to achieve the Sustainable Measures; the Owner's and Construction Manager's roles and responsibilities associated with achieving the Sustainable Measures; the specific details about design reviews, testing or metrics to verify achievement of each Sustainable Measure; and the Sustainability Documentation required for the Project, as those terms are defined in Exhibit C to the Agreement.)

Title	Date	Pages
N/A		

Other identifying information:

§ A.3.1.5 Allowances, if any, included in the Guaranteed Maximum Price:
(Identify each allowance.)

Item	Price
N/A	

§ A.3.1.6 Assumptions and clarifications, if any, upon which the Guaranteed Maximum Price is based:
(Identify each assumption and clarification.)

« Attachment A-5, Assumptions and Clarifications »

§ A.3.1.7 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Amendment.)

« »

ARTICLE A.4 CONSTRUCTION MANAGER'S CONSULTANTS, CONTRACTORS, DESIGN PROFESSIONALS, AND SUPPLIERS

§ A.4.1 The Construction Manager shall retain the consultants, contractors, design professionals, and suppliers, identified below:
(List name, discipline, address, and other information.)

« »

ARTICLE A.5

§ A.5.1 This GMP Amendment includes the following Attachments, which are incorporated herein:

Attachment A-1, Schedule of Values
Attachment A-2, Index of Drawings and Specifications, dated January 9, 2025, Including Addendum 1.
Attachment A-3, Schedule, dated May 1, 2025.
Attachment A-4, List of Allowances dated __N/A_____
Attachment A-5, Assumptions and Clarifications dated May 14, 2025
Attachment A-6, Stipulated Labor Rates

This Amendment to the Agreement entered into as of the day and year first written above.

OWNER *(Signature)*

CONSTRUCTION MANAGER *(Signature)*

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User Notes: (1515534180)

« »« »
(Printed name and title)

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(Printed name and title)

DRAFT

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User Notes: (1515534180)

Idaho Falls Regional Airport

Terminal South and Central Expansion and Renovation

Idaho Falls, Idaho

IGMP Estimate Update

April 29, 2025

BP #	Description	Base Budget	UIP Package IGMP	Remaining Budget
			Base	Base
2.1	Selective Demolition	$ 333,320	$ 242,039	$ 91,281
3.1	Concrete	$ 3,258,066	$ 166,827	$ 3,091,239
4.1	Masonry	$ 1,211,336	$ 160,366	$ 1,050,970
5.1	Structural & Miscellaneous Steel	$ 3,417,553	$ 92,000	$ 3,325,553
6.1	Rough Carpentry	$ 909,928	$ 48,172	$ 861,756
6.2	Architectural Casework	$ 20,400	$ -	$ 20,400
7.1	Waterproofing/Air & Vapor Barrier	$ 107,240	$ 72,326	$ 34,914
7.2	Thermal Insulation	$ 212,204	$ -	$ 212,204
7.3	Metal Panels	$ 86,912	$ -	$ 86,912
7.4	Cementitious Panel System	$ 1,573,200	$ 264,485	$ 1,308,715
7.5	Roofing	$ 1,486,888	$ 34,800	$ 1,452,088
7.6	Applied Fireproofing	$ 335,882	$ 10,540	$ 325,342
7.7	Joint Sealants	$ 93,987	$ 4,500	$ 89,487
8.1	Doors, Frames, & Hardware	$ 189,893	$ 38,922	$ 150,971
8.2	Overhead Coiling Doors	$ 32,100	$ -	$ 32,100
8.3	Curtain Wall System	$ 891,590	$ -	$ 891,590
9.1	Drywall	$ 778,324	$ -	$ 778,324
9.2	Ceramic Tile	$ 16,800	$ -	$ 16,800
9.3	Terrazzo - Alternate	$ -	$ -	$ -
9.4	Acoustical Ceiling	$ 389,756	$ -	$ 389,756
9.5	Carpet and Resilient Flooring	$ 230,252	$ -	$ 230,252
9.6	Painting	$ 140,621	$ 34,000	$ 106,621
10.1	Signage	$ 87,102	$ -	$ 87,102
10.2	Miscellaneous Specialties	$ 80,844	$ 7,350	$ 73,494
11.1	Passenger Boarding Module	$ 1,150,000	$ 406,943	$ 743,057
11.2	Temporary Baggage Structure	$ 521,970	$ -	$ 521,970
12.1	Furnishing	$ 254,811	$ -	$ 254,811
14.1	Elevators (Alt.)	$ -	$ -	$ -
21.1	Fire Suppression System	$ 425,724	$ -	$ 425,724
22.1	Plumbing System	$ 989,000	$ 43,000	$ 946,000
23.1	HVAC System	$ 4,793,150	$ 1,448,250	$ 3,344,900
26.1	Electrical System	$ 3,178,550	$ 2,461,247	$ 717,303
27.1	Telecommunications	$ 611,905	$ 56,462	$ 555,443
28.1	Security	$ 235,025	$ 20,555	$ 214,470
31.1	Earthwork	$ 1,813,432	$ 402,000	$ 1,411,432
31.2	Aggregate Piers, Shoring, & Underpinning	$ 1,305,000	$ -	$ 1,305,000
32.1	Site Utilities & Irrigation Repair	$ 164,730	$ 529,900	$ (365,170)
32.2	Site Concrete	$ 1,266,239	$ 43,173	$ 1,223,066
32.3	Asphalt	$ 269,870	$ 139,000	$ 130,870
32.4	Landscaping	$ 87,119	$ 25,000	$ 62,119
32.5	Fences and Gates	$ 217,166	$ 121,881	$ 95,285
32.6	Traffic Lane	$ 287,634	$ 269,353	$ 18,281
34.1	Baggage Claim Equipment	$ 4,667,092	$ -	$ 4,667,092
Allowance	Temp Baggage Structure for GSE	$ 100,000	$ -	$ 100,000
Allowance	Gate Hold Furniture	$ 275,000	$ -	$ 275,000
Allowance	**Airside Access Stair (Alt.)**	$ -	$ -	$ -
	General Requirements	$ 2,077,603	$ 766,472	$ 1,311,131
	General Conditions	$ 4,335,098	$ 2,397,937	$ 1,937,161
	Subtotal	**$ 44,910,316**	**$ 10,307,500**	**$ 34,602,816**
	Escalation	$ 898,206	$ 52,287	$ 845,919
	Design / Estimating Contingency	$ 1,124,895	$ 52,651	$ 1,072,244
	Construction Contingency	$ 3,664,682	$ 529,138	$ 3,135,544
	Unforeseen Conditions Allowance	$ 250,000	$ 50,000	$ 200,000
	Weather Allowance	$ 500,000	$ 100,000	$ 400,000
	Subcontractor Default Insurance	$ 494,513	$ 78,574	$ 415,939
	Building Permits	$ 20,318	$ 20,318	$ -
	General Liability Insurance	$ 570,492	$ 131,406	$ 439,086
	Builders Risk Insurance	$ 157,300	$ 35,838	$ 121,462
	Overhead and Profit	$ 2,366,583	$ 514,419	$ 1,852,164
	Site Investigation Work	$ 52,245	$ -	$ 52,245
	Pre-Construction Services	$ 539,382	$ -	$ 539,382
	Contractor Payment and Performance Bond	$ 361,068	$ 73,825	$ 287,243
	Construction Total without Alternates	**$ 55,910,000**	**$ 11,945,956**	**$ 43,964,044**
	SF Cost	**$ 799.49**		
	Escalation 5.00%	**$ 2,795,500**	$ -	$ 2,795,500
	Construction Total w/o Alt. and w/ Escalation	**$ 58,705,500**	**$ 11,945,956**	**$ 46,759,544**
	Building GSF	***69,932***		

Memorandum

File #: 25-263 **City Council Meeting**

FROM: Wade Sanner, Director
DATE: Tuesday, May 13, 2025
DEPARTMENT: Community Development Services

Subject
Quasi-Judicial Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Donner Townhomes.

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

1. Approve the Planned Unit Development for Donner Townhomes as presented (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Donner Townhomes 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 PUD and Reasoned Statement of Relevant Criteria and Standards for Donner Townhomes. On February 4, 2025, the Planning and Zoning Commission Unanimously voted to recommend approval of the PUD to the Mayor and City Council as presented.

Alignment with City & Department Planning Objectives



☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

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

Interdepartmental Coordination
The PUD plan has been reviewed by Public Works, Engineering, Fire, Planning, Power, Sanitation, Sewer, and Water.

Fiscal Impact
NA

Legal Review

This application has been reviewed by the Legal Department pursuant to applicable law.

Zoning

PUD24-005 Donner Townhomes

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



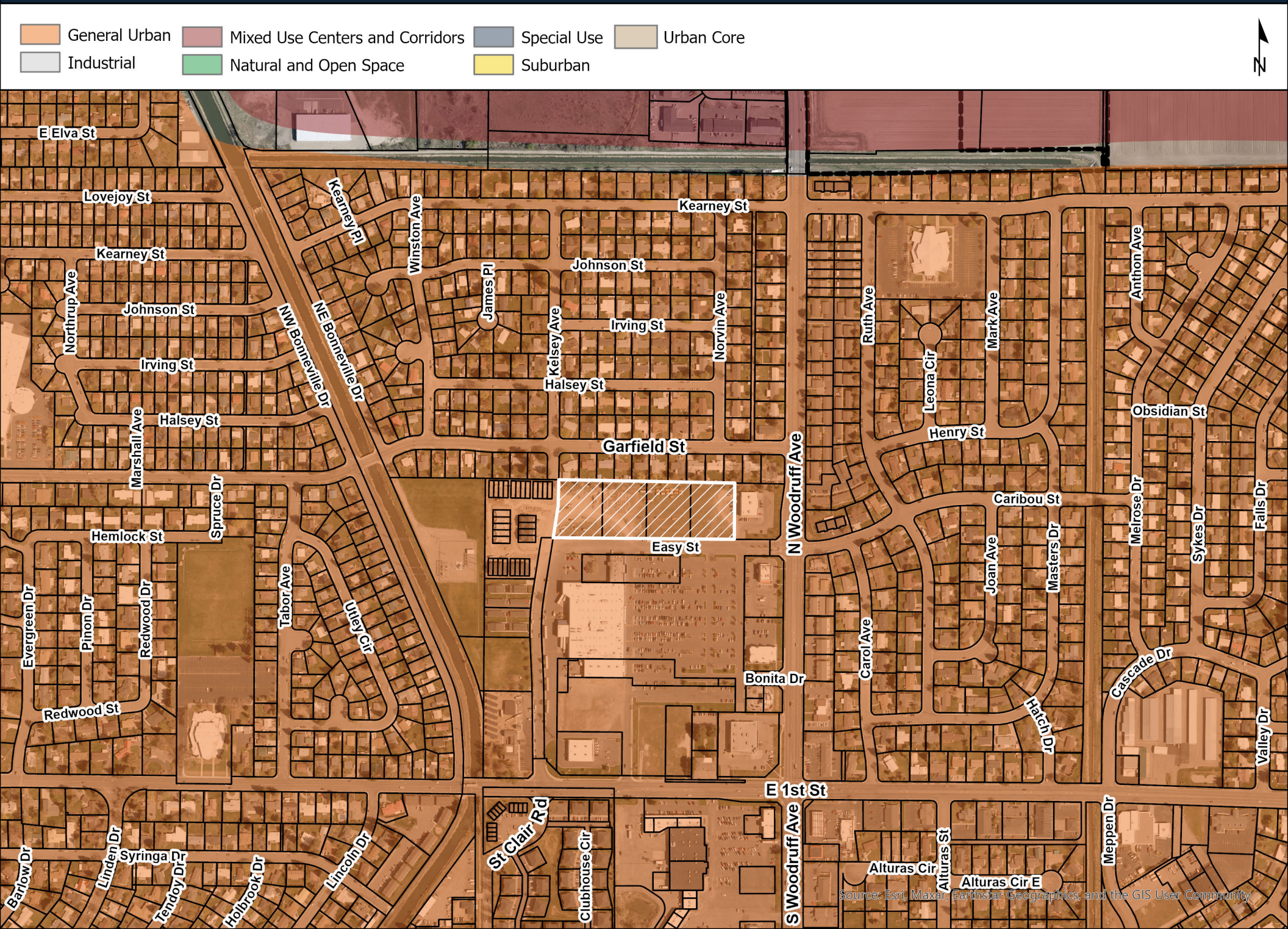
Aerial

PUD24-005 Donner Townhomes



Comprehensive Plan

PUD24-005 Donner Townhomes



Docusign Envelope ID: 5971CFF7-A269-4A0E-9D58-8460D7417970

PUD CONCEPT FOR:

DONNER TOWNHOMES

SITE INFORMATION

PARCEL ZONING = LC
TOTAL BUILDINGS = 14
BUILDING HEIGHT= 30' MAX
CONSTRUCTION TYPE= V-B
TWO STORY BUILDINGS
NON-SPRINKLED BUILDINGS, BUILT TO IRC
SINGLE FAMILY ATTACHED BUILDINGS = 14 (56 ATTACHED HOMES)
TOTAL AREA OF PROPERTY = 185,344 SQ. FT. (4.25 acres)
DESIGN DENSITY= 14 UNITS PER ACRE

LOT NOTE:

1. EACH UNIT WILL BE PLATTED ON IT'S OWN LOT FROM BACK OF SIDEWALK TO THE BACK OF THE 8' PRIVATE BACK YARD.

VARIANCE REQUST

1. AMENITIES TO BE PROVIDED WITH PARK DEVELOPMENT
   a. REQUIRED AMENITIES: 2
   b. AMENITIES TO BE PROVIDED IN PARK: (TOTAL 4)
      b.a. (2) TWO PICKLEBALL COURTS
      b.b. PARKING AREA
      b.c. WALKING TRAIL
2. COMMON SPACE REDUCTION FOR PARK WITH AMENITIES
   a. REQUIRED COMMON SPACE: 48,566 ACRES, 25%
      a.a. COMMON SPACE REDUCTION TO: 28,910 ACRES, 16%
      a.b. PARK OPEN SPACE PROVIDED: 108,448 ACRES

PARKING REQUIREMENTS

PARKING SPACES REQUIRED = 112
PARKING SPACES PROVIDED
GARAGE = 54
PARKING STALLS = 36
ON STREET PARKING = 23
TOTAL = 113 PARKING SPACES
PARKING AREA: 7,544 SQ.FT.
PARKING LANDSCAPING: 3,011 SQ.FT. (40%)

STORM WATER REQUIREMENTS

TOTAL STORAGE REQUIRED = 20,542 cu. ft.
TOTAL STORAGE AVAILABLE = STORM WATER STORAGE DIRECTED TO EXISTING CITY STORM POND

COMMON SPACE REQUIREMENTS

TOTAL REQUIRED = 48,566 SQ. FT. (1.11 ACRES) 25%
TOTAL PROVIDED = 28,910 SQ. FT. (0.66 ACRES)
PERCENT PROVIDED = 16%

BASIS OF BEARING

CITY OF IDAHO FALLS 2004 CONTROL

BENCHMARK

GARFIELD ST. & KELSEY AVE. THE WEST BOLT ON THE FIRE HYDRANT OF THE SE CORNER OF THE INTERSECTION, 2.6 FT. ABOVE GROUND,
ELEV: 4738.76'. NAVD 88

PLANNED UNIT DEVELOPMENT NOTES

1. ALL STREETS AND PARKING AREA INSIDE P.U.D. WILL BE PRIVATELY MAINTAINED AND OPERATED. THE CITY OF IDAHO FALLS WILL NOT TAKE OVER PRIVATE STREETS.
2. ALL EASEMENTS INSIDE P.U.D. ARE CONSIDERED PUBLIC UTILITY EASEMENTS. WIDTH VARIES DEPENDED ON USE.
3. POTABLE WATER AND SANITARY SEWER WILL BE INSTALLED IN A 54' WIDE P.U.E FOR CITY MAINTENANCE.

PROPOSED PROJECT AMMENITIES

1. SEE ATTACHED PARK LAYOUT

SANITARY NOTE:

1. TOTAL TRASH PADS: 3
2. TOTAL DUMPSTERS: 6

ELECTRICAL NOTES:

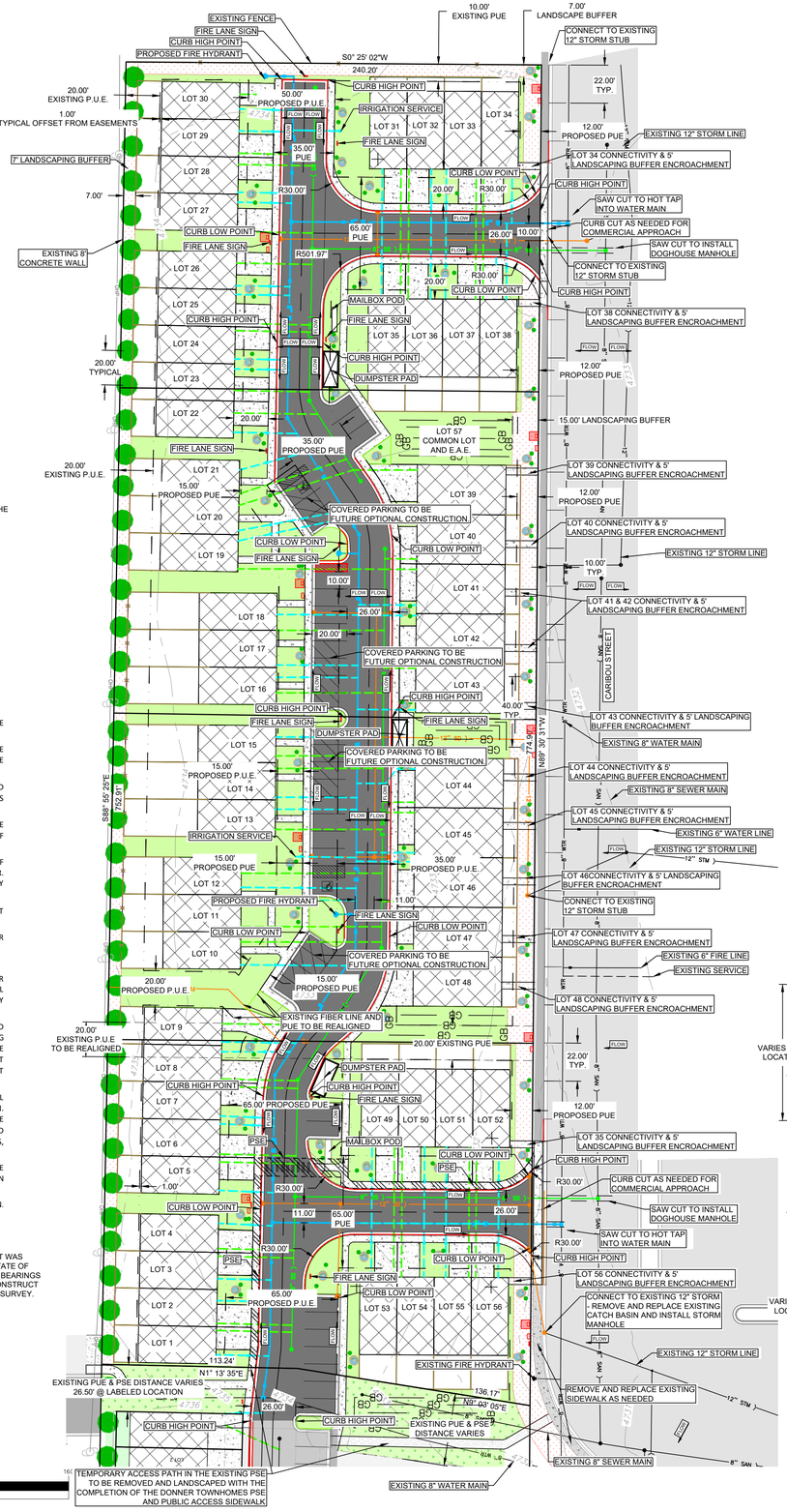
1. ALL NEW ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY.
2. ELECTRICAL SWITCH CABINETS AND BASES (WHEN REQUIRED) WILL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR.
3. ALL PRIMARY AND SECONDARY CONDUITS SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER/CONTRACTOR. ALL ELECTRICAL CONDUITS AND 36" RADIUS ELBOWS SHALL BE SCHEDULE 40 PVC.
4. THE MINIMUM POWER TRENCH DEPTH SHALL BE 54" BELOW FINISH GRADE (CONDUIT TO BE INSTALLED 48" BELOW FINISH GRADE). INCLUDING 6" OF SAND BEDDING BELOW AND ABOVE TOP OF CONDUITS.
5. PRIMARY AND SECONDARY CONDUIT DEPTHS CAN BE REDUCED TO 18" OF COVER BELOW FINISHED GRADE WITH APPROVAL BY IDAHO FALLS POWER. RIGID GALVANIZED STEEL CONDUIT MUST BE PROVIDED AND INSTALLED BY THE DEVELOPER/CONTRACTOR IN A TRENCH LESS THAT 48" DEEP.
6. THE DEVELOPER/CONTRACTOR SHALL PROVIDE ALL STAKING AND LAYOUT OF NEW ELECTRICAL FACILITIES INCLUDING POWER POLES.
7. THE CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING CITY POWER POLES AND ELECTRICAL FACILITIES DURING CONSTRUCTION.
8. COORDINATE ALL ELECTRICAL CONSTRUCTION WITH IDAHO FALLS POWER.
9. OWNER SHALL BEAR ALL COSTS TO RELOCATE OR REMOVE EXISTING POWER POLES, LIGHT POLES, ANCHOR GUYS, AND MISCELLANEOUS ELECTRICAL FACILITIES, WITH THE EXCEPTION OF UTILITIES INSIDE CITY RIGHTS OF WAY THAT ARE REQUIRED BY THE CITY TO BE RELOCATED.
10. THE OWNER/DEVELOPER SHALL PROVIDE ALL TRENCHING, CONDUIT AND CONCRETE LIGHT POLE FOUNDATIONS FOR STREET ILLUMINATION ALONG ALL PUBLIC RIGHT OF WAY AS PER CURRENT IDAHO FALLS POWER SERVICE POLICY. ADDITIONALLY, OWNER/DEVELOPER SHALL PURCHASE STREET LIGHT ASSEMBLY PROVIDED AND INSTALLED BY IDAHO FALLS POWER. PAYMENT REQUIRED PRIOR TO INSTALLATION OF STREETLIGHT(S).
11. WITH EXCEPTION OF CONDUIT CROSSING, CONTRACTOR SHALL INSTALL CURB AND GUTTER PRIOR TO POWER TRENCH AND CONDUIT INSTALLATION. OR (WITH IDAHO FALLS POWER APPROVAL) CENTERLINE OF TRENCH MAY BE STAKED WITH CUT/FILL TO BOTTOM OF TRENCH AT ALL GRADE BREAKS AND HUBS AT 25' INTERVALS AND OFFSET STAKES AT ALL TRANSFORMERS, SWITCH CABINETS, SECONDARY PEDESTALS ETC.
12. IF APPLICABLE, SEE IDAHO FALLS POWER ELECTRICAL SITE PLAN FOR OFF-SITE ELECTRICAL AND FIBER OPTIC FACILITIES, LAYOUT, AND INSTALLATION DETAILS.
13. CONTACT IDAHO FALLS POWER PRIOR TO CONSTRUCTION. (208)612-8573

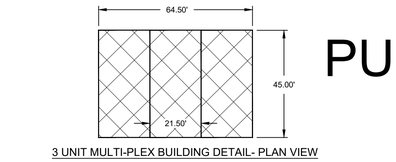
SURVEY NOTE:

THIS SITE PLAN IS DESIGNED TO CONFORM WITH AN ACTUAL SURVEY THAT WAS PERFORMED ON THE GROUND BY A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO. THE BOUNDARY LINES OF THE SURVEY ARE SHOWN HEREON WITH BEARINGS AND DISTANCES. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO CONSTRUCT ALL STRUCTURES SHOWN ON THIS SITE PLAN IN ACCORDANCE WITH SAID SURVEY.

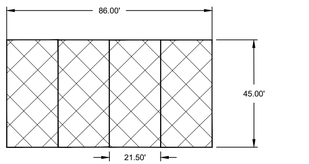
GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

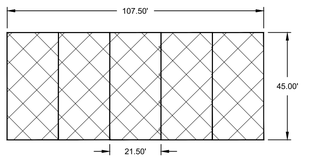




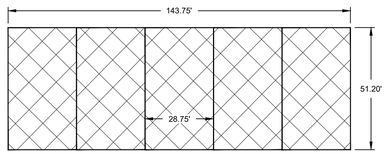
3 UNIT MULTI-PLEX BUILDING DETAIL- PLAN VIEW



ONE CAR GARAGE 4 UNIT BUILDING DETAIL- PLAN VIEW

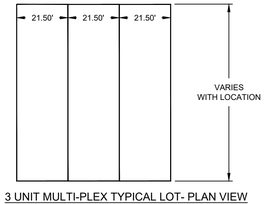


ONE CAR GARAGE 5 UNIT BUILDING DETAIL- PLAN VIEW

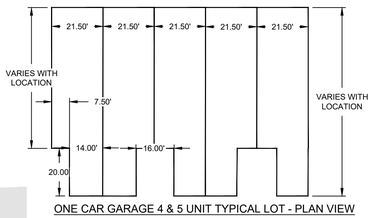


TWO CAR GARAGE 5 UNIT BUILDING DETAIL- PLAN VIEW

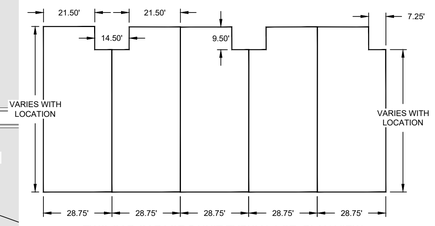
SCALE 1" = 30'



3 UNIT MULTI-PLEX TYPICAL LOT- PLAN VIEW



ONE CAR GARAGE 4 & 5 UNIT TYPICAL LOT - PLAN VIEW



TWO CAR GARAGE 5 UNIT TYPICAL LOT- PLAN VIEW

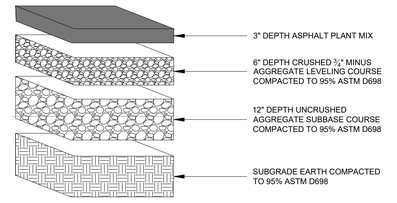
ENGINEERING DEPT.

SEWER FRONT FOOTAGE _____ FT.

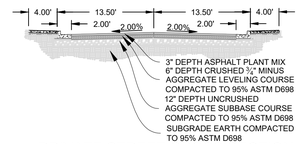
WATER FRONT FOOTAGE _____ FT.

LEGEND

- EXIST. CATCH BASIN
- PROPOSED CATCH BASIN
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXIST. POWER POLE
- PROPOSED STREET LIGHT
- EXISTING WATER VALVE
- EXIST. SANITARY SEWER MANHOLE
- ESTIMATED TRANSFORMER LOCATION
- EXIST. CURB & GUTTER
- PROPOSED FIRE LANE - NO PARKING
- PROPERTY LINE
- GRADE BREAK
- SAW CUT
- STREET RIGHT-OF-WAY (ROW)
- EASEMENT LINE
- EXIST. FENCE LINE
- PROPOSED FENCE
- PROPOSED FIBER OPTICS LINE
- EXIST. SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- EXIST. WATERLINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- EXISTING OVERHEAD POWER
- EXISTING OVERHEAD TELEPHONE
- EXISTING GAS SERVICE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PARKING LOT
- PROPOSED LANDSCAPING
- PROPOSED BUILDINGS
- EXISTING ASPHALT TO BE REMOVED
- EXISTING ASPHALT TO BE PROTECTED
- PROPOSED GRAVEL DRIVEWAY
- EXISTING LANDSCAPING
- EXISTING LANDSCAPING BUFFER



PRIVATE DRIVE SECTION



PRIVATE STREET CROSS SECTION

GENERAL NOTE:

1. ALL PUBLIC IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS ENGINEERING STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.
2. ALL ON-SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS ENGINEERING STANDARD SPECIFICATIONS STANDARD DRAWINGS OR ISPWC
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS. ALL BUILDING FOOTINGS AND EVES MUST BE CONTAINED WITHIN THE LOT LINES.
4. ALL FIRE ACCESS ROADS SHALL MEET THE LATEST VERSION OF THE INTERNATIONAL FIRE CODE REQUIREMENTS FOR FIRE APPARATUS ROAD. ALL COMMON SPACE, LOT 57, IS TO SERVE AS AN EMERGENCY ACCESS EASEMENT
5. THIS PROJECT WILL REQUIRE FIRE LANE SIGNS AND RED PAINTED CURBING. CONTACT THE FIRE PREVENTION DIVISION OF THE IDAHO FALLS FIRE DEPARTMENT FOR A CONSULTATION ON FIRE LANE SIGN PLACEMENT AND PAINTED CURB REQUIREMENTS

ENGINEERING DEPT.

WATER CONNECTIONS 1"/56 SIZE/EACH

WATER CONNECTIONS _____ SIZE/EACH

IRRIGATION CONNECTIONS 2"/2 SIZE/EACH

SEWER CONNECTIONS 56 EACH

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.
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VICINITY MAP



CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 10/2023

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

LOT 9, 10 ,11 & 12, BLOCK 1,
PART OF THE H-S SUBDIVISION, SW 1/4 OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

Stamp



SITE PLAN CONTACT PERSON

NAME Michael Knight
ADDRESS 2295 N Yellowstone HWY. Unit 6 Idaho Falls, ID ZIP 83401
PHONE 208.881.0081

SITE PLAN NAME AND ADDRESS (See Note #1)

FILE NO. 22-121	DRAWN BY: MAK	DATE PLOTTED: 4/9/25	SHEET NO. 1 of 5
SCALE: 1"=40'	CHECKED BY: BWB	REVIEW NO.:	

Docusign Envelope ID: 5971CFF7-A269-4A0E-9D58-8460D7417970

PUD PROPOSED ELEVATIONS FOR:

DONNER TOWNHOMES



TWO CAR GARAGE UNITS
NTS



ONE CAR GARAGE UNITS
NTS



NO GARAGE UNITS
NTS

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ENGINEERING DEPT.

SEWER FRONT FOOTAGE _____ FT.

WATER FRONT FOOTAGE _____ FT.

ENGINEERING DEPT.

WATER CONNECTIONS _____ SIZE/EACH

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IRRIGATION CONNECTIONS _____ SIZE/EACH

SEWER CONNECTIONS _____ EACH

FILE NO. 22-121	DRAWN BY:	DATE PLOTTED: 4/9/25	SHEET NO. 2 of 5
SCALE: 1"=40'	CHECKED BY: BWB	REVIEW NO.:	

Docusign Envelope ID: 5971CFF7-A269-4A0E-9D58-8460D7417970

PUD LANDSCAPE PLAN FOR:

DONNER TOWNHOMES

LANDSCAPING REQUIREMENTS

TOTAL INTERIOR TREES REQUIRED = $^{1}/_{3000\ FT^2}$ = 37 TREES
TOTAL TREES PROVIDED = 37 INTERIOR TREES
TOTAL INTERIOR SHRUBS REQUIRED = 2 PER TREE
TOTAL SHRUBS PROVIDED = 74 INTERIOR SHRUBS

PARKING AREA: 7,710 FT²
PARKING LANDSCAPE ISLAND REQUIRED: 751 FT² (10%)
PARKING LANDSCAPE ISLAND PROVIDED: 3,011 FT² (40%)

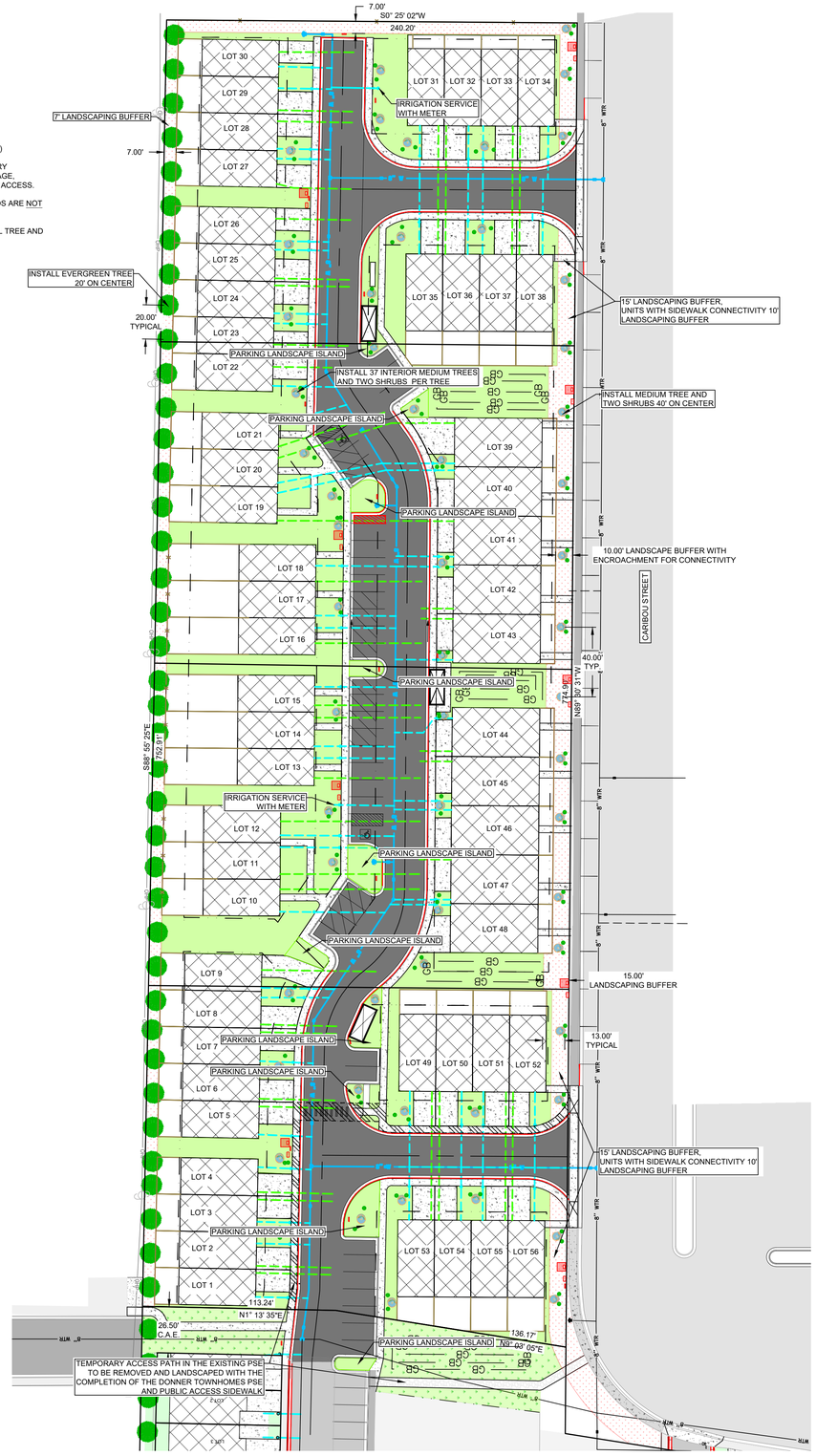
7 FT LANDSCAPE BUFFER ALONG RESIDENTIAL BOUNDARY
15 FT LANDSCAPE BUFFER ALONG EASY STREET FRONTAGE,
BUILDING ENCROACHMENT ALLOWABLE WITH SIDEWALK ACCESS.

LANDSCAPE BUFFERS AND PARKING LANDSCAPE ISLANDS ARE NOT INCLUDED IN COMMON SPACE.

INTERIOR TREE PLACEMENT MAY VARY AS SHOWN. FINAL TREE AND SHRUB COUNTS TO MEET MINIMUM REQUIREMENTS.

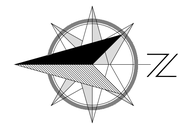
PROPOSED PROJECT AMMENITIES

1. SEE SHEET 4 CARIBOU PARK LAYOUT



SURVEY NOTE:

THIS SITE PLAN IS DESIGNED TO CONFORM WITH AN ACTUAL SURVEY THAT WAS PERFORMED ON THE GROUND BY A LAND SURVEYOR LICENSED BY THE STATE OF IDAHO. THE BOUNDARY LINES OF THE SURVEY ARE SHOWN HEREON WITH BEARINGS AND DISTANCES. IT IS THE OWNER'S/DEVELOPER'S RESPONSIBILITY TO CONSTRUCT ALL STRUCTURES SHOWN ON THIS SITE PLAN IN ACCORDANCE WITH SAID SURVEY.



GRAPHIC SCALE

40 0 20 40 80 160

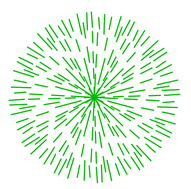
(IN FEET)
1 inch = 40 ft.



SHRUB
NTS



MEDIUM TREE
NTS



MEDIUM TO LARGE EVERGREEN TREE

NTS

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VICINITY MAP

VICINITY MAP



CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 10/2023

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

LOT 9, 10 ,11 & 12, BLOCK 1,
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Stamp



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NAME _____
ADDRESS _____ ZIP _____
PHONE _____

SITE PLAN NAME AND ADDRESS (See Note #1)

ENGINEERING DEPT.

SEWER FRONT FOOTAGE _____ FT.
WATER FRONT FOOTAGE _____ FT.

ENGINEERING DEPT.

WATER CONNECTIONS _____ SIZE/EACH
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IRRIGATION CONNECTIONS _____ SIZE/EACH
SEWER CONNECTIONS _____ EACH

FILE NO.	DRAWN BY:	DATE PLOTTED:	SHEET NO.
22-121		4/9/25	3 of 5
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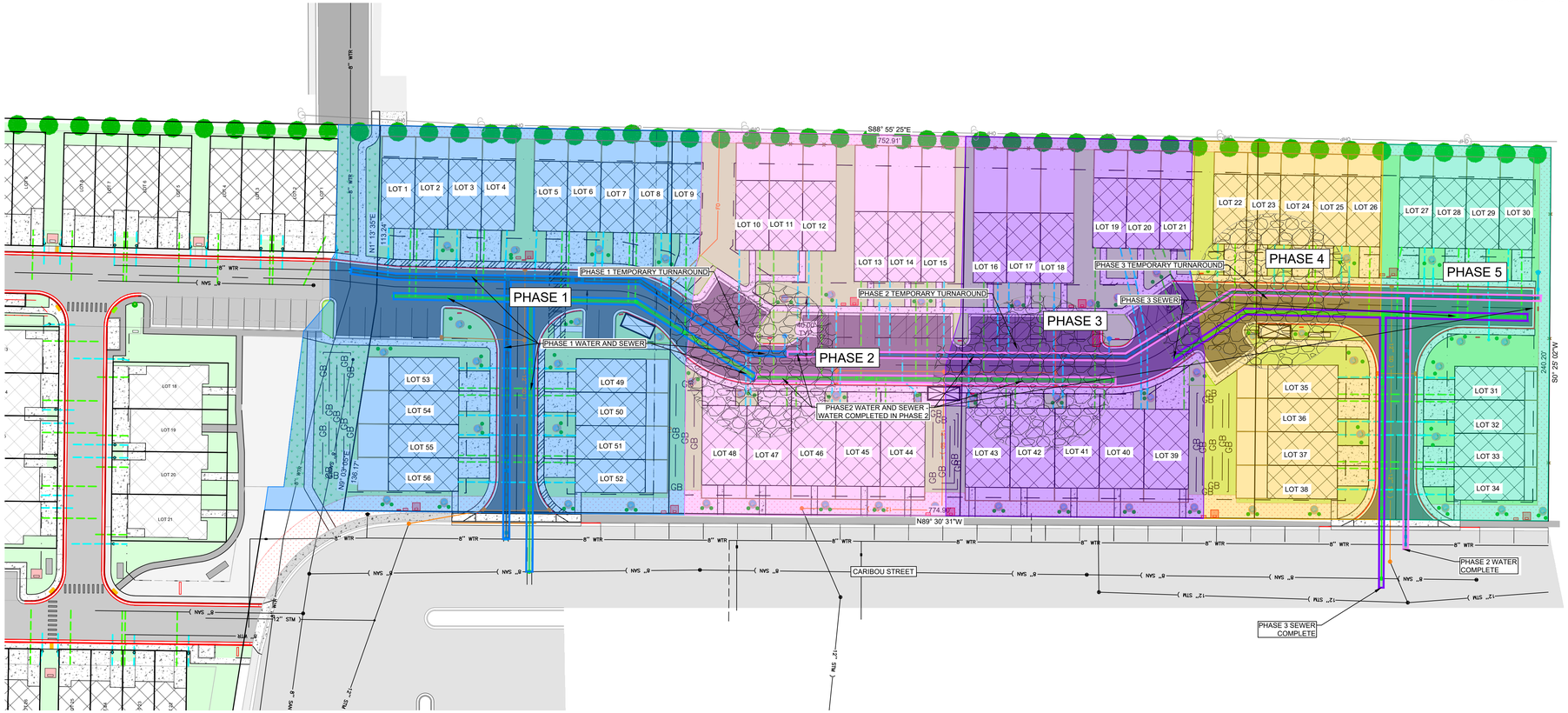
PUD - PHASE PLAN FOR:

DONNER TOWNHOMES

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40 0 20 40 80 160

(IN FEET)
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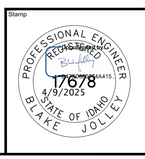
CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 10/2023

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Stamp



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WATER FRONT FOOTAGE _____ FT.

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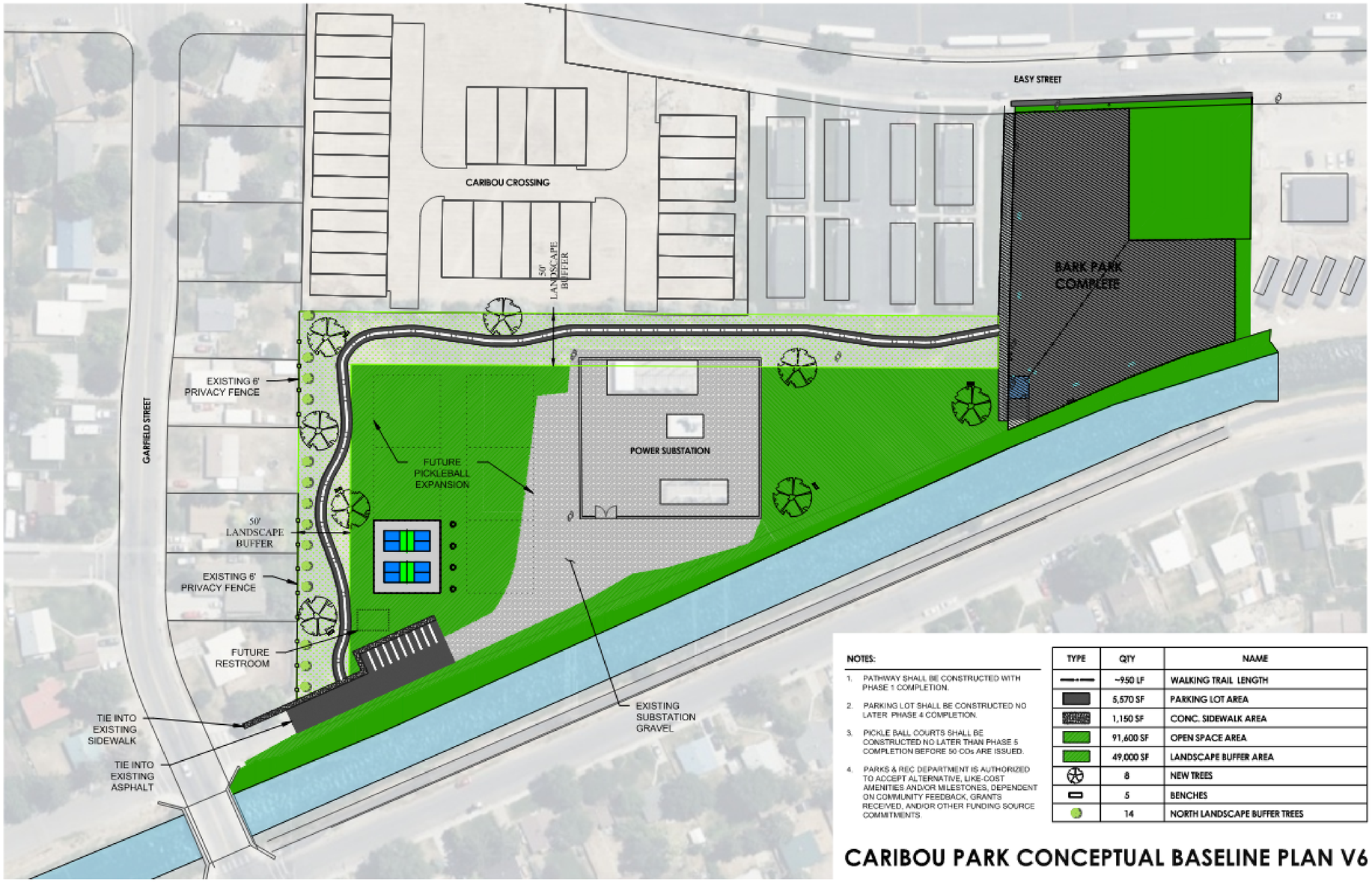
SEWER CONNECTIONS _____ EACH

FILE NO. 22-121	DRAWN BY:	DATE PLOTTED: 4/9/25	SHEET NO. 4 of 5
SCALE: 1"=40'	CHECKED BY: BWB	REVIEW NO.:	

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PUD - CARIBOU PARK LAYOUT FOR:

DONNER TOWNHOMES



NOTES:

1. PATHWAY SHALL BE CONSTRUCTED WITH PHASE 1 COMPLETION.
2. PARKING LOT SHALL BE CONSTRUCTED NO LATER PHASE 4 COMPLETION.
3. PICKLE BALL COURTS SHALL BE CONSTRUCTED NO LATER THAN PHASE 5 COMPLETION BEFORE 50 COs ARE ISSUED.
4. PARKS & REC DEPARTMENT IS AUTHORIZED TO ACCEPT ALTERNATIVE, LIKE-COST AMENITIES AND/OR MILESTONES, DEPENDENT ON COMMUNITY FEEDBACK, GRANTS RECEIVED, AND/OR OTHER FUNDING SOURCE COMMITMENTS.

TYPE	QTY	NAME
	~950 LF	WALKING TRAIL LENGTH
	5,570 SF	PARKING LOT AREA
	1,150 SF	CONC. SIDEWALK AREA
	91,600 SF	OPEN SPACE AREA
	49,000 SF	LANDSCAPE BUFFER AREA
	8	NEW TREES
	5	BENCHES
	14	NORTH LANDSCAPE BUFFER TREES

CARIBOU PARK CONCEPTUAL BASELINE PLAN V6

Stamp

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SEWER FRONT FOOTAGE _____ FT.

WATER FRONT FOOTAGE _____ FT.

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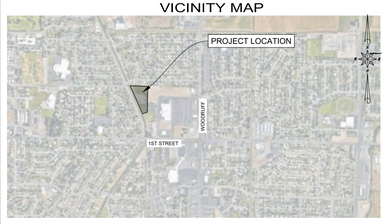
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Approved _____ Date _____
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NAME _____

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FILE NO. 22-121	DRAWN BY:	DATE PLOTTED: 4/9/25	SHEET NO. 5 of 5
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PUD - ELEVATIONS FOR:

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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 Specifications and Drawings**.

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 Department 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 Department. The department 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 Sewer Department prior to backfilling (612-8108).

14. Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation uses. Provisions shall be installed per City of Idaho Falls Standard Drawing 600-1or 600-3. Contact Water Supt. (208-612-8471) to determine if meter itself is required. Meters or meter idlers shall be on approved material list and may be purchased from Water Department 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, or under the supervision of, a city licensed fire sprinkler contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.

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 4/2016

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

LOT 9, 10 ,11 & 12, BLOCK 1,
PART OF THE H-S SUBDIVISION, SW 1/4 OF SECTION 16,
TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,
CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

SITE PLAN CONTACT PERSON

NAME Michael Knight
ADDRESS 2295 N Yellowstone HWY. Unit 6 Idaho Falls, ID ZIP 83401
PHONE 208.881.0081

811 Know what's below. Call before you dig.

Stamp

SITE PLAN NAME AND ADDRESS (See Note #1)
DONNER TOWNHOMES
279 CARIBOU ST.
IDAHO FALLS, ID 83401

FILE NO.	DRAWN BY:	DATE PLOTTED:	SHEET NO.
2022-121	OTHERS	12/17/2024	2 of 4
SCALE: 1" = 40'	CHECKED BY: OTHERS	REVIEW NO.: 1	

STAFF REPORT

PLANNED UNIT DEVELOPMENT
Donner Townhomes

May 22, 2025

IDAHO FALLS
Community Development Services

Applicant: Connect Engineering

Owner: HIF Donner LLC

Project Manager: Naysha Foster

Location: Generally located north of Easy St, east of Idaho Canal, south of Garfield St, west of N Woodruff Ave

Size: 4.25 acres
Units: 56

Existing Zoning:
Site: LC
North: R1
South: LC
East: LC
West: LC

Existing Land Uses:
Site: Vacant
North: Residential
South: Commercial
East: Commercial
West: Residential

Future Land Use Map:
General Urban

Attachments:
1. Subdivision and Zoning Ordinance Requirements
2. Comprehensive Plan Policies
3. Maps and aerial photos
4. PUD

Requested Action: To **approve** the PUD, Planned Unit Development for Donner Townhomes.

History: The property was annex and platted in 1998 with an initial zoning of RSC-1, Residential Shopping Center. The zoning changed on two different occasions, both initiated by the city, in 2013 to CC1, Central Commercial and then again in 2018 to LC, Limited Commercial.

Staff Comments: The property is zoned LC, Limited Commercial. The property is zoned LC, Limited Commercial. In the LC zone, residential uses shall comply with the R3A standards. This PUD consists of approximately 4.25 acres. There will be 56 single-unit attached dwellings (individually platted) constructed as 4 and 5-plex townhomes. The PUD proposes 14 units per acre. The required parking would be 112 parking spaces. Some of the units will have garage parking. There will be 54 garage parking spaces, 36 additional parking stalls and 26 on street parking stalls. The on-street parking is along the north side of Easy Street, a private street. The proposed total parking provided is 116. The storm water will be directed to an off-site, City storm pond located southwest from the PUD.

The PUD will provide 16% common space. The required amount is 25%. The developer is asking for a variance to allow the reduction of common space on site. Instead, the common space will be accounted for in the further development of a public park on the west side of Division 1 of this development. The applicant has worked with the Parks Department on the design and layout of the proposed park facilities. In exchange of the common space being located off site, the developer is proposing to add an extra amenity. The PUD is required to have a minimum of 2 amenities. An additional variance is requested to allow the amenities to be off site in the public park. Due to the construction of this division, the walk path from Kelsey Avenue was redirected and will be constructed with this division. The developer was concerned that if the walk path was built in division 1 it would be destroyed during the construction of division 2. Internal sidewalks will also be provided throughout and tie into the sidewalk along Easy Street.

The PUD includes an internal private street with access to another private street that ties into first street. The PUD will be constructed in 5 phases. An amenity must be constructed with the 1st phase.

Staff Recommendation: Staff has reviewed the PUD and finds that with the granted variances it is consistent with Sections 11-2-6(W) PUD and 11-3-4 R3A Standards of the Comprehensive Zoning Ordinance. Staff and the Planning and Zoning Commission recommend approval of the PUD.

PUD Standards	Staff Comments
Siting Requirements: Minimum site size shall be two (2) acres.	The PUD consists of approximately 4.25 acres.
Regulations and Uses: Function as an overlay zone, all regulations and uses shall be the same as the underlying zoning district unless modified as part of the PUD.	The underlying zone is LC but falls under R3A standards for residential development.
Unified Control:	The PUD will include a Home Owners Association.
Density: The residential density in the R3A zone with a PUD is 35 units per gross acre.	The developer is proposing approximately 13.18 units per acre.
Location of Buildings and Structures: The maximum structure height for a residential PUD shall be determined by the underlying base zone, except where a structure is set back from required setback lines by at least one foot (1') for each additional foot of building height	There is no maximum building height requirement for the R3A zone.
Arrangement and Design: Residential buildings include a high quality of design and should be separated and arranged to provide for private space in addition to common areas.	The arrangement of the townhomes will provide some private space.
Landscaping: All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	All non-hard surfaced areas are proposed to be covered by landscaping.
Common Space: All PUDs shall provide common and landscaped areas. Not less than twenty five percent (25%) of the gross area of a PUD shall be designated and maintained as common space.	The developer is asking for a variance for the 25% Common Space, in exchange for the Amenities added to the Public Park.
Amenities: PUDs shall provide amenities in addition to the common space required by this Section. The number and size of the amenities should increase as overall acreage and scale of the development increases.	This development is required to have 2 amenities. 3 amenities are proposed in the Public Park to the west of the development.
Pedestrian System: Walkways shall form a logical, safe, and convenient system for pedestrian access to all structures and amenities.	The PUD will provide sidewalks within the development.
Phasing:	The applicant is proposing 5 construction phases.

Zoning Ordinance:

11-2-6: STANDARDS FOR ALLOWED LAND USES

(O)(2) In the LC Zone, multi-unit developments shall comply with the development standards of the R3A Zone. (Ord. 3277, 10-10-19)

11-3-3: PURPOSES OF RESIDENTIAL ZONES.

(G) R3A Residential Mixed Use Zone. To provide for a mix of uses in which the primary use of the land is for residential purposes, but in which office buildings and certain other uses of a semi-commercial nature may be located. Characteristic of this Zone is a greater amount of automobile traffic, greater density, and a wider variety of dwelling types and uses than is characteristic of the R3 Residential Zone. While office buildings and certain other uses of a semi-commercial nature may be located in the Zone, the R3A Zone is essentially residential in character. Therefore, all uses must be developed and maintained in harmony with residential uses. This zone should be located along major streets such as arterials and collectors.

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 ft^2	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	3,000
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	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.								

11-2-6: STANDARDS FOR ALLOWED LAND USES

(W) Planned Unit Development (PUD).
(1) Purpose. The purpose of the Planned Unit Development (PUD) regulations is to allow for residential and limited commercial uses, or a mix of residential and limited commercial uses, in an overall site development that may vary from the requirements of this Code. The intent of the PUD regulations is also to:

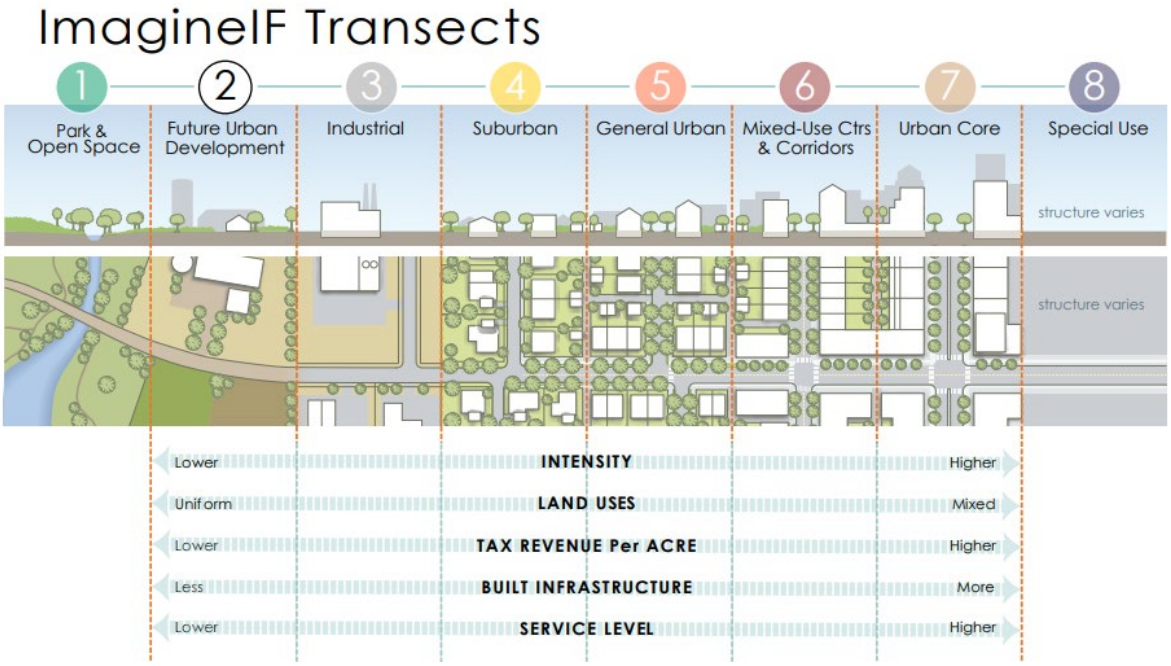
(a) Allow for flexibility from traditional zoning standards that results in development providing an improved living environment, including usable common space, amenities or services, increased landscaping, additional architectural features or standards, and compatibility with the contiguous neighborhood.
(b) Promote flexibility and innovation of design while permitting diversification of development types in order to encourage the most suitable use of a site.
(c) Achieve a compatible land use relationship with the surrounding area.
(d) Promote redevelopment and reuse of previously developed property.
(e) Encourage development of vacant properties within developed areas.
(f) Provide usable and suitably located common space, recreation facilities or other public/ common facilities.
(g) Facilitate functional and efficient systems of streets, pathways, utilities, and municipal services on and off site.
(h) Promote efficient use of land with a more flexible arrangement of buildings and land uses.
(i) Provide for master planned development that includes interconnected design elements between structures or phases, increased amounts of landscaping or natural features, connections to the surrounding neighborhood or public lands and unique architectural features.
(j) Ensure appropriate phasing of development and amenities.
(k) Provide for attractive streetscapes that are not dominated by parked vehicles or garage entrances.

Comprehensive Plan:

Appropriate Infill and Redevelopment pg. 104
Ensure infill development is compatible with existing use and character.

The proposed park improvements are to existing underdeveloped park land. This area is located on the boundary of one of the neighborhoods that was identified as the least healthy from our City-wide Community Health Report. During a neighborhood survey, residents repeatedly stated they would like to see more greenspaces and walking paths, bike lanes and improved, safer sidewalks with connectivity to services and schools (page 135, Imagine IF).

More housing types and higher density housing was also a common theme from residents in this area. Residents had concerns about the cost of housing and lack of maintenance of housing and parks, and many asked for a new park in the area to accommodate the growing population (page 135, Imagine IF). Partnering with the developer to provide required PUD amenities in the form of park improvements improves this areas access to developed green space.





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

February 4, 2025 7:00 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: Marsha McDaniel.

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

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

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

Public Hearings:

3. PUD 24-005: PLANNED UNIT DEVELOPMENT FOR DONNER TOWNHOMES.

Applicant: Connect Engineering, Barry Bane, 2295 N. Yellowstone Suite 6, Idaho Falls, Idaho. Bane stated that this property is north of WinCo in Idaho Falls. Directly west of the property is Division 1 of the PUD and this PUD is a continuation, with similar townhomes and a similar feel and same ownership group. Bane stated that the property is 4.25 acres, and they are proposing 56 units on the property for 14 units per acre which is between R1 and R2 density. This property is zoned LC, and it falls under the R3A rules and regulations that have a maximum density of 35 units per acre. The units will be plated individually to be sold. Bane stated that they will extend water and sewer through the project and each unit will have individual utilities. There was a neighborhood meeting on the project and there was some concern about the rear yards on the further north units, and one of the original proposals had smaller back yards that was more inconsistent with the 1st Division. They have extended the backyards to minimum of 20'. Bane stated that they have met with City staff, Fire, Parks and Recreation to come forth with the best plan for the community. Bane stated that they will have trash pads and mailbox pods. There will be street buffers along the private drive and landscape buffers along the back per the residential code. The parking is mixed, with some having 2 car garages, some have single car garages, and some have no garages; but total parking count is 116 parking stalls, which is 4 more than the required amount. They do not count driveways in the number and if they did it would be 34 additional parking spots. Bane stated that they are requesting a reduction to 16% from the 25% common space. The reason they are requesting that variance is because they are providing larger backyards, and they want to upgrade the City owned land that is not used for anything that is near the property. The power plant is there and there is an open field. They are working with Parks and Recreation to provide 4 amenities at the City property "park", rather than the 2 that are required. The development team has met with the director of Parks and Recreation to add amenities for the 54 units and the surrounding neighborhood.

Storer asked if this property is part of an existing PUD. Bane stated that this is a new PUD. Bane explained that the property to the west was a PUD that was previously approved, and this is phase 2 of that owned property but is coming forth as a new PUD. The only part that is part of the first PUD is a sidewalk connectivity that goes straight through, and they have adjusted that connectivity in this Phase to be able to work better with the layout. Storer asked if the WinCo property is under a PUD. Bane did not know. Storer asked if the owner of the property has cross access agreement across Easy Street. Storer is concerned about access to a dedicated street. Bane stated that Easy Street is a private street, and they do have cross access and parking in the agreement with the owner of Easy Street. Bane confirmed that Division 1 has cross access agreements as well. Bane stated that there is cross access and public utility easements as well.

Justin Ruthenbeck and Tanner Birdup, 521 North Penn Street, Caldwell, Idaho. Ruthenbeck stated that the 1st 29 townhomes have gone well and there is a positive feel and feedback. When they start a project, they ask what the space wants, and what the area needs. Ruthenbeck stated that they hosted a trunk or treat, and

they had about 500 people show up. Ruthenbeck stated that they talked to people to see what they wanted in that space, which included playgrounds, parks, space, basketball courts and stuff about dogs. They talked to the business owners at WinCo and WinCo stated that they wanted customers. Ruthenbeck stated that they have Facebook Focus Groups and they are reacting to what people want, including Parks and Recreation. The proposal is based on what Parks and Recreation wants. Ruthenbeck stated that they can spend money doing private amenities and not include the rest of the community or spend a little bit more and include everyone in the area. Ruthenbeck stated that the overall proposal is to make it bigger and public so everyone can benefit. Ruthenbeck stated that there are a lot of questions about how to make this work with the rest of the area, phasing, and how to create the pickle ball courts. Ruthenbeck stated that the vision is a place where people want to buy houses because of the beautiful space.

Scott asked about the arrangement with Parks and Recreation and how that will work with maintenance. Birdup stated that they have worked with Parks and Recreation, and the developer will build the facility and Parks and Recreation will continue to maintain the area. The developers are trying to do easy maintenance with irrigation and mow curbs. Birdup stated that a trail was important to Parks and Recreation and trees, benches, lighting, and things to help with safety. They wanted to make it a more formal community space. Pickle Ball is important to the community and parking is needed to allow people access to the Courts. There has been discussion with Parks and Recreation to do fund matching for restrooms etc. later on. Birdup stated that this property was a part of DEC's for the entire commercial center and they have worked with WinCo and the other business owners to amend the DEC's to address the residential zoning and roads and maintenance. maintenance.

Storer asked if the easements have been recorded. Birdup stated that the easements have been previously recorded.

Meehan asked if the auto access for the park comes from Garfield and Bonneville, and not through the community that is being built. Birdup agreed with Meehan and stated that there is existing access to the substation and stated that they would maintain the existing access to the park and provide connectivity from Easy Street to Garfield. Meehan asked about the stub of a road on Kelsey, and asked if that will remain a stub road. Birdup agreed that the block wall is being opened up and a walking path from Kelsey to Easy Street for walking path for people to get to WinCo.

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

Ihler asked if the idea or concept has been thought of having a crosswalk to get across Easy Street. Foster stated that is not something that has been discussed as they can only require minimum code standards on the property, but maybe the developer will take that into consideration. There are internal crosswalks across the internal streets from the park and to Kelsey and through the rest of the development along Easy Street and Woodruff. Ihler wants it to be more pedestrian friendly in that area. Ihler asked if they could consider the sidewalk along Easy Street having an ADA Compliant sidewalk that gets down to Easy Street. Foster stated that because it is private they cannot require it, but the developer is hearing it and may consider it.

Support/Opposition:

Val Erickson 1710 Garfield, Idaho Falls, Idaho. Erickson stated that they met with the developers and talked about things, including privacy issues. WinCo came in 27 years ago and they had some lengthy conversations and ended up with an 8' wall and that has been great. Erickson stated that the first phase is 15' setback and 2 stories high, and he wandered in to see the view from the second-floor window and there is no privacy for any of the houses. The developer has now made a change to 20' from the wall. Erickson stated that they talked in the neighborhood meeting, about the window on the 2nd floor, which gives an unobstructed view of the backyards, there was an idea that the back window would be a transom window that would be higher to give privacy to the adjacent neighbors. Erickson stated that they got privacy from WinCo, but without the transom window the privacy would be gone.

Applicant: Barry Bane, Connect Engineering, 2295 N. Yellowstone, Suite 6, Idaho Falls, Idaho. The Developer looked at the transom windows and they cannot do the transom windows due to fire code. Birdup stated that egress windows are needed in bedrooms and if there is not a bedroom, they will take into the account the transom windows during the design phase. Where transoms cannot be achieved, they are planning trees in the landscape buffer, and screening alternatives, screens, and window tinting are options they are exploring to make looking out and in more difficult.

Bane stated that ADA and crosswalks are something the developer can look into, and they can talk with WinCo and make sure they are ok with that. Crosswalks not at a stop sign can be dangerous if they are not at a stop sign.

Ihler asked about the trees along the property line and because they are documented in the PUD, they have to put them in, but what kind of trees will they put in. Bane stated that per the Code they have to be evergreen trees.

Ogden expressed to Erickson that the Commission cannot make directions on building specifications, but it is good to express those concerns and hopefully the trees will alleviate the privacy concerns.

Ogden closed the public hearing.

Ihler likes the project and feels this is proper land use for the City and a good use of empty commercial lots. Ihler stated that this should be a poster child of what could be done in the City as it creates the commercial walkability nodes within the City. Ihler stated that he has been in Caribou Crossing Townhomes, and they are upper end buildings.

Meehan agrees with Ihler and stated that the first phase of this project was nice. Meehan stated that it is nice to see a yard attached to each home. Meehan stated that contributing amenities to the City is a nice development for the City.

Scott agreed with Meehan and Ihler and stated that this development partnering with the City is a positive use of land.

Ihler asked about phase 5 the stub road does it go into the parking lot of the other business or stop. Foster stated that it would stop. Ihler stated that projects like this actually do reduce DUI's due to the walkability.

Meehan moved to recommend to the Mayor and City Council approval of the Planned Unit Development for Donner Townhomes, including the requested variance consistent with Sections 11-2-6(W) PUD and 11-3-4 R3A Standards of the Comprehensive Zoning Ordinance for a decrease of the common space from 25% to 16%. Ihler seconded the motion. Ogden called for roll call vote: Cantu, yes; Storer, yes; Ihler, yes; Ogden, yes; Meehan, yes; Scott, yes. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE PLANNED UNIT DEVELOPMENT OF DONNER TOWNHOMES GENERALLY LOCATED NORTH OF EASY STREET, EAST OF THE IDAHO CANAL, SOUTH OF GARFIELD STREET, AND WEST OF WOODRUFF AVENUE.

WHEREAS, the applicant filed an application for a PUD on December 20, 2024; and

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

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on May 22, 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 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 4.25-acre parcel generally located north of Easy St, east of the Idaho Canal, south of Garfield St, and west of Woodruff Ave.
3. The PUD consists of 56 units.
4. The PUD requires a minimum of two amenities. The amenities will be placed west of Caribou Crossing Div. No 1 in a public park.
5. Access to the subdivision will come from Easy Street, a private street.
6. The PUD complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
7. The proposed development is consistent with the principles of the City's Comprehensive Plan and the LC, Limited Commercial Zone.

II. DECISION

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

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2025

_____

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 25-264 **City Council Meeting**

FROM: Pam Alexander, Impact Fee Administrator
DATE: Tuesday, May 13, 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 impact fee study and 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, May 6, and May 20 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 are to 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 #: 25-273 **City Council Meeting**

FROM: Michael Kirkham, City Attorney
DATE: Friday, May 16, 2025
DEPARTMENT: City Attorney

Subject
Ordinance - Amending Title 4 and Title 8 of the City Code to update and clarify City regulations on temporary event alcohol permitting.

Council Action Desired
☒ Ordinance ☐ Resolution ☐ Public Hearing
☐ Other Action (Approval, Authorization, Ratification, etc.)
Approve the amendments to Title 4 and Title 8 of the City Code 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 read it by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose
The City regulates the sale and dispensing of alcohol within the City's geographic jurisdictional limits. The City regulates alcohol businesses, which may sell alcohol for consumption either on or off the business' premises, through licensing. The City's alcohol business licenses require a separate license for the sale of liquor, the sale of beer, and the sale of wine. In addition, there are additional requirements for alcohol businesses who intend to sell and dispense alcohol for consumption on the business's premises.

The City also permits temporary, special events that may sell, dispense, and consume alcohol at a place that is not licensed for regular alcohol sales through permitting. The City has two temporary, special event permits - Catering permits and Charitable Event permits. Both permits allow for selling, dispensing, and consuming alcohol for a limited period of time.

The proposed ordinance addresses and clarifies the City's temporary special event alcohol permit regulations. The substantive changes are as follows:

1. Clarifies that a temporary special event permit does not trigger a "change in use" analysis under the City's fire, building, or zoning codes. Conversion of a building or a land use to an alcohol business, which requires an alcohol license, will trigger a "change in use" analysis that may require the property owner to conform to the City's health and safety requirements in the fire, building, and zoning codes.

2. Removes the variance procedures for special event permits for locations within 300 feet of a school or house of worship. Variances procedures for alcohol businesses seeking to be established within 300 feet of a school or house of worship will remain.

3. Aligns and reconciles the hours during which alcohol may be served during a special event in a city park. Existing language in the charitable event permit regulations conflicts with the language in the City's Permitted Event

regulations.

4. Extends the area where a Permitted Event may be held at the Riverwalk Pavilion from 150 feet to 300 feet, provided that the event may not extend into the Riverwalk path.

5. Removes the 1,250 square foot limit on a dispensing area for a charitable event permit.

Alignment with City & Department Planning Objectives



☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

The changes support the good governance and livable community objectives.

Interdepartmental Coordination
Parks and Recreation, Clerk's Office

Fiscal Impact
No anticipated fiscal impact

Legal Review
Legal prepared the proposed ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 4, CHAPTERS 2, 3, AND 4, AND TITLE 8, CHAPTER 3, SECTION 5, RECONCILING DISCREPANCIES ON THE HOURS ALCOHOL MAY BE SERVED BETWEEN THE CHARITABLE EVENT PERMIT AND THE PERMITTED EVENT IN CITY PARKS; CLARIFYING THE SIGNING AND BARRIER REQUIREMENTS FOR CONSUMPTION AREAS FOR A CHARITABLE EVENT ALCOHOL PERMIT; AND CLARIFYING THAT A TEMPORARY EVENT ALCOHOL PERMIT DOES NOT CONSTITUTE A CHANGE IN USE UNDER THE CITY'S FIRE, BUILDING OR ZONING CODES, AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the Council has established a number of regulations regarding the consumption of alcohol within the City; and

WHEREAS, the regulation of alcohol in certain locations within the City occasionally requires adjustment, in order to accommodate changing circumstances; and

WHEREAS, the Council desires to update the City's alcohol regulations related to temporary event permits to clarify that the permitted temporary service of alcohol does not constitute a change in use of building or land under the City's fire, building, and zoning codes; and

WHEREAS, the Council desires to clarify that only licenses to dispense liquor, beer, or wine at retail triggers the City's "change in use" analysis under the City's adopted fire, building, and zoning codes; and

WHEREAS, there are conflicts between the City's regulations on the Charitable Event Alcohol Permit (which regulates the dispensing of alcohol at both private and public spaces within the geographic limits of the City) and Permitted Events (which regulates the terms and conditions in which alcohol may be served on City-owned properties), in particular where Sandy Downs and Noise Park are concerned; and

WHEREAS, the Council desires to clarify and rectify conflicts and discrepancies in the Code and provide other necessary clarification on the City's temporary alcohol event permitting; and

WHEREAS, the Council desires to amend the Charitable Event Alcohol Permit in order to extend the area beer and wine may be served in a signed, designated consumption area.

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

SECTION 1: Title 4, Chapter 2, Section 1 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-1: DEFINITIONS~~: DEFINITIONS~~: Whenever the following words or terms are used in this Code, they shall have the meanings ascribed below:

BARTENDER: Any person, whether agent, servant, employee, or person acting in any other capacity, who pours, mixes, or prepares any liquor by the drink upon any licensed premises. This shall not apply to any person who solely pours, mixes or prepares wine by the drink at retail as defined by this Code.

DIRECTOR: The Director of the Idaho Department of Law Enforcement.

INTERDICTED PERSON: A person to whom the sale of liquor is prohibited under the laws of the State.

LIQUOR: All kinds of liquor sold by and in a state liquor store of the State of Idaho.

PREMISES: The building, room, or place in which the sale of liquor by the drink at retail by a licensee is authorized under the relevant provisions of the Idaho Code and under this Chapter.

RESTAURANT: An eating establishment which offers prepared food for sale to the public.

SECTION 2: Title 4, Chapter 2, Section 4 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-4: APPLICATION FOR LICENSE:

(A) Each applicant for a license shall file with the Clerk an application in writing, verified under oath, stating the following:

(1) That the applicant lawfully holds a current, valid license issued by the County Commissioners of Bonneville County, Idaho and a current, valid issued by the State pursuant to the provisions under the Idaho Code.

(2) That the applicant complies with the applicable Bonneville County liquor ordinances.

(3) A description of the premises for which the license is sought, their location and the name of the owner of the premises.

(4) A letter from the Community Development Services Department verifying that the location of the proposed licensed premises would be permitted by the City's Zoning Code.

(5)~~(4)~~ The names and addresses of all persons who will have any ownership or equity interest in any business to be carried on in the licensed premises, including without limitation interests arising from conditional sales contracts, partnerships, trusts or shares of corporate stock and the amount and nature of such interest.

(6)~~(5)~~ The names and addresses of the applicant and all members of a partnership or association and all officers, members of the governing board and all stockholders of any corporation or any entity identified pursuant to this section..

(7)~~(6)~~ Any other information reasonably necessary for the Clerk to determine the applicant's qualifications or disqualifications for a license.

(B) If during the term of any license issued under this Chapter any change shall take place in any of the information stated in the application, the licensee shall deliver a verified report of the change to the Clerk no later than seven (7) business days following the change.

(C) The names and addresses of the applicant and all members of a partnership or association and all officers, members of the governing board and all stockholders of any corporation or any entity identified pursuant to subsection (A).

(D) Any other information reasonably necessary for the Clerk to determine the applicant's qualifications or disqualifications for a license.

If during the term of any license issued under this Chapter any change shall take place in any of the information stated in the application, the licensee shall deliver a verified report of the change to the Clerk no later than seven (7) business days following the change.

(E) The application for a new or lapsed license to sell or dispense liquor by the drink at retail may trigger a change in use analysis of the location, building, or property for the purposes of applying the City's fire, building, or zoning codes. Applicants for a new or lapsed license to sell or dispense liquor by the drink at retail shall ensure compliance with the City's fire, building, and zoning codes as a condition for receiving a license. Applying for a renewed license shall not trigger a change in use analysis.

Nothing in this Section will be deemed to release an applicant from complying with the City's fire, building, or zoning codes for the construction, alteration, expansion, or structural improvement made to the applicant's building.

SECTION 3: Title 4, Chapter 2, Section 5 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-5: INVESTIGATION: Upon receipt of an application for a license or for a transfer of a license under this Chapter, accompanied by the necessary license or transfer fee, the Clerk and Chief of Police shall investigate all information stated in the application and report the results of the investigation to the Clerk. If the Clerk determines that the contents of the application are true, that the applicant is qualified to receive a license, that the premises are suitable for carrying on the

intended business, that the business is in compliance with the City's fire, building, and zoning codes, and that the requirements of this Chapter have been met, a license shall be issued or transferred, upon approval of the Council. Otherwise, the application shall be denied and the license or transfer fee refunded.

SECTION 4: Title 4, Chapter 2, Section 12 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-12: LOCATION RESTRICTIONS:

(A) No license shall be issued for any premises in any residential zone or within three hundred (300) feet of any public school, church or any other place of worship measured in a straight line between the nearest property line of such public building or place of worship and the nearest entrance to the licensed premises. No license shall be issued for a location where the operation of the licensed premises would violate the City's zoning code. This limitation shall not apply to any duly licensed premises that at the time of first licensing did not come within the restricted area but subsequent to first licensing came therein.

(B) No license shall be issued to any person for the operation of a licensed business upon any premises which were used by any occupant whose license under this Chapter was revoked within one (1) year prior to the date of the new application for issuance or transfer of a license.

(C) The Council may for good cause shown grant a variance to the provisions of Section (A) or (B). 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.

SECTION 5: Title 4, Chapter 2, Section 18 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-18: ~~LIQUOR~~ ALCOHOL CATERING PERMIT: Any person holding a retail liquor, beer, or wine license may serve and sell liquor, beer, or wine, retail by the drink at a party or convention at a location other than at the licensed premises for a period not to exceed three (3) consecutive days, upon obtaining a liquor catering permit. Applications for such permit shall be made to the Clerk on such form as prescribed by the Clerk, which form shall contain the following information:

(A) The name and address of the applicant and the number of their state liquor, beer, or wine license.

(B) The dates and hours during which the permit is to be effective, not to exceed three (3) consecutive days.

(C) The names and addresses of the organizations, groups, or persons sponsoring the event.

(D) The address at which the liquor, beer, or wine is to be served, and if a public building, the rooms in which the liquor is to be served.

(E) The type of alcohol beverages (i.e. liquor, beer, and/or wine) to be served.

The application shall be verified by the applicant and filed with the Clerk. A filing fee in an amount set from time to time by Resolution of the Council for each day the permit is to be effective shall be paid to the Clerk. Such fee shall be nonrefundable irrespective of whether the party or convention is held.

The application or issuance of an alcohol catering permit shall not be construed by any City official as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

SECTION 6: Title 4, Chapter 2, Section 19 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-19: APPROVAL OF ~~LIQUOR~~ ALCOHOL CATERING PERMIT: Upon the filing of an application for an alcohol ~~liquor~~ catering permit, the Council shall upon the advice and recommendation of the Chief of Police approve or disapprove the application and indicate the determination on the face of the application by endorsement signed by the Clerk. Copies of the application with signed endorsements thereon shall be mailed or delivered immediately to the Chief of Police, the Director of the Idaho Department of Law Enforcement and the applicant, and a signed copy shall be retained by the Clerk. An application approved in this manner shall constitute a permit, unless disapproved by the Director by notice served upon the applicant for the retail sale of liquor, ~~by the drink,~~ beer, ~~and~~ or wine by the drink for the period authorized by the permit.

The issuance of an alcohol catering permit shall not be construed by any City official as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

SECTION 7: Title 4, Chapter 2, Section 22 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-2-22: POSSESSION OF OPEN CONTAINERS PROHIBITED:

(A) Any person who is in possession of an open container of liquor within the geographic limits of the City shall be guilty of a misdemeanor.

(B) Notwithstanding the foregoing, nothing herein shall prohibit the possession of an open container of liquor:

(1) Within a fully enclosed, privately-owned building or upon a private parking lot adjacent or appurtenant to such building provided such parking lot is located more than two hundred (200) feet away from the premises of any licensed liquor vendor. Such distance shall be measured at the shortest distance between the exterior boundaries of such parking lot and licensed premises.
(2) Within any private residence or upon the yard thereabout, or within any apartment, duplex, condominium, boarding house or other structure lawfully used as a permanent residence, or within any common area or area designated exclusively for and appurtenant to such residential occupancy.

(3) Within any area for which an alcohol ~~liquor~~ catering permit authorizing the retail sale or dispensing of liquor by the drink has been lawfully issued under the provisions of this Chapter.

(4) Within any area included within or being a part of the premises at which a licensee is authorized to sell or dispense liquor by the drink under the provisions of this Chapter.

(5) Within an area directly adjacent to a restaurant, at tables provided for dining, between the hours of 10:00 a.m. and 11:00 p.m. local time. "Restaurant" is defined as an eating establishment which offers for sale food to the public. A restaurant must also have the appropriate license to sell the type of alcohol they offer to the public, including an approved site plan as part of its State alcohol permit. If the adjacent area includes a public sidewalk, the size of the tables and seating must allow sufficient room for public ingress and egress, including being compliant with all ADA laws and regulations for sidewalk use under the City Code. All consumption of alcohol in this adjacent area must be done at the table, and the customer cannot carry the alcohol away from the table.

SECTION 8: Title 4, Chapter 3, Section 7 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-3-4: APPLICATION FOR LICENSE:

(A) Each applicant for a license for the retail sale of beer shall file with the Clerk a written application that states the following:

(1) The name and residential address of the applicant.

(2) The street address of the premises where beer is to be sold.

(3) A letter from the Community Development Services Department verifying that the location of the proposed licensed premises would be permitted by the City's Zoning Code.

(3) The name of the owner of the premises for which the license is sought.

(4) That the applicant, if an individual, is at least nineteen (19) years old.

(5) That the applicant has not been convicted of a felony or any crime involving ~~moral turpitude~~fraud or dishonesty.

(6) The names and addresses of four (4) references as to the good moral character of the applicant.

(7) That the applicant holds a current, valid license for the retail sale of beer, issued by the County Commissioners of Bonneville County, Idaho, and a current, valid license for the retail sale of beer issued from the State pursuant to the Idaho Code.

(8) That the applicant agrees to abide by the terms and conditions of this Chapter, and any laws, ordinances, rules or regulations subsequently promulgated by the State, Bonneville County or the City regarding the retail sale of beer licensing within the City.

(9) Any other information the Clerk requires to determine that the applicant possesses the qualifications and has none of the disqualifications for a license, as provided in this Chapter and the Idaho Code.

(B) On receipt of a written application conforming with subsection (A) of this Section and payment of the license fee, the Clerk shall immediately forward the application to the Chief of Police for review, investigation and recommendation.

(1) If the Chief of Police recommends approval of the license and the Clerk finds the applicant otherwise qualified, the Clerk shall grant the application and issue a license.

(2) If the Chief of Police or the Clerk recommends denial of the license application, the Chief or the Clerk shall notify the applicant of the recommendation for denial and state the date, time, and place of the Council meeting at which the recommendation will be considered. The notice shall be in writing and shall be mailed to the applicant at the address in the application no later than seven (7) days prior to the date of the Council meeting.

(C) At the date, time and place stated in the recommendation for denial notice, the Council shall consider the application, the recommendation for denial, and hear testimony and evidence from any interested person. No license application shall be denied unless the written notice required by subsection (B) of this Section has been given and the applicant has been given an opportunity to testify and present evidence in support of the issuance of the license. All applications for a retail beer license or any transfer or renewal of a retail beer license shall be granted or denied within sixty (60) days from the date the application was delivered to the Clerk.

(D) If the Council denies an application for a retail beer license, or any renewal or transfer of a retail beer license, the Council shall specify in writing:

(1) The statutes, ordinances and standards used in evaluating the application;

(2) The reasons for denial; and

(3) The actions, if any, the applicant could take to obtain the license, transfer or renewal.

(E) The Clerk shall keep a transcribable verbatim record of all proceedings concerning applications for beer licenses, or their transfer, renewal or revocation, pursuant to the provisions of this Chapter. If an application for a license, transfer or renewal is denied, or if a license is revoked, the transcribable verbatim record shall be kept for a period of not less than six (6) months after a final decision. Upon request and within the time provided for retention of the record, persons may have the record transcribed at their expense.

(F) The application for a new or lapsed license to sell or dispense beer at retail may trigger a change in use analysis of the location or property for the purposes of applying the City's fire, building, or zoning codes. Applicants for a license to sell or dispense beer at retail shall ensure compliance with the City's fire, building, and zoning codes as a condition for receiving a license. Applying for a renewed license shall not trigger a change in use analysis.

Nothing in this Section will be deemed to release an applicant from complying with the City's fire, building, or zoning codes for the construction, alteration, expansion, or structural improvement made to the applicant's building.

SECTION 9: Title 4, Chapter 3, Section 6 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-3-6: LICENSE FOR DESIGNATED ADDRESS ONLY: A license for the retail sale of beer shall be granted only for the place designated in the application. The place of business shall not be changed or moved without the consent of the Council.

SECTION 10: Title 4, Chapter 3, Section 7 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-3-7: LOCATION RESTRICTIONS:

(A) No license for retail sale of beer for consumption on premises shall be issued for any premises that is within three hundred (300) feet of any public school, church, or any other place of worship. Such distance shall be measured in a straight line between the nearest entrance to the licensed premises and the nearest property line of such school, church, or place of worship. No license shall be issued for a location where the operation of the licensed premises would violate the City's zoning code.

~~(B) No person shall sell or dispense beer for consumption on the premises at any place within three hundred feet (300') of any public school, church, or other place of worship, measured in a straight line between the nearest entrance to such place and the nearest property line of such school, church or place of worship. Notwithstanding the foregoing, nothing herein shall prohibit the sale or dispensing of beer for consumption on the premises at a public school, church, or other place of worship pursuant to a permit issued~~

~~under this Chapter to an applicant which owns or operates such school, church or place of worship.~~

(B)~~(C)~~ The provisions of ~~subsections (A) and (B) in~~ this Section shall not apply to any premises that met the qualifications of such subsection at the time the premises were first licensed, but thereafter fail to meet such location restrictions because of the construction or commencement of use of such public facility or place of worship subsequent to such first licensing.

(~~D)~~C) The Council may for good cause grant a variance to the provisions of ~~Sections (A) or (B)~~this Section ~~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.

SECTION 11: Title 4, Chapter 3, Section 16 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-3-16: BEER SOLD OR DONATED FOR BENEVOLENT, CHARITABLE OR PUBLIC PURPOSES - PERMIT REQUIRED:

(A) Notwithstanding the provisions of Section 4-3-2 of this Chapter, nothing shall prevent any licensed dealer, wholesaler or retailer from selling or donating unbroken packages of beer or kegs of beer to a person which has not been issued any license for the sale of alcoholic beverages in this state, for benevolent, charitable or public purposes if a permit has been issued to the person or nonprofit entity as provided in subsection (B) of this Section.

(B) Upon delivery to the Clerk of a properly completed application in accordance with the provisions of this Chapter and, following receipt of an affirmative recommendation from the Chief of the Police Department and the~~,~~ Chief of the Fire Department, the Clerk may issue to a Qualified Organization a permit authorizing the sale or dispensing of beer at an event sponsored by such qualified organization if the Clerk is satisfied that the proceeds, after deducting reasonable expenses incurred, will be donated for a benevolent, charitable or public purpose.

(C) Any permit issued to an applicant who desires to conduct a charitable event within the City shall be subject to the following conditions:

(1) ~~(1)~~ Except as otherwise provided in ~~subsections (2) and (3) of~~ this ~~s~~Section, all events shall be conducted within a confined area constructed and operated in accordance with the terms and provisions of this subsection. The applicant shall designate in their application ~~an~~ the area ~~not to exceed one thousand two hundred~~

~~fifty (1,250) square feet~~ in which all beer will be sold, dispensed, possessed and consumed. The sale, dispensing, and consumption area shall be approved by the Chiefs of the Police and Fire departments, or their designee. Such sale, dispensing, and consumption area shall be visually designated by either a physical barrier with signage or by signage alone. The signs shall state, with large letters no less than two (2) inches high: "No Open Container of Beer May Be Possessed or Transported Beyond this Area," or such other statement which adequately apprises customers of the prohibitions set forth in this Chapter.

Where a physical barrier to pedestrian traffic is erected, a sign shall be placed at every entrance to the sale, dispensing, and consumption area. Where no physical barricade is erected, individual signs shall visually warn that alcohol must be consumed within the sale, dispensing, and consumption area and must be placed within fifty (50) feet of each other, in order to create a visual boundary.
~~Such area shall be completely surrounded by a fence, barricade, or other physical barrier to pedestrian traffic, except for one (1) opening not to exceed six (6) feet in width. Such defined premises shall be at such location as may be approved by the Chief of Police, which location shall be specified on the permit.~~
The de~~Such de~~fined sale, dispensing, and consumption area shall be considered to be the "premises" for the purposes of this Chapter and the applicant shall not sell or dispense beer outside such area. ~~The applicant shall also erect and maintain in a conspicuous location at all times, a sign with large letters no less than two (2) inches high bearing the following legend: "No Open Container of Beer May Be Possessed or Transported Beyond the Fenced Area," or such other legend which adequately apprises customers of the prohibitions set forth in this Chapter~~

~~. Beer shall not be sold, conveyed or dispensed between the hours of 9:00 o'clock p.m. and 10:00 o'clock a.m. of the following day.~~ Failure to construct or maintain such fence, barrier or sign, or failure to comply with such hours of operation, shall be grounds for summary revocation of such permit. The Chiefs of the Police and Fire departments ~~Chief of Police~~ or the Clerk may establish additional conditions or restrictions as reasonably necessary to protect the public health and safety, or alternatively may waive or modify the conditions and restrictions herein provided such waiver or modification does not jeopardize the public health and safety.

(2) Charitable events may, with the prior approval of the Chiefs of the Police and Fire departments~~Chief of Police~~, be conducted in or upon a public street, subject to the terms and conditions of this subsection. Beer may be dispensed at an event conducted in a public street and within an area comprised of no more than one (1) street on one (1) side of a City block.~~, excluding any intersections thereof, provided it is dispensed only between the hours of 5:00 o'clock p.m. and 9:00 o'clock p.m. on any permitted day of the week. Beer shall not be sold on Sundays or legal holidays at such events.~~ Such street area shall be considered to be the "premises" for the purposes of this Chapter and the applicant shall not sell or dispense beer outside such area. The applicant shall also erect and maintain at all times in a conspicuous location at each end of such street area, a sign with large letters no less than two (2) inches high bearing the following legend: "No Open Container of Beer May Be

Possessed or Transported Beyond this Point" or such other legend which adequately apprises customers of the prohibitions set forth in this Chapter. Failure to construct or maintain such fence, barrier or sign shall be grounds for summary revocation of such permit.

~~(3) Charitable events that are held at Sandy Downs or Noise Park and which also have been issued a Permitted Event permit under this Code may allow beer to be sold, dispensed, possessed, and consumed in an area that exceeds one thousand two hundred fifty (1,250) square feet, provided that beer is dispensed only between the hours of 12:00 o'clock p.m. and 5:00 o'clock p.m. and within the Permitted Event's dispensing area indicated on the approved site map. (Ord. 3570, 05-23-24)~~

(D) Permits issued under the subsections above, shall not exceed a period of greater than three (3) consecutive days. ~~No Qualified Organization shall conduct more than two (2) events within the Green in any calendar year.~~ Nothing herein shall authorize or allow the issuance of any permit to sell or dispense beer in any park in violation of this Code.

(E) The form of the application shall require the following information:

(1) The names, mailing addresses and telephone numbers of the sponsors of the event, the tax identification number of the sponsor or sponsors and satisfactory evidence that the sponsor is a Qualified Organization;

(2) Quantities and types of beer products to be used at the event;

(3) Names of the dealer or wholesaler from whom the beer is to be received;

(4) The retailer, if any, designated by such person or nonprofit entity to receive, store or dispense beer on behalf of the permittee;

(5) Dates and hours of operation for which the permit is desired.

(6) The location of the event and a description of the premises where beer will be sold, dispensed or conveyed;

(7) Such other information directly related to the event and the applicant that the Clerk or Chief of Police may require.

(F) For the purposes hereof, a "Qualified Organization" shall mean any benevolent, charitable, or public organization or person to whom a permit has been issued by the Director of the Idaho Department of Law Enforcement pursuant to the provisions of the Idaho Code.

(G) Within ninety (90) days after the conclusion of the event, the permittee shall submit an accurate and complete report to the Clerk showing the disposition of funds from the event in accordance with the provisions of this Chapter.

(H) The Clerk shall collect a fee in an amount set from time to time by Resolution of the Council for each permit issued, provided however permits issued for benevolent, charitable, or public purposes may be issued for multiple events conducted within a calendar year, provided that such events are separated by a period of at least six (6) days. Such multiple event permit fee shall be in an amount as set from time to time by Resolution of the Council. In the event an applicant seeks a permit to sell beer and wine at the same location, the combined permit fee shall be in an amount set from time to time by Resolution of the Council.

(I) Should the Chief of Police or Clerk determine that an applicant, permittee or its representative is violating any provision of this Chapter, or has in the past violated any law pertaining to the dispensing or sale of beer by a licensed retailer relating to hours of sale, relating to restrictions concerning age provided in the Idaho Code or under this Chapter, or has failed in the past to submit such information as may have been requested by the Clerk such permit may be summarily suspended by the Chief of Police prior to hearing, or may be denied or canceled pending a hearing.

(J) A licensed retailer may, on behalf of the permittee, receive or store beer to be used at the event and may dispense such beer to attendees of the benevolent, charitable or public purpose event for which the permit was issued.

(K) No City official may construe the application nor the issuance of a benevolent, charitable or public purpose beer permit as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

SECTION 12: Title 4, Chapter 4, Section 4 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-4-4: APPLICATION FOR LICENSE:

(A) Each applicant for a retail wine license or wine-by-the drink license shall file with the Clerk a written application that states the following:

(1) The name and residential address of the applicant.

(2) The street address of the premises where wine is to be sold.

(3) A letter from the Community Development Services Department verifying that the location of the proposed licensed premises would be permitted by the City's Zoning Code.

(3) The name of the owner of the premises for which the license is sought.

(4) That the applicant, if an individual, is at least nineteen (19) years old.

(5) That the applicant has not been convicted of a felony or any crime involving ~~moral turpitude~~fraud or dishonesty.

(6) The names and addresses of four (4) references as to the good moral character of the applicant.

(7) That the applicant holds a current, valid license for the retail sale of wine, issued by the County Commissioners of Bonneville County, Idaho, and a current, valid license for the retail sale of wine issued from the State pursuant to the Idaho Code.

(8) That the applicant agrees to abide by the terms and conditions of this Chapter, and any laws, ordinances, rules or regulations subsequently promulgated by the State, Bonneville County or the City regarding the retail sale of wine licensing within the City.

(9) Any other information the Clerk requires to determine that the applicant possesses the qualifications and has none of the disqualifications for a license, as provided in this Chapter and the Idaho Code.

(B) On receipt of a written application conforming with subsection (A) of this Section and payment of the license fee, the Clerk shall immediately forward the application to the Chief of Police for review, investigation and recommendation.

(1) If the Chief of Police recommends approval of the license and the Clerk finds the applicant otherwise qualified, the Clerk shall grant the application and issue a license.

(2) If the Chief of Police or the Clerk recommends denial of the license application, the Chief or the Clerk shall notify the applicant of the recommendation for denial and state the date, time and place of the next Council meeting at which the recommendation will be considered. The notice shall be in writing and shall be mailed to the applicant at the address in the application no later than seven (7) days prior to the date of the Council meeting.

(C) At the date, time and place stated in the recommendation for denial notice, the Council shall consider the application, the recommendation for denial, and hear testimony and evidence from any interested person. No license application shall be denied unless the written notice required by subsection (B) of this Section has been given and the applicant has been given an opportunity to testify and present evidence in support of the issuance of the license. All applications for a retail wine license or any transfer or renewal of a retail wine license shall be granted or denied within sixty (60) days from the date the application was delivered to the Clerk.

(D) If the Council denies an application for a retail wine license, or any renewal or transfer of a retail wine license, the Council shall specify in writing:

(1) The statutes, ordinances and standards used in evaluating the application;

(2) The reasons for denial; and

(3) The actions, if any, the applicant could take to obtain the license, transfer or renewal.

(E) The Clerk shall keep a transcribable verbatim record of all proceedings concerning applications for wine licenses, or their transfer, renewal or revocation, pursuant to the provisions of this Chapter. If an application for a license, transfer or renewal is denied, or if a license is revoked, the transcribable verbatim record shall be kept for a period of not less than six (6) months after a final decision. Upon request and within the time provided for retention of the record, persons may have the record transcribed at their expense.

(F) The application for a new or lapsed license to sell or dispense wine at retail may trigger a change in use analysis of the location or property for the purposes of applying the City's fire, building, or zoning codes. Applicants for a license to sell or dispense beer at retail shall ensure compliance with the City's fire, building, and zoning codes as a condition for receiving a license. Applying for a renewed license shall not trigger a change in use analysis.

Nothing in this Section will be deemed to release an applicant from complying with the City's fire, building, or zoning codes for the construction, alteration, expansion, or structural improvement made to the applicant's building.

SECTION 13: Title 4, Chapter 4, Section 4 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-4-7: LOCATION RESTRICTIONS:

(A) No license ~~wine-by-the-drink~~ for retail sale of wine for consumption on premises license shall be issued to any person to operate at any place that is within three hundred (300) feet of any public school, church or any other place of worship. Such distance shall be measured in a straight line between the nearest entrance to the licensed premises and the nearest property line of such school, church or place of worship. No license shall be issued for a location where the operation of the licensed premises would violate the City's zoning code.

~~(B) No person shall sell or dispense wine for consumption on the premises at any place within three hundred (300) feet of any public school, church or other place of worship, between the nearest entrance to such place and the nearest property line of such school, church or place of worship. Notwithstanding the foregoing, nothing herein shall prohibit the sale or dispensing of wine for consumption on the premises at a public school, church or other place of worship pursuant to a permit issued under this Chapter to an applicant which owns or operates such school, church, or place of worship.~~

(B) ~~(C)~~ The provisions of ~~subsections (A) and (B) above~~ this Section shall not apply to any

premises that met the qualifications of such subsection at the time the premises were first licensed, but thereafter fail to meet such location restrictions because of the construction or commencement of use of such public facility or place of worship subsequent to such first licensing.

(C)~~(D)~~ The Council may for good cause shown grant a variance to the provisions of this ~~s~~Section. 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 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.

SECTION 14: Title 4, Chapter 4, Section 12 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-4-12: WINE SOLD OR DONATED FOR BENEVOLENT, CHARITABLE OR PUBLIC PURPOSES - PERMIT REQUIRED:

(A) Notwithstanding the provisions of this Chapter, nothing shall prevent any licensed dealer, wholesaler or retailer from selling or donating unbroken packages of wine to a person which has not been issued any license for the sale of alcoholic beverages in this state, for benevolent, charitable or public purposes if a permit has been issued to the person or nonprofit entity as provided in subsection (B) of this Section.

(B) Upon delivery to the Clerk of a properly completed application in accordance with the provisions of this Chapter and following receipt of an affirmative recommendation from the Chief of the Police Department and the~~,~~ Chief of the Fire Department, the Clerk may issue to a Qualified Organization a permit authorizing the sale or dispensing of wine at an event sponsored by such qualified organization if the Clerk is satisfied that the proceeds, after deducting reasonable expenses incurred, will be donated for a benevolent, charitable or public purpose.

(C) Any permit issued to an applicant who desires to conduct a charitable event within the City shall be subject to the following conditions:

(1) ~~(1)~~ Except as otherwise provided ~~in subsections (2) and (3) of~~ this Section, all events shall be conducted within a confined area constructed and operated in accordance with the terms and provisions of this subsection. The applicant shall designate in their application, ~~an~~ the area ~~not to exceed one thousand two hundred fifty square feet (1250 ft^2)~~ in which all wine will be sold, dispensed, possessed and consumed. The sale, dispensing, and consumption area shall be approved by the Chiefs of the Police and Fire departments, or their designee. Such sale, dispensing, and consumption area shall be visually designated by either a physical barrier with signage or by signage alone. The signs shall state, with large letters no less than two (2) inches high: "No Open Container of Wine May Be Possessed or Transported

Beyond this Area," or such other statement which adequately apprises customers of the prohibitions set forth in this Chapter.

Where a physical barrier to pedestrian traffic is erected, a sign shall be placed at every entrance to the sale, dispensing, and consumption area. Where no physical barricade is erected, individual signs shall visually warn that alcohol must be consumed within the sale, dispensing, and consumption area and must be placed within fifty (50) feet of each other, in order to create a visual boundary.

(1) ~~Such area shall be completely surrounded by a fence, barricade, or other physical barrier to pedestrian traffic, except for one (1) opening not to exceed six feet (6') in width. Such defined premises shall be at such location as may be approved by the Chief of Police, which location shall be specified on the permit. Such~~ The defined sale, dispensing, and consumption area shall be considered to be the "premises" for the purposes of this Chapter and the applicant shall not sell or dispense wine outside such area. ~~The applicant shall also erect and maintain in a conspicuous location at all times, a sign with large letters no less than two inches (2") high bearing the following legend: "No Open Container of Wine May Be Possessed or Transported Beyond the Fenced Area," or such other legend which adequately apprises customers of the prohibitions set forth in this Chapter.~~

Failure to construct or maintain such fence, barrier or sign shall be grounds for summary revocation of such permit. The Chiefs of the Police and Fire departments ~~Chief of Police~~ or the Clerk may establish additional conditions or restrictions as reasonably necessary to protect the public health and safety, or alternatively may waive or modify the conditions and restrictions herein provided such waiver or modification does not jeopardize the public health and safety.

(2) Charitable events may, with the prior approval of the Chiefs of the Police and Fire departments ~~Chief of Police~~, be conducted in or upon a public street, subject to the terms and conditions of this subsection. Wine may be dispensed at an event conducted in a public street and within an area comprised of no more than one (1) street on one (1) side of a City block, excluding any intersections thereof~~, provided it is dispensed only between the hours of 5:00 o'clock p.m. and 9:00 o'clock p.m. on any permitted day of the week. Wine shall not be sold on Sundays or legal holidays at such events.~~ Such street area shall be considered to be the "premises" for the purposes of this Chapter and the applicant shall not sell or dispense wine outside such area. The applicant shall also erect and maintain at all times in a conspicuous location at each end of such street area, a sign with large letters no less than two inches (2") inches high bearing the following legend: "No Open Container of Wine May Be Possessed or Transported Beyond this Point," or such other legend which adequately apprises customers of the prohibitions set forth in this Chapter. Failure to construct or maintain such fence, barrier or sign, or failure to comply with such hours of operation, shall be grounds for summary revocation of such permit.

~~(3) Charitable events that are held at Sandy Downs or Noise Park and which also have been issued a Permitted Event permit under this Code may allow wine to be sold,~~

~~dispensed, possessed, and consumed in an area that exceeds one thousand two hundred fifty (1,250) square feet, provided that wine is dispensed only between the hours of 12:00 o'clock p.m. and 5:00 o'clock p.m. and within the Permitted Event's dispensing area indicated on the approved site map. (Ord. 3570, 05-23-24)~~

(D) Permits issued under the subsections above shall not exceed a period of greater than three (3) consecutive days. ~~No Qualified Organization shall conduct more than two (2) events within the Green in any calendar year.~~ Nothing herein shall authorize or allow the issuance of any permit to sell or dispense wine in any park in violation of this Code.

(E) The form of the application shall require the following information:

(1) The names, mailing addresses and telephone numbers of the sponsors of the event, the tax identification number of the sponsor or sponsors and satisfactory evidence that the sponsor is a Qualified Organization;

(2) Quantities and types of wine products to be used at the event;

(3) Names of the dealer or wholesaler from whom the wine is to be received;

(4) The retailer, if any, designated by such person or nonprofit entity to receive, store or dispense wine on behalf of the permittee;

(5) Dates and hours of operation for which the permit is desired;

(6) The location of the event and a description of the premises where wine will be sold, dispensed or conveyed; and

(7) Such other information directly related to the event and the applicant that the Clerk or Chief of Police may require.

(F) For the purposes hereof, a "Qualified Organization" shall mean any benevolent, charitable, or public organization or person to whom a permit has been issued by the Director of the Idaho Department of Law Enforcement pursuant to the provisions of the Idaho Code.

(G) Within ninety (90) days after the conclusion of the event, the permittee shall submit an accurate and complete report to the Clerk showing the disposition of funds from the event in accordance with the provisions of this Chapter.

(H) The Clerk shall collect a fee in an amount set from time to time by Resolution of the Council for each permit issued, provided however permits issued for benevolent, charitable, or public purposes may be issued for multiple events conducted within a calendar year, provided that such events are separated by a period of at least six (6) days. Such multiple event permit fee shall be in an amount set from time to time by Resolution of the Council. In the event an applicant seeks a permit to sell beer and wine at the same location, the combined permit fee be in an amount set from time to time by Resolution

of the Council.

(I) Should the Chief of Police or City Council determine that an applicant, permittee or its representative is violating any provision of this Chapter, or has in the past violated any law pertaining to the dispensing or sale of wine by a licensed retailer relating to hours of sale, relating to restrictions concerning age provided in the Idaho Code or under this Chapter, or has failed in the past to submit such information as may have been requested by the Clerk such permit may be summarily suspended by the Chief of Police prior to hearing, or may be denied or canceled pending a hearing.

(J) A licensed retailer may, on behalf of the permittee, receive or store wine to be used at the event and may dispense such wine to attendees of the benevolent, charitable, or public purpose event for which the permit was issued.

(K) No City official may construe the application nor the issuance of a benevolent, charitable or public purpose wine permit as constituting a change in use of the location or property for the purposes of applying the City's fire, building, or zoning codes.

SECTION 15: Title 8, Chapter 3, Section 5 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

8-3-5: PERMITTED EVENTS:

(A) INTENT: This Permitted Event process is intended to allow the sale and consumption alcoholic beverages, in certain designated locations within the City, pursuant to these Permitted Event regulations and is not intended to amend or expand this Code or any other applicable law or regulation beyond the scope of the particulars of this Section or beyond the hours of the Permitted Event. Sanitary, health, litter, police, fire, alcohol vending, and other laws and regulations shall be unaffected by this Section. This Section shall not act as a waiver of any State, County, or local requirement of a permit or licensure related to sales and/or distribution of alcohol, including a requirement for a catering permit; a beer and wine permit for benevolent, charitable, and public purpose events; or a winery sponsored event permit.

(B) APPLICATION FOR PERMIT: The applicant shall obtain an application for a permit from the Clerk. Once an application for a permit has been submitted and the fee has been paid in an amount set from time to time by Resolution of the Council, the Clerk shall review the application and determine whether or not the application is complete. If the Clerk deems that the application is complete, and the applicant has met all conditions of this Section, the Clerk shall issue a permit for the Event. If the application, in any respect, is incomplete, the City Clerk shall promptly notify the applicant and shall specify the items which the Clerk has determined are not complete or which have not been provided pursuant to this Section. An application shall be made to this Clerk in the form and manner prescribed by the Clerk.

(C) LOCATION AND DURATION OF PERMITTED EVENTS:

(1) A Permitted Event, for beer and wine consumption only, shall be allowed exclusively within the following locations and maximum consumption hours, within the designated service times indicated below, within the City:

a. The Pier at Snake River Landing – 12:00 p.m. to 2:00 a.m. local time.

b. Civitan Plaza – 12:00 p.m. to 10:00 p.m. local time.

c. Sportsman's Park at the shelters and bandshell at Freeman Park, provided that the consumption areas do not extend beyond two hundred feet (200') from the park structures – 12:00 p.m. to 10:00 p.m. local time.

d. Idaho Falls Park Zoo at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.

e. Tautphaus Park Multi-Use Shelter, including grassy area to the east of the shelter, which shall not include the fenced baseball fields or Rodgers Street, extending four hundred fifty (450) feet east from the shelter – 12:00 p.m. to 10:00 p.m. local time.

f. Funland Amusement Park at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.

g. Skyline Activity Center – 12:00 p.m. to 2:00 a.m. local time.

h. The public plaza located at 330 Memorial Drive – 12:00 p.m. to 10:00 p.m. local time.

i. Melaleuca Field – 12:00 p.m. to 10:00 p.m. local time.

j. Idaho Falls Public Library and adjacent property – 12:00 p.m. to 10:00 p.m local time.

k. Gem Lake Bike Park – 12:00 p.m. to 10:00 p.m. local time.

l. The River Walk Stage – 12:00 p.m. to 10:00 p.m. local time, provided that the consumption area~~s do not~~does not extend:
   -1. into the Riverwalk path;
   2. onto Riverside Drive, Memorial Drive, the roundabout at the intersection of Riverside Drive and Memorial Drive, the intersection of Memorial Drive and D Street, or sidewalks adjacent to those streets and intersections,
   3. or beyond three hundred feet ~~one hundred fifty feet (150'~~300') from the River Walk Stage
   ~~12:00 p.m. to 10:00 p.m. local time.~~

m. A closed public street, provided that the City Police Chief has approved the street closure for an event –12:00 p.m. to 10:00 p.m. -local time.

(2) A permitted event, for any alcoholic beverage, shall be allowed only in the following locations and for the maximum consumption hours, within the designated service times indicated below, within the City:

a. Sandy Downs – 12:00 p.m. to 12:00 a.m. local time.

b. Noise Park – 12:00 p.m. to 2:00 a.m. local time.

(3) No Permitted Event shall be allowed:

a. Where the outdoor alcohol sales and consumption area of the Permitted Event is within three hundred feet (300') of an outdoor location reserved with the Parks and Recreation Department prior to an application for a Permitted Event where children are likely to be present, unless the alcohol sales and consumption area of the Permitted Event is either entirely screened from view or the person reserving the relevant location has no objection to the location of the alcohol sales and consumption area.

b. Within two (2) hours of the termination of another Permitted Event held at the same location.

c. Where, in the reasonable judgment of the Chief of Police or the City Fire Marshall, a Permitted Event is likely to become a public nuisance.

(D) TERM OF EVENT PERMIT: A permit is valid only for the time period approved and shall expire immediately upon the completion of the Permitted Event. A permit, if issued, shall be for one (1) Permitted Event only. Appeal, denial, or revocation of a permit shall be made to the Council.

(E) EVENT PERMIT REQUIREMENTS: Each of the following shall be required for every Permitted Event:

(1) LIABILITY AND INSURANCE:

a. Not less than ten (10) days prior to the Permitted Event at which a licensed vendor will sell or dispense alcohol the following shall be done:

1. The Event Sponsor(s) shall deliver to the Clerk one (1) copy of written proof that the licensed vendor has current, paid up, off-premise liquor liability insurance in an amount not less than one million dollars ($1,000,000) combined single limits. Every off-premises liquor liability insurance policy provided shall include assault and battery coverage and defense costs coverage. The City shall be named as an additional insured on the insurance policy of every licensed vendor.

2. The Event Sponsor(s) shall deliver to the Clerk one (1) copy of written proof that the Event Sponsor(s) has obtained current, paid up, general liability insurance or special event insurance in an amount not less than one million dollars ($1,000,000) combined single limits. Such general liability insurance or special event insurance policy shall be primary to any other insurance related to the Permitted Event and to that of any potential party subject to a claim related to the Permitted Event.

3. The Event Sponsor(s) shall deliver to the Clerk the signed original of an agreement, with City to defend, hold harmless and indemnify the City, its agents, servants, employees, officers, and contractors from any and all claims, causes of action, or damages which may arise from the Permitted Event.

(2) LICENSED ALCOHOL VENDORS:

a. Unless otherwise specifically authorized in writing by the City Parks and Recreation Director at least ten (10) days prior to a Permitted Event, there shall be only one (1) licensed vendor or Event Sponsor that shall sell or dispense alcohol at a Permitted Event. The City shall play no role in determining which vendor(s) shall be selected to sell or dispense alcoholic beverages during the Permitted Event.

b. All alcoholic beverages sold or dispensed at a Permitted Event shall only be sold or dispensed by a licensed alcohol vendor. When the Event Sponsor has a benevolent, charitable, or public purposes alcohol permit, the Event Sponsor, its employees, volunteers, or agents may directly sell or dispense at a Permitted Event.

c. Every licensed alcohol vendor or Event Sponsor at a Permitted Event shall obtain and comply with all alcohol-related laws and regulations, including, but not limited to, the City requirement of a City catering permit; a State beer and wine permit for benevolent, charitable, or public purpose events; or a winery sponsored event permit.

d. The Event Sponsor shall:

1. <u>For events under 100 persons</u>

Provide at least one (1) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be stationed not less than ten feet (10’) from the vendor’s sales or dispensing location

2. <u>For events over 100 but less than 500 persons</u>

i. Provide at least two (2) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location, and

ii. Provide at least two (2) Professional Security. The Professional Security Guards shall be clearly identified as such and shall be on duty at all times alcohol is being sold, served, or consumed during a Permitted Event. The Event Sponsor(s) shall have sole discretion on who will provide security at the Permitted Event and shall be responsible for all payment and costs associated with such security services.

3. For events over 500 persons

i. Provide at least two (2) persons at the Permitted Event to check proper identification for those who shall purchase, receive, or consume alcohol during the Permitted Event. These persons shall be clearly identified and shall be stationed not less than ten feet (10') from the vendor's sales or dispensing location, and

ii. Provide at least two (2) Professional Security and an additional Professional Security Guard for every additional 500 persons the event host anticipates. After reviewing the event's security plan, the Parks and ~~Rec~~ Recreation Director and the Police Chief may require additional security if the event poses a reasonable concern for public safety that can be addressed with additional security. In evaluating risk, the Parks and Recreation Director and Police Chief may consider past event history, similar events, and external factors that may affect the event.

4. For events over 1000 persons

i. The event sponsor must meet the same identification checking and security requirements as events over 500 persons, and

ii. The event sponsor must also comply with the International Fire Code's requirement to provide one (1) Crowd Manager per every 250 persons. If approved by the Idaho Falls Fire Marshal, a Professional Security Guard may be used to satisfy the International Fire Code's Crowd Manager Requirements.

5. The Professional Security Guards required under this section shall be clearly identified as such and shall be on duty at all times alcohol is being sold, served, or consumed during a Permitted Event. The Event Sponsor(s) shall have sole discretion on who will provide security at the Permitted Event and shall be responsible for all payment and costs associated with such security services

(3) SALES AND CONSUMPTION OF ALCOHOL:

a. Not less than ten (10) days prior to the Permitted Event at which the licensed vendor will sell or dispense alcohol, the Event Sponsor(s) shall deliver to the Clerk three (3) copies of a site map which shall be drawn to show the locations of:

1. the licensed vendor within the Permitted Event;
2. the Permitted Event boundary barricade, sales and alcohol dispensing area, entry and exit points;
3. identification checking station; and
4. food and products sales and service areas.

Said site design and any subsequent alterations shall be approved in writing by the City Parks and Recreation Director and by the Chief of Police prior to the Permitted Event.

b. All alcohol sales, dispensing, and consumption shall only take place inside the approved alcohol sales, dispensing, and consumption area(s) designated by the Event Sponsor(s) and as shown on the approved site map required. Alcohol shall only be sold or dispensed for not more than a total of six (6) hours during a Permitted Event during the park's service times, as designated by this Chapter.

An Event Sponsor may apply for extended hours to sell and dispense alcoholic beverages for longer than a total of six (6) hours by submitting an extended alcohol service application. The Parks and Recreation Director and Police Chief shall review and approve the extended alcohol service application. The application must include:

1. a satisfactory and specified plan to mitigate public nuisances, such as noise and traffic, associated with the extended service,
2. provide for additional security in an amount satisfactory to Chief of Police, and
3. an administrative fee in an amount set from time to time by Resolution by the Council.

c. The Event Sponsor shall issue a tamper and fraud-resistant wristband to persons who shall purchase, receive, or consume alcohol during the Permitted Event after verifying that person's proper identification. The City Parks and Recreation Director shall issue guidelines and approve an Event Sponsor's wristbands as tamper and fraud-resistant.

d. No person shall carry or consume an alcoholic beverage within the location of the Permitted Event which is not purchased or dispensed from a licensed vendor at the Permitted Event. Consumption of alcohol outside of the approved sales

and consumption area(s) shall be considered a violation of the City's open container ordinance.

e. The designated alcohol sale, dispensing, and consumption area(s) shall be designated physically from the rest of the Permitted Event location by signage which shall visually indicate the sale, dispensing, and consumption area. Individual signs shall visually warn that alcohol must be consumed within the consumption area and must be approved by the Special Event Coordinator. Signs must be placed within fifty (50) feet of each other where there is no physical barricade separating the consumption area from the rest of the Permitted Event, in order to create a visual boundary.

f. Food and non-alcoholic sales and service may be located inside and/or outside of the approved barricade within the Permitted Event location.

g. All alcohol shall be dispensed in and consumed from its original container. Such a container shall be a readily identifiable container not more than sixteen ounces (16 oz.) in size and shall not bear a logo for a non-alcoholic beverage.

h. The City Police Chief, City Fire Marshall, and City Parks and Recreation Director are hereby empowered to order the immediate cessation of all or part of the activities associated with a Permitted Event at any time it is determined that there is a violation of this Code or the Idaho Code. There shall be no appeal from a determination by the Police Chief, City Fire Marshall, or City Parks and Recreation Director's decision to terminate all or part of the activities associated with a Permitted Event.

(F) FAILURE TO COMPLY: Any person, firm, or corporation, whether as principal, agent, or employee or otherwise that shall fail to comply with this Section shall be guilty of a misdemeanor and upon conviction thereof shall be punished as set forth in this Code~~e Idaho Falls City Code~~. Failure to comply with this Section may also result in denial of subsequent Permitted Events for a period of not less than five (5) years.

SECTION 16. 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 17. Codification Clause. The Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 18. Publication and Effective Date. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

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

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

EMILY GEISLER, CITY CLERK REBECCA L. NOAH CASPER, Ph.D., MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
COUNTY OF BONNEVILLE)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 4, CHAPTERS 2, 3, AND 4, AND TITLE 8, CHAPTER 3, SECTION 5, RECONCILING DISCREPANCIES ON THE HOURS ALCOHOL MAY BE SERVED BETWEEN THE CHARITABLE EVENT PERMIT AND THE PERMITTED EVENT IN CITY PARKS; CLARIFYING THE SIGNING AND BARRIER REQUIREMENTS FOR CONSUMPTION AREAS FOR A CHARITABLE EVENT ALCOHOL PERMIT; AND CLARIFYING THAT A TEMPORARY EVENT ALCOHOL PERMIT DOES NOT CONSTITUTE A CHANGE IN USE UNDER THE CITY'S FIRE, BUILDING OR ZONING CODES, AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
EMILY GEISLER, CITY CLERK

(SEAL)