CITY COUNCIL AGENDA

Thursday

August 27, 2026

6:30 P.M.

Mayor

Lisa Burtenshaw

City Council

Jim Francis
Council President, Seat 4

Brandon Lee
Council Seat 2

John Radford
Council Seat 5

Jim Freeman
Council Seat 6

Kirk Larsen
Council Seat 3

Michelle Ziel-Dingman
Council Seat 1

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 Department (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 Testimony.** Because public hearings must follow various procedures required by law, please wait to offer your testimony until invited/indicated. Please address Council directly and try to limit your time to three (3) minutes.
- **Written Testimony.** The public may provide written testimony via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofalls.gov. Testimony 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.

If you need communication aids or other physical accommodations to attend or access this meeting, please contact the City Clerk at (208) 612-8414 or the ADA Coordinator at (208) 612-8323 prior to the meeting. They will help accommodate special needs wherever possible.

Thursday, August 27, 2026 **6:30 PM** **City Council Chambers**

1. Call to Order & Roll Call

2. Pledge of Allegiance

3. Staff responses to prior public comment and other updates

4. Public Comment

Please see guidelines on page 2.

4. Consent Agenda

Questions on Consent Agenda items may be addressed and/or 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.

Action Item:

A) Municipal Services

1) Treasurer's Report for May 2026 **26-294**

Attachments: May 2026 Treasurer's Report

2) Treasurer's report for June 2026 **26-295**

Attachments: June 2026 Treasurer's Report

3) Sale of Police Department Vehicles to Bannock County Sheriff's Office **26-319**

Attachments: Resolution 2026-13 Disposal of Surplus Property

B) Office of the Mayor **26-296**

1) July 2026 Licensing through the Office of the City Clerk

Attachments: New Business Licenses
Renewal
Contractors

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) City Attorney

1) Ordinance Adding Title 4, Chapter 2.1, Alcohol Server Training **26-312**

The proposed Ordinance adds a new Chapter 2.1 to Title 4 to require servers of alcohol and security personnel to obtain alcohol server training and keep their certification current. This requirement would take effect November 15, 2026, giving people time to obtain certificates and for the Idaho Falls Police Department to provide three free trainings.

Adopt the Ordinance amending Title 4 by adding a new Chapter 2.1 under a suspension of the rules requiring three complete readings, and request that it be read by title and published by summary (or take other action deemed appropriate).

Attachments: Ordinance

B) Public Works

1) Speed Limit Resolution - N Utah Ave from Broadway to Lindsay Blvd **26-320**

The speed limit on N Utah Ave from Broadway to Lindsay Blvd is currently set and posted at 25 MPH. Between Pancheri Dr and Broadway and after N Utah Ave turns into Lindsay Blvd, the speed limit is currently set and posted at 35 MPH. In order for a more consistent travelling corridor, the Engineering Department completed a speed study to evaluate the appropriateness of the “reduced speed limit gap” in the corridor. The study recommends that the speed limit be adjusted to 35 MPH to match the existing driving patterns in the area as well as match the rest of the corridor. The speed study is attached for further reference.

If approved, the proposed speed limit will be re-evaluated after implementation to determine if any changes need to be considered. Observed 85th percentile traffic speeds, as recommended in the analysis by the Manual on Uniform Traffic Control Devices (MUTCD) for the area North and South of Denver St are depicted in an attachment to this memo and reflect the recommended speed adjustment to 35 MPH.

Action Item(s):
Approve the Resolution to establish a speed limit of 35 miles per hour (MPH) on N Utah Ave from Broadway to Lindsay Blvd and authorize the Mayor and the City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Study
map
2026-Speed Limit Resolution Utah final

C) Idaho Falls Power

1) Bid Rejection - IFP 26-22 12.5 Substation Transformer Equipment Bid **26-298**

The original bid specifications contained inconsistencies and a typographical error that made it difficult for vendors to accurately price the scope of work being requested. As a result, Idaho Falls Power was unable to reliably evaluate and compare the submitted bids against the intended requirements.

Based on these bid inconsistencies staff have determined that it is not in the best interest of the City to move forward with bid award and recommend that all bids be rejected with the intent of rebidding with clearer specifications.

Action Item(s):
Reject all bids received for the 12.5 Substation Transformer equipment bid (or take other action deemed appropriate).

Attachments: Bid

2) Bid Rejection - IFP 26-23 Bulb Turbine Transformer Equipment Bid **26-299**

The original bid specifications contained inconsistencies and a typographical error that made it difficult for vendors to accurately price the scope of work being requested. As a result, Idaho Falls Power was unable to reliably evaluate and compare the submitted bids against the intended requirements.

Based on these bid inconsistencies, staff have determined that it is not in the best interest of the City to move forward with bid award and recommends that all bids be rejected with the intent of rebidding with clearer specifications.

Action Item(s):
Reject all bids received for the Bulb Turbine Transformer equipment bid (or take other action deemed appropriate).

Attachments: 2026 0827 Bid tabulation IFP 26-23 Bulb Turbine Transformer

D) Municipal Services

1) 2026/27 Fee Resolution including New Fees and Fee Increases **26-300**

The public hearing for the 2026/27 fees took place on Thursday, August 13, 2026, pursuant to Idaho Code § 50-1002. The 2026/27 fee resolution will be in effect October 1, 2026.

Action Item(s):
Adopt the 2026/27 fee resolution and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Attachments: Fee Schedule & Table of Contents
Resolution 2026-2027 Fee Schedule

2) Resolution to Adopt 1% Levy of Forgone Revenue for Fiscal Year 2026/27 **26-301**

The Public Hearing for the 2026/27 forgone levy took place on Thursday, August 13, 2026, pursuant to Idaho Code § 63-802(1)(e).

Action Item(s):
Approve this resolution to adopt the 1% levy of the 2026/27 forgone amount of $540,078.00 and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Attachments: 2026-27-1% Ongoing Forgone Resolution

3) Resolution to Adopt Forgone for One-Time Capital Projects for Fiscal Year 2026/27 **26-302**

The Public Hearing for the 2026/27 forgone levy took place on Thursday, August 13, 2026, pursuant to Idaho Code 63-802(1)(e)(iii). The forgone revenue of $250,116.00 will fund a Fire Upgrade/Remodel of Station 4 restrooms; Wes Deist Aquatic Center starting blocks for 8 lanes; Wes Deist Aquatic Center main entrance door; Joe Marmo/Wayne Lehto Ice Arena rink

bleachers; Fire Conex containers for future public safety training facility; Phase I, basic infrastructure for future public safety training facility.

Action Item(s):
Approve the 2026/27 resolution adopting $250,116.00 of the City's forgone balance for the specific purpose of funding one-time capital projects for Fire and Parks and Recreation and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Attachments: 2026-27-One Time Capital Forgone Resolution

4) Ordinance to Adopt 2026/27 Fiscal Year Budget **26-303**

The final 2026/27 fiscal year budget amount of $393,483,954 is the same amount as was stated in the published tentative budget as published in the Post Register on August 1, 2026, and August 8, 2026, and presented at the Public Hearing held on Thursday, August 13, 2026, pursuant to Idaho Code § 50-1002. The 2026/27 fiscal year budget appropriations ordinance sets the maximum level of total expenditures that cannot be exceeded in the final budget.

Action Item(s):
Adopt the 2026/27 fiscal year budget for $393,483,954 and approve the attached appropriations ordinance appropriating monies to and among various funds, under a suspension of the rule requiring three complete and separate readings and request that it be read by title and published by summary (or consider the ordinance on the first reading and that it be read by title, reject the ordinance (or take other action deemed appropriate).

Attachments: Ordinance

E) Community Development Services

1) Mediation request from surrounding property owners for the Willows Place Townhomes Planned Unit Development. **26-317**

Attached is the email request for mediation from Mack and Teri Smith regarding Willows Townhomes Planned Unit Development ("PUD"). Below is a timeline of events:

On October 7, 2025, the Planning Commission voted to recommend approval of the PUD with a vote of 5 to 1.

On January 22, 2026, City Council unanimously denied the PUD for Willow Place Townhomes as presented.

On April 2, 2026, City Council denied the reconsideration of Willow's Place PUD with a vote of 3-2.

On May 14, 2026, mediation was held, and a Proposed Mediation Agreement was jointly proposed by the representatives for both the City and the Applicant.

On June 25, 2026, Council approved the revised PUD from the Proposed Mediation Agreement.

On July 9, 2026, Teri and Mack Smith requested reconsideration of the June 25, 2026, decision to approve the revised PUD.

On August 6, 2026, City Council unanimously voted to affirm the decision of the City Council to approve Willow's Place Townhomes PUD. City Code 11-6-4 (G) allows an applicant to request mediation.

On August 13, 2026, City Council adopted a written decision detailing the reasons for affirming its prior decision to approve the Willows Place Townhomes PUD.

On August 18, 2026, Mack and Teri Smith submitted a request for mediation.

Action Item(s):
Approve or deny the mediation request submitted by Mack and Teri Smith regarding Willows Place Townhomes Planned Unit Development (or take other action deemed appropriate).

Attachments: Request for Mediation
Comprehensive Zoning Code 11-6-4G Decision Making Procedures - Mediation

2) Quasi-Judicial Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Elara Homes at Willow Creek Cove. **26-313**

Attached is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Elara Homes at Willow Creek Cove. On June 2, 2026, the Planning Commission unanimously voted to recommend approval of the PUD to the Mayor and City Council as presented. This PUD was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power, the Public Works Water, Wastewater, Sanitation, and Engineering/Survey Divisions.

Action Item(s):
1. Approve the Planned Unit Development (PUD) for Elara Homes at Willow Creek Cove as presented (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Elara Homes at Willow Creek Cove and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
Aerial
Comp Plan Map
Airport Land Use
Google Map Image
Structure Elevations
PUD Plans
Staff Report
PC Minutes
Neighborhood Meeting
Public Comments
Reasoned Statement

3) Amendment to City Code Title 7 to add a new Chapter 13 regarding Certificate of Occupancy Requirements and Construction without a Required Permit. **26-314**

The proposed amendment to the City Code to add a Chapter 13 to Title 7 will (1) require a certificate of occupancy before a building or structure is occupied and provide penalties for continued occupancy after receiving notice, (2) allow the City to seek injunctive relief from a court to remove people occupying a building or structure for more than fourteen days after receiving notice, (3) provide a penalty for violating a building code in constructing, altering, or repairing a building or structure without a required permit, and (4) allow the Building Official to issue stop work notices and "Do Not Occupy" orders and provide penalties for violations.

Action Item(s):
Approve the Ordinance amending City Code Title 7 to add a Chapter 13 regarding building code enforcement under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Attachments: Ordinance

4) Provide staff direction regarding whether the Planned Unit Development (PUD) zoning designation and associated provisions should be rescinded from the Comprehensive Zoning Code. **26-322**

On Monday, August 24, 2026, Work Session, City Council discussed potentially rescinding the PUD Ordinance. The Planned Unit Development (PUD) provisions were established to provide flexibility in the development and design of projects that may not otherwise be accommodated through traditional zoning regulations. PUDs can allow for a combination of land uses, alternative development standards, and customized site design in exchange for an overall development plan that provides specific benefits or amenities. If the PUD provisions

are rescinded, future development applications would be required to utilize the City's existing conventional zoning districts and established development standards. Applicants seeking alternative development standards or uses not permitted under the applicable zoning district would need to pursue other available land-use processes, such as rezoning, conditional use approval, variances, or amendments to the Comprehensive Zoning Code, as applicable. Rescinding the PUD provisions could simplify the City's zoning regulations and provide greater consistency and predictability in the review of development applications. However, it may also reduce the City's ability to accommodate innovative or unique development proposals through a single, comprehensive approval process. If the Council supports removing the PUD provisions, staff will return with the appropriate code amendments for consideration, including provisions addressing any existing PUD approvals and applications that are already in process.

Action Item(s):
To provide staff direction regarding rescinding the Planned Unit Development (PUD) Ordinance 11-2-6(W) from the Comprehensive Zoning Code (or take other action deemed appropriate).

5) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Rose Nielson Addition Division No. 101, Sixth Amended. **26-315**

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Rose Nielson Addition Division No. 101, Sixth Amended. The Planning and Zoning Commission considered this item at its April 2, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented. The Planning and Zoning Commission considered an extension to this item on April 1, 2025, and unanimously voted to allow an extension to the Mayor and City Council as presented. This Final Plat was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power, and the Public Works Water, Wastewater, and Engineering/Survey Divisions.

Action Item(s):
1. Approve the Final Plat for Rose Nielson Addition Division No. 101, Sixth Amended and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Rose Nielson Addition Division No. 101, Sixth Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map
Final Plat
Staff Report
PC Minutes 04-02-24
PC Minutes 04-01-25
Reasoned Statement

6) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Stanger Farms Commercial Addition, Second Amended. **26-316**

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Stanger Farms Commercial Addition, Second Amended. The Planning and Zoning Commission considered this item at its November 5, 2025, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented. This Final Plat was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power, and the Public Works Water, Wastewater, and Engineering/Survey Divisions.

Action Item(s):

1. Approve the Final Plat for Stanger Farms Commercial Addition, Second Amended and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Stanger Farms Commercial Addition, Second Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

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

6. Announcements

7. Adjournment

Memorandum

File #: 26-294 **City Council**

DATE: Friday, August 7, 2026
AGENDA: Consent
FROM: Mark Hagedorn, City Treasurer
DEPARTMENT: Municipal Services

Title
Treasurer's Report for May 2026

☐ Ordinance
☐ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☒ Confirmation/Consent/Acceptance
☐ Approval/Authorization/Ratification

Action(s) Requested:
Approve the Treasurer's Report May 2026 (or take other action deemed appropriate).

Description, Background Information, Purpose:
Please find attached the monthly Treasurer's Report for May 2026. This report is required for City Council review and approval pursuant to Idaho Statute Title 50-208(1). For the month of May 2026, cash and investments total $208.7M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at $166.6M, which includes revenues of $94.1M for charges for services; $52.7M for taxes and intergovernmental and $19.8M from other sources. Total fiscal year-to-date distributions reconciled to the general ledger were reported at $158.6M. This includes salary and benefits of $63.8M, operating costs of $70.2M, and capital and other expenditures of $24.6M.

This item has been reviewed by the City's Legal & Municipal Services Departments.

City of Idaho Falls

Treasurer's Report

May 31, 2026

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Page 4 Revenue and Expenditure Summary - Significant categories in relation to the overall budget

Page 5 Summary of Significant Adjustments - Adjustments made by Finance office

Prepared By: Mark Hagedorn, City Treasurer

City of Idaho Falls
Bank Reconciliation Summary
May 31, 2026

Account By Institution:	Beginning Bank Balances	Deposits	Withdrawals	Ending Bank Balances
Mountain West- Workers Comp	$ 100,000	$ -	$ -	$ 100,000
Glacier 8013 Utilities	1,002,284	11,808,608	(11,808,378)	1,002,515
Glacier 1952 PFC & Intrfi	4,327,284	452,013	(343,560)	4,435,736
Glacier 2720 Payroll	1,000,000	8,276,668	(8,276,668)	1,000,000
Glacier 9134 Accounts Payable	-	8,328,123	(8,328,123)	-
Glacier 2845 Treasurer's Office	1,000,000	8,150,250	(8,150,250)	1,000,000
Glacier 2886 Sweep & Intrafi	4,145,296	57,088,509	(53,182,414)	8,051,391
Glacier 1500- Customer Payments	-	671,095	(671,095)	-
Frontier Credit Union 0164- Evidence	102,449	1,654	-	104,103
Frontier Credit Union 1463	173,299	-	-	173,299
Wells Fargo 0017- Safe Keeping	459,986	22,989,535	(21,171,706)	2,277,815
Wells Fargo 0962- Grants	-	68,618	(68,618)	-
Wells Fargo 4394-Power Payments	-	202,954	(202,954)	-
Wells Fargo 7687-EMS	-	439,750	(439,750)	-
ICCU-Savings	84	-	-	84
Investment Portfolio	203,191,285	12,743,527	(18,750,645)	197,184,167
Total Financial Institution Balances	$ 215,501,966	$ 131,221,306	$ (131,394,162)	$ 215,329,109

Reconciling Items:	Beginning	Deposits	Withdrawals / Market Value	Ending
Current Reconciling Items	$ (537,001)	$ 451,303	$ 458,378	372,680
Total Reconciled Balances	**$ 214,964,965**	**$ 131,672,609**	**$ (130,935,784)**	**$ 215,701,790**

General Accounting Ledger	Beginning Ledger Balances	Debits	Credits	Ending Ledger Balances
Cash (Accounts 101 and 102)	$ 143,662,558	$ 21,007,323	$ (27,539,167)	$ 137,130,714
Designated/Restricted Cash (106 and 107)	56,040,504	63,383	(100,466)	56,003,421
MERF Cash (105)	15,886,519	430,992	(838,069)	15,479,442
Payroll Liability Cash (80)	112,209	4,493,918	(4,499,247)	106,880
Monthly Reconciling Items	$ -	$ -	$ -	$ -
Total General Ledger Balances	**$ 215,701,789**	**$ 25,995,615**	**$ (32,976,949)**	**$ 208,720,457**

City of Idaho Falls
Summary of Cash by Fund and Year
May 31, 2026

FUND TYPE	#	FUND	2023	2024	2025	2026
General Fund	1	GENERAL FUND	$ 24,165,050	$ 26,210,745	$ 22,858,353	$ 21,694,921
	2	GENERAL CIP FUND				
Special Revenue Funds	10	STREET FUND	9,552,078	12,043,932	11,788,374.30	11,524,473
	11	RECREATION FUND	282,970	216,615	473,349.62	702,093
	12	LIBRARY FUND	3,954,432	3,776,329	3,566,143.95	3,720,224
	16	BUSINESS IMPROVEMENT DISTRICT FUND	30,919	45,785	19,829	13,623
	18	GOLF FUND	(281,534)	(611,878)	(277,102)	561,854
	23	EMERGENCY MEDICAL SERVICES FUND	1,458,051	3,050,132	2,706,237	634,735
	24	WILDLAND FIRE FUND	791,197	922,632	1,514,462	1,922,980
Special Revenue Funds-Impact	32	POLICE IMPACT FEES FUND	138,005	733,501	1,545,331	1,310,165
Fees	33	FIRE IMPACT FEES FUND	43,785	505,847	1,215,680	21,377
	34	PARKS IMPACT FEES FUND	100,413	1,256,680	2,894,342	3,794,441
	35	STREETS IMPACT FEES FUND	546,796	3,201,035	6,846,788	7,892,937
Internal Service Funds	19	RISK MANAGEMENT FUND	3,941,969	4,889,005	4,730,395	4,607,425
	20	HEALTH INSURANCE FUND	4,594,550	5,050,537	6,817,671	7,652,308
Capital Improvement Funds	41	PUBLIC WORKS CIP FUND	2,807,769	3,128,148	3,773,339	2,979,546
	42	STREET CIP FUND	608,475	4,159,451	1,180,532	716,374
	43	BRIDGE & ARTERIAL FUND (CLOSED)	958,921	1,362,385	566,323	-
	45	SURFACE DRAINAGE FUND (CLOSED)	166,535	-	-	-
	46	TRAFFIC LIGHT CIP FUND	1,215,470	1,476,711	1,344,822	934,491
	47	PARKS CIP FUND (CLOSED)	(72,837)	(152,474)	1,728	-
	48	FIRE CIP FUND			(6,402)	-
	49	ZOO CIP FUND	595,928	764,422	929,918	719,970
	50	FRONTIER CENTER CIP FUND	206,658	922,323	1,672,455	(1,818,381)
	51	GOLF CIP FUND	294,915	329,552	497,001	656,161
	52	POLICE CIP FUND (CLOSED)	(827,641)	(3,468,539)	(205,386)	-
Enterprise Funds	60	AIRPORT FUND	974,319	(6,964,661)	1,944,300	1,916,635
	13	AIRPORT PFC FUND	1,968,920	2,736,249	3,977,994	4,603,884
	21	AIRPORT CFC FUND	81,449	545,828	1,103,872	2,062,639
	61	WATER FUND	21,524,223	25,512,587	26,761,421	26,270,612
	62	SANITATION FUND	6,668,975	7,309,199	8,157,005	8,305,919
	64	IDAHO FALLS POWER FUND	54,648,967	50,716,616	66,716,089	68,602,837
	67	FIBER FUND	2,430,824	1,015,368	1,229,425	1,791,272
	68	WASTEWATER FUND	29,550,412	25,276,439	24,224,541	24,924,942
		TOTAL	**$ 173,120,963**	**$ 175,960,502**	**$ 210,568,831**	**$ 208,720,457**

City of Idaho Falls
Monthly Revenue and Expenditure Summary
May 31, 2026

Revenue

Fund Type	Taxes / Intergovernmental	Charges for Services	Permits / Fees	Interest	Other Revenue Sources	Total	Budget	%
General Fund	$ 36,894,336	$ 1,581,631	$ 1,029,001	$ 857,887	$ 4,597,687	$ 44,960,542	$ 74,220,812	60.58%
Special Revenue Funds	10,276,975	8,510,708	16,394	368,960	1,199,499	20,372,536	30,899,263	65.93%
Impact Fee Funds	-	-	2,345,312	137,712	(565,402)	1,917,622	3,938,197	48.69%
Internal Service Funds	-	-	-	131,722	3,080,169	3,211,891	4,480,000	71.69%
Capital Improvement Funds	1,256,468	240,751	-	55,088	3,184,512	4,736,818	11,467,765	41.31%
Enterprise Funds	4,352,171	83,787,435	-	1,845,455	1,459,363	91,444,423	195,311,338	46.82%
Total Revenue	$ 52,779,950	$ 94,120,524	$ 3,390,706	$ 3,396,823	$ 12,955,828	$ 166,643,832	$ 320,317,375	52.02%

Expenditures

Fund Type	Personnel Cost	Current Operating Expenditures	Capital	Debt	Interfund	Total	Budget	%
General Fund	$ 36,195,801	$ 20,399,047	$ 876,593	$ 2,500,825	$ (11,291,494)	$ 48,680,772	$ 85,743,838	56.77%
Special Revenue Funds	10,170,108	5,488,249	1,452,766	-	(394,666)	16,716,457	42,988,534	38.89%
Impact Fee Funds	-	12,548	39,950	-	-	52,498	6,840,000	0.77%
Internal Service Funds	66,562	3,209,786	-	-	-	3,276,348	5,035,000	65.07%
Capital Improvement Funds	-	226,596	6,751,302	-	(90,215)	6,887,684	16,786,676	41.03%
Enterprise Funds	17,386,359.00	40,931,124.00	22,338,053	2,776,129	(408,573)	83,023,092	232,233,928	35.75%
Total Expenditures	$ 63,818,830	$ 70,267,350	$ 31,458,664	$ 5,276,954	$ (12,184,947)	$ 158,636,851	$ 389,627,976	40.71%

City of Idaho Falls
Summary of Significant Adjustments
May 31, 2026

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 $124,000 was made from 064-9007-603.42-00 Customer Service / Professional Services to 064-9001-602.69-46 Miscellaneous / Preliminary Survey-Dams for UAMPS studies.

A budget adjustment of $100,000 was made from 068-8401-601.69-47 Miscellaneous / Prior Year Encumbrances to 068-8409-602.60-00 Operations & Maintenance / Repair & Mtnce Other imp. To cover expenses encumbered in FY 2025

A budget adjustment of $250,000 was made from 068-8401-601.69-47 Miscellaneous / Prior Year Encumbrances to 068-8409-602.62-00 Operations & Maintenance / Repair & Mtnce - Other Eq. To cover expenses encumbered in FY 2025

Memorandum

File #: 26-295 **City Council**

DATE: Friday, August 7, 2026
AGENDA: Consent
FROM: Mark Hagedorn, City Treasurer
DEPARTMENT: Municipal Services

Title
Treasurer's report for June 2026

☐ Ordinance
☐ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☒ Confirmation/Consent/Acceptance
☒ Approval/Authorization/Ratification

Action(s) Requested:
Approve the Treasurer's Report for June 2026 (or take other action deemed appropriate).

Description, Background Information, Purpose:
Please find attached the monthly Treasurer's Report for June 2026. This report is required for City Council review and approval pursuant to Idaho Statute Title 50-208(1). For the month of June 2026, cash and investments total $206.7M. Total fiscal year-to-date receipts received and reconciled to the general ledger were reported at $183.1M, which includes revenues of $106.1M for charges for services; $56.3M for taxes and intergovernmental and $20.7M from other sources. Total fiscal year-to-date distributions reconciled to the general ledger were reported at $168.3M. This includes salary and benefits of $72.0M, operating costs of $78.4M, and capital and other expenditures of $17.9M.

This item has been reviewed by the City's Legal & Municipal Services Departments.

City of Idaho Falls

Treasurer's Report

June 30, 2026

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Page 3 Cash by Fund - Balances for the reported month in comparison to previous years

Page 4 Revenue and Expenditure Summary - Significant categories in relation to the overall budget

Page 5 Summary of Significant Adjustments - Adjustments made by Finance office

Prepared By: Mark Hagedorn, City Treasurer

City of Idaho Falls
Bank Reconciliation Summary
June 30, 2026

Account By Institution:	Beginning Bank Balances	Deposits	Withdrawals	Ending Bank Balances
Mountain West- Workers Comp	$ 100,000	$ -	$ -	$ 100,000
Glacier 8013 Utilities	1,000,957	8,557,945	(8,558,154)	1,000,748
Glacier 1952 PFC & Intrfi	4,582,122	282,326	(136,011)	4,728,438
Glacier 2720 Payroll	1,000,000	8,117,234	(8,117,234)	1,000,000
Glacier 9134 Accounts Payable	-	10,207,357	(10,207,357)	-
Glacier 2845 Treasurer's Office	1,000,000	7,112,793	(7,112,793)	1,000,000
Glacier 2886 Sweep & Intrafi	3,233,751	49,391,488	(48,282,937)	4,342,302
Glacier 1500- Customer Payments	-	2,851,483	(2,851,483)	-
Frontier Credit Union 0164- Evidence	131,525	-	-	131,525
Frontier Credit Union 1463	173,299	11	-	173,310
Wells Fargo 0017- Safe Keeping	551,245	16,252,411	(16,060,481)	743,174
Wells Fargo 0962- Grants	-	-	-	-
Wells Fargo 4394-Power Payments	-	502,560	(502,560)	-
Wells Fargo 7687-EMS	-	1,876,692	(1,876,692)	-
ICCU-Savings	84	-	-	84
Investment Portfolio	196,035,341	9,633,548	(13,125,686)	192,543,204
Total Financial Institution Balances	$ 207,808,324	$ 114,785,847	$ (116,831,388)	$ 205,762,784

Reconciling Items:	Beginning	Deposits	Withdrawals / Market Value	Ending
Current Reconciling Items	$ 912,133	$ (508,527)	$ 548,084	951,689
Total Reconciled Balances	**$ 208,720,457**	**$ 114,277,320**	**$ (116,283,304)**	**$ 206,714,473**

General Accounting Ledger	Beginning Ledger Balances	Debits	Credits	Ending Ledger Balances
Cash (Accounts 101 and 102)	$ 137,130,714	$ 25,417,736	$ (26,569,391)	$ 135,979,060
Designated/Restricted Cash (106 and 107)	56,003,421	114,805	(2,075,043)	54,043,183
MERF Cash (105)	15,479,442	1,408,333	(107,636)	16,780,138
Payroll Liability Cash (80)	106,880	4,507,030	(4,701,819)	(87,909)
Monthly Reconciling Items	$ -	$ -	$ -	$ -
Total General Ledger Balances	**$ 208,720,456**	**$ 31,447,904**	**$ (33,453,888)**	**$ 206,714,473**

City of Idaho Falls
Summary of Cash by Fund and Year
June 30, 2026

FUND TYPE	#	FUND	2023	2024	2025	2026
General Fund	1	GENERAL FUND	$ 22,123,246	$ 23,398,298	$ 20,606,138	$ 16,635,377
	2	GENERAL CIP FUND			(49,801)	
Special Revenue Funds	10	STREET FUND	9,268,813	11,768,913	11,597,927.71	11,500,967
	11	RECREATION FUND	113,797	140,621	401,429.55	660,468
	12	LIBRARY FUND	3,745,999	3,611,485	3,390,768.46	3,597,696
	16	BUSINESS IMPROVEMENT DISTRICT FUND	33,438	46,187	20,509	14,142
	18	GOLF FUND	(136,198)	(277,280)	(225,295)	821,659
	23	EMERGENCY MEDICAL SERVICES FUND	1,725,543	3,140,174	2,821,066	2,196,230
	24	WILDLAND FIRE FUND	782,588	918,912	1,111,220	1,833,477
Special Revenue Funds-Impact	32	POLICE IMPACT FEES FUND	153,783	816,517	1,570,212	1,343,845
Fees	33	FIRE IMPACT FEES FUND	53,610	574,660	1,233,735	33,160
	34	PARKS IMPACT FEES FUND	133,731	1,481,596	2,948,022	3,805,912
	35	STREETS IMPACT FEES FUND	632,208	3,630,178	6,975,537	8,083,260
Internal Service Funds	19	RISK MANAGEMENT FUND	4,036,901	5,110,107	4,761,005	4,752,653
	20	HEALTH INSURANCE FUND	4,591,806	5,161,721	6,953,992	7,724,433
Capital Improvement Funds	41	PUBLIC WORKS CIP FUND	2,786,417	3,144,313	3,642,006	2,735,168
	42	STREET CIP FUND	958,790	4,137,822	924,975	687,156
	43	BRIDGE & ARTERIAL FUND (CLOSED)	906,462	1,368,019	486,754	-
	45	SURFACE DRAINAGE FUND (CLOSED)	166,436	-	-	-
	46	TRAFFIC LIGHT CIP FUND	1,235,969	1,440,061	1,234,472	881,515
	47	PARKS CIP FUND (CLOSED)	(86,392)	(150,360)	4,837	-
	48	FIRE CIP FUND	-	-	(11,280)	-
	49	ZOO CIP FUND	622,928	771,515	946,970	675,826
	50	FRONTIER CENTER CIP FUND	206,535	926,175	1,230,999	12
	51	GOLF CIP FUND	338,038	383,536	538,157	400,860
	52	POLICE CIP FUND (CLOSED)	(887,379)	(3,621,316)	(221,646)	-
Enterprise Funds	60	AIRPORT FUND	419,879	(7,673,774)	2,507,873	2,553,143
	13	AIRPORT PFC FUND	1,995,753	2,786,182	3,546,772	2,661,906
	21	AIRPORT CFC FUND	121,842	591,142	1,181,373	2,169,409
	61	WATER FUND	21,894,121	25,861,144	26,232,781	26,542,710
	62	SANITATION FUND	6,608,751	7,242,413	8,349,282	8,420,182
	64	IDAHO FALLS POWER FUND	52,518,572	50,842,138	64,935,776	68,703,856
	67	FIBER FUND	972,677	1,008,897	1,356,353	2,050,669
	68	WASTEWATER FUND	29,468,123	25,683,235	24,148,346	25,228,780
		TOTAL	**$ 167,506,788**	**$ 174,263,231**	**$ 205,151,264**	**$ 206,714,473**

City of Idaho Falls
Monthly Revenue and Expenditure Summary
June 30, 2026

Revenue

Fund Type	Taxes / Intergovernmental	Charges for Services	Permits / Fees	Interest	Other Revenue Sources	Total	Budget	%
General Fund	$ 39,731,971	$ 1,964,307	$ 1,181,346	$ 931,727	$ 1,969,258	$ 45,778,609	$ 758,420,812	6.04%
Special Revenue Funds	10,960,305	9,883,774	22,944	450,813	(737,342)	20,580,494	30,899,263	66.61%
Impact Fee Funds	-	-	2,559,988	182,022	(565,402)	2,176,609	3,938,197	55.27%
Internal Service Funds	-	-	-	173,448	3,420,106	3,593,554	4,480,000	80.21%
Capital Improvement Funds	1,290,820	286,716	-	67,504	4,896,512	6,541,551	11,467,765	57.04%
Enterprise Funds	4,363,101	94,005,649	-	2,348,404	3,753,247	104,470,401	194,666,729	53.67%
Total Revenue	$ 56,346,195	$ 106,140,447	$ 3,764,278	$ 4,153,919	$ 12,736,379	$ 183,141,218	$ 1,003,872,766	18.24%

Expenditures

Fund Type	Personnel Cost	Current Operating Expenditures	Capital	Debt	Interfund	Total	Budget	%
General Fund	$ 40,797,968	$ 21,416,472	$ 1,008,582	$ 2,500,825	$ (12,617,641)	$ 53,106,206	$ 87,043,838	61.01%
Special Revenue Funds	11,534,943	7,480,809	1,466,849	303,719	(637,670)	20,148,650	42,988,534	46.87%
Impact Fee Funds	-	24,278	39,950	-	-	64,228	6,840,000	0.94%
Internal Service Funds	74,840	3,365,818	-	-	-	3,440,658	5,035,000	68.33%
Capital Improvement Funds	-	289,198	7,364,629	-	(153,787)	7,500,040	17,653,676	42.48%
Enterprise Funds	19,641,278.00	45,853,641.00	26,597,762	2,831,396	(10,802,221)	84,121,856	230,719,319	36.46%
Total Expenditures	$ 72,049,029	$ 78,430,216	$ 36,477,772	$ 5,635,940	$ (24,211,319)	$ 168,381,638	$ 390,280,367	43.14%

City of Idaho Falls
Summary of Significant Adjustments
June 30, 2026

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 $500,000 was made from 068-8406-602.73-20 Imps Other Than Build/ Sewer Line Replacement to 068-8406-602.73-00 Operations & Maintenance/ Imps Other Than Build. To pay for Caulkins Storm Water Upgrade.

A budget adjustment of $250,000 was made from 068-8406-602.73-00 Operations & Maintenance / Imps Other Than Build to 068-8408-602.73-00 Operations & Maintenance / Imps Other Than Build.

A budget adjustment of $1,300,000 was made from 001-2703-521.98-00 Business Licenses/Permits / Private Tree License to 001-2703-381.01-03 Other Financing Sources / Transfers In. To cover the budget needed to pay Parks from Power for their maintenance work of land along the river.

A budget adjustment of $644,609 was made from 064-9008-381.01-04 Other Financing Sources / Transfer Out to 064-9001-602.64-00 Operations & Maintenance / Maint Work Order Transfer. To cover the budget needed to pay Parks from Power for their maintenance work of land along the river.

A budget adjustment of $867,000 was made from 064-9013-602.78-00 Operations & Maintenance / Construction Work Orders to 046-7701-551.73-00 Public Works / Imps Other Than Build. To move budget back to Traffic Capital Fund for continuity, so we have better year over year comparability.

Memorandum

File #: 26-319 **City Council**

DATE: Thursday, August 20, 2026
AGENDA: Consent
FROM: Pam Alexander, Municipal Services Director
DEPARTMENT: Municipal Services

Title
Sale of Police Department Vehicles to Bannock County Sheriff's Office

N/A Ordinance	N/A Resolution
N/A Quasi-Judicial Public Hearing	N/A Legislative Public Hearing
YES Confirmation/Consent/Acceptance	N/A Approval/Authorization/Ratification

Action(s) Requested:
Approve the sale of two Police Department vehicles to Bannock County Sheriff's Office and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The Police Department recommends the sale of unit 5794, a 2016 Dodge Charger, with 103,313 miles and unit 5807, a 2017 Dodge Charger, with 64,256 miles. Both units are assigned to patrol operations and are approaching their useful life, of 10-years of daily use. The 2017 Dodge Charger is showing early signs of engine issues that will likely require a full engine replacement, estimated at over $3,000 with parts and labor. Public auction bids for the Dodge Chargers with the mileage and condition report are estimated to range from $775.00 to $2,000.00.

This item has been reviewed by the City's Legal & Municipal Services Departments.

RESOLUTION NO. 2026-13

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MEMORIALIZING CITY POLICY TO DECLARE CITY PERSONAL PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH SALE, DONATION, TRANSFER, RECYCLING, DISCARDING, DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE.

WHEREAS, Council of the City of Idaho Falls recognizes that storage, maintenance, transportation, and other costs associated with maintaining personal property may exceed the inventory value or fair market value of such property; and

WHEREAS, City personal property has a limited economic and/or useful life; and

WHEREAS, it is sound fiscal policy and good management practice to require the expeditious disposal of surplus personal property; and

WHEREAS, Council is of the opinion that the policy contained herein will promote the efficient disposal of surplus personal property; will allow conveyance of surplus personal property to other state and local agencies where appropriate; will offer surplus personal property for sale to the public at large in some cases; and will provide for maximum value to be received by the City of Idaho Falls with attendant benefits to its citizens; and

WHEREAS, the declaration of property as "surplus" and designating the manner and conditions of disposal is most efficiently done by delegating authority to City staff, principally to the Director of Municipal Services and the Property and Records Coordinator ("Coordinator"); and

WHEREAS, all disposal of surplus property shall be done in accordance with then-current law and procedure; and

WHEREAS, on January 8, 2015, Council adopted Resolution 2015-01 to implement a surplus property policy; and

WHEREAS, Council desires to update the surplus property policy to add a section regarding the disposal of police service dogs and to make other minor updates and revisions to the surplus property policy.

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

CITY SURPLUS PROPERTY POLICY

A. Definition of "surplus": City personal property which is reasonably believed to have little or no further use by the City. "Surplus" for purposes of this Policy, shall not include trash or refuse or other items which are customarily thrown away, recycled, or otherwise discarded or destroyed. Such non-surplus items may be discarded or recycled in a manner deemed efficient by the relevant Department Director.

B. Declaration of surplus:

1. To declare City personal property surplus of status:

    a. A department supervisor shall fill out a surplus form and submit it for approval to the supervisor's Department Director.

    b. The Department Director, for the property to be declared surplus, shall review and approve by signature the surplus form and submit the completed form to the Coordinator.

    c. The Coordinator, after receiving the surplus form, shall make arrangements for the property to be delivered to the surplus building, or another appropriate and secure location, and evaluate whether the property is surplus.

    d. If the Coordinator agrees that the property is surplus, the Coordinator shall submit a recommendation of surplus and its disposition to the Director of Municipal Services. The Coordinator may consolidate his or her recommendations to the Director of Municipal Services in a monthly report.

    e. The Director of Municipal Services shall review and approve the Coordinator's recommendations and make the final determination regarding whether the item is properly declared to be surplus.

2. The Coordinator shall create and maintain a surplus form. The form should require provision of the following information, where applicable and available:

    a. general identification and description of the personal property;

    b. approximate value of the property;

    c. City Property Number, and

    d. manufacturer, model, and serial number of the property.

    The surplus form may also allow the submitter to suggest the manner by which such item may be disposed (including transfer to another City Department, donation or sale to another public entity, sale, trade, destruction, recycling etc.).

C. Disposal of Surplus.

1. General. City Council hereby delegates to the Director of Municipal Services the authority to make a final declaration of surplus and to approve the manner of disposal for all items which, in the Director of Municipal Services' belief, are in accordance with this Policy.

a. The Director of Municipal Services shall determine whether the surplus property was purchased with federal funds. If federal funds were utilized in the purchase of the surplus property, the Director of Municipal Services shall work with the Department Director wishing to dispose of the surplus property to ensure that 2 CFR Part 200 and any additional federal law requirements are met for disposal of federally funded items.

2. Disposal shall occur according to law in a manner consistent with the laws of the State of Idaho and pursuant to this Policy.

    a. Sale. The sale of surplus property shall be conducted pursuant to Idaho law in effect at the time of such sale. This may include the sale of surplus property to another public entity; sale of the item at the original purchase price; sale at a public auction; or sale as otherwise permitted by Idaho law.

    b. Donation or Transfer. Surplus property may be transferred to another City Department, or donated to a state or public entity pursuant to Idaho law. Additionally, transfer of surplus property of nominal value may be made without public advertisement or auction to a charitable organization which qualifies under Section 501(c)(3) and 501(c)(19) of the Internal Revenue Service.

    c. Recycle. Surplus property not sold or transferred may be recycled whenever practicable.

    d. Discarding and/or Destruction. Any item, including a weapon, declared to be surplus that is not sold, transferred, or recycled may be discarded or destroyed.

    e. Exchange. Surplus property may be exchanged for other property, value, or consideration where the value received is roughly equivalent to the value of the surplus property.

3. Special considerations:

    a. Weapons.

        i. Definition. A "weapon" for purposes of this Policy, includes any instrument used in the propulsion of a projectile through the release of pressurized gas, compressed air, expanding gas, ignition of gunpowder, compounder, combustion, accelerant, spring, or other force-producing means, including rifles, shotguns, handguns, air rifles, blow gun, spring gun, wrist rocket, sling shot, airsoft gun, electroshock gun (*e.g.* taser), BB gun, pellet gun, paintball gun, slings, bows and arrows, and crossbows.

"Weapons" also include bladed and blunt instruments, including nunchuks, clubs, sais, throwing stars, tonfas, "brass" knuckles, daggers, stilettos, gravity knives, swords, and other similar instruments.

ii. The Coordinator may also declare an item a "weapon" if the Coordinator reasonably believes that it has been used or can be used in a similar manner as another weapon defined in this Policy, or such item, in the opinion of the Coordinator, is reasonably likely to be used as a weapon, as that word is commonly understood. When making such a determination, the Coordinator is encouraged to consult with the Chief of Police.

iii. Lawful weapons.

1. Officer Duty Weapon - a police officer duty weapon, which is lawful to own, possess, and use, shall be disposed of by sale and transfer to a licensed firearm dealer, consistent with Federal and State law, as determined by the Coordinator. A duty weapon may also be transferred directly to a retiring police officer when a letter authorizing the transfer is submitted by the Chief of Police to the Coordinator and the transfer is approved by the Director of Municipal Services.

2. Confiscated Weapons – confiscated weapons from the Idaho Falls Police Department Evidence Room shall be sold by sealed bid to licensed firearm dealers.

iv. Illegal and Inoperable Weapons. All illegal and inoperable weapons shall be destroyed.

b. Vehicles.

i. Vehicles and automotive-related equipment and materials shall be declared as surplus according to the City's Municipal Equipment Replacement Fund process.

ii. Police Department vehicles that have been declared as surplus according to the City's Municipal Equipment Replacement Fund process, are eligible for direct public sale if the law enforcement equipment upfitting (such as lights, radio, radar, etc.) are first removed from the vehicle. Provided, however, that the Coordinator may make direct sale, without removal of law enforcement equipment upfitting, to any law enforcement agency or law enforcement academy.

c. Police Service Dogs.

i. If, pursuant to the Idaho Falls Police Department's policy on Police Service Dog Retirement, the Mayor and Chief of Police determine that a police service dog should be retired, the Coordinator may declare the police service dog as surplus and approve a transfer of ownership to the police service dog's handler or to another person. The Idaho Falls Police Department may also transfer a leash, harness, kennel, and other housing or items associated with the police service dog that are not reasonably suitable for reissue.

ii. Any such transfer of ownership shall include a payment of One Dollar ($1.00) and a signed agreement by the transferee to assume the care and maintenance of the police service dog.

d. Library Materials.

i. City delegates to the Board of Trustees of the Idaho Falls Public Library, the authority to sell, exchange or otherwise dispose of library materials (including books, audio and video recordings, written materials, etc.) when no longer required by the Library because such are surplus, duplicates, worn out, of little or no practical utility, or otherwise unneeded for Public Library purposes.

d. Recycling of Used or Excess Materials for Value:

i. Where materials (such as scrap metal, wire, or similar unused or left-over items) likely have value only if recycled or traded, as determined in good faith by the Department Director, such material may be exchanged by the Department for its approximate value pursuant to the Department's internal recycling/exchange process.

D. The Coordinator shall submit no less frequently than one (1) time per year, a report to the City Council relating to the disposition of surplus property. Such a report shall not include property determined to have a current value of zero or a value of less than what it would cost to dispose of the surplus at a refuse or recycling vendor.

E. This Resolution amends all previous Resolutions and Ordinances regarding processes or policies regarding the disposal, sale, or disposition of surplus property held by the City, including Resolution 2015-1.

F. Any Resolution or provision thereof that is inconsistent with this Resolution is hereby repealed.

G. This Resolution shall become effective as of the date of its passage.

ADOPTED and effective this 21 day of May, 2026.

CITY OF IDAHO FALLS, IDAHO

Lisa M. Burtenshaw, Mayor

ATTEST:

Emily Geisler, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MEMORIALIZING CITY POLICY TO DECLARE CITY PERSONAL PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH SALE, DONATION, TRANSFER, RECYCLING, DISCARDING, DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE."

CITY OF IDAHO FALLS CORPORATE Seal BONNEVILLE COUNTY, IDAHO

Emily Geisler, City Clerk

Memorandum

File #: 26-296 **City Council**

DATE: Monday, August 10, 2026
AGENDA: Consent
FROM: Linda Lundquist, City Clerk
DEPARTMENT: Mayor's Office

Title
July 2026 Licensing through the Office of the City Clerk

☐ Ordinance
☐ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☒ Confirmation/Consent/Acceptance
☐ Approval/Authorization/Ratification

Action(s) Requested:
Review and accept all permits and licenses issued by the City Clerk's Office in July 2026 (or take other action deemed appropriate).

Description, Background Information, Purpose:

2026 JULY LICENSING	
77	New Business Permits & Licenses
13	Renewed Business Licenses
20	New & Renewed Contractor Licenses

This item has been reviewed by the City's Legal & Municipal Services Departments.

New Business Licences

	Name	Number	Type	Status	Date
1	Anthem Knife and Implement	1998140	Itinerant Merchant	APPROVED	7/29/26
2	Scully, Andrew	6740164	Additional Dog License	APPROVED	7/21/26
3	Nelson, Elijah	0496389	Door-to-Door Sales	APPROVED	7/9/26
4	Josephine's Fresh	0375768	Mobile Food Vendor	APPROVED	7/1/26
5	The Chop Wagon	5443453	Itinerant Merchant	APPROVED	7/2/26
6	BP Cotton Candy	7136773	Mobile Food Vendor	APPROVED	7/1/26
7	Rowberry, Brent	8410949	Public Transportation Operator	APPROVED	7/1/26
8	Wines in the Wild	0345961	Alcohol Catering Permit Not - For - Profit	APPROVED	7/8/26
9	Museum After Dark 2026: Slightly Irreverent Tour	5512904	Alcohol Catering Permit Not - For - Profit	APPROVED	7/8/26
10	African Adventure Sundown Conclusion	0370110	Alcohol Catering Permit Not - For - Profit	APPROVED	7/8/26
11	Keefer's Island Tours	5113318	Alcohol Catering Permit Not - For - Profit	APPROVED	7/8/26
12	Wasden Collection Lecture Series	5113884	Alcohol Catering Permit Not - For - Profit	APPROVED	7/8/26
13	Museum After Dark 2026: SummerWEEN	4607108	Alcohol Catering Permit Not - For - Profit	APPROVED	7/8/26
14	Chocolate Plunge	7307582	Mobile Food Vendor	APPROVED	7/1/26
15	TAP-N-FILL INC	8237534	Alcohol Catering Permit	APPROVED	7/8/26
16	Pockets, Inc	9914173	Alcohol Catering Permit	APPROVED	7/8/26
17	Arzola, Jennifer	1662588	Public Transportation Operator	APPROVED	7/7/26
18	Club Charleys	9244834	Alcohol Catering Permit	APPROVED	7/7/26
19	Club Charleys	5416984	Alcohol Catering Permit	APPROVED	7/8/26
20	Club Charleys	2379939	Alcohol Catering Permit	APPROVED	7/8/26
21	The Gun Shop LLC	3632086	Itinerant Merchant	APPROVED	7/21/26
22	Sweet Bee Candy Co	9179643	Mobile Food Vendor	APPROVED	7/2/26
23	Timber Ridge Tree Care LLC	9793864	Private Tree Service	APPROVED	7/8/26
24	Alma Bella Wellness	0691654	Itinerant Merchant	APPROVED	7/15/26
25	Bee's Knees Pub & Catering Co.	1039825	Alcohol Catering Permit	APPROVED	7/13/26
26	Bee's Knees Pub & Catering Co.	9765785	Alcohol Catering Permit	APPROVED	7/14/26
27	Bee's Knees Pub & Catering Co.	5041636	Alcohol Catering Permit	APPROVED	7/14/26
28	Bee's Knees Pub & Catering Co.	3418601	Alcohol Catering Permit	APPROVED	7/14/26
29	Bee's Knees Pub & Catering Co.	1361774	Alcohol Catering Permit	APPROVED	7/14/26
30	City Bagels & Bakery	9859839	Alcohol Catering Permit	APPROVED	7/14/26
31	City Bagels & Bakery	5486404	Alcohol Catering Permit	IED-Out of City Li	7/23/26
32	City Bagels & Bakery	9537055	Alcohol Catering Permit	APPROVED	7/15/26
33	Backyard Butchers	2721633	Mobile Food Vendor	APPROVED	7/9/26
34	Club Charleys	8111476	Alcohol Catering Permit	APPROVED	7/15/26
35	Club Charleys	4280258	Alcohol Catering Permit	APPROVED	7/15/26
36	Club Charleys	6584392	Alcohol Catering Permit	APPROVED	7/15/26
37	Walking the Divide Opening	8751938	Alcohol Catering Permit Not - For - Profit	APPROVED	7/15/26
38	Makers Night - Clay 2	8772652	Alcohol Catering Permit Not - For - Profit	APPROVED	7/14/26
39	The Zone	0501309	Alcohol Catering Permit	APPROVED	7/15/26
40	City Bagels & Bakery	0274432	Alcohol Catering Permit	APPROVED	7/15/26
41	Roadhouse Saloon, LLC	0891961	Alcohol Catering Permit	APPROVED	7/15/26
42	Svancara, Mandi	3946721	Door-to-Door Sales	APPROVED	7/17/26
43	Roadhouse Saloon, LLC	8534143	Alcohol Catering Permit	APPROVED	7/15/26
44	West, Corwin	9996651	Public Transportation Operator	APPROVED	7/16/26
45	Cowgirls Gettin Sipsy	3344384	Mobile Food Vendor	APPROVED	7/16/26
46	Pachangas Mexican Restaurant	4631698	Alcohol Catering Permit	APPROVED	7/15/26
47	Pachangas Mexican Restaurant	7549733	Alcohol Catering Permit	APPROVED	7/15/26
48	Soiled Dove LLC	3124620	Alcohol Catering Permit	APPROVED	7/15/26
49	Club Charleys	0764700	Alcohol Catering Permit	APPROVED	7/21/26
50	Club Charleys	9532880	Alcohol Catering Permit	APPROVED	7/21/26
51	Pelonas St Tacos	1499765	Other Business License	APPROVED	7/31/26
52	Soiled Dove LLC	6317857	Alcohol Catering Permit	APPROVED	7/24/26

53	War Bonnet Round Up Rodeo	2127458	Alcohol Catering Permit Not - For - Profit	APPROVED	7/23/26
54	Idaho Falls Arts Council	5529972	Alcohol Catering Permit	APPROVED	7/30/26
55	Club Charleys	2902354	Alcohol Catering Permit	APPROVED	7/29/26
56	Club Charleys	5583844	Alcohol Catering Permit	APPROVED	7/29/26
57	Club Charleys	4830241	Alcohol Catering Permit	APPROVED	7/29/26
58	Club Charleys	5468977	Alcohol Catering Permit	APPROVED	7/29/26
59	Club Charleys	5012965	Alcohol Catering Permit	APPROVED	7/27/26
60	Wild One Clothing Co.	3272173	Itinerant Merchant	APPROVED	7/23/26
61	Mtn West Mercantile	4147263	Itinerant Merchant	APPROVED	7/23/26
62	TAMALES Idaho, LLC	1184751	Alcohol Catering Permit	APPROVED	7/27/26
63	TAP-N-FILL INC	1779499	Alcohol Catering Permit	APPROVED	7/27/26
64	Bucking Good Time	5083556	Itinerant Merchant	APPROVED	7/28/26
65	Soiled Dove LLC	3327374	Alcohol Catering Permit	APPROVED	7/29/26
66	Soiled Dove LLC	2032535	Alcohol Catering Permit	APPROVED	7/29/26
67	Soiled Dove LLC	0689357	Alcohol Catering Permit	APPROVED	7/29/26
68	Brew on the Block LLC	6683913	Mobile Food Vendor	APPROVED	7/29/26
69	Elliston Creations With Simply Annamazy	8952736	Itinerant Merchant	APPROVED	7/29/26
70	Hatch, Jeffrey	6302469	Door-to-Door Sales	APPROVED	7/29/26
71	Idaho Falls Arts Council	2222180	Alcohol Catering Permit	APPROVED	7/30/26
72	Club Charleys	7702557	Alcohol Catering Permit	APPROVED	7/30/26
73	Club Charleys	0966058	Alcohol Catering Permit	APPROVED	7/30/26
74	Club Charleys	4285691	Alcohol Catering Permit	APPROVED	7/30/26
75	Mariposa Glam Bar LLC	4556158	Itinerant Merchant	APPROVED	7/29/26
76	BlackRock Fine Wine & Craft Beer	0233414	Alcohol Catering Permit	APPROVED	7/29/26
77	B.j.s Bayou	6669788	Alcohol Catering Permit	APPROVED	7/30/26

Business License Renewal

	Name	Number	Type	Status
1	La Carreta Inc	9533	Mobile Food Vendor	APPROVED
2	Taylor Creek Forestry	4974683	Private Tree Service	APPROVED
3	Reed's Dairy	8279510	Mobile Food Vendor	APPROVED
4	M&M Tlaxcala y Su Sabor	2024-23	Mobile Food Vendor	APPROVED
5	Alridge Eats LLC	5992523	Mobile Food Vendor	APPROVED
6	Tacos Y Botanas El Gallo LLC	2024-32	Mobile Food Vendor	APPROVED
7	Dobi's Dogs / Creations by Flores	7903140	Mobile Food Vendor	APPROVED
8	Lakeside Sabor	5059239	Mobile Food Vendor	APPROVED
9	Charred Crowns	6462234	Itinerant Merchant	APPROVED
10	My Main Squeeze	3586573	Mobile Food Vendor	APPROVED
11	Morrison, Paul	6996953	Public Transportation Operator	APPROVED
12	Fullmer, Megan	1600742	Public Transportation Operator	APPROVED
13	Cox, Brent	6312357	Public Transportation Operator	APPROVED

CONTRACTORS

	Number	Name	Type	Issued
1	1139	Advanced Drywall LLC	Bldg Contractor - Class B	07/07/26
2	3670	AAA Sewer Service	Right-of-Way Contractor	07/09/26
3	4464	Aztec Construction Inc	Right-of-Way Contractor	07/13/26
4	BLDC22-028	Caddis Builders LLC	Bldg Contractor - Class A	07/13/26
5	1528	Rader Remodeling and Repair LLC	Bldg Contractor - Class C	07/23/26
6	LBC26-035	Truman Development	Bldg Contractor - Class A	07/21/26
7	BLDC21-039	Davis Builders LLC	Bldg Contractor - Class C	07/24/26
8	3738	Jerome Bowen Construction Inc	Right-of-Way Contractor	07/29/26
9	BLDC21-054	Nova Construction LLC	Bldg Contractor - Class C	07/30/26
10	LBC25-043	Wingman Construction LLC	Bldg Contractor - Class B	07/01/26
11	LRW25-003	J & J Concrete	Right-of-Way Contractor	07/01/26
12	PWEC16-070	Jared Turner (Construction Solutions)	Erosion Control Contractor	07/01/26
13	LBC25-040	Kolb Grading, LLC	Bldg Contractor - Reciprocal	07/08/26
14	BLDC20-046	Dynamic Contractors LLC	Bldg Contractor - Class A	07/08/26
15	1657	Western Telcom Inc	Bldg Contractor - Class B	07/09/26
16	BLDC16-015	Big D Construction	Bldg Contractor - Class B	07/16/26
17	1278	Premier Builders	Bldg Contractor - Class B	07/21/26
18	LBC26-036	PHI Construction Inc	Bldg Contractor - Reciprocal	07/22/26
19	1478	Griffin Construction LLC	Bldg Contractor - Class B	07/24/26
20	1132	Crystal Builders LLC	Bldg Contractor - Class B	07/31/26

Memorandum

File #: 26-312 **City Council**

DATE: Tuesday, August 18, 2026
AGENDA: Regular
FROM: Zachary Jones, City Attorney
DEPARTMENT: City Attorney

Title
Ordinance Adding Title 4, Chapter 2.1, Alcohol Server Training

YES Ordinance	N/A Resolution
N/A Quasi-Judicial Public Hearing	N/A Legislative Public Hearing
N/A Confirmation/Consent/Acceptance	N/A Approval/Authorization/Ratification

Action(s) Requested:
Adopt the Ordinance amending Title 4 by adding a new Chapter 2.1 under a suspension of the rules requiring three complete readings, and request that it be read by title and published by summary (or take other action deemed appropriate).

Description, Background Information, Purpose:
The proposed Ordinance adds a new Chapter 2.1 to Title 4 to require servers of alcohol and security personnel to obtain alcohol server training and keep their certification current. This requirement would take effect November 15, 2026, giving people time to obtain certificates and for the Idaho Falls Police Department to provide three free trainings.

This item has been reviewed by the City's Legal & Municipal Services Departments.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADDING A NEW CHAPTER 2.1 TO TITLE 4 TO ESTABLISH AN APPROVED SERVER TRAINING PROGRAM; REQUIRE SERVERS OF ALCOHOL, SECURITY PERSONS, AND THEIR IMMEDIATE MANAGERS TO HOLD AND MAINTAIN A CERTIFICATE SHOWING COMPLETION OF AN APPROVED SERVER TRAINING PROGRAM; REQUIRE ALCOHOL LICENSE HOLDERS TO ENSURE THAT SERVERS OF ALCOHOL, SECURITY PERSONS, AND THEIR IMMEDIATE MANAGERS HOLD AND MAINTAIN SUCH CERTIFICATES; PROVIDE APPLICABLE DEFINITIONS; AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City Council desires to promote an environment and culture of enjoyable, safe, and responsible drinking at establishments providing alcoholic beverages; and

WHEREAS, according to the Idaho Department of Health and Welfare between 2015 and 2019 an average of 700 deaths per year in Idaho resulted from excessive alcohol use; and

WHEREAS, according to the Centers for Disease Control and Prevention, the annual average alcohol-attributable deaths due to excessive alcohol use for Idaho between 2020 and 2021 was 986 deaths per year; and

WHEREAS, according to the Idaho Transportation Department, in 2024 there were 1,487 alcohol-related vehicle crashes in the State of Idaho, leading to 61 fatalities; and

WHEREAS, the overconsumption of alcohol at establishments serving alcoholic beverages can lead to public intoxication, increase the number of persons driving under the influence, and endanger the health and safety of the residents and guests of the City of Idaho Falls; and

WHEREAS, providing training to servers of alcohol and security personnel can reduce public intoxication and can enhance the overall enjoyment and experience for patrons at establishments where alcohol is served.

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

SECTION 1: Title 4, of the City Code of the City of Idaho Falls, Idaho, is hereby amended to add a new Chapter 2.1 as follows:

CHAPTER 2.1
SERVER TRAINING

SECTION:

4-2.1-1: Definitions
4-2.1-2: Server Training

4-2.1-1: DEFINITIONS: Whenever the following words or terms are used in this Chapter, they shall have the meanings ascribed below:

ALCOHOL: Liquor, Beer, or Wine.

ALCOHOLIC BEVERAGE: Any beverage containing Liquor, Beer, or Wine.

ALCOHOL CATERING PERMIT: A permit issued pursuant to Section 4-2-18 of this Code.

ALCOHOL LICENSE: Any City license for Liquor, Beer, or Wine issued under Section 4-2-5, 4-3-4, or 4-4-4 of this Code.

APPROVED SERVER TRAINING PROGRAM: All programs approved by the Police Department pursuant to Section 4-2.1-2(A) that are designed to educate Servers of Alcohol on laws and rules regarding the sale and service of Alcoholic Beverages, the effects of Alcohol on the human body, methods of identifying intoxicated persons and refusing to sell or serve Alcohol to those persons, and methods for checking and identifying legal identification.

BEER: Any beverage obtained by the alcoholic fermentation of an infusion or decoction of barley, malt or other ingredients in drinkable water and which contains alcohol, as defined and regulated by the Idaho Code.

CHARITABLE EVENT PERMIT: A permit issued pursuant to Section 4-3-16 or 4-4-12 of this Code.

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

LICENSEE: Any person who has obtained an Alcohol License.

LICENSED PREMISES: The building, room, or place in which the retail sale of Liquor by the drink, Beer, or Wine by a Licensee is authorized under the relevant provisions of the Idaho Code and under this Chapter.

SECURITY PERSON: Any person who, as a requirement of his or her employment, provides security services at Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit and any person who is the immediate manager of those employees. Providing security services includes verifying the identification of people who enter or are within Licensed Premises or the location where Alcohol is allowed pursuant to an Alcohol Catering Permit. A Security Person does not include a person employed solely at locations where Alcohol is allowed pursuant to a Charitable Event Permit.

SERVER OF ALCOHOL: Any person who, as a requirement of his or her employment, pours,

mixes, serves, or sells any Alcoholic Beverages for consumption on Licensed Premises or on any location where Alcohol is allowed pursuant to an Alcohol Catering Permit, and any person who is the immediate manager of those employees. Servers of Alcohol include waiters, waitresses, bartenders and immediate managers of waiters, waitresses, and bartenders. A Server of Alcohol does not include a person who pours, mixes, serves, or sells Alcohol solely at locations where Alcohol is allowed pursuant to a Charitable Event Permit.

WINE: Any alcoholic beverage containing not more than sixteen percent (16%) alcohol by volume obtained by the fermentation of the natural sugar content of fruits or other agricultural products containing sugar whether or not other ingredients are added.

4-2.1-2: SERVER TRAINING:

(A) Approved Server Training:

(1) All Approved Server Training Programs must include an examination component that shall include, but not be limited to, the following topics:

(a) Monitoring a patron's behavior;

(b) Recognizing intoxicated patrons;

(c) Checking patrons' photo identifications for relevant information;

(d) Recognizing false and altered photo identifications;

(e) Providing alternatives to Alcoholic Beverages;

(f) Problem solving when interacting with intoxicated and belligerent patrons; and

(g) Understanding and applying Idaho laws and rules pertaining to Alcoholic Beverages.

(2) The Approved Server Training Programs shall be set forth on a list maintained by the Police Department and available through the Police Department and the office of the City Clerk. The Police Department may change the list of Approved Server Training Programs from time to time as deemed appropriate.

(3) Between the effective date of this ordinance and November 15, 2026, the Police Department shall offer three sessions of an Approved Server Training Program free of charge. Starting January 1, 2027, the Police Department shall offer a minimum of four (4) sessions of an Approved Server Training Program per year free of charge.

(B) Server Training Requirements:

(1) Unless already certified under an Approved Server Training Program, a Server of Alcohol must complete an Approved Server Training Program by November 15, 2026, or within sixty (60) days of the date the Server of Alcohol begins employment as a Server of Alcohol, whichever is later, and must keep that certification current throughout his or her employment as a Server of Alcohol.

(2) Unless already certified under an Approved Server Training Program, a Security Person must complete an Approved Server Training Program by November 15, 2026, or within sixty (60) days of the date the Security Person begins employment as a Security Person, whichever is later, and must keep that certification current throughout his or her employment as a Security Person.

(3) Licensees must ensure that their employed Servers of Alcohol and Security Persons within the City are either already certified or complete an Approved Server Training Program by November 15, 2026, or within sixty (60) days of the date the person begins employment as a Server of Alcohol or Security Person for the Licensee, whichever is later.

(4) Licensees must ensure that their employed Servers of Alcohol and Security Persons keep their certifications current throughout their employment as a Server of Alcohol or Security Person. Certification is considered current if the person has completed an Approved Server Training Program within three (3) years of the date the person last obtained a certificate from an Approved Server Training Program.

(5) Records Maintained:

(a) Servers of Alcohol shall maintain records of any certificates received from an Approved Server Training Program and show proof of current certification from an Approved Server Training Program within four business days of a request from any law enforcement officer.

(b) Security Persons shall maintain records of any certificates received from an Approved Server Training Program and show proof of current certification from an Approved Server Training Program within four business days of a request from any law enforcement officer.

(c) Licensees shall maintain certificates or other training verification records from an Approved Server Training Program for each Server of Alcohol and Security Person employed and shall present such certificates or records within four business days of a request from any law enforcement officer.

(C) Penalties:

(1) Servers of Alcohol or Security Persons who violate any provision of Subsection (B) shall be guilty of an infraction and:

(a) Upon a first conviction thereof within a period of eighteen (18) months,

shall be punishable by a fine set from time to time by resolution of the Council.

(b) Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(c) Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(2) A Server of Alcohol who is found guilty of four (4) violations of Subsection (B) within a period of eighteen (18) months shall be prohibited for a period of (1) year from serving Alcohol at any Licensed Premises or at any location where Alcohol is allowed pursuant to an Alcohol Catering Permit within the City. A person violating the prohibition in this Subsection shall be guilty of a misdemeanor.

(3) Licensees violating any provision of Subsection (B) of shall be guilty of an infraction and:

(a) Upon a first conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(b) Upon a second conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(c) Upon a third or subsequent conviction thereof within a period of eighteen (18) months, shall be punishable by a fine set from time to time by resolution of the Council.

(4) Licensees who are found guilty of twelve (12) violations of Subsection (B) within a period of eighteen (18) months shall be subject to suspension or revocation of their Alcohol License(s).

SECTION 2. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

SECTION 2. 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 3. 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 upon its passage, approval, and publication in accordance with law.

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

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

LINDA LUNDQUIST, CITY CLERK LISA M. BURTENSHAW, MAYOR

(SEAL)

STATE OF IDAHO)

) ss:

COUNTY OF BONNEVILLE)

I, LINDA LUNDQUIST, 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, ADDING A NEW CHAPTER 2.1 TO TITLE 4 TO ESTABLISH AN APPROVED SERVER TRAINING PROGRAM; REQUIRE SERVERS OF ALCOHOL, SECURITY PERSONS, AND THEIR IMMEDIATE MANAGERS TO HOLD AND MAINTAIN A CERTIFICATE SHOWING COMPLETION OF AN APPROVED SERVER TRAINING PROGRAM; REQUIRE ALCOHOL LICENSE HOLDERS TO ENSURE THAT SERVERS OF ALCOHOL, SECURITY PERSONS, AND THEIR IMMEDIATE MANAGERS HOLD AND MAINTAIN SUCH CERTIFICATES; PROVIDE APPLICABLE DEFINITIONS; AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE."

A copy of the full text of the ordinance is available at City Hall.

_____

LINDA LUNDQUIST, CITY CLERK

(SEAL)

Memorandum

File #: 26-320 **City Council**

DATE: Thursday, August 20, 2026
AGENDA: Regular
FROM: Chris Canfield, Public Works Director
DEPARTMENT: Public Works

Title
Speed Limit Resolution - N Utah Ave from Broadway to Lindsay Blvd

N/A	Ordinance	YES	Resolution
N/A	Quasi-Judicial Public Hearing	N/A	Legislative Public Hearing
N/A	Confirmation/Consent/Acceptance	N/A	Approval/Authorization/Ratification

Action(s) Requested:
Approve the Resolution to establish a speed limit of 35 miles per hour (MPH) on N Utah Ave from Broadway to Lindsay Blvd and authorize the Mayor and the City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The speed limit on N Utah Ave from Broadway to Lindsay Blvd is currently set and posted at 25 MPH. Between Pancheri Dr and Broadway and after N Utah Ave turns into Lindsay Blvd, the speed limit is currently set and posted at 35 MPH. In order for a more consistent travelling corridor, the Engineering Department completed a speed study to evaluate the appropriateness of the “reduced speed limit gap” in the corridor. The study recommends that the speed limit be adjusted to 35 MPH to match the existing driving patterns in the area as well as match the rest of the corridor. The speed study is attached for further reference.

If approved, the proposed speed limit will be re-evaluated after implementation to determine if any changes need to be considered. Observed 85th percentile traffic speeds, as recommended in the analysis by the Manual on Uniform Traffic Control Devices (MUTCD) for the area North and South of Denver St are depicted in an attachment to this memo and reflect the recommended speed adjustment to 35 MPH.

This item has been reviewed by the City’s Legal & Municipal Services Departments.

N Utah Ave Speed Study




Federal Way
International Way
Peggys Ln
Olympia Dr
Washburn Ave
Norton Ave
N Skyline Dr
Foote Dr
Interstate 15 SB
Lindsay Blvd
Volcano Cv
Latah Ave
Fremont Ave
Elmore Ave
Science Center Dr
N Boulevard
US Hwy 20 SB
W Crowley St
Canyon Ave
Jefferson Ave
Cassia Ave
Boise Ave
Blaine Ave
Bingham Ave
Bear Ave
Ada Ave
N Boulevard
Iona St
Riverside Dr
W Elva St
W Elva St
River Pkwy
J St
I St
Sage Ave
Canal Ave
Canal Ave
J St
H St
F St
E St
D St
D St
B St
A St
Shoup Ave
N Eastern Ave
Cedar St
Ash St
Elm St
Walnut St
Maple St
W 13th St
W 14th St
S Boulevard
Northgate
Memorial Dr
Riverside Dr
Andview Dr
Shasta St
Raymond Dr
Raymond Dr
Beverly Rd
N Saturn Ave
Wardell St
Interstate 15 NB
Interstate 15 SB
Denver St
River Pkwy
Broadway
Broadway
Dale Dr
Carmel Dr
Avalon St
Brentwood Dr
S Saturn Ave
S Colorado Ave
S Skyline Dr
Pancheri Dr
Pioneer Rd
Grizzly Ave
Stosich Ln
S Capital Ave
Chamberlain Ave
Cliff St
N

RESOLUTION NO. 2026 -

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, SETTING THE POSTED SPEED LIMIT OF 35 MPH ON N UTAH AVE FROM BROADWAY TO LINDSAY BLVD AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND INSTALLATION OF APPROPRIATE SIGNAGE.

WHEREAS, the speed limit on N Utah Ave from Broadway to Lindsay Blvd is currently set and posted at 25 MPH, but between Pancheri Dr and Broadway and after N Utah Ave turns into Lindsay Blvd, the speed limit is currently set and posted at 35 MPH; and

WHEREAS, Idaho Code § 49-208 and Idaho Falls City Code 9-3-3 authorize the City Council to establish and alter speed limits on the public right-of-way within the geographic limits of the City of Idaho Falls; and

WHEREAS, the City Council has determined, based on an engineering and traffic study, that it is reasonably safe, under the conditions found to exist on the right-of-way listed above, to increase the speed limit on the right-of-way of N Utah Ave from Broadway to Lindsay Blvd.

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

1. That the speed limit on N Utah Ave from Broadway to Lindsay Blvd shall be set and posted at 35 MPH; and

2. That the City Council hereby determines that the establishment of these speed limits are reasonably safe and will facilitate the orderly movement of vehicular traffic.

3. That this resolution take effect immediately

ADOPTED and effective this___day of August, 2026.

CITY OF IDAHO FALLS, IDAHO

_____

Lisa Burtenshaw, Mayor

ATTEST:

By_____
Linda Lundquist, City Clerk

STATE OF IDAHO)
) ss:
County of Bonneville)

I, LINDA LUNDQUIST, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, SETTING THE POSTED SPEED LIMIT OF 35 MPH ON N UTAH AVE FROM BROADWAY TO LINDSAY BLVD AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND INSTALLATION OF APPROPRIATE SIGNAGE".

_____
Linda Lundquist, City Clerk

(SEAL)

Memorandum

File #: 26-298 **City Council**

DATE: Thursday, August 20, 2026
AGENDA: Regular
FROM: Chris Fredericksen, General Manager
DEPARTMENT: Idaho Falls Power

Title
Bid Rejection - IFP 26-22 12.5 Substation Transformer Equipment Bid

☐ Ordinance
☐ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance
☒ Approval/Authorization/Ratification

Action(s) Requested:
Reject all bids received for the 12.5 Substation Transformer equipment bid (or take other action deemed appropriate).

Description, Background Information, Purpose:
The original bid specifications contained inconsistencies and a typographical error that made it difficult for vendors to accurately price the scope of work being requested. As a result, Idaho Falls Power was unable to reliably evaluate and compare the submitted bids against the intended requirements.

Based on these bid inconsistencies staff have determined that it is not in the best interest of the City to move forward with bid award and recommend that all bids be rejected with the intent of rebidding with clearer specifications.

This item has been reviewed by the City's Legal & Municipal Services Departments.

Idaho Falls Power
Bid Tabulation

Project: 12.5 SUBSTATION TRANSFORMER Number: IFP - 26 - 22
Submitted Krista Thornton Facility Services Manager Date: 8/4/2026

				D-Volt Company Houston, TX			International Electric Eumsung-gun, South Korea			ULS Corporate Katy, TX			AYR Energy Mountain View, CA			Game Change Energy Norwalk, CT			Virginia Transformers Roanoke, VA		
			Manf	Shandong Dachi Electric			International Electric			ULS Transformers			AYR Energy			Gamechange BOS			Virginia Transformer Corp		
	Description	Quantity	Unit	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time
	46/12.5 KV TRANSFORMER																				
1	BASE BID	2	EACH	$ 660,000.00	$ 1,320,000.00	12-15 months	$ 1,271,000.00	$ 2,542,000.00	40 weeks	$ 862,791.72	$ 1,725,583.44	120 to 150 days	$ 1,684,413.00	$ 3,368,826.00	52 Weeks	$ 1,371,012.73	$ 2,742,025.46		$ 1,936,000.00	$ 3,872,000.00	51 Weeks
2	OTHER COSTS	2	EACH	$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -	
3	SPARE PARTS	2	EACH	$ 4,850.00	$ 9,700.00		$ 176,300.00	$ 352,600.00	35 Weeks	$ -	$ -		$ 38,189.00	$ 76,378.00		$ -	$ -		$ -	$ -	
4	MISC	2	EACH	$ 4,300.00	$ 8,600.00		$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -	
5	DELAYED DELIVERY STORAGE	2	EACH	$ 3,000.00	$ 6,000.00		$ 24,000.00	$ 48,000.00		$ -	$ -		$ 25,000.00	$ 50,000.00		$ -	$ -		$ -	$ -	
6	CRANE PICK	2	EACH	$ -	$ -		$ 15,000.00	$ 30,000.00		$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -	
			Total		$ 1,344,300.00			$ 2,972,600.00			$ 1,725,583.44			$ 3,495,204.00			$ 2,742,725.46			$ 3,872,000.00	
Addendum included				No			Yes			Yes			Yes			Yes			Yes		
Meets both 46 kV and 69 kV requirement				Conflicting			Conflicting			Conflicting			Yes, Optional 46 kV			No, 69 KV only			Conflicting		
Recommended Award																					

Attending: Krista Thornton
Keri West
Nikki Bradford
Colby Scholes

Memorandum

File #: 26-299 **City Council**

DATE: Thursday, August 20, 2026
AGENDA: Regular
FROM: Chris Fredericksen, General Manager
DEPARTMENT: Idaho Falls Power

Title
Bid Rejection - IFP 26-23 Bulb Turbine Transformer Equipment Bid

☐ Ordinance
☐ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance
☒ Approval/Authorization/Ratification

Action(s) Requested:
Reject all bids received for the Bulb Turbine Transformer equipment bid (or take other action deemed appropriate).

Description, Background Information, Purpose:
The original bid specifications contained inconsistencies and a typographical error that made it difficult for vendors to accurately price the scope of work being requested. As a result, Idaho Falls Power was unable to reliably evaluate and compare the submitted bids against the intended requirements.

Based on these bid inconsistencies, staff have determined that it is not in the best interest of the City to move forward with bid award and recommends that all bids be rejected with the intent of rebidding with clearer specifications.

This item has been reviewed by the City's Legal & Municipal Services Departments.

Idaho Falls Power
Bid Tabulation

Project: BULB TURBINE TRANSFORMER
Number: IFP - 26 - 23
Submitted Krista Thornton Facility Services Manager
Date: 8/4/2026

				Virginia Transformer Roanoke, VA			D-Volt Houston, TX			ULS Corporate Katy, TX			GameChange Energy Norwalk, CT		
			MANF	Virginia Transformer			Zhuhai Comking Electric			ULS Corporate			Gamechange BOS		
	Description	Quantity	Unit	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time	Unit Cost	Total Amount	Delivery Time
1	BULB TURBINE TRANSFORMER	1	EACH	$ 1,248,600.00	$ 1,248,600.00	46-51 Weeks	$ 250,000.00	$ 250,000.00	4-5 Months	$ 515,501.70	$ 515,501.70	26-30 Wekks	$ 618,246.85	$ 618,246.85	N/A
2	BASE BID	1	EACH	$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -	
3	OTHER COSTS	1	EACH	$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -	
4	SPARE PARTS	1	EACH	$ 31,000.00	$ 31,000.00		$ 5,100.00	$ 5,100.00		$ -	$ -		$ -	$ -	
5	MISC	1	EACH	$ 5,000.00	$ 5,000.00		$ 1,200.00	$ 1,200.00		$ -	$ -		$ -	$ -	
6	DELAYED DELIVERY STORAGE	1	EACH	$ -	$ -		$ 2,000.00	$ 2,000.00		$ -	$ -		$ -	$ -	
7	CRANE PICK	1	EACH	$ -	$ -		$ -	$ -		$ -	$ -		$ -	$ -	
			Total		$ 1,284,600.00			$ 258,300.00			$ 515,501.70			$ 618,246.85	

Addendum included

Meets both 46 kV and 69 kV requirement — Conflicting — Conflicting — No, 46 KV only — No, 69 KV only

Recommended Award

Attending: Krista Thornton
Keri West
Nikki Bradford
Colby Scholes

Memorandum

File #: 26-300 **City Council**

DATE: Friday, August 14, 2026
AGENDA: Regular
FROM: Pam Alexander, Municipal Services Director
DEPARTMENT: Municipal Services

Title
2026/27 Fee Resolution including New Fees and Fee Increases

☐ Ordinance
☒ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance
☐ Approval/Authorization/Ratification

Action(s) Requested:
Adopt the 2026/27 fee resolution and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The public hearing for the 2026/27 fees took place on Thursday, August 13, 2026, pursuant to Idaho Code § 50 -1002. The 2026/27 fee resolution will be in effect October 1, 2026.

This item has been reviewed by the City's Legal & Municipal Services Departments.

EXHIBIT ‘A’

CITY OF IDAHO FALLS

FEE SCHEDULE
(October 2026)

SECTION 1 - Airport Department 1
SECTION 2 - Community Development Services Department 2
SECTION 3 - Fire Department 7
SECTION 4 - Idaho Falls Power & Fiber 7
Electrical Service 9
Public Unlit Fiber Optic Network 11
Public Open Access Fiber Optic Network 11
SECTION 5 - Library Department 12
SECTION 6 - Mayor's Office 13
SECTION 7 - Municipal Services Department 15
SECTION 8 - Parks and Recreation Department 18
Sandy Downs 18
Parks 18
Raceway 19
Horticulture/Forestry 19
Activity Center 19
Cemetery 19
Melaleuca Field 20
Tautphaus Park Zoo 20
War Bonnet Rodeo 21
Recreation 21
Wes Deist Aquatic Center Fees 25
Golf 29
SECTION 9 - Police Department 30
SECTION 10 - Public Works Department 32
Engineering Division 32
Impact Fees 32
Sanitation Division 32
Street Division 33
Transit Division 33
Wastewater Division 33
Water Division 36

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
SECTION 1	AIRPORT DEPARTMENT		
1.1	Landing Fee	$2.50	maximum per 1,000 pound gross weight, depended upon total annual landing weight
1.1a	Aircraft with 0-50 seats	$232.00	maximum per turn
1.1b	Aircraft with 51-100 seats	$293.00	maximum per turn
1.1c	Aircraft with 101-150 seats	$354.00	maximum per turn
1.1d	Aircraft with >150 seats	$415.00	maximum per turn
1.2	Fuel Flowage Fee	$0.07	per each gallon of aviation fuel dispensed into any general aviation aircraft
1.3	Passenger Facility Charge	$4.50	per passenger
1.4	Customer Facility Charge, On-Airport Car Rental Companies	$6.00	maximum per transaction, per day
1.5	Terminal Rent	$40.00	per square foot
1.5a	Aircraft with 0-50 seats	$733.00	maximum per turn
1.5b	Aircraft with 51-100 seats	$801.00	maximum per turn
1.5c	Aircraft with 101-150 seats	$869.00	maximum per turn
1.5d	Aircraft with >150 seats	$937.00	maximum per turn
1.6	Ground Transportation Fees		
1.6.a	Busses (Non-Public)		
1.6.a.i	Permit Application Fee	$50.00	each
1.6.a.ii	Annual Fee		
1.6.a.ii.1.	Company Base Fee	$500.00	per year per company
1.6.a.ii.2.	Additional Vehicle Fee	$20.00	per additional vehicle
1.6.a.iii	Trip Fee	$3.50	per passenger
1.6.b	Taxicab		
1.6.b.i	Permit Application Fee	$50.00	each
1.6.b.ii	Monthly Fee		
1.6.b.ii.1.	Company Base Fee	$20.00	per month, per company
1.6.b.ii.2.	Additional Vehicle Fee	$10.00	per additional vehicle
1.6.b.iii	Trip Fee	$1.50	per trip
1.6.c	Courtesy Vehicle – Hotel/Motel (irrespective of type of vehicle used)		
1.6.c.i	Permit Application Fee	$50.00	each
1.6.c.ii	Annual Fee		
1.6.c.ii.1.	Company Base Fee	$50.00	per year per company
1.6.c.ii.2.	Additional Vehicle Fee	$10.00	per additional vehicle
1.6.d	Special Event		
1.6.d.i	Permit Application Fee	$50.00	each
1.6.d.ii	Daily Fee		
1.6.d.ii.1.	Company Base Fee	$65.00	per day, per company
1.6.d.ii.2.	Additional Vehicle Fee	$5.00	per day, per additional vehicle
1.7	Badge Fees		
1.7.a	Fingerprinting – Criminal History Records Check (CHRC)	$40.00	each
1.7.b	SIDA Badge	$50.00	per year – 2 year max
1.7.c	AOA Badge	$40.00	per year – 1 year max
1.7.d	Lost Badge Replacement	$100.00	per instance
1.7.e	Reprint Fee	$15.00	each
1.7.f	Renewal Fee		
1.7.f.i	Airport Operations Area (AOA)	$20.00	per year
1.7.f.ii	Security Identification Display Area (SIDA)	$30.00	per year
1.7.g	Administrative fee for contractors' badges	$150.00	each
1.7.h	Non-Returned Badge	$100.00	per badge
1.7.i	Security Threat Assessment (STA)	$5.00	per assessment
1.7.j	Key Replacement Fee	$50.00	per key
1.8	Parking	$20.00	maximum per day
1.8.a	Annual domiciled employee parking	$60.00	maximum per year
1.8.b	Monthly non-domiciled employee parking	$120.00	maximum per month

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
1.8.c	Parking Tag Replacement	$10.00	each
1.8.d	Lost Ticket Fee	$90.00	each
1.9	Security violation fee	$15,000.00	maximum per each
1.10	Remedial training & administration fee	$150.00	per security violation
1.11	Credit card convenience fee for processing payments using credit or debit card	Actual cost of third-party processing amount per transaction	each
1.12	Printing		
1.12.a	Printing fee - One Sided Black and White	$0.05	per page
1.12.b	Printing fee - Two Sided Black and White	$0.10	per page
1.12.c	Printing fee - One Sided Color	$0.10	per page
1.12.d	Printing fee - Two Sided Color	$0.20	per page
SECTION 2	COMMUNITY DEVELOPMENT SERVICES		
	DEPARTMENT		
2.1	Erosion Control		
2.1.a	Initial Erosion Control Contractors Certificate	$50.00	per three years
2.1.b	Erosion Control Contractors Certificate Renewal	$25.00	each
2.1.c	Erosion Control Plan Permit – Plans less than One Acre	$50.00	each
2.1.d	Erosion Control Plan Permit – Plans One Acre or More	$100.00	each
2.2	Print and Digital Data Costs		
2.2.a	Paper		
2.2.a.i	Zoning Map – 36” X 50”	$6.00	each
2.2.a.ii	Street Map – 36” X 36”	$5.00	each
2.2.a.iii	Street Map – 24” X 24”	$3.00	each
2.2.a.iv	Subdivision Map – 42” X 36”	$5.00	each
2.2.a.v	Aerial Map – 36” X 48”	$12.00	each
2.2.a.vi	Aerial Map – 36” X 36”	$9.00	each
2.2.a.vii	Aerial Map – 24” X 36”	$6.00	each
2.2.a.viii	Print – 8.5” X 11” or 8.5” X 14”	$0.50	per Print, More than 5
2.2.a.ix	Print – 11” X 17”	$1.00	per Print, More than 5
2.2.a.x	Custom Size Print	$0.50	per square foot
2.2.a.xi	Custom Size Aerial Print	$1.00	per square foot
2.2.b	Mylar		
2.2.b.i	Custom Size Print	$1.00	per square foot
2.2.b.ii	Custom Size Aerial Print	$2.00	per square foot
2.2.c	Digital Data		
2.2.c.i	CD	$1.00	per disk
2.2.c.ii	DVD	$2.00	per disk
2.2.d	Shipping and Handling (US Postal Service)		
2.2.d.i	Envelope	$2.00	each
2.2.d.ii	CD-Mailer	$2.00	each
2.2.d.iii	Map Tube	$10.00	each
2.3	Subdivision Fees		
2.3.a	Site plan review and processing (review of civil site plans other than single-family residence)	$315.00	each
2.3.b	Site plan resubmittal (review of civil site plans not completed after 3 reviews)	$105.00	each
2.3.c	Preliminary Plat Review and Processing Fee (review of preliminary plats)	$525.00	each
2.3.d	Preliminary plat resubmittal (review of preliminary plats not completed after 3 reviews)	$157.50	each
2.3.e	Final Plat Review and Processing (review of final plats)		

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
2.3.e.i	Base Fee	$525.00	each
2.3.e.ii	Rate	$15.75	per lot
2.3.f	Final plat resubmittal (review of final plats not completed after 3 reviews)		
2.3.f.i	Base Fee	$157.50	each
2.3.f.ii	Rate	$5.25	per lot
2.3.g	Zoning compliance report (researching historical land uses of properties)	$52.50	each
2.3.h	Advertising fee (fee to cover cost of legal advertisement for public hearings)	$52.50	each
2.3.i	Improvement drawings review and processing (review of improvement drawings)	$367.50	each
2.3.j	Improvement drawings resubmittal (review of improvement drawings not completed after 3 reviews)	$157.50	each
2.3.k	Utility reviews – non-franchise (review of non-franchise utility improvement plans)	$21.00	each
2.3.l	Iona Bonneville Sewer District reviews (review of sewer improvement drawings with Sewer District)	$52.50	each
2.3.m	Vacation (Review and processing of applications to vacate right-of-way, easements, and other public utilities)	$367.50	each
2.3.n	Appeals (Appeal decisions by Board or Adjustment or Planning Commission)	$157.50	each
2.4	Application Fees		
2.4.a	Variance Application	$367.50	each
2.4.b	Rezoning Application	$577.50	each
2.4.c	Planned Transition Zone Application	$577.50	each
2.4.d	Comprehensive Plan Amendment	$262.50	each
2.4.e	Conditional Use Permit (Either Planning Commission or City Council)	$236.25	each
2.4.f	Conditional Use Permit (Both Planning Commission and City Council)	$341.25	each
2.4.g	Site Plan Bonding Application Fee	$157.50	each
2.4.h	Planned Unit Development	$315.00	each
2.5	Residential Building Permit Fee Valuation Table		
2.5.a	Valuation Range		
2.5.a.i	$1 to $499	$31.69	
2.5.a.ii	$500 to $999	$70.68	
2.5.a.iii	$1,000 to $9,999	$139.04	
2.5.a.iv	$10,000 to $19,999	$173.22	
2.5.a.v	$20,000 to $29,999	$207.41	
2.5.a.vi	$30,000 to $39,999	$241.59	
2.5.a.vii	$40,000 to 49,999	$275.78	
2.5.a.viii	$50,000 to $ 59,999	$309.97	
2.5.a.ix	$60,000 to $69,999	$344.16	
2.5.a.x	$70,000 to $79,999	$378.34	
2.5.a.xi	$80,000 to $89,999	$412.52	
2.5.a.xii	$90,000 to $99,999	$446.71	
2.5.a.xiii	$100,000 to $104,999	$480.90	
2.5.a.xiv	$105,000 to $109,999	$515.09	
2.5.a.xv	$110,000 to $114,999	$549.27	
2.5.a.xvi	$115,000 to $119,999	$583.45	
2.5.a.xvii	$120,000 to $124,999	$617.64	
2.5.a.xviii	$125,000 to $129,999	$651.83	
2.5.a.xix	$130,000 to $134,999	$686.02	
2.5.a.xx	$135,000 to $139,999	$720.21	
2.5.a.xxi	$140,000 to $144,999	$754.37	
2.5.a.xxii	$145,000 to $149,999	$788.56	
2.5.a.xxiii	$150,000 to $154,999	$822.75	
2.5.a.xxiv	$155,000 to $159.999	$856.94	

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
2.5.a.xxv	$160,000 to $164,999	$891.12	
2.5.a.xxvi	$165,000 to $169,999	$925.30	
2.5.a.xxvii	$170,000 to $174,999	$959.49	
2.5.a.xxviii	$175,000 to $179,999	$993.68	
2.5.a.xxix	$180,000 to $184,999	$1,036.41	
2.5.a.xxx	$185,000 to $189,999	$1,062.66	
2.5.a.xxxi	$190,000 to $194,999	$1,088.90	
2.5.a.xxxii	$195,000 to $199,999	$1,115.14	
2.5.a.xxxiii	$200,000 to $204,999	$1,141.37	
2.5.a.xxxiv	$205,000 to $209,999	$1,167.61	
2.5.a.xxxv	$210,000 to $214,999	$1,193.85	
2.5.a.xxxvi	$215,000 to $219,999	$1,220.10	
2.5.a.xxxvii	$220,000 to $224,999	$1,246.34	
2.5.a.xxxviii	$225,000 to $229,999	$1,272.58	
2.5.a.xxxix	$230,000 to $234,999	$1,298.82	
2.5.a.xxxx	$235,000 to $239,999	$1,325.05	
2.5.a.xxxxi	$240,000 to $244,999	$1,351.30	
2.5.a.xxxxii	$245,000 to $249,999	$1,377.54	
2.5.a.xxxxiii.	$250,000 to $254,999	$1,403.78	
2.5.a.xxxxiv	$255,000 to $259,999	$1,430.02	
2.5.a.xxxxv	$260,000 to $264,999	$1,456.26	
2.5.a.xxxxvi	$265,000 to $269,999	$1,482.51	
2.5.a.xxxxvii	$270,000 to $274,999	$1,508.75	
2.5.a.xxxxviii	$275,000 to $279,999	$1,534.97	
2.5.a.xlix	$280,000 to $284,999	$1,561.21	
2.5.a.l	$285,000 to $289,999	$1,587.45	
2.5.a.li	$290,000 to $294,999	$1,613.69	
2.5.a.lii	$295,000 to $299,999	$1,639.94	
2.5.a.liii	$300,000 to $304,999	$1,666.18	
2.5.a.liv	$305,000 to $309,999	$1,692.42	
2.5.a.lv	$310,000 to $314,999	$1,718.65	
2.5.a.lvi	$315,000 to $319,999	$1,744.89	
2.5.a.lvii	$320,000 to $324,999	$1,771.14	
2.5.a.lviii	$325,000 to $329,999	$1,797.38	
2.5.a.lix	$330,000 to $334,999	$1,823.62	
2.5.a.lx	$335,000 to $339,999	$1,849.86	
2.5.a.lxi	$340,000 to $344,999	$1,876.10	
2.5.a.lxii	$345,000 to $349,999	$1,902.33	
2.5.a.lxiii	$350,000 to $354,999	$1,928.58	
2.5.a.lxiv	$355,000 to $359,999	$1,954.82	
2.5.a.lxv	$360,000 to $364,999	$1,981.06	
2.5.a.lxvi	$365,000 to $369,999	$2,007.30	
2.5.a.lxvii	$370,000 to $374,999	$2,033.54	
2.5.a.lxviii	$375,000 to $379,999	$2,059.79	
2.5.a.lxix	$380,000 to $384,999	$2,086.01	
2.5.a.lxx	$385,000 to $389,999	$2,112.25	
2.5.a.lxxi	$390,000 to $394,999	$2,138.49	
2.5.a.lxxii	$395,000 to $399,999	$2,164.73	
2.5.a.lxxiii	$400,000 to $404,999	$2,190.98	
2.5.a.lxxiv	$405,000 to $409,999	$2,217.22	
2.5.a.lxxv	$410,000 to $414,999	$2,243.46	
2.5.a.lxxvi	$415,000 to $419,999	$2,269.69	
2.5.a.lxxvii	$420,000 to $424,999	$2,295.93	
2.5.a.lxxviii	$425,000 to $429,999	$2,322.17	
2.5.a.lxxix	$430,000 to $434,999	$2,348.42	
2.5.a.lxxx	$435,000 to $439,999	$2,374.66	
2.5.a.lxxxi	$440,000 to $444,999	$2,400.90	
2.5.a.lxxxii	$445,000 to $449,999	$2,427.14	
2.5.a.lxxxiii	$450,000 to $454,999	$2,453.37	
2.5.a.lxxxiv	$455,000 to $459,999	$2,479.62	
2.5.a.lxxxv	$460,000 to $464,999	$2,505.86	
2.5.a.lxxxvi	$465,000 to $469,999	$2,532.10	
2.5.a.lxxxvii	$470,000 to $474,999	$2,558.34	

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
2.5.a.lxxxviii	$475,000 to $479,999	$2,585.73	
2.5.a.lxxxix	$480,000 to $484,999	$2,610.83	
2.5.a.xc	$485,000 to $489,999	$2,637.05	
2.5.a.xci	$490,000 to $494,999	$2,663.29	
2.5.a.xcii	$495,000 to $499,999	$2,689.53	
2.5.a.xciii	$500,000 to $1,000,000		
2.5.a.xciii.1.	Base Fee	$3,008.51	for the first $500,000 of valuation
2.5.a.xciii.2.	Rate	$4.31	for each additional $1,000 of valuation or fraction thereof
2.5.a.xciv	$1,000,001 to Beyond		
2.5.a.xciv.1.	Base Fee	$5,221.38	for the first $1,000,000 of valuation
2.5.a.xciv.2.	Rate	$2.80	for each additional $1,000 of valuation or fraction thereof
2.6	Commercial Building Permit Fees Valuation Table:		
2.6.a	Valuation Table		
2.6.a.i	Total Valuation up to $800	$31.69	
2.6.a.ii	Total Valuation up to $900	$34.03	
2.6.a.iii	Total Valuation up to $1,000	$36.63	
2.6.a.iv	Total Valuation up to $1,100	$39.26	
2.6.a.v	Total Valuation up to $1,200	$41.88	
2.6.a.vi	Total Valuation up to $1,300	$47.11	
2.6.a.vii	Total Valuation up to $1,400	$47.11	
2.6.a.viii	Total Valuation up to $1,500	$49.73	
2.6.a.ix	Total Valuation up to $3,000	$86.14	
2.6.a.x	Total Valuation up to $4,000	$92.90	
2.6.a.xi	Total Valuation up to $5,000	$112.93	
2.6.a.xii	Total Valuation up to $6,000	$119.08	
2.6.a.xiii	Total Valuation up to $7,000	$133.49	
2.6.a.xiv	Total Valuation up to $8,000	$146.57	
2.6.a.xv	Total Valuation up to $9,000	$158.34	
2.6.a.xvi	Total Valuation up to $10,000	$172.75	
2.6.a.xvii	Total Valuation up to $11,000	$185.83	
2.6.a.xviii	Total Valuation up to $12,000	$198.91	
2.6.a.xix	Total Valuation up to $13,000	$212.01	
2.6.a.xx	Total Valuation up to $14,000	$225.09	
2.6.a.xxi	Total Valuation up to $15,000	$237.79	
2.6.a.xxii	Total Valuation up to $16,000	$252.57	
2.6.a.xxiii	Total Valuation up to $17,000	$265.65	
2.6.a.xxiv	Total Valuation up to $18,000	$280.05	
2.6.a.xxv	Total Valuation up to $19,000	$291.83	
2.6.a.xxvi	Total Valuation up to $20,000	$304.91	
2.6.a.xxvii	Total Valuation up to $21,000	$319.31	
2.6.a.xxviii	Total Valuation up to $22,000	$332.39	
2.6.a.xxix	Total Valuation up to $23,000	$344.17	
2.6.a.xxx	Total Valuation up to $24,000	$358.55	
2.6.a.xxxi	Total Valuation up to $30,000	$418.76	
2.6.a.xxxii	Total Valuation up to $31,000	$427.92	
2.6.a.xxxiii	Total Valuation up to $32,000	$435.77	
2.6.a.xxxiv	Total Valuation up to $33,000	$447.55	
2.6.a.xxxv	Total Valuation up to $34,000	$456.71	
2.6.a.xxxvi	Total Valuation up to $35,000	$467.18	
2.6.a.xxxvii	Total Valuation up to $36,000	$475.03	
2.6.a.xxxviii	Total Valuation up to $37,000	$484.19	
2.6.a.xxxix	Total Valuation up to $38,000	$495.97	
2.6.a.xxxx	Total Valuation up to $39,000	$505.12	
2.6.a.xxxxi	Total Valuation up to $40,000	$512.98	
2.6.a.xxxxii	Total Valuation up to $41,000	$524.75	
2.6.a.xxxxiii	Total Valuation up to $42,000	$533.91	
2.6.a.xxxxiv	Total Valuation up to $43,000	$543.08	
2.6.a.xxxxv	Total Valuation up to $44,000	$553.55	
2.6.a.xxxxvi	Total Valuation up to $45,000	$562.71	
2.6.a.xxxxvii	Total Valuation up to $46,000	$571.86	

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
2.6.a.xxxxviii	Total Valuation up to $47,000	$582.34	
2.6.a.xlix	Total Valuation up to $48,000	$591.50	
2.6.a.l	Total Valuation up to $49,000	$600.66	
2.6.a.li	Total Valuation up to $50,000	$611.12	
2.6.a.lii	For total valuation between $50,001 and $100,000		
2.6.a.lii.1.	Base Fee	$611.12	for the first $50,000 of valuation
2.6.a.lii.2.	Rate	$6.72	for each additional $1,000 of valuation or fraction thereof
2.6.a.liii	For total valuation between $100,001 and $500,000		
2.6.a.liii.1.	Base Fee	$994.48	for the first $100,000 of valuation
2.6.a.liii.2.	Rate	$5.16	for each additional $1,000 of valuation or fraction thereof
2.6.a.liv	For total valuation between $500,001 and $1,000,000		
2.6.a.liv.1.	Base Fee	$3,155.92	for the first $500,000 of valuation
2.6.a.liv.2.	Rate	$4.40	for each additional $1,000 of valuation or fraction thereof
2.6.a.lv	For total valuation of $1,000,000 and beyond		
2.6.a.lv.1.	Base Fee	$5,221.37	for the first $1,000,000 of valuation
2.6.a.lv.2.	Rate	$2.80	for each additional $1,000 of valuation or fraction thereof
2.7	Plan Check Fee		
2.7.a	Residential Plan Check	25%	of the permit valuation
2.7.b	Commercial Plan Check	65%	of the permit valuation
2.8	New Residential Buildings and Additions Valuation Multiples		
2.8.a	Dwelling Unit Valuation	$94.50	per square foot
2.8.b	Finished Basement Total Valuation	$26.25	per square foot
2.8.c	Unfinished Basement/Wood Frame Garage	$15.75	per square foot
2.9	Commercial Permits Fees:		
2.9.a	Commercial Electrical Wiring Permit		
2.9.a.i	First $20,000 of Wiring costs (Wiring Costs include the total costs of any and all equipment, materials, and labor for installation governed by the National Electrical Code.)	1.50%	of first $20,000 of wiring costs
2.9.a.ii	Wiring costs in excess of $20,000	0.75%	of wiring costs in excess of $20,000
2.9.b	Commercial Mechanical Permits		
2.9.b.i	First $20,000 of bid amount (Bid amount includes total costs of all equipment, materials, and labor for installation governed by the Uniform Mechanical Code.)	1.50%	of first $20,000 of bid amount
2.9.b.ii	Bid amount in excess of $20,000	0.75%	of bid amounts over $20,000
2.9.c	Commercial Plumbing Permit Fees		
2.9.c.i	First $20,000 of bid amount (Bid amount includes total costs of all equipment, materials, and labor for installation governed by the Uniform Plumbing Code.)	1.50%	of first $20,000 of bid amount
2.9.c.ii	Bid amount in excess of $20,000	0.75%	of bid amounts over $20,000
2.9.d	Commercial Re-Roofing Permit Fee	Maximum Fee $3,001	
2.9.d.i	First $20,000 of roofing costs	1%	of first $20,000 of roofing costs
2.9.d.ii	Roofing costs in excess of $20,000	0.79%	of roofing costs in excess of $20,000
2.10	Residential Permit Fees:		
2.10.a	Residential Electrical Permits	$6.14	per each electrical service
2.10.b	Residential Mechanical Permit Issuance	$5.36	per installation
2.10.c	Residential Plumbing Permit Fees:		
2.10.c.i	Unit Fee for each Plumbing	$5.36	per installation
2.10.c.ii	Unit Fee for each Gas Piping System	$5.36	per installation

Exhibit A
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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
2.10.d	Residential Re-Roofing Permit	1% of valuation; Minimum fee of $30.18 Maximum fee of $110	of valuation
2.10.e	Mobile home	$31.69	each
2.10.f	Egress Window	$31.69	each
2.10.g	Foundation Only	$105.00	each
2.11	Signs, Outline Lighting Systems or Marquees:		
2.11.a	Non Electric Sign	$68.25	each
2.11.b	Electric Sign	$99.75	each
2.11.c	Structural Review if over 30 feet	$36.75	each
2.11.d	Billboard	$162.75	each
2.11.e	LED Message Center	$162.75	each
2.11.f	Portable Sign	$15.75	each
2.12	Other Inspections and Fees (covers residential and commercial buildings, plumbing, mechanical, and electrical):		
2.12.a	Permit Issuance Fee	$31.69	each
2.12.b	Inspections outside of normal business hours (Minimum 2 hour charge)	$73.50 per hour or hourly cost to City, whichever is greatest	per hour
2.12.c	Re-inspection Fees (Section 305.8)	$73.50 per hour or hourly cost to City, whichever is greatest	per hour
2.12.d	Inspection for which no fee is specifically indicated (minimum one-half hour charge)	$73.50 per hour or hourly cost to City, whichever is greatest	per hour
2.12.e	Additional plan review required by changes, additions, or revisions to plan (minimum one-half hour charge)	$35 per hour hourly cost to City, whichever is greatest	per hour
2.12.f	Residential Combination Mechanical Electrical Plumbing (MEP)	$0.08	per square foot total
2.12.g	Residential Combination Energy Code	$57.75	each
2.12.h	Code Enforcement Violations		
2.12.h.i	First Offense	$36.75	each
2.12.h.ii	Second Offense, within 1 year of a prior violation	$78.75	each
2.12.h.iii	Third Offense, and any subsequent offense, within 1 year of a prior violation	$157.50	each
2.12.h.iv	Appeal code violation to BOA	$157.50	each
2.12.i	Work Commencing before permit fee paid	$131.25	each
2.12.j	Fence	$5.25	each
2.13	Parklet Lease - Fee for leasing on-street parking for a parklet	$1,260.00	per year per stall
2.14	Temporary On-Street Construction Parking Permits		
2.14.a	Temporary On-Street Construction Parking Permit (Downtown-Daily)	$10.50	per day
2.14.b	Temporary On-Street Construction Parking Permit (Downtown-Monthly)	$65.10	per month
SECTION 3	FIRE DEPARTMENT		
3.1	International Fire Code Permits and Fees:		
3.1.a	Operational Permit Fee	$70.00	each
3.1.b	Construction Permit Fee	$70.00	each
3.1.c	Fine for Failure to Comply with Stop Work Order	$300.00	each

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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
3.1.d	Life Safety License	$125.00	each
3.1.e	Violation of License Requirement Fine	$300.00	each
3.1.f	Site Plan Review	$70.00	each
3.1.g	Structural Plan Review Fees	16%	of Building Permit Valuation
3.1.h	Fire Alarm Plan Review Fee	$70 or $4 per device, whichever is greater	
3.1.i	Additional acceptance test field inspections	$70.00	each
3.1.j	Fire Sprinkler System Review Fees		
3.1.j.i	Base Fee	$140.00	each
3.1.j.ii	Rate	$2.25	per head
3.1.k	Fire Pump Review Fee	$140.00	each
3.1.l	Alarm Response Fee	$150.00	each
3.1.m	Mitigation Reimbursement Fees	Posted fee schedule	each
3.2	Other Inspection and Fees		
3.2.a	Inspections outside of normal business hours (minimum 2 hour charge)	$105 per hour or hourly cost to City, whichever is greatest	each
3.2.b	Re-inspection Fees	$70 per hour or hourly cost to City, whichever is greatest	each
3.2.c	General inspection fee (including, additional plan review required by changes, additions, or revisions to plan) (minimum one-half hour charge)	$70 per hour or hourly cost to City, whichever is greatest	each
3.2.d	Target Hazard Operational Permits	$70.00	per hour, 1 hour minimum for inspection
3.2.e	Commercial Hood Inspection	$70.00	each
3.2.f	Business and Property (Inspection, Safety, and Protection) License	$40.00	each
3.3	Firework Licensing:		
3.3.a	Consumer Fireworks Permit Application Fee	$70.00	each
3.3.b	Consumer Fireworks Wholesale Permit Fee	$140.00	each
3.4	Ambulance Service:		
3.4.a	Advanced Life Support (ALS)		
3.4.a.i	Non-Emergency	$774.00	each
3.4.a.ii	Resident	$959.00	each
3.4.a.iii	Non-Resident	$1,226.00	each
3.4.a.iv	Basic Life Support (BLS) Non-Emergency	$505.00	each
3.4.a.v	BLS Emergency – In District	$817.00	each
3.4.a.vi	BLS Emergency – Out of District	$1,077.00	each
3.4.a.vii	ALS-2	$1,382.00	each
3.4.a.viii	Critical Care	$1,635.00	each
3.4.b	Mileage:		
3.4.b.i	BLS Mileage and ALS Mileage – Resident	$17.00	per mile
3.4.b.ii	BLS Mileage and ALS Mileage – Non-Resident	$21.00	per mile
3.4.c	Treat and Release:		
3.4.c.i	Basic Evaluate/Treat No Transport	$226.00	each
3.4.c.ii	BLS Emergency, no transport	$376.00	each
3.4.c.iii	ALS Emergency, no transport	$434.00	each
3.4.d	Ambulance Waiting Time	$191.00	per hour
3.4.e	Standby	$185.00	per hour
3.4.f	Empty return leg fee (combine service and mileage rates)		
3.4.f.i	Service Rate	$185.00	per hour, 1 hour minimum
3.4.f.ii	Mileage Rate	Standard mileage rate for non-patient transport	

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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
3.4.g	EIRMC INTRA (cancer)	$219.00	each
3.4.h	EIRMC Home to Hospice	$289.00	each
3.4.i	Engine Stand By (Event)	$210.00	per hour
3.4.j	Single Resource with Medical Kit	$84.00	per hour
3.5	Vaccine Administration Fee	$42.00	each
SECTION 4	IDAHO FALLS POWER & FIBER		
	Electrical Service		
4.1	Meter Service Installation Fee	$50.00	each
4.2	Meter Accuracy Test	$50.00	each
4.3	AMI Opt Out – Monthly Charge	$11.00	each
4.4	Tampering Reconnection Fee	$200.00	each
4.5	Disconnect and Reconnection Fees -		
4.5.a	Residential – Disconnect Fee	$25.00	each
4.5.b	Non-Residential Electric Disconnect Fee	$25.00	each
4.5.c	Non-Residential Electric Reconnect Fee	$25.00	each
4.5.d	Non-Residential Electric Manual Disconnect Fee	$75.00	each
4.5.e	Non-Residential Electric Manual Reconnect Fee	$75.00	each
4.6	Short-term suspension of Electric Service (Vacant for a minimum of 3 weeks or 21 calendar days, but not more than 6 months or 180 calendar days.)		
4.6.a	Non remote suspension	$50.00	each
4.6.b	Remote suspension	No Charge	
4.7	Line Extension for Single Family Home	$2,300.00	per lot
4.8	Line Extension for Multi-Family Housing	$1,100.00	per family unit
4.9	Line Extension for Commercial	Actual Cost	
4.10	High Density Load Continuous Service Distribution Connection	Projected rationed cost of future distribution line & substation based upon customer peak KW	
4.11	High Density Load Credit Risk Deposit New Customer – (24 months to establish credit)	Higher of projected or actual three months bills	
4.12	Secondary Service Connection	$100.00	per service
4.13	Commercial Rate – Base Energy Charge		
4.13.a	Base Energy Charge	$0.0465	per KWH
4.13.b	Power Cost Adjustment	$ -	per KWH
4.13.c	Demand Charge	$11.25	per KW for all KW, with a minimum demand charge of $26 per month
4.14	Net Metering Commercial Rate		
4.14.a	Base Energy Charge Consumption	$0.0465	per KWH
4.14.b	Base Energy Charge Production	$0.0465	per KWH
4.14.c	Power Cost Adjustment	$ -	per KWH
4.14.d	Demand Charge	$11.25	per KW for all KW, with a minimum demand charge of $26 a month

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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
4.14.e	Energy Credit	Heavy Load Mid-Columbia index price per KWH	
4.15	Industrial Rate		
4.15.a	Energy Charge	$0.0455	per KWH
4.15.b	Power Cost Adjustment		per KWH
4.15.c	Demand Charge	$9.00	per KW for all KW
4.16	High Density Load Rate		
4.16.a	Energy Charge	$0.047	per KWH
4.16.b	Demand Charge	$11.25	per KW for all KW
4.17	Economic Development Rate (> 1 MW)	Negotiated Rate	
4.18	Residential Energy		
4.18.a	Base Energy Charges	$0.0785	per KWH
4.18.b	Monthly Service Charge	$24.50	per month
4.18.c	Power Cost Adjustment		per KWH
4.19	Net Metering Residential Rate		
4.19.a	Monthly Charge	$24.50	per month
4.19.b	Base Energy Charge Consumption	$0.0785	per KWH
4.19.c	Base Energy Charge Production	$0.0785	per KWH
4.19.d	Power Cost Adjustment	$ -	
4.19.e	Energy Credit	Heavy Load Mid-Columbia index price per KWH	
4.20	City Street Light Energy Charge	$0.1000	per KWH
4.21	Temporary or Construction Electric Rate		
4.21.a	Base Energy Charge	$0.0785	per KWH
4.21.b	Monthly Service Charge	$37.50	per month
4.21.c	Temporary Service Installation Charge		
4.21.c.i	Base Charge	$150.00	per installation
4.21.c.ii	Additional Charge, if Transformer Required	$750.00	each
4.22	Large Power Temporary Construction Rate		
4.22.a	Base Energy Charge	$0.047	per KWH
4.22.b	Demand Charge	$18.00	per KW for all KW
4.22.c	Installation Charge, plus labor & material	$1,000.00	per transformer
4.22.c.i	Labor & Material	Actual Cost	
4.23	Clean Certified Energy Rate	$0.003	per KWH
4.24	Surge Arrestor – Residential	$4.00	per month
4.25	Surge Arrestor – Commercial	$7.00	per month
4.26	Security Lighting– Monthly Rate	$20.00	per month
4.27	Electric Vehicle (EV) Charging		
4.27.a	EV Charging Station On Customer Meter	$20.00	per month
4.27.b	EV Charging Rate Utility Owned Point of Sale Charger	$0.5600	per KWH
4.27.c	EV Charging Idle Fee	$1.00	per minute
4.28	Un-metered Distributed Communication Equipment & Small Wireless Facilities (SWF) Charge	Monthly charge based upon IFP estimated consumption and demand	per site
4.29	Transfer Customers Revenue Buyout Surcharges	Service specific proportion of half of the Non-Asset Buyout Cost. Paid over 36 months to 60 months based upon RMP & IFP rate difference.	
4.30	Small Wireless Facilities (SWF)		

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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
4.30.a	Monthly Attachment Fee	$22.50	each
4.30.b	Small Wireless Facilities (SWF) Site Application Fees		
4.30.b.i	Base Fee (Covers up to 5 sites on single application)	$500.00	each application, up to 5 sites per single application
4.30.b.ii	Additional Site Fee	$100.00	each additional on single application
4.30.c	Un-metered Distributed Communication Equipment & Small Wireless Facilities (SWF) Charge	Monthly charge based upon IFP estimated consumption and demand	per site
4.30.d	Small Wireless Facilities (SWF) new poles	Per IFP Existing Line Extension Fee Policy	
4.30.e	Joint Use On Poles Application Charges		
4.30.e.i	Base Fee	$100.00	per application
4.30.e.ii	Rate	$10.00	per pole
4.30.f	Joint Use Pole Attachment Fee	FCC Formula Rate Updated Annually	
4.30.g	Street Light Utility Fee	$1.50	per account per month
	Public Unlit Fiber Optic Network		
4.1	Fiber Optic Disconnection Fee	Estimated Actual Costs	
4.2	Subsequent Disconnection Fee within 12 Months of Prior Disconnection	Estimated Actual Costs	
4.3	Backbone Service Fee	$1,800.00	per single pair fiber, per month
4.4	Construction Costs	Estimated Actual Costs	
4.5	Monthly Distribution Access Fee		
4.5.a.i	Single	$25.00	per month
4.5.b.i	MDU Complex	$25.00	per month
4.5.b.ii	Per Unit Cost	$2.00	per unit up to $800 max cost
4.6	Monthly Point to Point first 36 months	Estimated Actual Costs Amortized	per month
4.7	Monthly Point to Point Maintenance post 36 months per pair	$25.00	per mile, per month
4.8	Monthly Point to Point Dark Fiber (based upon requested fiber count)	$0.20-$0.60	per foot, per month
	Public Open Access Fiber Optic Network		
4.1	New Service Provider Setup	$5,000.00	each
4.2	Monthly Provider Network Access	$1,050.00	per month
4.3	Provider Network to Network Interface (NNI)	Included depending on customer counts	
4.4	100 Mbps Business	$27.00	per month
4.5	250 Mbps Business	$40.00	per month
4.6	500 Mbps Business	$60.00	per month
4.7	1 Gbps Business	$80.00	per month
4.8	2 Gbps Business	$160.00	per month
4.9	5 Gbps Business	$400.00	per month
4.10	10 Gbps Business	$800.00	per month
4.11	Dedicated Circuit with VLAN	$50.00	per month
4.12	Non-parade route installation	Actual Costs	
4.13	Early Network Termination prior to 6 months – Business	$500.00	each

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Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
4.14	Early Network Termination prior to 12 months – Business	$250.00	each
4.15	Modify Provisioning	$5.00	each
4.16	New Provisioning – Business	$35.00	each
4.17	100 Mbps + Business – Monthly Customer Network Connection	$30.00	per month
4.18	250 Mbps + Business – Monthly Customer Network Connection	$40.00	per month
4.19	250 Mbps Residential	$25.00	per month
4.20	1 Gbps Residential	$25.00	per month
4.21	5 Gbps Residential	$75.00	per month
4.22	10 Gbps Residential	$100.00	per month
4.23	Standard Residential Monthly Customer Network Connection	$25.00	per month
4.24	High Capacity Residential Monthly Customer Network	$60.00	per month
4.25	Bulk Access Customer Network Connection	$12.50	per month
4.26	Network repair customer caused	Actual costs	
4.27	Transfer Provider Prior to One Month	$35.00	each
SECTION 5	LIBRARY DEPARTMENT		
5.1	Lost Item	Original retail cost of materials or replacement cost whichever is greater	each
5.2	Lost or Damaged Barcode	$1.00	each
5.3	Lost or Damaged RFID Tag	$1.00	each
5.4	Lost or Damaged Jacket Cover	$2.00	each
5.5	Lost or Damaged DVD Out of Set	$19.00	per DVD, if able to be ordered separately, otherwise must pay the cost to replace entire set
5.6	Lost or Damaged CD Out of Set	$10.00	per CD, if able to be ordered separately, otherwise must pay the cost to replace entire set
5.7	Lost or Damaged Cassette Out of Set	$10.00	per cassette, if able to be ordered separately, otherwise must pay the cost to replace entire set
5.8	Lost or Damaged Artwork on CD or DVD	$2.00	each
5.9	Lost or Damaged Case for CD or DVD		
5.9.a	1 to 14 sleeves	$7.00	each
5.9.b	16-30 sleeves	$11.00	each
5.9.c	CD/DVD/VHS case single	$2.00	each
5.9.d	Cassette Case	$3.00	each
5.10	DVD or CD cleaning	$2.00	per cleaning
5.11	Torn Page in Book	$2.00	each
5.12	Lost or Damaged Spine Label	$1.00	each
5.13	Lost Individual Booklet from an Easy Reader Set	$5.00	each
5.14	Lost or Damaged Magazine	Cover Price of the Magazine, no Processing Fee Assessed	
5.15	Non-Resident Card Fee	$150.00	each
5.16	Inter-Library Loan	10	each
5.17	Meeting Rooms:		
5.17.a	Bonneville County Non-Business Groups		
5.17.b	Cleaning Fee	Maximum fee of $50.00	actual cost to clean and repair the room
5.18	Copies and Printing		
5.18.a	Black and White		
5.18.a.i	One sided 8.5 by 11 inch copy	$0.10	per page

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5.18.a.ii	Two sided 8.5 by 11 inch copy	$0.25	per page
5.18.a.iii	One sided 8.5 by 14 inch copy	$0.15	per page
5.18.a.iv	Two sided 8.5 by 14 inch copy	$0.30	per page
5.18.a.v	One sided 11 by 14 inch copy	$0.20	per page
5.18.a.vi	Two sided 11 by 14 inch copy	$0.40	per page
5.18.b	Color	$0.00	
5.18.b.i	One sided 8.5 by 11 inch copy	$0.25	per page
5.18.b.ii	Two sided 8.5 by 11 inch copy	$0.50	per page
5.18.b.iii	One sided 8.5 by 14 inch copy	$0.30	per page
5.18.b.iv	Two sided 8.5 by 14 inch copy	$0.60	per page
5.18.b.v	One sided 11 by 14 inch copy	$0.50	per page
5.18.b.vi	Two sided 11 by 14 inch copy	$1.00	per page
5.18.c	3d Printing	$0.25	per gram
5.19	Obituary look up on microfilm	$5.00	per obituary
SECTION 6	MAYOR'S OFFICE		
	Clerk Licenses and Fees		
6.1	Liquor by the Drink:		
6.1.a	Liquor by the Drink Annual License Fee	$ 562.50	per year
6.1.b	Transfer of Liquor by the Drink License	$ 100.00	each
6.1.c	Liquor Catering Permit	$ 20.00	each
6.2	Beer:		
6.2.a	Beer Annual On or Off Premises Consumption License	$ 200.00	per year
6.2.b	Annual Bottled or Canned Beer Off Premises Consumption License	$ 50.00	per year
6.2.c	Transfer of Annual On or Off Premises Consumption License	$ 100.00	each
6.2.d	Transfer of Annual Bottled or Canned Beer Off Premises Consumption License	$ 25.00	each
6.2.e	Permit for Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	$ 20.00	each
6.2.f	Multiple-Event License for Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	$ 20.00	each
6.2.g	Permit for Wine and Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	$ 20.00	each
6.3	Wine:		
6.3.a	Annual Retail Wine License	$ 200.00	per year
6.3.b	Annual Wine-By-The-Drink License	$ 200.00	per year
6.3.c	Permit for Wine Sold or Donated for Benevolent, Charitable, or Public Purposes	$ 20.00	each
6.3.d	Multiple-Event License for Wine Sold or Donated for Benevolent, Charitable, or Public Purposes	$ 20.00	each
6.3.e	License Transfer Fee	$ 100.00	each
6.3.f	Permit for Wine and Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	$ 20.00	each
6.4	Public Conveyance:		
6.4.a	Public Conveyance Company	$ 35.00	per year per vehicle
6.4.b	Public Coneyance Operator	$ 35.00	per year
6.5	Itinerant Merchants, Mobile Food Vendors, Door-to-Door Salesmen:		
6.5.a	Idaho Falls Resident Itinerant Merchant's License	$ 50.00	per year
6.5.b	Bonneville County Resident – Itinerant Merchant Investigation Fee	$ 50.00	each
6.5.c	Outside of Bonneville County, Idaho Resident – Itinerant Merchant Investigation Fee	$ 100.00	each
6.5.d	Outside of the State of Idaho – Itinerant Merchant Investigation Fee	$ 300.00	each
6.5.e	Itinerant Merchant's Bond	$ 1,000.00	each

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6.5.f	Mobile Food Vender's License	$ 35.00	per year
6.5.g	Door-To-Door Solicitors	$ 75.00	every two years
6.5.h	Pawnbroker's License	$ 50.00	per year
6.5.i	Secondhand Precious Metals Dealer License	$ 30.00	per year
6.5.j	Secondhand Storekeeper License	$ 30.00	per year
6.5.k	Scrap Dealer License	$ 50.00	per year
6.6	Adult Businesses:		
6.6.a	Fine – Operating without a valid permit	$ 300.00	each
6.6.b	Application Fee	$ 100.00	each
6.6.c	Annual Permit Fee	$ 100.00	per year
6.6.d	Sexually Oriented Business Employee License	$ 100.00	per year
6.6.e	License Renewal	$ 25.00	per year
6.7	Dockless Bikeshare Program Licensing:		
6.7.a	Bikeshare Business License	$ 25.00	per year
6.7.b	Dockless Bikeshare Business License Renewal	$ 40.00	per bicycle, e-Bike, e-Scooter, and any other vehicle required to be registered with City
6.8	Trees and Shrubbery:		
6.8.a	Private Tree Service Company License Fee	$ 25.00	per year
6.8.b	Fine for the Violation of the Provisions of Chapter 9 – Trees and Shrubbery	$ 100.00	each
6.9	License Denial Appeal Filing Fee	$ 50.00	each
6.10	Identification Badges:		
6.10.a	Public Conveyance Operator	$ 10.00	each, every 3 years
6.10.b	Taxi Operator	$ 10.00	each, every 3 years
6.10.c	Courtesy Vehicle Operator	$ 10.00	each, every 3 years
6.10.d	Door-To-Door Solicitors	$ 10.00	each, every 2 years
6.10.e	Clerk's Office License Reprint	$ 10.00	each
6.11	Building Contractors: New License		
6.11.a	Class A License	$ 325.00	per year
6.11.b	Class B License	$ 325.00	per year
6.11.c	Class C License	$ 325.00	per year
6.11.d	Class D License	$ 250.00	per year
6.12	Building Contractors: Renewal of Existing License		
6.12.a	Class A License	$ 225.00	per year
6.12.b	Class B License	$ 225.00	per year
6.12.c	Class C License	$ 225.00	per year
6.12.d	Class D License	$ 150.00	per year
6.13.a	Late Renewal License Fee (Renew late, but within a year, contractor pays late fee, plus appropriate Class A, B,C or D renewal license fee)	$ 75.00	each
6.13.b	Reinstate Contractor's License Fee (After a year of lapsed license, contractor pays reinstatement fee, plus appropriate Class A, B, C or D renewal license fee.)	$ 100.00	each
6.13.c	Out of State Reciprocity License	$ 60.00	per year
6.13.d	In-State Reciprocity License	$ -	
6.14.a	Employee of non-reciprocal contractor continuing education course costs	$ 50.00	each
6.14.b	Reciprocal contractor continuing education course cost	$ 100.00	each
6.15	Public Right-of-Way Contractors:		
6.15.a	Public Right-of-Way Contractor's License Fee	$ 75.00	per year
6.15.b	Public Right-of-Way Work Bond	$ 5,000.00	each
6.16	Sign Licensing:		
6.16.a	Sign Contractor's License	$ 25.00	per year
6.16.b	Sign Contractor's Bond	$ 1,000.00	each
6.17	Lawn Sprinkler and Water Conditioner Installers:		
6.17.a	Lawn Sprinkler Contractor License	$ 125.00	per year

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6.17.b	Water Conditioner/Water Softener Installer License	$ 125.00	per year
6.17.c	Water Condition/Water Softener/Law Sprinkler License renewal	$ 50.00	per year
6.18	Burglary and Robbery Alarms:		
6.18.a	Third False Alarm Public Nuisance Alarm System Permit	$100.00	each
6.18.b	Fourth False Alarm Public Nuisance Alarm System Permit	$200.00	each
6.18.c	Fifth False Alarm Public Nuisance Alarm System Permit	$300.00	each
6.18.d	Sixth False Alarm Public Nuisance Alarm System Permit	$400.00	each
6.18.e	Seventh and Subsequent False Alarm Public Nuisance Alarm System Permit	$500.00	each
6.19	Bus Stop Bench Permit Fee	$10.00	each
6.20	Bus Stop Bench Permit Extension Fee	$5.00	each
6.21	Bus Stop Bench Renewal Fee	$5.00	each
6.22	Emergency Medical Services Licensing:		
6.22.a	EMS Class I Annual License	$500.00	per year
6.22.b	EMS Class II Annual License	$500.00	per year
6.22.c	EMS Class III Annual License	$250.00	per year
6.22.d	EMS Class IV Annual License	$250.00	per year
6.22.e	Attendant – Ambulance Driver License	$25.00	each
SECTION 7	MUNICIPAL SERVICES DEPARTMENT		
7.1	Treasury Payments / Utility Billing		
7.1.a	Utility Bill Credit Card Convenience Fee for processing payments using a credit or debit card	Actual Cost of third party processing amount per transaction.	
7.1.b	Utility Service Credit for use of E-Bill	$1.00	per month (credit)
7.1.c	Non-sufficient funds fee	$7.00	
7.1.d	Fee for miscellaneous delinquent accounts not otherwise specified by contract	8% interest, compounded monthly, on 31-day balance, minimum of $5	
7.1.e	General Late Fee	$25.00	each
7.2	Frontier Center for the Performing Arts:		
7.2.a	Commercial:		
7.2.a.i	Performance Using Touring Performers (With Admission)		
7.2.a.i.1.	Main Performance	Greater of 10%, Gross Ticket Sales, or $800; $12,500 Max.	each
7.2.a.i.2.	Additional Performance	Greater of 10%, Gross Ticket Sales, or $600; $12,500 Max.	each
7.2.a.ii	Performance Using Area Performers (With Admission)		
7.2.a.ii.1.	Main Performance	Greater of 10%, Gross Ticket Sales, or $600; $12,500 Max.	
7.2.a.ii.2.	Additional Performance	Greater of 10%, Gross Ticket Sales, or $300; $12,500 Max.	

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7.2.a.iii	Meetings or Performance (non-admission)		
7.2.a.iii.1.	Main Session or Performance	$800.00	each
7.2.a.iii.2.	Each Additional Session or Performance	$400.00	each
7.2.b	Non-Profit, Idaho Falls Organization (based in the City of Idaho Falls)		
7.2.b.i	Performance Using Touring Performers (With Admission)		
7.2.b.i.1.	Main Performance	$1,500.00	each
7.2.b.i.2.	Each Additional Performance	$1,500.00	each
7.2.b.ii	Performance With Area Performers (With Admission)		
7.2.b.ii.1.	Main Performance	$400.00	each
7.2.b.ii.2.	Each Additional Performance	$200.00	each
7.2.b.iii	Meetings or Performance (Non-admission)		
7.2.b.iii.1.	Main Session	$300.00	each
7.2.b.iii.2.	Each Additional Session or Performance	$200.00	each
7.2.c	Non-Profit, Regional (based in Bonneville, Jefferson, Madison, Fremont, Clark, Teton, Butte, Bingham, Caribou, and Bannock counties)		
7.2.c.i	Performance With Area Performers (With Admission)		
7.2.c.i.1.	Main Performance	$1,725.00	each
7.2.c.i.2.	Each Additional Performance	$1,725.00	each
7.2.c.ii	Performance With Area Performers (With admission)		
7.2.c.ii.1.	Main Performance	$460.00	each
7.2.c.ii.2.	Each Additional Performance	$230.00	each
7.2.c.iii	Meetings or Performance (non-admission)		
7.2.c.iii.1.	Main Session or Performance	$330.00	each
7.2.c.iii.2.	Each Additional Session or Performance	$230.00	each
7.2.d	Non-Profit, Non-Regional (All other non-profit presenters)		
7.2.d.i	Performance Using Touring Performers (With Admission)		
7.2.d.i.1.	Main Performance	Greater of 10%, Gross Tickets Sales, or $800; $6,000 Max.	each
7.2.d.i.2.	Each Additional Performance	Greater of 10%, Gross Tickets Sales, or $400; $6,000 Max.	each
7.2.d.ii	Performance with Area Performers (With Admission)		
7.2.d.ii.1.	Main Performance	Greater of 10%, Gross Tickets Sales, or $600; $6,000 Max.	each
7.2.d.ii.2.	Additional Performance	Greater of 10%, Gross Tickets Sales, or $300; $6,000 Max.	each
7.2.d.iii	Meetings or Performance (non-admission)		
7.2.d.iii.1.	Main Session or Performance	$800.00	each
7.2.d.iii.2.	Each Additional Session or Performance	$400.00	each
7.2.e	East or West Rehearsal Rooms		
7.2.e.i	East or West Rehearsal Rooms Rental at same time as renting main Auditorium	$100.00	per event
7.2.e.ii	East or West Rehearsal Rooms Cleaning Fee (each rental)	$25.00	per event

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7.2.e.iii	East or West Rehearsal Rooms Rental, 1 to 4 hours, without renting main Auditorium	$125.00	up to 4 hours
7.2.e.iii.1.	Additional Hour, without use of Auditorium	$25.00	per hour
7.2.f	Miscellaneous Auditorium Fees		
7.2.f.i	Building Facility Fee	$100.00	each
7.2.f.ii	Building Rental	$200.00	first 3 hours
7.2.f.ii.1.	Additional Hours	$20.00	each additional hour
7.2.f.iii	Head Technicians Fee	$30.00	per hour
7.2.f.iv	Assistant Technician Fee	$25.00	per hour
7.2.f.v	Stage Hand Fee	$20.00	per hour
7.2.f.vi	Marley Floor Use	$60.00	per installation
7.2.g	Concession Sales		
7.2.g.i	Beer and Wine Sales	10%	of Total Sales
7.2.h	Frontier Center Marquee Advertising -	Included in rental of auditorium space on day of rental (includes rehearsal in the auditorium)	
7.2.h.i	Additional Frontier Center Marquee Advertising for events at the Frontier Center (non-profit) - 7-day period for a minimum of 20 exposures of 12 second spots per hour.		
7.2.h.i.1.	Non-profit	$25.00	each
7.2.h.i.2.	For-profit	$50.00	each
7.2.i	Live Streaming an event at the Frontier Center (The Lessee is entitled to occupy eight (8) consecutive hours prior to performance at no additional charge on the day of performance. Any additional time will be based on charges in Paragraph IV.)	$50.00	each
7.2.j	Bookings/Reservation Deposit Fees: (Deposit will apply towards the facility rental fee. Refunds will be made if performance dates are cancelled 90 days prior to date of first reservation.)		
7.2.j.i	1 Day	$100.00	
7.2.j.ii	2 Days	$200.00	
7.2.j.iii	3 or More Days	$300.00	
7.2.k	Additional Fees: -A minimum charge of three hours wages is required for all personnel listed -All personnel must have a fifteen (15) hour notice of cancellation of their services or lessee will be required to pay at least the minimum charge -The cost of labor in arranging the stage must be paid by the lessee. -The lessee may furnish its own labor for stage hands, box office manager, ticket takers, and ushers. -Sound and lighting personnel will be furnished by the lessor but wages will be paid by lessee.		
7.2.k.i	Additional Rehearsal Time and Setting Stage (First Three Hours)	$200.00	for up to first 3 hours
7.2.k.ii	Each Additional Hour	$20.00	per hour
7.2.l	Piano Use (Per performance reservation, one-time)	$50.00	
7.2.m	Piano Tuning	Market Rate	

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7.2.n	Expendable Items (Tape, gels, etc)	Charged at replenished costs	
7.2.o	Main Lobby Rental		
7.2.o.i	First 3 hours	$250.00	each
7.2.o.ii	Each Additional Hour	$25.00	per hour
SECTION 8	PARKS AND RECREATION DEPARTMENT		
	Sandy Downs		
8.1	Sandy Downs – 2702		
8.1.a	Admission:	$1.00	each
8.1.a.i	Parking:	$1.00	each
8.1.a.ii	Parking (Event Holder)	$1.00	each
8.1.a.iii	Parking (Events)	$5.00	each
8.1.a.iv	RV Parking Daily	$10.00	per day
8.1.b	Rentals Daily:		
8.1.b.i	Grandstand Cleaning Deposit (Each Event $200 non-refundable)	$500.00	each
8.1.b.ii	Grandstand/Arena	$822.00	per day
8.1.b.iii	Water Truck (with operator)	$117.75	per hour
8.1.b.iv	Tractor (with operator)	$117.75	per hour
8.1.c	Arena Setup/Takedown	$400.00	per day
	Parks		
8.2	Parks Rental – 2703		
8.2.a	Shelters/Decks Daily:		
8.2.a.i	Application Fee (Non-Refundable)	$60.00	per day
8.2.a.ii	Shelter / Deck / Plaza (Resident)	$114.00	per day
8.2.a.iii	Band Shell	$306.00	per day
8.2.a.iv	Full Memorial Dr. Electric Use	$36.00	per day
8.2.a.v	Taylors' Rock Garden (Four Hour Block) (Resident)	$150.00	per block
8.2.a.vi	Camping Fee for South Tourist Park	$40.00	per night
8.2.a.vii	Athletic Field Game Use/Rental (baseball, softball, lacrosse, rugby, etc.)		
8.2.a.vii.1.	Non-Resident Fee	$42.00	per game
8.2.a.vii.2.	Resident Fee	$36.00	per game
8.2.a.viii	Greenbelt Vending Pad Full Pad Daily permit	$72.00	per day
8.2.a.ix	Greenbelt Vending Pad Half Pad Half Day permit	$36.00	per day
8.2.b	Rentals:		
8.2.b.i	Picnic Table 1-6 tables delivered to event	$98.00	each
8.2.b.ii	Additional Picnic Table	$16.32	each
8.2.b.iii	Trash Cans	$15.60	each
8.2.b.iii	Water Spigot Deposit	$120.00	each
8.2.b.v	Bleacher	$62.00	per unit
8.2.b.vi	Fencing for Ballfields	$240.00	each
8.2.b.vii	Fencing (Up to 200 Feet)	$240.00	up to 200 feet
8.2.b.viii	Additional Fencing (Beyond 200 Feet)	$0.25	per foot
8.2.c	Special Event/Cleaning Deposit (Over 100 People $100 non refundable)	$600.00	each
8.2.d	Memorials		
8.2.d.i	Memorial Bench	$924.00	each
8.2.d.ii	Remembrance Tree	$532.00	each
8.2.e	Shelter/Deck/Plaza (Non-Resident)	$225.00	per day
8.2.f	Taylors' Rock Garden (Four Hour Block) (Non-Resident)	$300.00	four hour block
8.3	Weed Control – 2705		
8.3.a	Tractor with Operator (Hour)	$114.00	per hour
8.3.b	Hand Work per Operator (Hour)	$38.00	per hour
8.3.c	Enforcement Administration Fee (Per Lien)	$100.00	per lien

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8.3.d	Lien Placement Fee (Per Lien)	$25.00	per lien
	Raceway		
8.4	Idaho Falls Raceway – 2706		
8.4.a	Admission	$1.00	each
8.4.b	Parking	$5.00	each
8.4.c	Parking (Event Holder)	$1.00	each
8.4.d	Parking (Events)	$1.00	each
8.4.e	Parking RV Daily	$10.00	per day
	Horticulture/Forestry		
8.5	Horticulture/Forestry – 2707		
8.5.a	Tree Trimming/Removal Permit	$10.00	each
8.5.b	Arborist (Hour)	$75.00	per hour
8.5.c	Lift Truck with Operator (Hour)	$117.75	per hour
8.5.d	Hand Work per Operator (Hour)	$38.00	per hour
8.5.e	Enforcement Administration Fee (Per Lien)	$100.00	per lien
8.5.f	Lien Placement Fee (Per Lien)	$25.00	per lien
	Activity Center		
8.6	Activity Center – 2708		
8.6.a	Small Rental (East and West Rooms 2 Hour Minimum)	$24.00	per hour
8.6.b	Large Rental (South Room 2 Hour Minimum)	$32.00	per hour
8.6.c	Large Reception Rental (3 Hour Minimum or $175 a Day)	$56.00	per hour
8.6.d	Kitchen Rental	$144.00	each
8.6.e	Cleaning Deposit/Maintenance/Damage Fee For Large Rentals	$240.00	each
	Cemetery		
8.7	Cemetery – 2901		
8.7.a	Burial Space (In Ground)		
8.7.a.i	Adult/Child Up-Right Section	$765.00	each
8.7.a.ii	Adult/Child Fielding Flat Section	$610.00	each
8.7.a.iii	Infant (Under 1 Year) (Infant Section Only)	$305.00	each
8.7.a.iv	Perpetual Grave Space Fee	$300.00	per space
8.7.b	Burials (In Ground)		
8.7.b.i	Opening/Closing Adult/Child	$510.00	each
8.7.b.ii	Opening/Closing Infant (Under 1 Year Old)	$355.00	each
8.7.b.iii	Opening/Closing Cremation (Urn in Ground)	$255.00	each
8.7.b.iv	Saturday/Holiday Burial	$305.00	each
8.7.b.v	After 4:30 p.m. Burial (If staff is required after 4:30 p.m.)	$305.00	each
8.7.b.vi	Propane fee for ground thaw (If used winter burials)	$55.00	each
8.7.b.vii	Saturday/Late Notice (48 Business Hours or Less)	$305.00	each
8.7.c	Niche Wall		
8.7.c.i	Niche Wall Space (Max 4 per Person)	$715.00	each
8.7.c.iii	Perpetual Niche Wall Fee (Per Space)	$205.00	each
8.7.c.iv	New Plaque	$105.00	each
8.7.d	Burials (Niche Wall)		
8.7.d.i	Opening/Closing	$105.00	each
8.7.d.ii	Saturday/Holiday	$205.00	each
8.7.e	Disinterment:		
8.7.e.i	Disinterment Adult/Child	$1,530.00	each
8.7.e.ii	Disinterment Infant	$510.00	each
8.7.e.iii	Disinterment Cremation (In Ground)	$305.00	each
8.7.e.iv	Disinterment Cremation – Niche wall	$105.00	each
8.7.f	Additional Fees		
8.7.f.i	Cemetery Plot Ownership processing Fee	$11.00	each

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8.7.f.ii	Deed Transfer Fee	$20.00	each
	Melaleuca Field		
8.8	Melaleuca Field		
8.8.a	Melaleuca Field Rental	$1,000.00	per day
8.8.b	Melaleuca Capital Surcharge	$1.00	per entry
8.8.c	Melaleuca Field Partial Rental	$400.00	each
	Tautphaus Park Zoo		
8.9	Tautphaus Park Zoo – 2801		
8.9.a	Admission		
8.9.a.i	Regular Admission – Adult		
8.9.a.i.1.	Non-Resident	$14.00	each
8.9.a.i.2.	Resident	$10.00	each
8.9.a.ii	Regular Admission – Child (3-12 Years)		
8.9.a.ii.1.	Non-Resident	$11.00	each
8.9.a.ii.2.	Resident	$7.00	each
8.9.a.ii.3.	Military Rate	$9.50	each
8.9.a.iii	Regular Admission – Senior (62+)		
8.9.a.iii.1.	Non-Resident	$12.00	each
8.9.a.iii.2.	Resident	$8.00	each
8.9.a.iv	Regular Admission – 2 and under	Free	
8.9.a.v	Educational/Group – Adult	$9.00	each
8.9.a.vi	Educational/Group – Child (3-12 Years)	$6.50	each
8.9.a.vii	Educational/Group – Senior (62+)	$7.50	each
8.9.a.viii	Educational/Group – 2 and under	Free	
8.9.a.ix	Non-Tax Group – Adult	$6.67	each
8.9.a.x	Non-Tax Group – Child (3-12 Years)	$4.31	each
8.9.a.xi	Non-Tax Group – Senior (62+)	$5.25	each
8.9.a.xii	Non-Tax Group – 2 and under	Free	
8.9.a.xiii	Local and Global Conservation Fund	$0.50	per admission
8.9.b	Program Fees:		
8.9.b.i	60 Minute Class – (Pre-Registered)	$25.00	per hour per classroom
8.9.b.ii	Behind the Scenes Tours	$70.00	each
8.9.b.iii	Junior Zoo Crew Members	$144.00	each
8.9.b.iv	Junior Zoo Crew Nonmembers	$180.00	each
8.9.b.v	Late Pick-up Fee	$5.00	every 15 minutes
8.9.b.vi	Guest Speaker Series		
8.9.b.vi.1.a	Non-Resident	$50.00	each
8.9.b.vii	Family Nature Program (per person)		
8.9.b.vii.1.	TPZS Member	$50.00	each
8.9.b.vii.2.	Non-member	$55.00	each
8.9.b.viii	Evening After Hours Private Events	$80.00	each
8.9.c	Rental Fees		
8.9.c.i	Main Zoo Tent Rental - Per Hour During Regular Hrs	$125.00	per hour
8.9.c.ii	Main Zoo Tent Rental - Per Hour After Regular Hrs	$250.00	per hour
8.9.c.iii	Animal Encounter Show	$40.00	each
8.9.c.iv	Animal Interaction (1 Person, 2 Animals, 30 Minutes)	$50.00	each
8.9.c.v	Costume Character Appearance (1/2 Hour)	$50.00	each
8.9.c.vi	Tent (10’ X 10’)	$40.00	each
8.9.c.vii	Tent (20’ X 40’)	$180.00	each
8.9.c.viii	Large Tent (40’ x 90’) Rental	$2,000.00	per day
8.9.c.ix	Large Tent (40’ x 90’) 4-Wall Rental	$500.00	per day
8.9.c.x	Wagon/Stroller Rental	$6.00	each
8.9.c.xi	Single Maeck Center Classroom Hourly	$220.00	per hour
8.9.c.xii	Single Maeck Center Classroom Daily (eight-hours)	$600.00	maximum per day
8.9.c.xiii	All Three Maeck Center Classrooms Daily (eight-hours)	$1,700.00	maximum per day

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
8.9.c.xiv	Cleaning Deposit (refundable)	$100.00	each
8.9.d	Parties and Gatherings:		
8.9.d.i	Birthday Package (only 10 a.m. or 2 p.m.) ($50 non-refundable deposit)	$180.00	each
8.9.d.ii	Daytime Event ($25 non-refundable deposit)	$200.00	each
8.9.d.iii	Daytime Event ($100 non-refundable deposit)	$325.00	each
8.9.d.iv	Private Evening Event ($200 non-refundable deposit)	$800.00	each
8.9.d.v	Off Season Birthday Party	$250.00	each
8.9.e	Volunteer Led Programs:		
8.9.e.i	Onsite Tours (Max 25 People)	$25.00	each
8.9.e.ii	Offsite Outreach (40 people or less)		
8.9.e.ii.1.	Within Districts No. 91 and No. 93 (Non-Profit)	$70.00	each
8.9.e.ii.2.	Outside Districts No. 91 and No. 93 (Up tp 30 Mile Radius)	$90.00	each
8.9.e.ii.4.	Any Second Program on the Same Day as First	$50.00	each
8.9.f	Long Distance Outreach:		
8.9.f.i	Per Mile Fee (Round Trip Mileage)	$0.83	per mile
8.9.g	Zoo Traveling Trunks	$15.00	per trunk, per week, plus shipping costs
8.9.h	Fully Staffed Kids Zoo during after hours events	$100.00	each
8.9.i	Funland		
8.9.i.i	Admission Ticket	$2.00	each
8.9.i.ii	Day Pass (Children 3-12)	$15.00	each
8.9.i.iii	Day Pass (Adult 13-61)	$20.00	each
8.9.i.iv	Bonus Book of 25 Tickets	$20.00	each
	War Bonnet Rodeo		
8.10	War Bonnet - 2709		
8.10.a	Admission		
8.10.a.i	Child (any night)	$12.00	each
8.10.a.ii	Adult Thursday night	$24.00	each
8.10.a.iii	Adult Friday night	$29.00	each
8.10.a.iv	Adult Saturday night	$29.00	each
8.10.a.v	Hospitality Tent (any night)	$100.00	each
8.10.b	VIP Table (4 Seats)		
8.10.b.i	Thursday and Friday Night	$600.00	each
8.10.b.ii	Saturday Night	$600.00	each
8.10.c	Booths		
8.10.c.i	Food Booth	$600.00	each
8.10.c.ii	Standard Non-Food Booth	$200.00	each
8.10.d	Reserved		
8.10.d.i	Adult Thursday Reserved	$32.00	per seat
8.10.d.ii	Adult Friday Reserved	$37.00	per seat
8.10.d.iii	Adult Saturday Reserved	$37.00	per seat
	Recreation		
8.11	Recreation – 4801, 4802, 4805, 4806		
8.11.a	Temporary Concession Permit (One Day Per Site/Per Stand)	$35.00	each
8.11.b	Special Event Dispensing Permit		
8.11.b.i	Base Fee	$60.00	each
8.11.b.ii	Rate	3%	of Gross Sales on Dispensing
8.11.c	Alcohol Sales Fee		
8.11.c.i	Base Fee	$120.00	each
8.11.c.ii	Rate	10%	of gross sales over $2,000

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8.11.d	Past 30 Day Late Fee (reoccurs per every 30 days late) - Applied to user groups, & Patrons when they do note remit payment for a balance own by the due date.	10% of amount due or $30, whichever is greater	
8.11.e	Ice Arena		
8.11.e.i	Ice Rental Fee (Travel tournament, private rental,)	$350.00	per hour
8.11.e.ii	Ice Rental Fee (Weekend public skate time)	$600.00	all day rental
8.11.e.iii	Public Skate Friday Tournament Fee	$1,000.00	each
8.11.e.iv	Public Skate Saturday Tournament Fee	$1,600.00	each
8.11.e.v	Ice Arena – Lobby Rental/4hr	$240.00	each
8.11.e.vi	Special Event Admission	$12.00	each
8.11.e.vii	Public Skate Admission (Any Public Time: Public, Freestyle, Stick & Shoot, Pick-up Hockey, Etc Time)		
8.11.e.vii.1.	Ages 4-12 Resident	$7.20	each
8.11.e.vii.2.	Ages 4-12 Non-Resident	$9.00	each
8.11.e.vii.3.	Ages 13+ Resident	$10.00	each
8.11.e.vii.4.	Ages 13+ Non-Resident	$14.00	each
8.11.e.vii.5	Senior	$7.20	each
8.11.e.viii	Stick, Shoot, and Freestyle		
8.11.e.viii.1.	Youth	$7.20	each
8.11.e.viii.2.	Adult Ages 13+	$10.00	each
8.11.e.viii.3.	Senior	$7.20	each
8.11.e.ix	10 Punch Pass		
8.11.e.ix.1.	Ages 4-12 Resident	$69.00	each
8.11.e.ix.2.	Ages 4-12 Non-Resident	$81.00	each
8.11.e.ix.3.	Ages 13 +	$90.00	each
8.11.e.ix.4.	Ages 13+ Non-Resident	$126.00	each
8.11.e.ix.5.	Senior	$69.00	each
8.11.e.x	30 Punch Pass		
8.11.e.x.1.	Ages 4-12 Resident	$171.00	each
8.11.e.x.2.	Ages 4-12 Non-Resident	$219.00	each
8.11.e.x.3.	Ages 13 + Resident	$243.00	each
8.11.e.x.4.	Ages 13 + Non-Resident	$339.00	each
8.11.e.x.5.	Senior Resident	$171.00	each
8.11.e.xi	Annual Pass		
8.11.e.xi.1.	Ages 4-12	$420.00	each
8.11.e.xi.2.	Ages 13 +	$520.00	each
8.11.e.xi.3.	Senior	$420.00	each
8.11.f	Ice Skate Rentals/Lessons		
8.11.f.i	Program Participant Equipment Rental Fee	$120.00	each
8.11.f.ii	Skate Aide	$3.00	each
8.11.f.iii	Ice Skates Rental		
8.11.f.iii.1.	Resident	$5.40	each
8.11.f.iii.2.	Non-Resident	$6.40	each
8.11.f.iv	Ice Skating Lessons		
8.11.f.iv.1.	Resident	$77.00	each
8.11.f.iv.2.	Non-Resident	$101.00	each
8.11.f.v	Ice Skating Lesson with Rentals (Resident)		
8.11.f.v.1	Resident	$94.00	each
8.11.f.v.2	Non-Resident	$118.00	each
8.11.f.viii	Adult Skating Lesson (Drop in)	$16.00	each
8.11.f.ix	Adult Skating Lesson (Drop in with Rentals)	$19.20	each
8.11.f.x	Power Skating and edge control clinic	$18.00	each
8.11.f.y	Private Ice Skating Instruction	$36.00	per half hour
8.11.g	Special Event Admission		
8.11.g.i	Laser Light Skate Night	$10.00	each

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8.11.g.ii	Halloween Party	$10.00	each
8.11.h	Recreation Center		
8.11.h.i	Special Event Admission	$12.00	each
8.11.h.ii	Youth/Senior Admission (Basketball/Pickleball/Weight Room/ Racquetball)	$5.40	each
8.11.h.iii	Adult Admission (Basketball/Pickleball/Weight Room/ Racquetball)		
8.11.h.iii.1.	Resident	$7.00	each
8.11.h.iii.2.	Non-Resident	$11.00	each
8.11.h.iv	Youth/Senior - Rec Center 10-punch pass	$42.00	each
8.11.h.v	Adult - Rec Center 10-punch pass	$54.00	each
8.11.h.vi	Youth/Senior – Year Pass	$159.60	per year
8.11.h.vii	Adult – Year Pass Pass (10 punch, Businessmen's, Yearly)		
8.11.h.vii.1.	Resident	$200.00	per year
8.11.h.vii.2.	Non-Resident	$225.00	per year
8.11.h.viii	Recreation Center Full day rental - 5 hours or more	$350.00	each
8.11.h.ix	Recreation Center Hourly Rental	$60.00	per hour
8.11.h.x	Recreation Center half court rental	$30.00	per hour
8.11.h.xi	Recreation Center Meeting room	$40.00	each
8.11.i	Basketball		
8.11.i.i	League Fees		
8.11.i.i.1.	High School Basketball League		
8.11.i.i.1.a	Non-Resident	$94.00	each
8.11.i.i.1.b	Resident	$74.00	each
8.11.i.i.2.	Jr. High School Basketball League		
8.11.i.i.2.a	Non-Resident	$94.00	each
8.11.i.i.2.b	Resident	$74.00	each
8.11.i.i.3.	Jr. Basketball League		
8.11.i.i.3.a	Non-Resident	$77.20	each
8.11.i.i.3.b	Resident	$60.00	each
8.11.i.i.4.	Youth Player Fee		
8.11.i.i.4.a	Non-Resident	$86.57	each
8.11.i.i.4.b	Non-Resident Without Jersey	$79.46	each
8.11.i.i.4.c	Resident	$60.42	each
8.11.i.i.4.d	Resident Without Jersey	$54.06	each
8.11.i.i.5.	Jr. High Player Fee		
8.11.i.i.5.a	Non-Resident	$104.38	each
8.11.i.i.5.b	Non-Resident Without Jersey	$97.26	each
8.11.i.i.5.c	Resident	$74.74	each
8.11.i.i.5.d	Resident Without Jersey	$68.38	each
8.11.i.i.6.	High School Player Fee		
8.11.i.i.6.a	Non-Resident	$104.38	each
8.11.i.i.6.b	Non-Resident Without Jersey	$97.26	each
8.11.i.i.6.c	Resident	$74.74	each
8.11.i.i.6.d	Resident Without Jersey	$68.38	each
8.11.i.ii	Basketball Skills		
8.11.i.ii.1.	Non-Resident	$64.00	each
8.11.i.ii.2.	Resident	$48.00	each
8.11.i.iii	Basketball Skills Camp		
8.11.i.iii.1.	Non-Resident	$79.46	each
8.11.i.iii.2.	Resident	$54.06	each
8.11.i.iv	Basketball Camp		
8.11.i.iv.1.	Non-Resident	$131.09	each
8.11.i.iv.2.	Resident	$98.58	each
8.11.i.v	Youth Basketball Camp		
8.11.i.v.1.	Non-Resident	$65.20	each
8.11.i.v.2.	Resident	$41.34	each
8.11.i.vi	Summer Camp	$75.60	each
8.11.i.vii	Jr. League	$54.00	each

Exhibit A
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8.11.i.viii	Women's and Men's League Summer, Spring, and Fall	$693.62	each
8.11.i.ix	Men's League Winter	$761.29	each
8.11.i.x	Men's League Spring	$693.62	each
8.11.i.xi	Women's League	$693.62	each
8.11.j	Softball/Baseball		
8.11.j.i	League Fees		
8.11.j.i.1.	Youth Day League Player Fee		
8.11.j.i.1.a	Non-Resident	$88.36	each
8.11.j.i.1.b	Non-Resident Without Jersey	$81.23	each
8.11.j.i.1.c	Resident	$62.02	each
8.11.j.i.1.d	Resident Without Jersey	$55.66	each
8.11.j.i.2.	Idaho Falls Youth Baseball Player Fee	$157.42	each
8.11.j.i.3.	Girls Fastpitch Team Fee	$1,013.36	each
8.11.j.i.4.	Fast Pitch Tournaments	$719.00	each
8.11.j.i.5.	Men's Fall Softball Team Fee	$922.01	each
8.11.j.i.6.	Men's Summer Softball Team fee	$1,421.08	each
8.11.j.i.7.	Adult Softball Competitive Men's League		
8.11.j.i.7.a	Non-Resident	$1,428.00	per team
8.11.j.i.7.b	Resident	$1,008.00	per team
8.11.j.i.8.	Adult Softball Competitive Co-Ed Fall		
8.11.j.i.8.a	Non-Resident	$1,428.00	per team
8.11.j.i.8.b	Resident	$1,008.00	per team
8.11.j.i.9.	Co-ed Competitive Summer Team Fee	$1,421.08	per team
8.11.j.i.10.	Co-ed Summer Softball Team Fee	$930.47	per team
8.11.j.i.11.	Co-ed Fall Softball Team Fee	$922.01	per team
8.11.j.ii	Equipment Rental		
8.11.j.ii.1.	Portable Pitching Mound	$240.00	per day
8.11.j.ii.2.	Pitching Machine/Softball & Baseball Bases/chalk machine	$60.00	each rental
8.11.j.iii	Bobbie Sox Softball		
8.11.j.iii.1.	Non-Resident	$69.00	each
8.11.j.iii.2.	Resident	$53.00	each
8.11.j.iv	Knothole Baseball		
8.11.j.iv.1.	Non-Resident	$69.00	each
8.11.j.iv.2.	Resident	$53.00	each
8.11.j.v	Pitching Mound Re-Build	$240.00	each
8.11.j.vi	Baseball/Softball Game Non-Chalked Field Use Fee		
8.11.j.vi.1.	Non-Resident	$70.00	each
8.11.j.vi.2.	Resident	$60.00	each
8.11.j.vii	Baseball/Softball Game Chalked Field Use Fee		
8.11.j.vii.1.	Non-Resident	$50.00	each
8.11.j.vii.2.	Resident	$40.00	each
8.11.j.viii	Park Impact Fee– 50-99 People	$60.00	each
8.11.k	Football		
8.11.k.i	Football Field set up Fee - Measuring, string, and painting initial football field lines.	$120.00	each
8.11.k.ii	Youth Player Fee		
8.11.k.ii.1.	Non-Resident	$81.23	each
8.11.k.ii.2.	Non-Resident Without Jersey	$74.10	each
8.11.k.ii.3.	Resident	$55.66	each
8.11.k.ii.4.	Resident Without Jersey	$49.30	each
8.11.l	Flag Football		
8.11.l.i	Youth	$100.00	each
8.11.l.ii	Adult	$540.00	each
8.11.m	Individual Recreation Program Fee		
8.11.m.ii	Resident	$76.00	each
8.11.m.ii	Non-Resident	$90.00	each
8.11.n	Specialized Recreation Program Fee (Excessive Resources Used)		

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8.11.n.i	Resident	$180.00	each
8.11.n.ii	Non-Resident	$194.00	each
8.11.o	T-Ball & Pitching Machine		
8.11.o.i	Non-Resident	$70.00	each
8.11.o.ii	Resident	$52.80	each
8.11.p	Soccer		
8.11.p.i	Soccer Field Setup Fee - Measuring, stringing, and painting initial soccer field lines.	$250.00	each
8.11.q	Tennis Lessons		
8.11.q.i	Non-Resident	$52.00	each
8.11.q.ii	Resident	$37.50	each
8.11.r	Tennis Camp	$30.00	each
8.11.s	Volleyball		
8.11.s.i	Youth Player Fee		
8.11.s.i.1.	Non-Resident	$81.23	each
8.11.s.i.2.	Non-Resident Without Jersey	$74.10	each
8.11.s.i.3.	Resident	$55.66	each
8.11.s.i.4.	Resident Without Jersey	$49.30	each
8.11.s.ii	Volleyball Registration		
8.11.s.ii.1.	Non-Resident	$64.00	each
8.11.s.ii.2.	Resident	$48.00	each
8.11.s.iii	Co-ed Sand Volleyball	$360.00	each
8.11.t	Preschool Gym Single Child		
8.11.t.i	Resident	$1.00	each
8.11.t.ii	Non-Resident	$3.00	each
8.11.u	Lil' Sports Programs		
8.11.u.i	Lil' Sports Programs	$55.86	each
8.11.u.ii	Science Workshops	$150.00	each
8.11.u.iii	Dirt Bike Clinic		
8.11.u.iii.1.	Youth	$90.00	each
8.11.u.iii.2.	Adult	$120.00	each
8.11.v	Daddy Daughter Date	$96.00	each
8.11.w	Dinner and a Movie	$36.00	each
8.11.x	Road Closure Equipment Rentals		
8.11.x.i	Cones, Candle Stick, A-Frames Rental Resident	$6.00	per day
8.11.x.ii	Cones, Candle Stick, A-Frames Replacement	$48.00	each
8.11.x.iii	Cones, Candle Stick, A Frame Rentals Non-Resident	$9.00	per day
8.11.x.iv	A-Frame Replacement	$72.00	each
8.11.y	Spigot Rental and/or Replacement	$175.00	each
8.11.z	Team Recreation Program and/or Tournament Fee	$1,014.00	each
	Wes Deist Aquatic Center Fees		
8.12	Wes Deist Aquatic Center Fees – 4803		
8.12.a	Past 30 Day Late Fee (reoccurs per every 30 days late) - Applied to user groups, & Patrons when they do note remit payment for a balance own by the due date	10% of amount due or $30, whichever is greater	
8.12.b	Special Event Admission	$12.00	each
8.12.c	Membership Fees		
8.12.c.i	Senior		
8.12.c.i.1.	1-Month Senior		
8.12.c.i.1.a	Non-Resident	$78.58	each
8.12.c.i.1.b	Resident	$65.10	each
8.12.c.i.2.	3-Month Senior		
8.12.c.i.2.a	Non-Resident	$198.87	each
8.12.c.i.2.b	Resident	$172.36	each
8.12.c.i.3.	6-Month Senior		

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8.12.c.i.3.a	Non-Resident	$357.54	each
8.12.c.i.3.b	Resident	$312.73	each
8.12.c.i.4.	1-Year Senior		
8.12.c.i.4.a	Non-Resident	$621.83	each
8.12.c.i.4.b	Resident	$555.29	each
8.12.c.ii	Adult		
8.12.c.ii.1.	1-Month Adult		
8.12.c.ii.1.a	Non-Resident	$99.64	each
8.12.c.ii.1.b	Resident	$77.54	each
8.12.c.ii.2.	3-Month Adult		
8.12.c.ii.2.a	Non-Resident	$222.08	each
8.12.c.ii.2.b	Resident	$193.02	each
8.12.c.ii.3.	6-Month Adult		
8.12.c.ii.3.a	Non-Resident	$408.02	each
8.12.c.ii.3.b	Resident	$348.40	each
8.12.c.ii.4.	1-Year Adult		
8.12.c.ii.4.a	Non-Resident	$593.68	each
8.12.c.ii.4.b	Resident	$515.94	each
8.12.c.iii	Couple (Couple is 2 People from the Same Household)		
8.12.c.iii.1.	1-Month		
8.12.c.iii.1.a	Non-Resident	$154.00	each
8.12.c.iii.1.b	Resident	$127.64	each
8.12.c.iii.2.	3-Month Couple		
8.12.c.iii.2.a	Non-Resident	$406.70	each
8.12.c.iii.2.b	Resident	$352.08	each
8.12.c.iii.3.	6-Month Couple		
8.12.c.iii.3.a	Non-Resident	$593.68	each
8.12.c.iii.3.b	Resident	$515.94	each
8.12.c.iii.4.	1-Year Couple		
8.12.c.iii.4.a	Non-Resident	$760.29	each
8.12.c.iii.4.b	Resident	$660.85	each
8.12.c.iv	Family (Family is up to 5 people in the Same Household)		
8.12.c.iv.1.	1-Month Family		
8.12.c.iv.1.a	Non-Resident	$217.74	each
8.12.c.iv.1.b	Resident	$186.23	each
8.12.c.iv.2.	3-Month Family		
8.12.c.iv.2.a	Non-Resident	$465.29	each
8.12.c.iv.2.b	Resident	$404.71	each
8.12.c.iv.3.	6-Month Family		
8.12.c.iv.3.a	Non-Resident	$755.29	each
8.12.c.iv.3.b	Resident	$660.85	each
8.12.c.iv.4.	1-Year Family		
8.12.c.iv.4.a	Non-Resident	$1,253.02	each
8.12.c.iv.4.b	Resident	$1,104.34	each
8.12.c.iv.5.	1-Month Family Add-On (Add 1 Extra Person to Family Pass, must live in Same Household)		
8.12.c.iv.5.a	Non-Resident	$42.27	each
8.12.c.iv.5.b	Resident	$28.58	each
8.12.c.iv.6.	3-Month Family Add-On		
8.12.c.iv.6.a	Non-Resident	$57.17	each
8.12.c.iv.6.b	Resident	$37.36	each
8.12.c.iv.7.	6-Month Family Add-On		
8.12.c.iv.7.a	Non-Resident	$82.54	each
8.12.c.iv.7.b	Resident	$55.48	each
8.12.c.iv.8.	1-Year Family Add-On		
8.12.c.iv.8.a	Non-Resident	$128.02	each
8.12.c.iv.8.b	Resident	$92.27	each
8.12.d	Punch Cards (10-Time Punch Cards for Lap and Public Swims and Fitness Classes)		
8.12.d.i	Adult Everything Punch Card		

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8.12.d.i.1.	Non-Resident	$108.00	each
8.12.d.i.2.	Resident	$72.00	each
8.12.d.ii	Senior/Child (62 + and 12 and Under) Everything Punch Card		
8.12.d.ii.1.	Non-Resident	$58.58	each
8.12.d.ii.2.	Resident	$53.50	each
8.12.e	Daily Fees		
8.12.e.i	Adult (13 +) Admission		
8.12.e.i.1.	Non-Resident	$12.00	each
8.12.e.i.2.	Resident	$8.00	each
8.12.e.ii	Senior/Child (62 + and 12 and Under) Military/Handicap		
8.12.e.ii.1.	Non-Resident	$6.50	each
8.12.e.ii.2.	Resident	$5.94	each
8.12.e.iii	Pre-School (3 & Under) – Swim Diaper Included		
8.12.e.iii.1.	Non-Resident	$6.25	each
8.12.e.iii.2.	Resident	$4.52	each
8.12.e.iv	Wading Pool Admission Only (17 years and younger, parents/guardians get in free with paying child)	$4.80	each
8.12.f	Fitness Classes Daily		
8.12.f.i	Adult (13 +)		
8.12.f.i.1.	Non-Resident	$7.92	each
8.12.f.i.2.	Resident	$7.08	each
8.12.f.ii	Senior/Child (62 + and 12 and Under)		
8.12.f.ii.1.	Non-Resident	$4.81	each
8.12.f.ii.2.	Resident	$7.08	each
8.12.g	Birthday Parties		
8.12.g.i	Resident	$105.00	each
8.12.g.ii	Non-Resident	$115.00	each
8.12.h	Group Rates (Pre-Arranged Groups Only)		
8.12.h.i	10-19 in Group	$5.94	each
8.12.h.ii	20-29	$5.66	each
8.12.h.iii	30 +	$5.38	each
8.12.h.iv	Group Instructor Fee (one hour, for up to 8 students)	$20.38	each
8.12.i	Facility Rentals		
8.12.i.i	Up to 50 Swimmers (Per Hour)	$198.00	per hour
8.12.i.ii	Up to 100 Swimmers (Per Hour)	$222.00	per hour
8.12.i.iii	Up to 150 Swimmers (Per Hour)	$294.00	per hour
8.12.i.iv	Up to 200 Swimmers (Per Hour)	$366.00	per hour
8.12.i.v	Up to 250 Swimmers (Per Hour)	$438.00	per hour
8.12.i.vi	Up to 300 Swimmers (Per Hour)	$510.00	per hour
8.12.i.vii	Up to 350 Swimmers (Per Hour)	$582.00	per hour
8.12.i.viii	Up to 400 Swimmers (Per Hour)	$654.00	per hour
8.12.i.ix	Wading Pool Only (During Hours the Main Pool is Already Open)	$78.00	per hour
8.12.i.x	Wading Pool Only (During Hours the Main Pool is Not Open)	$93.60	per hour
8.12.i.xi	Room Rental	$11.89	per hour
8.12.j	Lessons		
8.12.j.i	Full Size Lessons (8 Days)		
8.12.j.i.1.	Non-Resident	$252.00	each
8.12.j.i.2.	Resident	$125.00	each
8.12.j.ii	Half Size Lessons (8 Days)		
8.12.j.ii.1.	Non-Resident	$124.32	each
8.12.j.ii.2.	Resident	$111.00	each
8.12.j.iii	Private (One ½ Hour Class)	$31.13	each
8.12.j.iv	Semi-Private (One ½ Hour Class)	$40.50	each
8.12.k	School Fees (tax exempt)		
8.12.k.i	School Group Lessons	$5.70	each
8.12.k.ii	High School PE Classes	$4.20	each

Exhibit A
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8.12.k.iii	High School PE Aerobics	$6.00	each
8.12.k.iv	Discount Nights (Monday and Junior High Night and Wading Pool and YMCA and Schools (Field Trips)	$4.80	each
8.12.l	Kayaking		
8.12.l.i	Open Boat	$10.19	each
8.12.l.ii	Group Instructor Fee	$9.00	each
8.12.m	Late Fees for Programs (for those who register after the deadline)	$6.00	each
8.12.n	Daily Themed Programs	$18.00	each
8.12.o	Lane Rentals (USA/High School/Non-Profit)		
8.12.o.i	Resident	$13.20	each
8.12.o.ii	Non Resident	$26.00	each
8.12.p	Swim Team Fees		
8.12.p.i	Lane Hours (High Schools)	$18.00	each
8.12.p.ii	Lane Hours (USA)	$18.00	each
8.12.p.iii	Rental (for a 4 Hour Session with set up and take down)	$840.00	per team
8.12.p.iv	Scoreboard Time System Maintenance Fee	$7.80	per use
8.12.q	Surfer Swim Team		
8.12.q.i	Surfer Team Membership Fee	$60.00	each
8.12.q.ii	Surfer Team Lesson Fee		
8.12.q.ii.1.	Non-Resident	$11.89	each
8.12.q.ii.2.	Resident	$10.75	each
8.12.r	High School Swim Team Fees		
8.12.r.i	High School Swim Team Dual Meets	$600.00	per meet
8.12.r.ii	High School Spring League Swim Team (in house)		
8.12.r.ii.1.	Non-Resident	$251.89	each
8.12.r.ii.2.	Resident	$225.00	each
8.12.r.iii	High School Regional Meets	$3.60	each
8.12.r.iv	Junior High Swim Team		
8.12.r.iv.1.	Non-Resident	$251.89	each
8.12.r.iv.2.	Resident	$213.00	each
8.12.s	Swim Team Sessions (8 Weeks) 4 times a year New Format Sessions (8 Week Sessions) 4 times a year		
8.12.s.i	3 Days per Week (Practices)	$150.00	each
8.12.s.ii	2 Days per Week	$108.00	each
8.12.s.iii	1 Day per Week	$66.00	each
8.12.s.iv	Add on an Additional Day Session	$42.00	each
8.12.t	Multi-Family Program Discounts		
8.12.t.i	(Discounts are for multi-family members living in the same household signing up for the same program – first person is regular price)		
8.12.t.ii	2nd Person	5%	discount
8.12.t.iii	3rd or More	10%	discount
8.12.u	Scouting		
8.12.u.i	Scout Instructor Fee	$15.60	each
8.12.u.ii	Scout Class – CPR Component to Any Merit Badge	$6.00	each
8.12.u.iii	1st and 2nd Class & Cub Scout Aqua Badges	$9.00	each
8.12.u.iv	Snorkeling and Scuba	$17.40	each
8.12.u.v	Lifesaving Merit Badge, First Aid Merit Badge	$36.00	each
8.12.u.vi	Swimming Merit Badge	$36.00	each
8.12.v	Program Fees		
8.12.v.i	Program Fee (Mermaid Experiences, Lifeguard Classes, WSI Classes, Swim Leagues, Triathlon, Fit Challenge, Etc.)		

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8.12.v.i.1.	Resident	$315.00	each
8.12.v.i.2.	Non-Resident	$350.00	each
8.12.v.ii	Mermaid Birthday Parties		
8.12.v.ii.1.	Resident	$390.00	each
8.12.v.ii.2.	Non-Resident	$404.00	each
8.12.v.iii	Lifeguard Class	$311.32	each
8.12.v.iv	Water Safety Instructor Class	$283.02	each
8.12.v.v	Fitness Challenge	$14.71	each
8.12.v.vi	Triathlons	$39.06	each
8.12.w	Swim Meet Use Fee (Per Swimmer)	$7.80	each
	Golf		
8.13	Golf Course(s) Fees (* All Season Pass Categories, are subject to an additional $1 per round USER FEE. Pass Holders will have the option to avoid this per round USER FEE by paying an annual USER FEE of $60 per Pass Holder.)		
8.13.a	Non-Resident Green Fees		
8.13.a.i	Weekday 9 Holes	$29.40	each
8.13.a.ii	Weekday 18 Holes	$47.40	each
8.13.a.iii	Weekend 9 Holes	$30.60	each
8.13.a.iv	Weekend 18 Holes	$48.60	each
8.13.b	Resident Green Fees		
8.13.b.i	Weekday 9 Holes	$22.58	each
8.13.b.ii	Weekday 18 Holes	$38.33	each
8.13.b.iii	Weekend 9 Holes	$23.63	each
8.13.b.iv	Weekend 18 Holes	$39.38	each
8.13.c	Junior Green Fee 9 Holes	$11.03	each
8.13.d	Junior Green Fee 18 Holes	$19.43	each
8.13.e	Resident Season Pass*		
8.13.e.i	First Adult*	$1,119.30	each
8.13.e.ii	Second Adult*	$976.50	each
8.13.e.iii	First Senior 5-Day*	$873.60	each
8.13.e.iv	Second Senior 5-Day*	$813.75	each
8.13.e.v	First Senior 7-Day*	$997.50	each
8.13.e.vi	Second Senior 7-Day*	$936.60	each
8.13.e.vii	Young Adult Pass*	$783.30	each
8.13.e.viii	Full-Time Junior*	$368.55	each
8.13.f	Non-Resident Season Pass*		
8.13.f.i	First Adult*	$1,345.20	each
8.13.f.ii	Second Adult*	$1,138.80	each
8.13.f.iii	First Senior 5-Day*	$1,044.00	each
8.13.f.iv	Second Senior 5-Day*	$952.80	each
8.13.f.v	First Senior 7-Day*	$1,195.20	each
8.13.f.vi	Second Senior 7 Day*	$1,120.80	each
8.13.g	Resident Punch Passes		
8.13.g.i	Punch 10-9 Hole	$193.73	each
8.13.g.ii	Punch 10-18 Hole	$335.48	each
8.13.g.iii	Punch 20-9 Hole	$376.69	each
8.13.g.iv	Punch 20-18 Hole	$652.31	each
8.13.h	Non-Resident Punch Passes		
8.13.h.i	Punch 10-9 Hole	$253.80	each
8.13.h.ii	Punch 10-18 Hole	$415.80	each
8.13.h.iii	Punch 20-9 Hole	$493.50	each
8.13.h.iv	Punch 20-18 Hole	$808.50	each
8.13.i	Driving Range		
8.13.i.i	Mini Bucket	$4.03	each
8.13.i.ii	Small Bucket	$6.33	each
8.13.i.iii	Medium Bucket	$8.63	each
8.13.i.iv	Large Bucket	$10.93	each
8.13.i.v	Mini Bucket 10 Punch Pass	$34.21	each
8.13.i.vi	Small Bucket 10 Punch Pass	$53.76	each

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8.13.i.vii	Medium Bucket 10 Punch Pass	$73.32	each
8.13.i.viii	Mini Bucket 20 Punch Pass	$64.40	each
8.13.i.ix	Small Bucket 10 Punch Pass	$101.20	each
8.13.i.x	Medium Bucket 20 Punch Pass	$138.00	each
8.13.j	Short Course		
8.13.j.i	Green Fees	$6.00	each
8.13.j.ii	Punch Pass	$42.50	each
8.13.j.iii	Yearly Pass (75)	$30.00	per year
8.13.j.iv	Yearly Pass (115)	$126.00	per year
8.13.k	Golf Cart Rentals		
8.13.k.i	Golf Cart Per Rider 9 Holes	$10.00	each
8.13.k.ii	Golf Cart Per Rider 18 Holes	$20.00	each
8.13.k.iii	Private Cart Trail Fee per Rider 9 Holes	$5.00	each
8.13.k.iv	Private Cart Trail Fee per Rider 18 Holes	$10.00	each
8.13.k.v	11 Cart Punch Pass	$100.00	each
8.13.k.vi	22 Cart Punch Pass	$200.00	each
8.13.l	Single Rider Cart Pass Annual	$1,285.33	per year
8.13.m	Two Rider (Family) Cart Pass Annual	$1,654.66	per year
8.13.m.i	Medical Cart Usage Fee Yearly	$310.00	per year
8.13.n	Club Rental 9 Holes		
8.13.n.i	High End Clubs	$30.00	each
8.13.n.ii	Standard Clubs	$20.00	each
8.13.n.iii	Push Cart	$3.00	each
8.13.o	Club Rental 18 Holes		
8.13.o.i	High End Clubs	$50.00	each
8.13.o.ii	Standard Clubs	$30.00	each
8.13.o.iii	Push Cart	$5.00	each
8.13.p	Golf Sponsorship Packages		
8.13.p.i	Eagle Pass/Punch Partner Sponsorship package	$2,336.25	each
8.13.p.ii	Birdie Pass/Punch Partner Sponsorship package	$1,732.50	each
8.13.p.iii	Par Partner Sponsorship package	$1,443.75	each
8.13.p.iv	Junior Partner Sponsorship package	$840.00	each
8.13.p.v	Tee Marker Sign Ad - all 3 courses	$700.00	each
8.13.p.vi	Tee Marker Sign Ad #1 Request	$200.00	each
8.13.p.vii	Tee Marker Sign Ad - Short Course	$200.00	each
8.13.p.viii	Golf Cart Ad (June or July or August)	$600.00	each
8.13.p.ix	Golf Cart Ad (May or September)	$500.00	each
8.13.p.x	Golf Cart Ad (April or October)	$350.00	each
8.13.p.xi	Golf Shop Monitor Ad (3 rotating months)	$500.00	each
SECTION 9	POLICE DEPARTMENT		
9.1	Public Parking Fees:		
9.1.a	Downtown Resident Parking Permit	$20.00	per year
9.1.b	Downtown Unlawful Parking Citation	$25.00	each
9.1.c	Second Unlawful Parking Citation within 30 days of Prior Citation	$40.00	each
9.1.d	Third or subsequent Unlawful Parking Citation within 30 days of Prior Citation	$55.00	each
9.1.e	Unlawful Parking in a Spot Designated for Persons with Disabilities	$55.00	each
9.1.f	Any other Violation of the Public Parking Ordinance	$25.00	each
9.1.g	Violation of Snow Removal Ordinance	$50.00	each
9.2	Abandoned Vehicle Reclamation – Processing Fee	$20.00	each
9.3	Fingerprint Background Check Fee:		
9.3.a	Public Conveyance Operator	$50.00	each
9.3.b	Taxi Operator	$50.00	each
9.3.c	Courtesy Vehicle Operator	$50.00	each
9.3.d	Child Care Worker Certification	$50.00	each

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9.3.e	On-Site Non Provider Certification	$50.00	each
9.3.f	Door-To-Door Solicitors	$50.00	each
9.3.g	Fingerprint Card	$15.00	each
9.4	On-Duty, Uniformed Extra-Duty Service	Actual Cost	
9.4.a	Secondary Employment Equipment Fee	$15.00	each
9.5	City Code Violations		
9.5.a	Infraction fine, unless otherwise specified - first offense within 12 months	$100.00	each
9.5.b	Infraction fine, unless otherwise specified - second offense within 12 months	$200.00	each
9.5.c	Infraction fine, unless otherwise specified - third offense within 12 months	$300.00	each
9.5.d	Nuisance Noise violation - 1st offense	$100.00	each
9.5.e	Nuisance Noise violation - 2nd offense	$200.00	each
9.5.f	Nuisance Noise violation - 3rd offense	$300.00	minimum fine
9.6	Animal Control Fees		
9.6.a	Licensing Fees		
9.6.a.i	Unaltered Dog and Cat License	$70.00	per year
9.6.a.ii	Altered Dog and Cat License	$35.00	per year
9.6.a.iii	Duplicate Tag Fee	$3.00	each
9.6.a.iv	Additional Dog Permit Fee	$95.00	per year
9.6.a.v	Dog License Permit Fee	$115.00	per year
9.6.a.vi	At-Risk/Dangerous - Unaltered License	$200.00	each
9.6.a.vii	At-Risk/Dangerous - Altered License	$50.00	each
9.6.b	Euthanasia and Surrender Fees		
9.6.b.i	Euthanasia - Dogs and Cats (City Resident Only)	$70.00	each
9.6.b.ii	Euthanasia - Non-Resident	$90.00	each
9.6.b.iii	Euthanasia - Trapped Squirrels	$5.00	each
9.6.b.iv	Animal Surrender per animal	$50.00	per animal
9.6.b.v	Out of County Stray	$30.00	each
9.6.c	Adoption Fees		
9.6.c.i	Adoption - Any Cat (includes spay/neuter, rabies and microchip)	$110.00	each
9.6.c.ii	Adoption - Any Male Dog (includes neuter, rabies, microchip and license)	$125.00	each
9.6.c.iii	Adoption - Any Female Dog (includes spay/neuter, rabies and microchip)	$150.00	each
9.6.c	Miscellaneous Fees		
9.6.c.i	Microchip	$30.00	each
9.6.c.ii	Microchip Transfer	$15.00	each
9.6.c.iii	Cremation fee		
9.6.d.iii.1	City Resident		
9.6.d.iii.1.a	No ashes returned	$50.00	each
9.6.d.iii.1.b	0-25 lbs with ashes returned	$90.00	each
9.6.d.iii.1.c	26-60 lbs with ashes returned	$110.00	each
9.6.d.iii.1.d	61-100 lbs with ashes returned	$145.00	each
9.6.d.iii.1.e	100+ lbs with ashes returned	$185.00	each
9.6.d.iii.2	Non-City Resident		
9.6.d.iii.2.a	No ashes returned	$80.00	each
9.6.d.iii.2.b	0-25 lbs with ashes returned	$137.00	each
9.6.d.iii.2.c	26-60 lbs with ashes returned	$160.00	each
9.6.d.iii.2.d	61-100 lbs with ashes returned	$205.00	each
9.6.d.iii.2.e	100+ lbs with ashes returned	$270.00	each
9.6.d.viii	Impound Fee	$35.00	each
9.6.d.ix	Boarding Fee (full service)	$35.00	per day
9.6.d.x	Boarding Fee (owner provides food)	$25.00	per day
9.6.e	Digital Forensic Service for Outside Agencies	$300.00	each

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SECTION 10	PUBLIC WORKS		
	Engineering Division		
10.1	Subdivision Inspection Fees (Schedule based on the estimated total public improvement costs)		
10.1.a	Improvement costs equal to or less than $100,000	4%	of improvement costs
10.1.b	Improvement costs greater than $100,000 but less than or equal to $500,000		
10.1.b.i	Base cost	$4,000.00	
10.1.b.ii	Rate	1%	of improvement costs over $100,000
10.1.c	Improvement costs greater than $500,000		
10.1.c.i	Base cost	$8,000.00	
10.1.c.ii	Rate	0.50%	of improvement costs over $500,000
10.2	Right-of-Way Permit Fee	$50.00	per permit
	Impact Fees		
10.1	Residential		
10.1.a	Under 1500 square feet		
10.1.a.i	Police	$185.00	per residential development
10.1.a.ii	Fire/EMS	$270.00	per residential development
10.1.a.iii	Parks and Recreation	$790.00	per residential development
10.1.a.iv	Transportation	$1,864.00	per residential development
10.1.b	1500 to 2,999 square feet		
10.1.b.i	Police	$298.00	per residential development
10.1.b.ii	Fire/EMS	$438.00	per residential development
10.1.b.iii	Parks and Recreation	$1,276.00	per residential development
10.1.b.iv	Transportation	$2,890.00	per residential development
10.1.c	3000 or more square feet		
10.1.c.i	Police	$397.00	per residential development
10.1.c.ii	Fire/EMS	$583.00	per residential development
10.1.c.iii	Parks and Recreation	$1,700.00	per residential development
10.1.c.iv	Transportation	$3,780.00	per residential development
10.2	Non-Residential		
10.2.a	Retail		
10.2.a.i	Police	$666.00	per 1,000 square feet
10.2.a.ii	Fire/EMS	$550.00	per 1,000 square feet
10.2.a.iii	Parks and Recreation	$0.00	per 1,000 square feet
10.2.a.iv	Transportation	$3,320.00	per 1,000 square feet
10.2.b	Office		
10.2.b.i	Police	$257.00	per 1,000 square feet
10.2.b.ii	Fire/EMS	$93.00	per 1,000 square feet
10.2.b.iii	Parks and Recreation	$0.00	per 1,000 square feet
10.2.b.iv	Transportation	$1,944.00	per 1,000 square feet
10.2.c	Industrial		
10.2.c.i	Police	$115.00	per 1,000 square feet
10.2.c.ii	Fire/EMS	$49.00	per 1,000 square feet
10.2.c.iii	Parks and Recreation	$0.00	per 1,000 square feet
10.2.c.iv	Transportation	$874.00	per 1,000 square feet
10.2.d	Institutional		
10.2.d.i	Police	$255.00	per 1,000 square feet
10.2.d.ii	Fire/EMS	$1,978.00	per 1,000 square feet
10.2.d.iii	Parks and Recreation	$0.00	per 1,000 square feet
10.2.d.iv	Transportation	$1,932.00	per 1,000 square feet
	Sanitation Division		
10.1	Monthly Residential Sanitation Charge:		
10.1.a	Cart or Hand-load Container:		
10.1.a.i	Weekly Pickup	$9.90	per month
10.1.a.ii	County Landfill Fee	$6.90	per month
10.1.a.iii	Additional Cart, Weekly Pickup	$9.90	per month, 3-month minimum billing

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10.1.a.iii.1	County Landfill Fee	$6.90	per month
10.2	Additional Cart City Delivery Fee (Patron Pickup No Fee)	$30.00	each
10.3	Monthly Commercial and Industrial Charges:		
10.3.a	Cart or Hand-load Container:		
10.3.a.i	Weekly Pickup	$9.90	per month
10.3.a.ii	County Landfill Fee	$6.90	
10.3.a.iii	Additional Cart, Weekly Pickup	$9.90	per month, 3-month minimum billing
10.3.a.iv	County Landfill Fee	$6.90	
10.3.b	1 ½ C. Y. Container:		
10.3.b.i	Base Charge	$32.24	per month
10.3.b.ii	Rate	$10.60	per weekly pickup
10.3.b.ii	County Landfill Fee	$14.05	per weekly pickup
10.3.c	3 C. Y. Container:		
10.3.c.i	Base Charge	$37.60	per month
10.3.c.ii	Rate	$14.60	per weekly pickup
10.3.c.iii	County Landfill Fee	$28.10	per weekly pickup
10.3.d	4 C. Y. Container:		
10.3.d.i	Base Charge	$40.35	per month
10.3.d.ii	Rate	$18.55	per weekly pickup
10.3.d.iii	County Landfill Fee	$37.40	per weekly pickup
10.3.e	6 C.Y.Container		
10.3.e.i	Base Charge	$75.20	per month
10.3.e.ii	Rate	$29.20	Per weekly pickup
10.3.e.iii	County Landfill Fee	$56.10	Per weekly pickup
10.3.f	Large Uncompacted Container:		
10.3.f.i	Base Charge	$35.70	per month
10.3.f.ii	Solid Waste Rate	$141.75	per pickup
10.3.f.iii	Construction Waste Rate	$164.85	per pickup
10.3.f.iv	County Disposal Fee	Current County Fee	per load
10.3.f.v	County Unsorted Fee	Current County Fee	per load
10.3.f.vi	County Inert Material Fee	Current County Fee	per load
10.3.g	Large Compacted Container:		
10.3.g.i	Solid Waste Fee	$129.15	per pickup
10.3.g.ii	County Disposal Fee	Current County Fee	per load
10.4	Short Term Suspension (Vacant for a minimum of 3 weeks or 21 calendar days, but not more than 6 months or 180 calendar days.) (Container must remain on property and not be serviced)		
10.4.a	Requested within 5 business days, during regular business hours, 8:00 am to 5:00 pm	No Charge	
10.4.b	Requested without 5 business days' notice, or after business hours	No Charge	
10.5	Tire Disposal Fees		
10.5.a	Motorcycle, ATV or UTV	Current County Fee	
10.5.b	Automobile, Light Truck	Current County Fee	
10.5.c	Truck	Current County Fee	
10.5.d	Farm Implement	Current County Fee	
10.5.e	Earth Moving Equipment	Current County Fee	
10.5.f	Shredded Tires	Current County Fee	

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
10.5.g	Bulk Tires	Current County Fee	
10.6	Freon Fee	Current County Fee $10.00	per unit
10.6.a	Freon item pickup fee	$30.00	each
10.6.b	Tire pickup fee	$30.00	each
10.7	Peterson Hill/Landfill Haul Fee (30 C.Y.)	$142.00	per container
10.8	Swap Out of 1.5, 3 and 4 C.Y. Containers	$25.00	per request
10.9	Extra Dump for 1.5, 3 and 4 C.Y. Containers	$60.00	per extra dump
10.10	Dry Run Fee for Inaccessible 30 C.Y. Containers	$50.00	per each
10.11	Damage to Commercial Containers	Actual Cost	
10.12	Bulk Item Pickup	$30.00	per pick up
	Street Division		
10.1	Candlesticks and Base replacement	$57.13	each
10.2	A-Frame replacement	$65.00	each
10.3	Cones replacement	$50.00	each
10.4	Sign and Stand replacement	$300.00	each
10.5	Emergency service/accident support (traffic control & sweeping)	Actual Costs	
10.6	Patching/surface repair	Actual Costs	
10.7	Street Variable Message Board Rental	$25.00	per hour, 8 hour minimum charge
	Transit Division		
10.1	Microtransit User Fee (Includes $1 Booking or $1 Technology Fee)	$10.00	maximum per person, per boarding
10.2	Microtransit User Fee (Afterhours special service - Includes $1 Booking or $1 Technology Fee)	$15.00	Each
10.3	Prescheduled Ride Cancellation (Less than 1 hour in advance)	Same as User Fee	
10.4	On Demand Ride Cancellation	Same as User Fee	
10.5	Special Event Service	Actual Cost	
10.6	Microtransit User Fee - Premium Expedited Service	$25.00	Each
	Wastewater Division		
10.1	Wastewater Service Connection Fees: Based on Water Service Connection Size		
10.1.a	1" Service Connection	$1,671.00	each
10.1.b	1.5" Service Connection	$3,342.00	each
10.1.c	2" Service Connection	$5,347.00	each
10.1.d	3" Service Connection	$10,694.00	each
10.1.e	4" Service Connection	$16,710.00	each
10.1.f	6" Service Connection	$33,420.00	each
10.1.g	8" Service Connection	$53,472.00	each
10.2	Monthly Idaho DEQ Wastewater Fee (Per Connection)	$0.15	per month
10.3	Sewer Main Connection Charge	$31.25	per front foot of property owned upon street or public right-of-way within which a sewer main is located
10.4	Monthly Non-metered Residential Wastewater Rates:		
10.4.a	Single Family Dwellings, including condominium units and mobile homes (excluding separate apartment units within such dwelling), per dwelling or unit	$27.55	per month
10.4.b	Duplex, per dwelling or unit	$27.55	per month
10.4.c	Apartment Unit (tenant pays bill), per unit	$20.60	per month

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
10.5	Monthly Non-metered Commercial Wastewater Rates:		
10.5.a	Category 1 (Commercial Apartment Buildings where landlord pays bill) per apartment unit	$25.70	per month
10.5.b	Category 2 (Bar, Church, Gym, Office Space, Retail, Salon, Shop, Warehouse), per business	$34.30	per month
10.5.c	Category 3 (Big Box Retail, Car Sales, Convenience Store, Day Care, Fast Food, Medical Office), per business	$62.25	per month
10.5.d	Category 4 (Hall, Restaurant), per business	$90.95	per month
10.5.e	Category 5 (Grocery Store, Hotel or Rest Home with 20 rooms or less), per business	$169.75	per month
10.5.f	Category 6 (Hotel or Rest Home with more than 20 rooms), per business	$984.70	per month
10.6	Monthly Non-metered School Wastewater Rates:		
10.6.a	Elementary Schools, per 50 students or fraction thereof	$12.20	per month
10.6.b	Junior High Schools, High Schools, Colleges, and Universities, per 50 students or fraction thereof	$15.55	per month
10.7	Monthly Metered Wastewater Rates:		
10.7.a	Base Charge	$4.50	per month
10.7.b	Plus per each 1,000 gallons of metered water	$2.80	per month
10.8	Outside of City Billing Rates	110%	of Metered Rates or Non-metered Rates as Set Forth Above for City Residents
10.9	Construction Wastewater Rates		
10.9.a	Monthly Non-metered Residential Construction Water Rate, Single Family Dwellings and Duplex (excluding separate apartments units in such dwelling), per dwelling or unit	$13.60	per month
10.9.b	Monthly Non-metered Apartment Construction Water Rate, per unit	$10.25	per month
10.9.c	Monthly Non-metered Commercial Construction Water Rate, per building	$29.05	per month
10.10	Industrial Rates for Certain Users:		
10.10.a	Ingredion Incorporated:		
10.10.a.i	Flow	$0.8000	per 1,000 gallons
10.10.a.ii	BOD	$0.8000	per pound
10.10.a.iii	TSS	$0.5000	per pound
10.10.b	Busch Agricultural Resources:		
10.10.b.i	Flow	$0.8000	per 1,000 gallons
10.10.b.ii	BOD	$0.8000	per pound
10.10.b.iii	TSS	$0.5000	per pound
10.10.c	Golden Valley Natural		
10.10.c.i	Flow	$1.1500	per 1,000 gallons
10.10.c.ii	BOD	$0.9000	per pound
10.10.c.iii	TSS	$0.5500	per pound
10.10.c.iv	Monthy Base Service	$1,365.00	per month
10.10.d	Intermountain Packing		
10.10.d.i	Flow	$0.7935	per 1,000 gallons
10.10.d.ii	BOD	$0.7955	per pound
10.10.d.iii	TSS	$0.4895	per pound
10.11	County and City Rates:		
10.11.a	City of Ammon	$4.10	per 1,000 gallons
10.11.b	City of Ammon – Monthly Idaho DEQ Wastewater Fee (Per Connection)	$0.15	per connection per month
10.11.c	Iona Bonneville Sewer District	$4.10	per 1,000 gallons

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
10.11.d	Iona Bonneville Sewer District – Monthly Idaho DEQ Wastewater Fee (Per Connection)	$0.15	per connection per month
10.11.e	City of Ucon	$3.85	per 1,000 gallons
10.11.f	City of Ucon – Monthly Idaho DEQ Wastewater Fee (Per Connection)	$0.15	per connection per month
10.12	Ammon, Ucon, and ISBD Wasterwater Service Connection Fee: Based on Water Service Connection Size		
10.12.a	1" Service Connection	$830.00	each
10.12.b	1.5" Service Connection	$1,660.00	each
10.12.c	2" Service Connection	$2,656.00	each
10.12.d	3" Service Connection	$5,312.00	each
10.12.e	4" Service Connection	$8,300.00	each
10.12.f	6" Service Connection	$16,600.00	each
10.12.g	8" Service Connection	$26,560.00	each
10.13	Violation Fees:		
10.13.a	Violation of Wastewater Code Fee	$1,000.00	each
10.13.b	Civil Fine for Wastewater Code Violation	$1,000.00	each
10.13.c	Misdemeanor Penalty – Criminal Fine for Willful or Negligent Violation of Wastewater Code	$1,000.00	each
10.13.d	Misdemeanor Penalty – Criminal Fine for Willful or Negligent Introduction of any Substance into POTW, which causes Injury or Damage	$1,000.00	each
10.13.e	Misdemeanor Penalty – Criminal Fine for Knowingly Making False Statement in Any Wastewater Permit Application	$1,000.00	each
10.14	Maximum Informant Reward	$1,000.00	each
10.15	Septic Haulers		
10.15.a	Septic Haulers Annual License	$110.25	each
10.15.b	Septic Hauler Dumping fees (based on truck tank capacity, not quantity hauled)		
10.15.b.i	0 ≥ 500 Gallons	$53.15	each
10.15.b.ii	501 ≥ 1000 Gallons	$106.25	each
10.15.b.iii	1001 ≥ 1500 Gallons	$159.40	each
10.15.b.iv	1501 ≥ 2000 Gallons	$212.50	each
10.15.b.v	2001 ≥ 2500 Gallons	$265.65	each
10.15.b.vi	2501 ≥ 3000 Gallons	$318.80	each
10.15.b.vii	3001 ≥ 3500 Gallons	$371.90	each
10.15.b.viii	3501 ≥ 4000 Gallons	$425.05	each
10.15.b.ix	4001 ≥ 4500 Gallons	$478.20	each
10.15.b.x	4501 ≥ 5000 Gallons	$531.30	each
10.15.b.xi	5001 ≥ 5500 Gallons	$584.45	each
10.15.b.xii	5501 ≥ 6000 Gallons	$637.55	each
10.16	Maximum Fine for Violation of Wastewater Code	$1,000.00	each
10.17	Maximum Penalty for Violation of Wastewater Code	$1,000.00	each
10.18	Service/Inspection Call Charges		
10.18.a	Culvert/Pipe Clean Outs	Actual Costs	
10.18.b	Jet-Vac Truck Usage	Actual Costs	
10.18.c	After-hour Service/Inspection Call Charge	$27.80	per half hour
	Water Division		
10.1.	Water Service Connection Fees:		
10.1.a	1” Service Connection	$3,267.00	each
10.1.b	1.5” Service Connection	$5,881.00	each
10.1.c	2” Service Connection	$9,475.00	each
10.1.d	3’’ Service Connection	$33,323.00	each
10.1.e	4” Service Connection	$65,340.00	each
10.1.f	6” Service Connection	$118,919.00	each

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
10.1.g	8" Service Connection	$207,781.00	each
10.2.	Short Term Suspension (Vacant for a minimum of 3 weeks or 21 calendar days, but not more than 6 months or 180 calendar days.)		
10.2.a	Requested within 5 business days, during regular business hours, 8:00 am to 5:00 pm	$20.00	per request
10.2.b	Requested without 5 business days' notice, or after business hours	$40.00	per request
10.3.	Water Main Connection Charge	$53.35	per front foot of property owned upon street or public right-of-way within which a water main is located
10.4.	Service Call Charge		
10.5.	Water Disconnection/Reconnection Fee	$34.25	per service call
10.6.	Service/Inspection Call Charge: After-hour Service/Inspection Call Charge	$40.25	per ½ hour
10.7.	Monthly Non-metered Residential Water Rates:		
10.7.a	Single Family Dwellings and Mobile Homes (excluding separate apartment units within such dwelling)	$34.85	per month, per dwelling or unit
10.7.b	Large, Landscaped Residential Lot Rate	$24.85	per month, per acre of fraction thereof over 0.75 acres
10.7.c	Duplex Rate	$34.85	per month, per dwelling or unit
10.7.d	Apartment Unit (tenant pays bill)	$27.90	per month, per unit
10.8.	Monthly Non-metered Commercial Water Rates:		
10.8.a	Category 1 (Commercial Apartment Buildings where landlord pays bill)	$27.90	per month, per apartment unit
10.8.b	Category 2 (Bar, Church, Gym, Office Space, Retail, Salon, Shop, Warehouse)	$49.30	per month, per business
10.8.c	Category 3 (Big Box Retail, Car Sales, Convenience Store, Day Care, Fast Food, Medical Office)	$61.75	per month, per business
10.8.d	Category 4 (Hall, Restaurant)	$162.65	per month, per business
10.8.e	Category 5 (Grocery Store, Hotel or Rest Home with 20 rooms or less)	$234.15	per month, per business
10.8.f	Category 6 (Hotel or Rest Home with more than 20 rooms)	$487.75	per month, per business
10.9.	Monthly Non-metered School Water Rates:		
10.9.a	Elementary Schools	$20.70	per month, per 50 students or fraction thereof
10.9.b	Junior High Schools, High Schools, Colleges, and Universities	$26.05	per month, per 50 students or fraction thereof
10.10.	Monthly Non-metered Residential Irrigation Water Rate:		
10.10.a	Single Family Dwellings and Mobile Homes	$18.60	per month, per dwelling or separately owned landscape parcel
10.10.b	Large, Landscaped Residential Lot Rate	$24.85	per month, per acre of fraction thereof over 0.75 acres
10.10.c	Duplex Rate	$9.25	per month, per dwelling or unit
10.10.d	Apartment Unit (tenant pays bill)	$4.60	per month, per unit
10.11.	Monthly Non-metered Commercial Irrigation Water Rate (All Commercial Categories plus Private Parks, Privately Maintained Common Area or Parcel)	$0.35	per month, per 100 square feet of calculated landscape area
10.12.	Monthly Non-metered School Irrigation Water Rate	$19.00	per month, per acre or fraction thereof
10.13.	Water Meter Fees for New Development		
10.13.a	Water Meter and AMI Endpoint Purchase 1"	$420.00	each
10.13.b	Water Meter and AMI Endpoint Purchase 1.5"	$880.00	each
10.13.c	Water Meter and AMI Endpoint Purchase 2"	$1,120.00	each
10.13.d	Water Meter and AMI Endpoint Purchase 3"	$2,770.00	each
10.13.e	Water Meter and AMI Endpoint Purchase 4"	$3,425.00	each

Exhibit A
Idaho Falls Fee Schedule-PROPOSED
Effective October 1, 2026

Item Number	Department / Division / Item Description	Proposed October 1, 2026	Unit of measurement
10.13.f	Water Meter and AMI Endpoint Purchase 6"	$4,710.00	each
10.14.	Fire Hydrant Meter Assembly Deposit	$1,950.00	per hydrant meter assembly
10.15.	Fire Hydrant Metered Use Volumetric Rate	$5.25	per 1,000 gallons (or fraction thereof)
10.16.	Monthly Base Metered Water Rates, per size of water meter:		
10.16.a	5/8” Meter	$39.45	per month
10.16.b	3/4” Meter	$39.45	per month
10.16.c	1” Meter	$39.45	per month
10.16.d	1-1/4” Meter	$49.45	per month
10.16.e	1-1/2” Meter	$65.80	per month
10.16.f	2” Meter	$78.85	per month
10.16.g	3” Meter	$91.75	per month
10.16.h	4” Meter	$131.20	per month
10.16.i	6” Meter	$249.95	per month
10.16.j	8” Meter	$394.00	per month
10.17.	Monthly Metered Water Volumetric Rate	$1.00	per month, per each 1,000 gallons used
10.18.	Monthly Idaho DEQ Water Primacy Fee (All Non-metered and Metered Categories)	$0.25	per month, per dwelling, unit, business, or metered connection
10.19.	Outside of City Billing Rates	110%	of Metered Rates or Non-metered Rates as Set Forth Above for City Residents
10.20.	Recharge Adminstration and Sampling Fee	$11.30	per acre-foot or fraction thereof of water recharged

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING A SCHEDULE OF REVISED FEES FOR SERVICES PROVIDED AND REGULARLY CHARGED AS SPECIFIED BY CITY CODE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Council has determined that the revised and new fees included in this Resolution are appropriate and are reasonably related to the purpose for which such fees are charged; and,

WHEREAS, a public hearing was held pursuant to Idaho Code § 63-1311A after which the Council considered input given by the public; and,

WHEREAS, the Council, by this Resolution, desires to amend and update only those fees and charges contained in the Attachment to this Resolution, while continuing and approving of other fees lawfully charged by the City that are contained elsewhere and not within the Attachment to this Resolution.

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

1. That the fees set forth in the City of Idaho Falls Fee Schedule – October 2026, "Exhibit A" attached hereto and made a part hereof, be in force and effect in matters relating to fees on October 1, 2026.

2. That this Resolution amends all previous Resolutions and Ordinances regarding fees charged by the City concerning the fees that are contained in this Resolution;

3. That any Resolution or provision thereof that is inconsistent with this Resolution is hereby repealed.

ADOPTED and effective this ____ day of _____, 2026.

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

Linda Lundquist, City Clerk Lisa Burtenshaw, Mayor

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, LINDA LUNDQUIST, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, “A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING A SCHEDULE OF REVISED FEES FOR SERVICES PROVIDED AND REGULARLY CHARGED AS SPECIFIED BY CITY CODE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.”

_____
Linda Lundquist, City Clerk

(SEAL)

Memorandum

File #: 26-301 **City Council**

DATE: Thursday, August 20, 2026
AGENDA: Regular
FROM: Pam Alexander, Municipal Services Director
DEPARTMENT: Municipal Services

Title
Resolution to Adopt 1% Levy of Forgone Revenue for Fiscal Year 2026/27

☐ Ordinance
☒ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance
☐ Approval/Authorization/Ratification

Action(s) Requested:
Approve this resolution to adopt the 1% levy of the 2026/27 forgone amount of $540,078.00 and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The Public Hearing for the 2026/27 forgone levy took place on Thursday, August 13, 2026, pursuant to Idaho Code § 63-802(1)(e).

This item has been reviewed by the City's Legal & Municipal Services Departments.

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, CERTIFYING THE LEVY OF ONE PERCENT (1%) OF THE CITY'S PROPERTY TAX BUDGET FOR MAINTENANCE AND OPERATIONS, IN THE AMOUNT OF FIVE HUNDRED AND FORTY THOUSAND AND SEVENTY EIGHT DOLLARS ($540,078.00), TO BE INCLUDED IN THE CITY 2026-2027 BUDGET FOR THE SPECIFIC PURPOSE OF FUNDING THE OPERATIONAL NEEDS OF THE CITY'S LEGAL AND PUBLIC SAFETY DEPARTMENTS PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Idaho Code §50-235 empowers the Council to levy taxes for general revenue purposes; and

WHEREAS, Idaho Code §50-1002 requires the Council to pass a budget, referred to as an Annual Appropriation Ordinance; and

WHEREAS, Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services; and

WHEREAS, Idaho Code §63-802(1)(a) allows each taxing entity to increase property tax budget amounts by a maximum of three percent (3%), plus an amount calculated based on the value of both new construction and annexation added during the previous calendar year, plus an amount for forgone taxes; and

WHEREAS, Idaho Code §63-802(1)(e) requires that the Council must publish notice of its intent to recover a forgone levy and hold a public hearing; and

WHEREAS, the Council has met the notice and hearing requirements in Idaho Code §63-802(1)(e) to levy one percent (1%) of the City's property tax budget, five hundred and forty thousand and seventy-eight dollars ($540,078.00); and

WHEREAS, the specific purpose for which the forgone increase is being budgeted is to fund Legal and Public Safety Department operational needs.

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

1. That the City of Idaho Falls, Idaho, certifies that, in addition to the other increases allowed under Idaho Code, the City is levying one percent (1%) of the City's property tax budget, in the amount of five hundred and forty thousand and seventy-eight dollars ($540,078.00) to be

included in the City of Idaho Falls, Idaho's 2026-2027 Budget for the specific purpose of funding Legal and Public Safety Department operational needs.

ADOPTED and effective this _____ day of _____, 2026.

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

LINDA LUNDQUIST, CITY CLERK LISA M. BURTENSHAW, MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, LINDA LUNDQUIST, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, CERTIFYING THE LEVY OF ONE PERCENT (1%) OF THE CITY'S PROPERTY TAX BUDGET, IN THE AMOUNT OF FIVE HUNDRED AND FORTY THOUSAND AND SEVENTY EIGHT DOLLARS ($540,078.00), TO BE INCLUDED IN THE CITY 2026-2027 BUDGET FOR THE SPECIFIC PURPOSE OF FUNDING LEGAL AND PUBLIC SAFETY DEPARTMENT OPERATIONS PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

_____

LINDA LUNDQUIST, CITY CLERK

Memorandum

File #: 26-302 **City Council**

DATE: Thursday, August 20, 2026
AGENDA: Regular
FROM: Pam Alexander, Municipal Services Director
DEPARTMENT: Municipal Services

Title
Resolution to Adopt Forgone for One-Time Capital Projects for Fiscal Year 2026/27

☐ Ordinance
☒ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance
☐ Approval/Authorization/Ratification

Action(s) Requested:
Approve the 2026/27 resolution adopting $250,116.00 of the City's forgone balance for the specific purpose of funding one-time capital projects for Fire and Parks and Recreation and authorize the Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The Public Hearing for the 2026/27 forgone levy took place on Thursday, August 13, 2026, pursuant to Idaho Code 63-802(1)(e)(iii). The forgone revenue of $250,116.00 will fund a Fire Upgrade/Remodel of Station 4 restrooms; Wes Deist Aquatic Center starting blocks for 8 lanes; Wes Deist Aquatic Center main entrance door; Joe Marmo/Wayne Lehto Ice Arena rink bleachers; Fire Conex containers for future public safety training facility; Phase I, basic infrastructure for future public safety training facility.

This item has been reviewed by the City's Legal & Municipal Services Departments.

RESOLUTION NO. 2026-__

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, CERTIFYING THE LEVY OF TWO HUNDRED AND FIFTY THOUSAND ONE-HUNDRED AND SIXTEEN DOLLARS ($250,116.00) OF ITS ACCUMULATED FORGONE BALANCE OF FIVE MILLION FIVE HUNDRED AND TWENTY-SEVEN THOUSAND THREE HUNDRED AND SEVEN DOLLARS ($5,527,307.00), TO BE INCLUDED IN THE CITY 2026-2027 BUDGET FOR THE SPECIFIC PURPOSE OF FUNDING CAPITAL PROJECTS FOR FIRE AND PARKS AND RECREATION PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Idaho Code §50-235 empowers the Council to levy taxes for general revenue purposes; and

WHEREAS, Idaho Code §50-1002 requires the Council to pass a budget, referred to as an Annual Appropriation Ordinance; and

WHEREAS, Idaho Code §63-802 sets limitations on all taxing district budget requests on the amount of property tax revenues that can be used to fund programs and services; and

WHEREAS, Idaho Code §63-802(1)(a) allows each taxing entity to increase property tax budget amounts by a maximum of three percent (3%), plus an amount calculated based on the value of both new construction and annexation added during the previous calendar year, plus an amount for forgone taxes; and

WHEREAS, Idaho Code §63-802(1)(a) requires that the Council must publish notice of its intent to recover a forgone levy and hold a public hearing; and

WHEREAS, the Council has met the notice and hearing requirements in Idaho Code §63-802(1)(a) to levy two hundred and fifty thousand one hundred and sixteen dollars ($250,116.00) of accumulated forgone balance of five million five hundred and twenty seven thousand three hundred and seven dollars ($5,527,307.00), not to exceed the maximum of three percent (3%) of the City's property tax budget; and

WHEREAS, the specific purpose for which the forgone increase is being budgeted is to fund Fire Station 4 upgrades to restrooms, Conex containers, and basic infrastructure for a future Public Safety Training facility; Aquatic Center new main entrance door and starting blocks; and new bleachers for the Ice Rink.

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

That the City of Idaho Falls, Idaho, certifies that, in addition to the other increases allowed under Idaho Code, the City is levying two hundred and fifty thousand one hundred and sixteen dollars ($250,116.00) of accumulated forgone balance of five million five hundred and twenty seven thousand three hundred and seven dollars ($5,527,307.00) to be included in the City of Idaho Falls, Idaho's 2026-2027 Capital Budget for the specific purpose of funding Fire Station 4 upgrades to restrooms, Conex containers, and basic infrastructure for a future Public Safety Training facility; Aquatic Center new main entrance door and starting blocks; and new bleachers for the Ice Rink.

ADOPTED and effective this _____ day of _____, 2026.

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

LINDA LUNDQUIST, CITY CLERK LISA M. BURTENSHAW, MAYOR

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, LINDA LUNDQUIST, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, CERTIFYING THE LEVY OF TWO HUNDRED AND FIFTY THOUSAND ONE-HUNDRED AND SIXTEEN DOLLARS ($250,116.00) OF ITS ACCUMULATED FORGONE BALANCE OF FIVE MILLION FIVE HUNDRED AND TWENTY-SEVEN THOUSAND THREE HUNDRED AND SEVEN DOLLARS ($5,527,307.00), TO BE INCLUDED IN THE CITY 2026-2027 BUDGET FOR THE SPECIFIC PURPOSE OF FUNDING FIRE STATION 4 UPGRADES TO RESTROOMS, CONEX CONTAINERS, AND BASIC INFRASTRUCTURE FOR A FUTURE PUBLIC SAFETY TRAINING FACILITY; AQUATIC CENTER NEW MAIN ENTRANCE DOOR AND STARTING BLOCKS; AND NEW BLEACHERS

FOR THE ICE RINK. PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

_____

LINDA LUNDQUIST, CITY CLERK

Memorandum

File #: 26-303 **City Council**

DATE: Friday, August 14, 2026
AGENDA: Regular
FROM: Pam Alexander, Municipal Services Director
DEPARTMENT: Municipal Services

Title
Ordinance to Adopt 2026/27 Fiscal Year Budget

☒ Ordinance
☐ Resolution
☐ Quasi-Judicial Public Hearing
☐ Legislative Public Hearing
☐ Confirmation/Consent/Acceptance
☐ Approval/Authorization/Ratification

Action(s) Requested:
Adopt the 2026/27 fiscal year budget for $393,483,954 and approve the attached appropriations ordinance appropriating monies to and among various funds, under a suspension of the rule requiring three complete and separate readings and request that it be read by title and published by summary (or consider the ordinance on the first reading and that it be read by title, reject the ordinance (or take other action deemed appropriate).

Description, Background Information, Purpose:
The final 2026/27 fiscal year budget amount of $393,483,954 is the same amount as was stated in the published tentative budget as published in the Post Register on August 1, 2026, and August 8, 2026, and presented at the Public Hearing held on Thursday, August 13, 2026, pursuant to Idaho Code § 50-1002. The 2026/27 fiscal year budget appropriations ordinance sets the maximum level of total expenditures that cannot be exceeded in the final budget.

This item has been reviewed by the City's Legal & Municipal Services Departments.

ORDINANCE NO. _____

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, APPROPRIATING THE SUM OF $393,483,954 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF IDAHO FALLS FOR SAID FISCAL YEAR, SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, DIRECTING THE CITY CLERK TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE COUNTY COMMISSIONERS AND IDAHO SECRETARY OF STATE, AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED by the Mayor and Council of the City of IDAHO FALLS, BONNNEVILLE County, Idaho:

Section 1. That the sum of $393,483,954 be, and the same is hereby appropriated to defray the necessary expenses and liabilities of the City of Idaho Falls, Bonneville County, Idaho for the fiscal year beginning October 1, 2026.

Section 2. The objects and purposes for which such appropriation is made, and the amount of each object and purpose is as follows:

General Fund		
Mayor and Council	$	492,796
Legal		933,195
Municipal Services		5,610,535
Non-Departmental		9,848,399
Community Development		4,023,155
Human Resources		555,672
Police		29,964,622
Fire		19,982,676
Parks		14,737,372
Public works		4,499,513
Total General Fund	$	90,647,934
Street Fund	$	16,336,597
Recreation Fund		3,458,596
Library Fund		4,168,928
Business Improvement District Fund		118,965
Golf Fund		5,334,685
Emergency Medical Service Fund		13,949,190
Wildland Fire Fund		2,702,844
Police Impact Fees		830,000
Fire Impact Fees		50,000
Parks & Recreation Impact Fees		1,600,000
Street Impact Fees		6,025,000
Public Works Capital Improvement Fund		3,400,000
Street Capital Improvement Fund		1,090,000
Traffic Light Capital Improvement Fund		641,800
Fire Capital Improvement Fund		278,500
Zoo Capital Improvement Fund		503,885
Golf Capital Improvement Fund		150,000
Airport Fund		57,026,588
Water Fund		32,823,313
Sanitation Fund		15,236,967

Idaho Falls Power Fund	98,872,927
Fiber Fund	6,931,623
Wastewater Fund	23,330,180
Street Lighting Fund	409,000
Risk Management Fund	7,566,432
TOTAL APPROPRIATIONS	$ 393,483,954

Section 3. That a general tax levy of $54,098,846 which includes the amount of forgone certified by Resolution No. 2026-___ for Operations, and Resolution No. 2026-____ for Capital Construction, on all taxable property within the City of Idaho Falls be levied for the general purposes of said City, for the fiscal year beginning October 1, 2026 apportioned to the several funds as follows:

General Fund	$45,684,368
Streets Fund	3,041,981
Recreation Fund	1,223,090
Library Fund	3,335,707
Public Works Capital Improvement Fund	813,700
Total Property Taxes	$54,098,846

Section 4. All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

Section 5. The City Clerk of the City of Idaho Falls is hereby directed to file a certified copy of this Ordinance with the County Commissioners of Bonneville County, Idaho, and the Idaho Secretary of State, in accordance with Idaho Code 50-1003 and 63-804.

Section 6. This ordinance shall take effect and be in full force upon its passage, approval and publication in one issue of the Post Register, the official newspaper of the City of Idaho Falls.

PASSED under suspension of rules by roll call vote of the City Council at a convened meeting of the Idaho Falls City Council held on the 27th day of August, 2026.

PASSED BY COUNCIL AND APPROVED BY THE MAYOR THIS 27th DAY OF AUGUST 2026.

LISA BURTENSHAW, MAYOR

STATE OF IDAHO)
ss
COUNTY OF BONNEVILLE)

I, Linda Lundquist, 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 "THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, APPROPRIATING THE SUM OF $393,483,954 TO DEFRAY THE EXPENSES AND LIABILITIES OF THE CITY OF IDAHO FALLS FOR SAID FISCAL YEAR, SPECIFYING THE OBJECTS AND PURPOSES FOR WHICH SAID APPROPRIATION IS MADE, AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY, PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES, DIRECTING THE CITY CLERK TO FILE CERTIFIED COPIES OF THIS ORDINANCE WITH THE COUNTY COMMISSIONERS AND IDAHO SECRETARY OF STATE, AND PROVIDING AN EFFECTIVE DATE" and that such ordinance was passed by the City Council and approved by the Mayor on the 27th day of August, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said City.

(Seal)

LINDA LUNDQUIST, CITY CLERK

Memorandum

File #: 26-317 **City Council**

DATE: Tuesday, August 18, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Mediation request from surrounding property owners for the Willows Place Townhomes Planned Unit Development.

N/A	Ordinance	N/A	Resolution
N/A	Quasi-Judicial Public Hearing	N/A	Legislative Public Hearing
N/A	Confirmation/Consent/Acceptance	YES	Approval/Authorization/Ratification

Action(s) Requested:
Approve or deny the mediation request submitted by Mack and Teri Smith regarding Willows Place Townhomes Planned Unit Development (or take other action deemed appropriate).

Description, Background Information, Purpose:
Attached is the email request for mediation from Mack and Teri Smith regarding Willows Townhomes Planned Unit Development ("PUD"). Below is a timeline of events:

On October 7, 2025, the Planning Commission voted to recommend approval of the PUD with a vote of 5 to 1.

On January 22, 2026, City Council unanimously denied the PUD for Willow Place Townhomes as presented.

On April 2, 2026, City Council denied the reconsideration of Willow's Place PUD with a vote of 3-2.

On May 14, 2026, mediation was held, and a Proposed Mediation Agreement was jointly proposed by the representatives for both the City and the Applicant.

On June 25, 2026, Council approved the revised PUD from the Proposed Mediation Agreement.

On July 9, 2026, Teri and Mack Smith requested reconsideration of the June 25, 2026, decision to approve the revised PUD.

On August 6, 2026, City Council unanimously voted to affirm the decision of the City Council to approve Willow's Place Townhomes PUD. City Code 11-6-4 (G) allows an applicant to request mediation.

On August 13, 2026, City Council adopted a written decision detailing the reasons for affirming its prior decision to approve the Willows Place Townhomes PUD.

On August 18, 2026, Mack and Teri Smith submitted a request for mediation.

This item has been reviewed by the City's Legal & Municipal Services Departments.

From: Teri Smith <terilyn1135@gmail.com>
Sent: Tuesday, August 18, 2026 2:41 PM
To: Kerry Beutler <kbeutler@idahofalls.gov>
Subject: Request for Mediation

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

REQUEST FOR MEDIATION

We, Mack and Teri Smith, representing ourselves and neighbors, do respectfully request mediation related to the recent approval of the Willows Place Townhomes PUD. This request is based on the facts that there were procedural errors, we were not represented as affected persons in the mediation between the Idaho Falls City Council and Bear Hunter Holdings, LLC, and there were several inaccuracies in the information made available to the public.

Thank you.

Mack William Smith

Teri Lyn Smith

1135 Bluebird Lane

Idaho Falls, ID 83402

11-6-4: Decision-Making Procedures

(G) Mediation:

(1) Mediation Request. An applicant or any affected person may, by written request submitted to the Community Development Services Department, request mediation provided that the request is received no later than within seven (7) days of an appealable decision under this Chapter.

(2) Public Hearing. After receiving the written request, the Community Development Service Department shall present the mediation request to the Council. The Council shall evaluate the request at a public meeting and may order mediation if the Council believes the mediation may resolve the dispute.

(3) During mediation, any time limitation relevant to the application shall be tolled. Such tolling shall cease when the applicant or any other affected person, after having participated in at least one (1) mediation session, states in writing that no further participation is desired and notifies the other parties, or upon notice of a request to mediate wherein no mediation session is scheduled for twenty-eight (28) days from the date of such request.

(4) Pre-Mediation Conference. If the Council orders mediation, the Council shall select and pay the expense of the mediator for a first meeting with the mediator and the affected person(s). The first meeting with the mediator shall be to determine whether to schedule additional mediation meetings and to determine compensation to the mediator. The applicant and the affected parties shall be required to participate in the pre-mediation meeting; however, an applicant may decline to participate in mediation requested by an affected person and an affected person may decline to participate in mediation.

(5) Mediation may occur at any point during the decision-making process or after a final decision is made. If mediation occurs after a final decision, any resolution of differences through mediation shall be the subject of another public meeting before the decision-making body.

Memorandum

File #: 26-313 **City Council**

DATE: Tuesday, August 18, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Quasi-Judicial Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Elara Homes at Willow Creek Cove.

N/A Ordinance
YES Quasi-Judicial Public Hearing
N/A Confirmation/Consent/Acceptance
N/A Resolution
N/A Legislative Public Hearing
YES Approval/Authorization/Ratification

Action(s) Requested:
1. Approve the Planned Unit Development (PUD) for Elara Homes at Willow Creek Cove as presented (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Elara Homes at Willow Creek Cove 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 Elara Homes at Willow Creek Cove. On June 2, 2026, the Planning Commission unanimously voted to recommend approval of the PUD to the Mayor and City Council as presented. This PUD was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power, the Public Works Water, Wastewater, Sanitation, and Engineering/Survey Divisions.

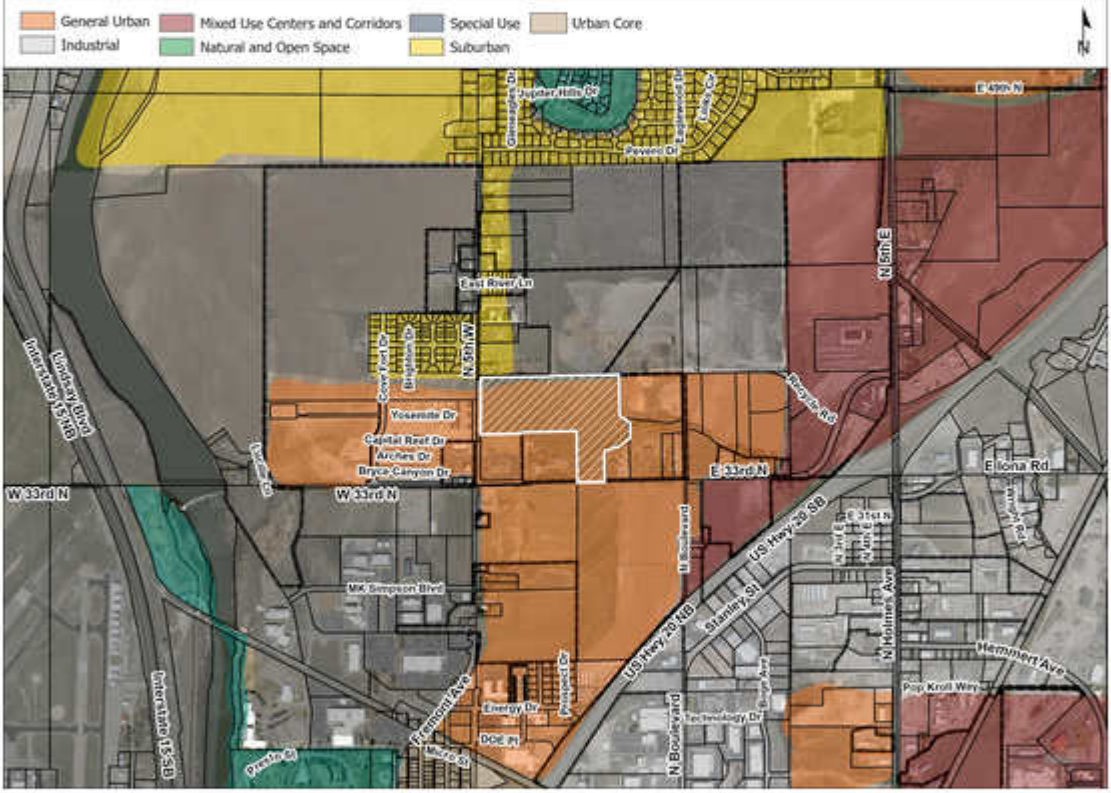
This item has been reviewed by the City's Legal & Municipal Services Departments.

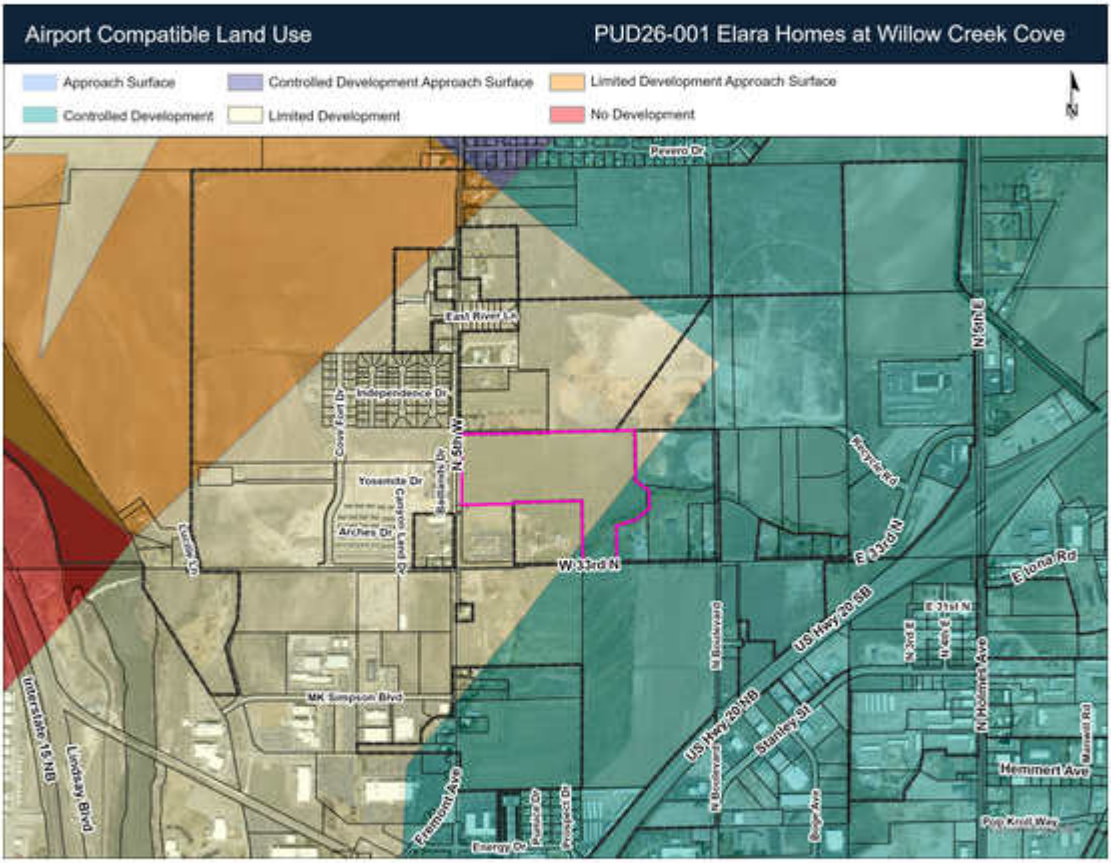

Zoning
PUD26-001 Elara Homes at Willow Creek Cove
RE
RP
R1
R2
TN
RMH
R3
R3A
PB
CC
LC
HC
R&D
LM
I&M
P
N
Independence Dr
Bingham Dr
Cove Fort Dr
Fort Union Dr
Yosemite Dr
Timpanogos Dr
Badlands Dr
N 5th W
Capital Reef Dr
Arches Dr
Bryce Canyon Dr
Canyon Land Dr
W 33rd N
E 33rd N
N Boulevard
Dome Ln


Aerial
PUD26-001 Elara Homes at Willow Creek Cove
Independence Dr
Freedom Cir
Yosemite Dr
Fort Laramie Dr
Tetonwoods Dr
Badlands Dr
N 6th W
Capital Reef Dr
Arches Dr
Canyon Land Dr
W 33rd N
E 33rd N
N Boulevard

Comprehensive Plan

PUD26-001 Elara Homes at Willow Creek Cove




Airport Compatible Land Use
PUD26-001 Elara Homes at Willow Creek Cove
Approach Surface
Controlled Development Approach Surface
Limited Development Approach Surface
Controlled Development
Limited Development
No Development
N
Pevero Dr
East River Ln
Independence Dr
Cove Fort Dr
N 5th W
Yosemite Dr
Bastianelli Dr
Canterbury Park Dr
Arches Dr
Lincoln
W 33rd N
E 33rd N
Elwood Rd
N 5th E
Wenrose Rd
US Hwy 20 SB
E 31st N
E 2nd N
E 1st N
N Holmes Ave
N Boulevard
US Hwy 20 NB
Stanley St
Hemmert Ave
Bogie Ave
Pop Knoll Way
Maxwell Rd
MK Simpson Blvd
Interstate 15 NB
Lowes Way Blvd
Fremont Ave
Energy Dr
Prospect Dr
Pioneer Dr


North Fork Willow Creek

SAMPLE ELEVATIONS FOR ELARA HOME IN IDAHO FALLS

3D Fly Through: https://youtu.be/JXNzPul5owI

Flex Ready Homes: https://flexreadyhomes.com


1234




















351



















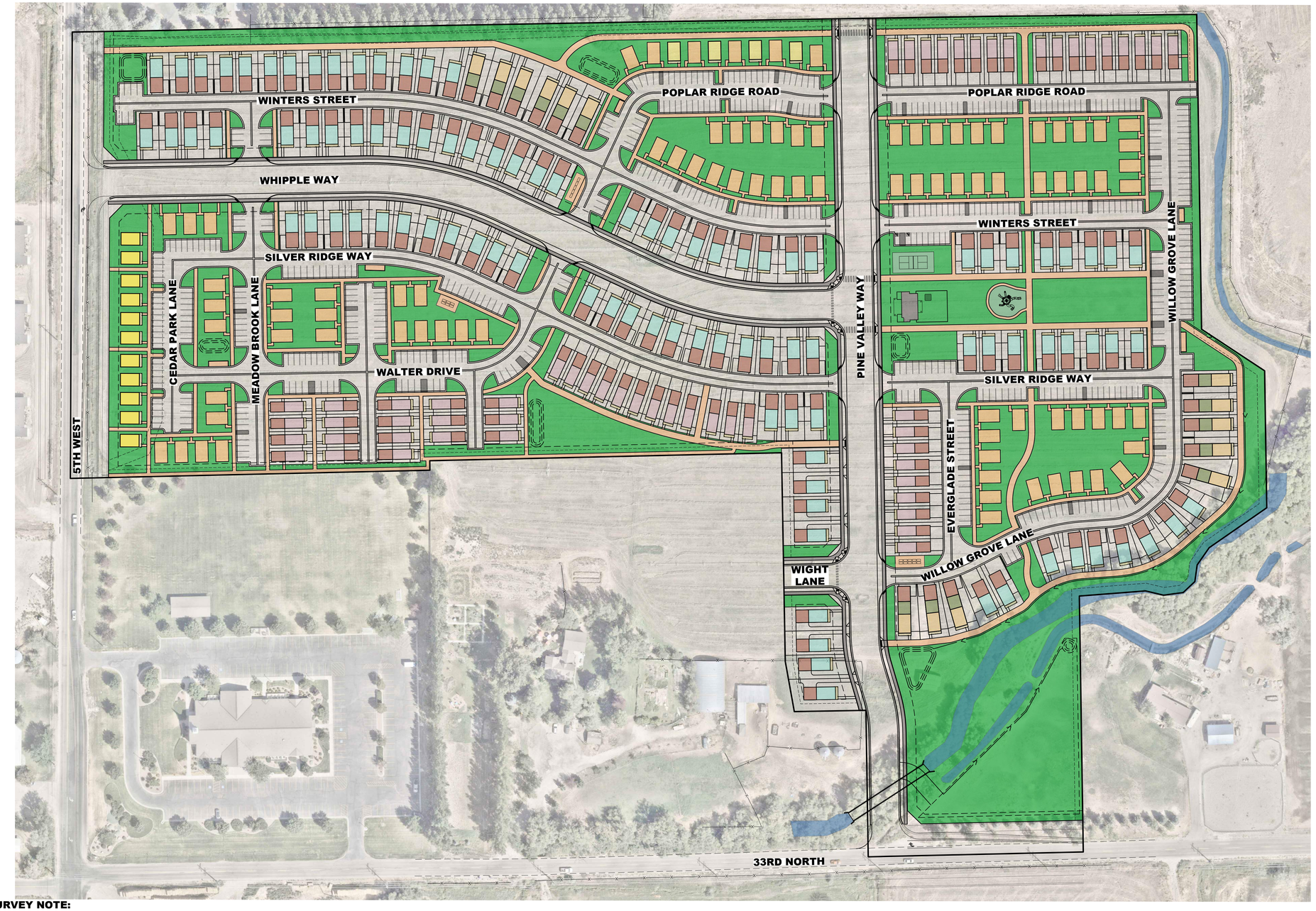
ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

NORTH

SCALE: 1"=80'

80 40 0 80



SURVEY NOTE:

THIS SITE PLAN CONFORMS 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.

VICINITY MAP

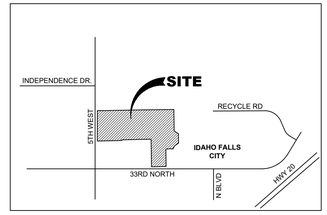


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101	COVER
	PRELIMINARY PLAT OVERALL
	PRELIMINARY PLAT SHEET 1
	PRELIMINARY PLAT SHEET 2
102	PLANNED UNIT DEVELOPMENT (PUD)
103	GRADING PLAN
104	OVERALL UTILITY PLAN
105	UTILITY PLAN 1
106	UTILITY PLAN 2
107	UTILITY PLAN 3
108	OPEN SPACE PLAN
109	DIVISION PLAN
110	EMERGENCY SERVICES ROUTE DETAILS

LEGEND

EXISTING	PROPOSED	
		BOUNDARY LINE
		STREET CENTERLINE
		EASEMENT LINE
		LOT LINES
EX SS	SS	SEWER PIPE
		SEWER MANHOLE
		SEWER SERVICE
EX SD	SD	STORM DRAIN PIPE (RCP)
		STORM DRAIN MANHOLE
		CURB INLET
		COMBO BOX
		4'x4' CATCH BASIN
		3'x3' CATCH BASIN
		INLET/OUTLET W/ GRATE
EX W	W	CULINARY WATER PIPE
		45° PIPE ELBOW (W)
		22.5° PIPE ELBOW (W)
		11.25° PIPE ELBOW (W)
		FIRE HYDRANT
		SERVICE & METER (W)
		PRV (W)
		AIR-VAC VALVE (W)
		BLOW-OFF (W)
		TEMP. BLOW-OFF (W)
		VALVE (W & SW)
		TEE
		CROSS
EX PI	PI	PRESSURIZED IRRIGATION
		45° PIPE ELBOW (PI)
		22.5° PIPE ELBOW (PI)
		11.25° PIPE ELBOW (PI)
		SINGLE SW SERVICE
		DUAL SW SERVICE
		AIR-VAC VALVE (PI)
		BLOW-OFF (SW)
		TEMP. BLOW-OFF (PI)
STOP	STOP	STOP SIGN
		STREET SIGN
		MONUMENT
		FENCE
		STREET LIGHT
		POWER POLE
		DITCH
EX FO		FIBER OPTIC
EX GAS		GAS
EX OHP		OVERHEAD POWER
		FLOW ARROW
		CONTOURS

DEVELOPER / OWNER

JONATHAN REID
1-801-310-7096

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801)798-0555

PROJECT NAME

ELARA HOMES AT WILLOW CREEK COVE

LEI
CIVIL
STRUCTURAL
SURVEY

801-798-0555
www.lei-eng.com

NOT FOR CONSTRUCTION

ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE
IDAHO FALLS, IDAHO
COVER

REVISIONS	
1	-
	-
2	-
	-
3	-
	-
4	-
	-
5	-
	-

LEI PROJECT #: 2025-0044
DRAWN BY: DSE/BGS
CHECKED BY: NKW
SCALE: 1"=80' (PRINTED ON 24x36)
DATE: 08/03/2026

SHEET 101

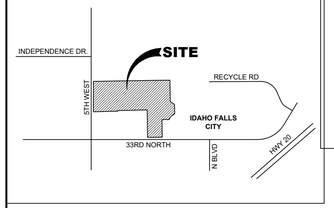
U:\0_LEI_PROJECTS\2025\2025-0044 IDAHO FALLS FLEX\CAD\DWG\PRELIMINARY\2025-0044 IDAHO FALLS 101 COVER.DWG 8/3/2026 2:43 PM

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN

VICINITY MAP

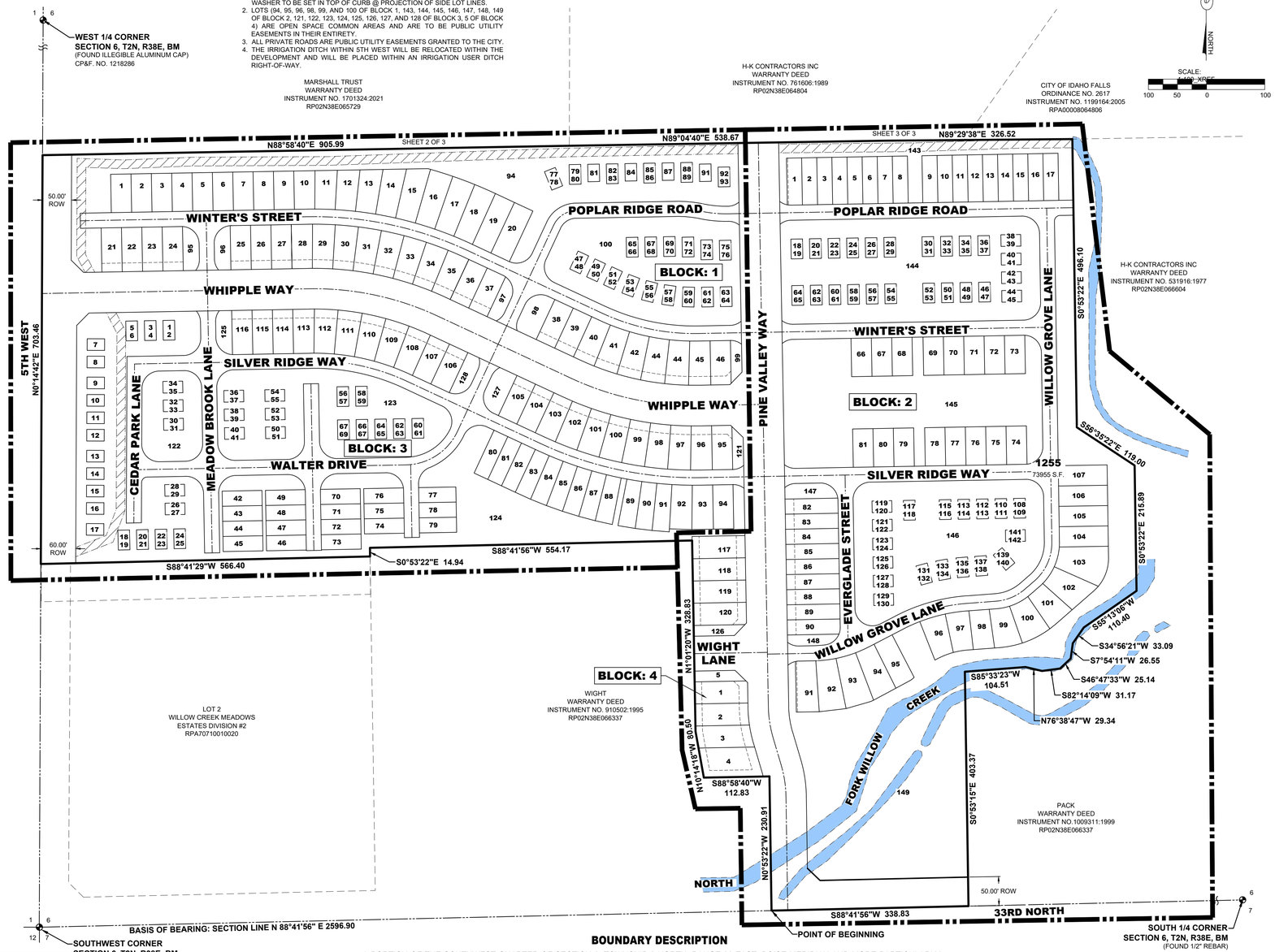


LEGEND

- SECTION LINE
- BOUNDARY LINE
- PHASING LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PRIVATE AREA (LESS PUBLIC ROADWAYS AND PUBLIC OPEN SPACE)
- IRRIGATION USER DITCH RIGHT-OF-WAY

NOTES:

1. 5/8" IRON RODS & CAP TO BE SET AT ALL LOT CORNERS. NAIL AND BRASS WASHER TO BE SET IN TOP OF CURB @ PROJECTION OF SIDE LOT LINES.
2. LOTS (94, 95, 96, 98, 99, AND 100 OF BLOCK 1, 143, 144, 145, 146, 147, 148, 149 OF BLOCK 2, 121, 122, 123, 124, 125, 126, 127, AND 128 OF BLOCK 3, 5 OF BLOCK 4) ARE OPEN SPACE COMMON AREAS AND ARE TO BE PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY.
3. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS GRANTED TO THE CITY.
4. THE IRRIGATION DITCH WITHIN 5TH WEST WILL BE RELOCATED WITHIN THE DEVELOPMENT AND WILL BE PLACED WITHIN AN IRRIGATION USER DITCH RIGHT-OF-WAY.



BASIS OF BEARING

ALL MEASURED BEARINGS SHOWN HEREON RELATE DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004", WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, [REFERENCE FRAME NAD_83(2011), EPOCH 2010.0000]. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°41'56"E ALONG THE SECTION LINE 1259.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE N00°53'22"W 202.70 FEET ALONG THE 1/16TH SECTION LINE; THENCE S89°06'38"W 105.92 FEET; THENCE N00°53'22"W 72.00 FEET; THENCE S89°06'38"W 13.08 FEET; THENCE N00°53'22"W 364.27 FEET; THENCE ALONG THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 1792320:2025 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY THE FOLLOWING TWO (2) COURSES: S88°41'56"W 561.84 FEET; THENCE S00°53'22"E 14.94 FEET TO THE NORTH LINE OF LOT 2, WILLOW CREEK MEADOWS ESTATES DIVISION NO. 2; THENCE S88°41'29"W ALONG THE NORTH LINE OF SAID LOT 2, AND EXTENSION THEREOF 566.40 FEET TO THE WEST LINE OF SECTION 6; THENCE N00°14'42"E ALONG THE SECTION LINE 703.46 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 1701324:2021 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY; THENCE N88°58'40"E ALONG SAID REAL PROPERTY 905.99 FEET; THENCE ALONG THAT REAL PROPERTY DESCRIBED DEED ENTRY NO. 1792320:2025 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY THE FOLLOWING FIVE (5) COURSES: N89°04'40"E 538.67 FEET; THENCE N89°29'38"E 326.52 FEET; THENCE S00°53'22"E 496.10 FEET; THENCE S56°35'22"E 119.00 FEET; THENCE S00°53'22"E 215.89 FEET TO THE SOUTH TOE OF WILLOW CREEK; THENCE EASTERLY ALONG SAID SOUTH TOE THE FOLLOWING SEVEN COURSES: S55°13'06"W 110.40 FEET; THENCE S34°56'21"W 33.09 FEET; THENCE S07°54'11"W 26.55 FEET; THENCE S46°47'33"W 25.14 FEET; THENCE S82°14'09"W 31.17 FEET; THENCE N76°38'47"W 29.34 FEET; THENCE S85°33'23"W 104.51 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 1792320:2025 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY; THENCE S00°53'15"E ALONG SAID REAL PROPERTY 403.37 FEET TO THE SOUTH LINE OF SECTION 6; THENCE S88°41'56"W ALONG THE SECTION LINE 338.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±35.92 ACRES.

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N1°01'19"W	6.90
L2	S65°00'00"E	2.60
L5	N48°55'32"E	21.27
L6	N48°55'32"E	21.27
L7	N48°55'32"E	21.27
L9	N85°43'15"E	2.63
L10	N88°58'40"E	25.71
L11	N88°58'40"E	25.71

CURVE TABLE

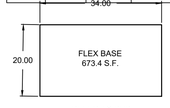
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	624.00	26°01'20"	283.40	N78°00'40"W 280.97
C2	375.00	26°01'20"	170.31	N78°00'40"W 168.85
C3	500.00	26°01'20"	227.09	N78°00'40"W 225.14
C4	499.00	26°01'20"	226.63	N78°00'40"W 224.69
C5	376.00	26°01'20"	170.77	N78°00'40"W 169.30
C6	623.00	26°01'20"	282.95	N78°00'40"W 280.52
C7	100.00	63°58'40"	111.66	N56°59'20"E 105.95
C8	43.00	63°58'40"	48.01	N56°59'20"E 45.56
C9	205.00	12°40'49"	45.37	S84°40'55"E 45.28
C10	205.00	12°40'49"	45.37	S84°40'55"E 45.28
C11	200.00	15°23'29"	53.73	S8°43'04"E 53.56
C12	200.00	15°31'27"	54.19	S8°39'05"E 54.02
C13	199.63	26°24'51"	92.03	N75°47'44"E 91.22
C14	300.00	23°06'28"	120.99	N74°10'01"E 120.17
C15	87.00	36°47'43"	55.87	N67°19'23"E 54.92
C16	87.00	49°48'54"	75.64	N24°01'05"E 73.28
C17	30.00	90°00'00"	47.12	N46°01'20"W 42.43
C18	30.00	90°00'00"	47.12	S43°58'40"W 42.43
C19	30.00	39°17'47"	20.58	N18°37'34"E 20.17
C20	30.00	39°17'47"	20.58	S20°40'13"E 20.17
C21	637.00	26°01'20"	289.31	N78°00'40"W 286.83
C22	611.00	26°01'20"	277.50	N78°00'40"W 275.12
C23	637.00	3°08'54"	35.00	N88°22'49"W 35.00
C24	637.00	3°08'55"	35.00	N85°13'55"W 35.00
C25	637.00	3°08'55"	35.00	N82°05'00"W 35.00
C26	637.00	3°08'55"	35.00	N78°56'06"W 35.00
C27	637.00	3°08'55"	35.00	N75°47'11"W 35.00
C28	637.00	3°08'55"	35.00	N72°38'16"W 35.00
C29	637.00	3°08'55"	35.00	N69°29'22"W 35.00
C30	637.00	2°54'54"	32.41	N66°27'27"W 32.41
C31	611.00	3°40'14"	39.14	N88°28'52"W 39.14
C32	611.00	3°45'04"	40.00	N84°46'13"W 39.99
C33	611.00	3°44'56"	39.98	N81°01'13"W 39.97
C34	611.00	3°44'53"	39.97	N77°16'19"W 39.96
C35	611.00	3°44'56"	39.98	N73°31'24"W 39.97
C36	611.00	3°44'56"	39.98	N69°46'28"W 39.97
C37	611.00	2°54'00"	30.92	N66°27'00"W 30.92
C38	535.00	26°01'20"	242.98	N78°00'40"W 240.90
C39	465.00	26°01'20"	211.19	N78°00'40"W 209.38
C40	535.00	0°37'42"	5.87	S89°17'31"W 5.87
C41	535.00	3°44'53"	35.00	N88°31'12"W 34.99
C42	535.00	3°45'04"	35.02	N84°46'13"W 35.02
C43	535.00	3°44'56"	35.01	N81°01'13"W 35.00
C44	535.00	3°44'53"	35.00	N77°16'19"W 34.99
C45	535.00	3°44'56"	35.01	N73°31'24"W 35.00
C46	535.00	3°44'56"	35.01	N69°46'28"W 35.00
C47	535.00	2°54'00"	27.08	N66°27'00"W 27.07
C48	465.00	1°00'13"	8.15	S89°28'47"W 8.15
C49	465.00	5°01'02"	40.72	N87°30'36"W 40.70
C50	465.00	5°09'27"	41.86	N82°25'22"W 41.84
C51	465.00	5°09'27"	41.86	N77°15'55"W 41.84
C52	465.00	5°09'21"	41.84	N72°06'31"W 41.83
C53	465.00	4°31'50"	36.77	N67°15'55"W 36.76
C54	363.00	26°01'20"	164.86	N78°00'40"W 163.45
C55	389.00	26°01'20"	176.67	N78°00'40"W 175.16
C56	389.00	0°51'51"	5.87	S89°24'36"W 5.87
C57	389.00	5°09'24"	35.01	N87°34'47"W 35.00
C58	389.00	5°09'27"	35.02	N82°25'21"W 35.00
C59	389.00	5°09'27"	35.02	N77°15'55"W 35.00
C60	389.00	5°09'32"	35.03	N72°06'25"W 35.01
C61	389.00	4°31'39"	30.74	N67°15'49"W 30.73
C62	30.00	39°17'47"	20.58	N20°40'13"W 20.17
C63	30.00	39°17'47"	20.58	S18°37'34"W 20.17
C64	30.00	90°00'00"	47.12	N43°58'40"E 42.43
C65	30.00	86°10'39"	45.12	S44°06'39"E 40.99
C66	30.00	88°43'56"	46.46	S44°36'42"W 41.95
C67	30.00	90°00'00"	47.12	N46°01'20"W 42.43
C68	30.00	91°15'59"	47.79	S45°23'20"E 42.89
C69	30.00	90°00'00"	47.12	N43°58'40"E 42.43
C70	10.00	88°43'59"	15.49	S44°36'41"W 13.98
C71	30.00	90°00'00"	47.12	N46°01'20"W 42.43
C72	30.00	90°00'00"	47.12	S43°58'40"W 42.43
C73	30.00	90°00'00"	47.12	S46°01'20"E 42.43
C74	30.00	90°00'00"	47.12	S43°58'40"W 42.43
C75	30.00	90°00'00"	47.12	N43°58'40"E 42.43
C76	30.00	90°00'00"	47.12	S46°01'20"E 42.43
C77	29.97	90°00'00"	47.08	S43°55'22"W 42.39
C78	30.00	90°00'00"	47.13	N46°00'55"W 42.43
C79	30.00	90°00'00"	47.12	N46°01'20"W 42.43
C80	30.00	68°51'41"	36.06	S33°30'35"W 33.92
C81	30.00	91°39'14"	47.99	N19°10'23"W 43.03
C82	30.00	89°20'27"	46.78	S70°19'46"W 42.18
C83	30.00	90°00'00"	47.12	S20°00'00"E 42.43
C84	30.00	90°00'00"	47.12	N70°00'00"E 42.43
C85	30.00	39°17'47"	20.58	N5°21'06"E 20.17
C86	30.00	39°17'47"	20.58	S44°38'54"W 20.17
C87	30.00	39°17'47"	20.58	S5°21'06"W 20.17
C88	30.00	39°17'47"	20.58	N44°38'54"E 20.17
C89	30.00	90°00'00"	47.12	N20°00'00"W 42.43
C90	30.00	89°59'55"	47.12	S69°59'58"W 42.43

CURVE TABLE

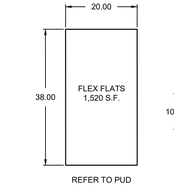
CURVE	RADIUS	DELTA	LENGTH	CHORD
C91	30.00	89°22'14"	46.79	N69°41'07"E 42.19
C92	30.00	90°00'00"	47.12	S20°00'00"E 42.43
C93	56.00	63°58'40"	62.53	S56°59'20"W 59.33
C94	30.00	63°58'40"	33.50	S56°59'20"W 31.79
C95	192.00	12°40'49"	42.49	N84°40'55"W 42.41
C96	218.00	12°40'49"	48.25	N84°40'55"W 48.15
C97	192.00	12°40'49"	42.49	S84°40'55"E 42.41
C98	218.00	12°40'49"	48.25	S84°40'55"E 48.15
C99	30.00	39°17'47"	20.58	N69°19'47"E 20.17
C100	30.00	39°17'47"	20.58	N71°22'26"W 20.17
C101	362.00	26°01'20"	164.41	S78°00'40"E 163.00
C102	388.00	26°01'20"	176.22	S78°00'40"E 174.71
C103	388.00	3°12'12"	21.69	S66°36'06"E 21.69
C104	388.00	5°10'13"	35.01	S70°47'19"E 35.00
C105	388.00	5°10'13"	35.01	S75°57'32"E 35.00
C106	388.00	5°10'13"	35.01	S81°07'45"E 35.00
C107	388.00	5°10'13"	35.01	S86°17'57"E 35.00
C108	388.00	2°08'16"	14.48	S89°57'12"E 14.48
C109	30.00	39°17'47"	20.58	N69°19'47"E 20.17
C110	30.00	39°17'47"	20.58	N71°22'26"W 20.17
C111	464.00	26°01'20"	210.74	S78°00'40"E 208.93
C112	534.00	26°01'20"	242.53	S78°00'40"E 240.45
C113	464.00	3°14'03"	26.19	S66°37'01"E 26.19
C114	464.00	5°08'23"	41.62	S70°48'14"E 41.61
C115	464.00	5°10'13"	41.87	S75°57'32"E 41.86
C116	464.00	5°10'13"	41.87	S81°07'45"E 41.86
C117	464.00	5°05'50"	41.28	S86°15'46"E 41.27
C118	464.00	2°12'38"	17.90	S89°55'01"E 17.90
C119	534.00	1°33'11"	14.48	N89°45'16"E 14.48
C120	534.00	3°45'22"	35.01	S87°35'28"E 35.00
C121	534.00	3°45'22"	35.01	S83°50'06"E 35.00
C122	534.00	3°45'22"	35.01	S80°04'44"E 35.00
C123	534.00	3°45'22"	35.01	S76°19'23"E 35.00
C124	534.00	3°45'22"	35.01	S72°34'01"E 35.00
C125	534.00	3°45'22"	35.01	S68°48'39"E 35.00
C126	534.00	1°55'59"	18.02	S65°57'59"E 18.01
C127	213.00	0°53'10"	3.29	N88°32'06"E 3.29
C128	187.00	5°57'25"	19.44	N85°59'58"E 19.43
C129	30.00	61°10'27"	32.03	N52°26'02"E 30.53
C130	30.00	18°42'24"	9.79	N52°23'54"E 9.75
C131	610.00	26°01'20"	277.05	S78°00'40"E 274.67
C132	636.00	26°01'20"	288.85	S78°00'40"E 286.38
C133	610.00	1°57'38"	20.87	S65°58'49"E 20.87
C134	610.00	3°43'42"	39.69	S68°49'29"E 39.69
C135	610.00	3°45'22"	39.99	S72°34'01"E 39.98
C136	610.00	3°45'22"	39.99	S76°19'23"E 39.98
C137	610.00	3°45'22"	39.99	S80°04'44"E 39.98
C138	610.00	3°45'22"	39.99	S83°50'06"E 39.98
C139	610.00	3°42'57"	39.56	S87°34'15"E 39.55
C140	610.00	1°35'36"	16.96	N89°46'28"E 16.96
C141	636.00	1°18'13"	14.47	N89°37'47"E 14.47
C142	636.00	3°09'16"	35.02	S88°08'28"E 35.01
C143	636.00	2°20'37"	26.02	S85°23'32"E 26.01
C144	636.00	2°20'34"	26.01	S83°02'56"E 26.00
C145	636.00	2°20'32"	26.00	S80°42'23"E 26.00
C146	636.00	2°20'31"	26.00	S77°27'48"E 26.00
C147	636.00	2°20'33"	26.00	S75°07'15"E 26.00
C148	636.00	2°20'33"	26.00	S72°46'42"E 26.00
C149	636.00	2°20'33"	26.00	S70°26'09"E 26.00
C150	636.00	2°20'32"	26.00	S68°05'37"E 26.00
C151	636.00	1°55'21"	21.34	S65°57'41"E 21.34
C152	30.00	12°12'07"	6.39	N67°51'10"E 6.38
C153	165.00	3°21'35"	9.68	N14°44'01"W 9.67
C154	30.00	39°17'46"	20.58	N71°22'26"W 20.17
C155	87.00	62°19'27"	94.64	N57°48'57"W 90.04
C156	113.00	42°16'52"	83.39	N46°47'59"E 81.51
C157	30.00	3°48'30"	1.99	S66°54'15"E 1.99
C158	30.00	39°16'51"	20.57	N69°19'17"E 20.17
C159	30.00	39°17'47"	20.58	S71°22'26"E 20.17
C160	30.00	3°45'01"	1.96	N89°08'46"W 1.96
C161	235.00	7°53'06"	32.34	S12°28'16"E 32.32
C162	165.00	15°23'29"	44.32	S8°43'04"E 44.19
C163	235.00	7°30'23"	30.79	S4°46'31"E 30.77
C164	235.00	7°53'06"	32.34	S12°28'16"E 32.32
C165	235.00	15°31'27"	63.67	N8°39'05"W 63.48
C166	30.00	27°45'34"	14.53	S63°33'40"W 14.39
C167	30.00	39°17'47"	20.58	S71°22'26"E 20.17
C168	30.00	11°32'13"	6.04	S83°12'34"W 6.03
C169	213.00	26°21'53"	98.01	N75°47'44"E 97.15
C170	30.00	4°28'08"	2.34	N86°44'36"E 2.34
C171	213.00	9°25'32"	35.04	N83°22'45"E 35.00
C172	213.00	9°25'32"	35.04	N73°57'13"E 35.00
C173	213.00	6°37'41"	24.64	N65°55'37"E 24.63
C174	30.00	84°02'35"	44.00	N40°59'58"E 40.16
C175	30.00	22°52'08"	11.97	N10°24'44"E 11.89
C176	30.00	116°21'53"	60.93	S59°12'16"E 50.98
C177	313.00	23°06'28"	126.23	S74°10'01"W 125.38
C178	287.00	23°06'28"	115.75	S74°10'01"W 114.97
C179	287.00	6°17'58"	31.55	S65°45'46"W 31.54
C180	287.00	9°06'13"	45.60	S73°27'51"W 45.55

CURVE TABLE

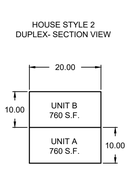
CURVE	RADIUS	DELTA	LENGTH	CHORD
C181	287.00	7°42'17"	38.59	S81°52'06"W 38.56
C182	100.00	36°47'43"	64.22	N67°19'23"E 63.12
C183	74.00	36°47'43"	47.52	N67°19'23"E 46.71
C184	100.00	13°19'35"	23.26	N79°03'27"E 23.21
C185	100.00	20°30'01"	35.78	N62°08'39"E 35.59
C186	100.00	2°58'07"	5.18	N50°24'35"E 5.18
C187	74.00	49°48'54"	64.34	N24°01'05"E 62.33
C188	100.00	49°48'54"	86.94	N24°01'05"E 84.23
C189	100.00	4°20'14"	7.57	N46°45'26"E 7.57
C190	100.00	20°09'26"	35.18	N34°30'34"E 35.00
C191	100.00	20°09'26"	35.18	N14°21'08"E 35.00
C192	100.00	5°09'47"	9.01	N1°41'32"E 9.01
C193	30.00	4°50'09"	2.53	N80°57'41"E 2.53
C194	30.00	4°35'23"	2.40	N76°14'55"E 2.40
C195	30.00	5°35'55"	2.93	N86°10'43"E 2.93
C196	135.00	14°34'56"	34.36	S67°31'17"W 34.27
C197	135.00	10°54'30"	25.70	S80°16'00"W 25.66
C198	167.10	13°59'25"	40.80	N78°43'32"E 40.70
C199	167.10	18°19'03"	53.42	N62°34'19"E 53.19
C200	167.10	4°29'16"	13.09	N51°10'10"E 13.08
C201	75.00	8°50'50"	11.58	N44°30'07"E 11.57
C202	75.00	40°58'04"	53.63	N19°35'40"E 52.49
C203	30.00	39°17'47"	20.58	S71°22'26"E 20.17
C204	30.00	39°17'47"	20.58	S69°19'47"W 20.17
C205	30.00	90°00'00"	47.12	N46°01'20"W 42.43
C206	30.00	90°00'00"	47.12	S43°58'40"W 42.43
C207	30.00	85°23'54"	44.71	N41°48'35"E 40.69
C208	30.00	90°07'58"	47.19	N45°57'21"W 42.48
C209	30.00	39°17'49"	20.58	S71°22'27"E 20.17
C210	30.00	39°17'47"	20.58	S69°19'47"W 20.17
C211	30.00	86°22'49"	45.23	N44°04'54"W 41.07
C212	30.00	89°52'02"	47.05	N44°02'39"E 42.38
C213	10.00	89°44'16"	15.66	S44°06'32"W 14.11
C214	30.00	89°54'21"	47.07	N46°04'09"W 42.39
C215	30.00	27°45'35"	14.53	S65°36'20"E 14.39
C216	30.00	39°17'47"	20.58	S69°19'47"W 20.17
C217	30.00	11°32'13"	6.04	S85°15'13"E 6.03
C218	10.00	16°33'47"	2.89	N82°44'26"W 2.88
C219	733.00	0°14'49"	3.16	N74°20'08"W 3.16
C220	733.00	3°08'55"	40.28	N72°38'16"W 40.27
C221	733.00	3°08'55"	40.28	N69°29'22"W 40.27
C222	733.00	2°54'54"	37.29	N66°27'27"W 37.29
C223	637.00	1°04'03"	11.87	S89°30'42"W 11.87
C224	30.00	39°17'47"	20.58	S69°19'47"W 20.17
C225	75.00	49°48'54"	65.21	N24°01'05"E 63.17
C226	167.10	36°47'43"	107.31	N67°19'23"E 105.48
C227	30.00	2°51'39"	1.50	N87°32'51"E 1.50
C228	135.00	25°29'26"	60.06	S72°58'32"W 59.57
C229	30.00	90°07'58"	47.19	N45°57'21"W 42.48
C230	30.00	89°52'02"	47.05	N44°02'39"E 42.38
C231	30.00	6°41'59"	3.51	N4°22'19"W 3.51
C232	30.00	83°18'01"	43.62	N49°22'19"W 39.87
C233	30.00	2°44'17"	1.43	N84°44'53"E 1.43
C234	30.00	0°37'46"	0.33	S65°18'53"E 0.33
C235	30.00	89°22'14"	46.79	N69°41'07"E 42.19
C236	30.00	10°51'54"	5.69	N59°33'58"W 5.68
C237	30.00	79°08'01"	41.43	N14°34'00"W 38.22
C238	733.00	9°27'33"	121.01	N69°43'46"W 120.87
C239	30.00	3°49'13"	2.00	S87°03'55"W 2.00
C240	30.00	86°10'39"	45.12	S42°04'00"W 40.99
C241	30.00	3°49'21"	2.00	N89°06'39"W 2.00
C242	30.00	86°10'34"	45.12	N44°06'42"W 40.99
C243	30.00	86°10'39"	45.12	S44°06'39"E 40.99
C244	30.00	3°49'21"	2.00	S89°06'39"E 2.00
C245	30.00	86°11'30"	45.13	N68°05'45"E 40.99
C246	30.00	6°41'06"	3.50	N4°23'08"W 3.50
C247	29.97	6°42'21"	3.51	S2°16'33"W 3.51
C248	29.97	83°17'39"	43.57	S47°16'33"W 39.83
C249	30.00	83°17'14"	43.61	N49°22'18"W 39.87
C250	30.00	6°41'59"	3.51	N4°22'19"W 3.51
C251	30.00	83°18'01"	43.62	N49°22'19"W 39.87
C252	30.00	9°25'32"	4.94	N78°39'59"E 4.93



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LEGEND

- SECTION LINE
- BOUNDARY LINE
- PHASING LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PRIVATE AREA (LESS PUBLIC ROADWAYS AND PUBLIC OPEN SPACE)
- IRRIGATION USER DITCH RIGHT-OF-WAY


ELARA HOMES AT WILLOW CREEK COVE

SUBDIVISION

SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN
IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

SCALE: 1" = 40'

SHEET 2 OF 3



LEGEND

- SECTION LINE
- BOUNDARY LINE
- PHASING LINE
- CENTERLINE
- PROPOSED EASEMENT
- EXISTING LOT LINES
- PROPOSED LOT LINES
- EXISTING MONUMENT
- PRIVATE AREA (LESS PUBLIC ROADWAYS AND PUBLIC OPEN SPACE)
- IRRIGATION USER DITCH RIGHT-OF-WAY

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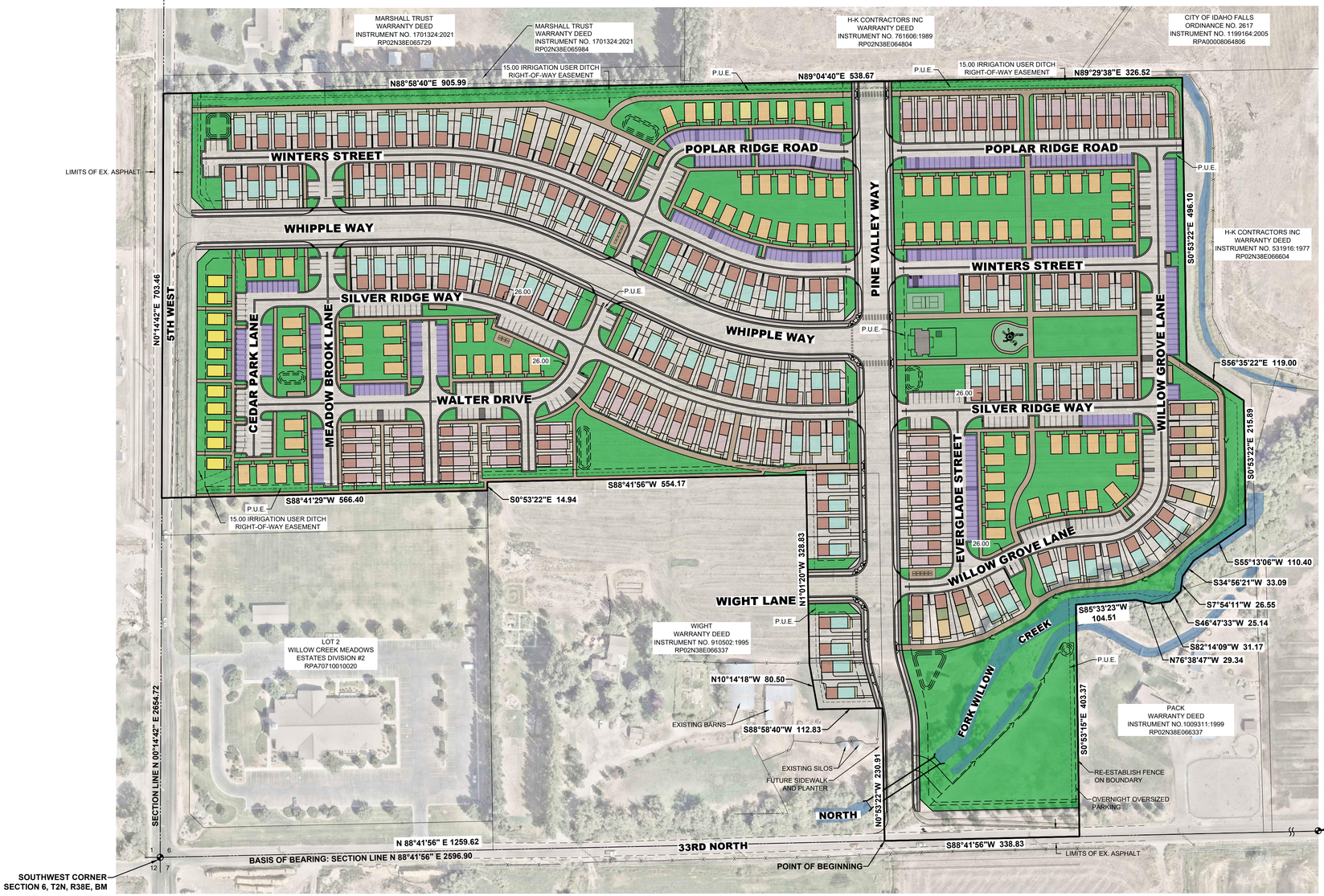
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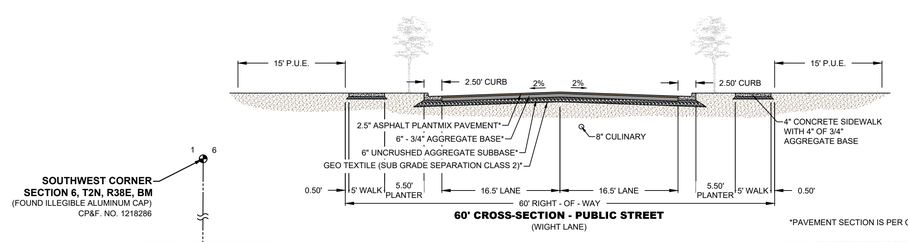
ELARA HOMES AT WILLOW CREEK COVE

SUBDIVISION

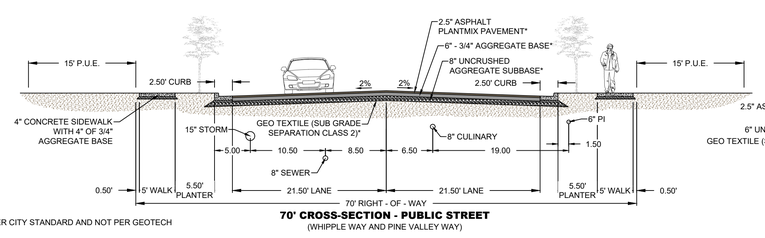
SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN
IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

SCALE: 1" = 40'



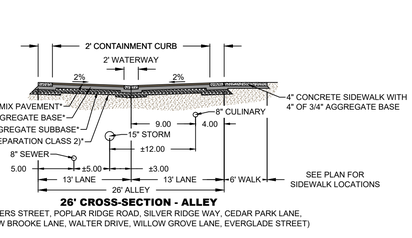


60' CROSS-SECTION - PUBLIC STREET
(WIGHT LANE)



*PAVEMENT SECTION IS PER CITY STANDARD AND NOT PER GEOTECH

70' CROSS-SECTION - PUBLIC STREET
(WHIPPLE WAY AND PINE VALLEY WAY)



26' CROSS-SECTION - ALLEY
(WINTERS STREET, POPLAR RIDGE ROAD, SILVER RIDGE WAY, CEDAR PARK LANE, MEADOW BROOKE LANE, WALTER DRIVE, WILLOW GROVE LANE, EVERGLADE STREET)

NORTH

SCALE: 1"=100'

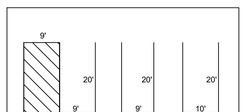
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GENERAL NOTES

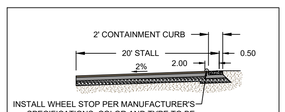
1. THE ADDRESS SHALL BE POSTED AND MAINTAINED ON EVERY JOB SITE PRIOR TO AND DURING CONSTRUCTION. NO ADDRESS = NO INSPECTION.
2. A SITE PLAN INCLUDING A COMPLETED CITY REVIEW BLOCK SHALL BE ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
3. ANY CHANGES TO THIS SITE PLAN SHALL BE SUBMITTED TO THE CITY OF IDAHO FALLS COMMUNITY DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
4. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PLAN MAY RESULT IN THE CITY WITHHOLDING BUILDING PERMITS, CERTIFICATES OF OCCUPANCY, WATER OR ELECTRICAL SERVICE.
5. APPROVAL OF THE CITY ENGINEER IS REQUIRED FOR ANY PROPOSED CONSTRUCTION WITHIN A PUBLIC RIGHT-OF-WAY OR EASEMENT AND SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS.
6. A CITY OF IDAHO FALLS PUBLIC WORKS LICENSE IS REQUIRED FOR ANY CONTRACTOR WORKING IN A PUBLIC RIGHT-OF-WAY OR EASEMENT.
7. A PUBLIC RIGHT-OF-WAY USE PERMIT IS REQUIRED FOR ANY WORK IN ANY PUBLIC RIGHT-OF-WAY OR EASEMENT. THE CITY ENGINEERING DIVISION MUST BE NOTIFIED AT LEAST TWO (2) DAYS PRIOR TO ANY EXCAVATION UNDER THIS PERMIT (208-612-8250).
8. PLACING CONCRETE WITHIN THE PUBLIC RIGHT-OF-WAY REQUIRES INSPECTION AND APPROVAL BY THE CITY ENGINEERING DIVISION. THE DIVISION SHALL BE NOTIFIED AT LEAST FOUR (4) HOURS PRIOR TO PLACING (208-612-8250).
9. ALL DRIVEWAY APPROACHES SHALL BE CONCRETE AND MEET THE REQUIREMENTS OF THE CURRENT CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS. ALL DRIVEWAYS AND PARKING AREAS SHALL BE HARD SURFACE.
10. REPLACE ALL BROKEN OR POOR QUALITY CURB, GUTTER, AND SIDEWALK.
11. REMOVE ALL UNUSED DRIVEWAY APPROACHES AND REPLACE WITH STANDARD FULL HEIGHT CURB, GUTTER AND SIDEWALK.
12. A LICENSED IDAHO PROFESSIONAL ENGINEER SHALL INSPECT, CERTIFY TO CITY STANDARDS, AND PREPARE "AS-BUILT DRAWINGS FOR ALL WATER, SANITARY SEWER AND STORM SEWER MAIN LINES.
13. ALL WATER SERVICE LINES LESS THAN FOUR (4) INCHES AND SANITARY SERVICE LINES LESS THAN EIGHT (8) INCHES SHALL BE INSPECTED BY THE CITY WASTEWATER DIVISION PRIOR TO BACKFILLING (208-612-8108). ALL 4" AND LARGER TAPS TO EXISTING CITY WATER MAINS SHALL BE INSPECTED BY THE CITY WATER DIVISION (208-612-8471) PRIOR TO BACKFILLING. VERIFICATION OF A PASSING BACTERIA TEST FOR THE INSTALLATION OF ALL NEW WATER MAINS 4" AND LARGER IN DIAMETER MUST BE SUBMITTED TO THE CITY ENGINEERING DIVISION PRIOR TO PLACING MAINS INTO SERVICE.
14. PURSUANT TO IDAPA 58.01.08, ALL NEW CONSTRUCTION SHALL INSTALL PROVISIONS FOR A WATER METER TO CAPTURE DOMESTIC AND LANDSCAPE IRRIGATION USES. PROVISIONS SHALL BE INSTALLED PER CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS - DRAWINGS IF-401A THROUGH IF-401F. WATER METERS ARE REQUIRED ON ALL NON-RESIDENTIAL CONSTRUCTION AS WELL AS COMMON LANDSCAPED AREAS. RESIDENTIAL CONSTRUCTION MUST INSTALL AN IDLER IN PLACE OF WATER METER. METERS OR IDLERS MUST BE ON APPROVED MATERIAL LIST AND MAY BE PURCHASED FROM THE WATER DIVISION WAREHOUSE (208-612-8474).
15. FIRE FLOW AND ACCESS ROAD REQUIREMENTS FOR COMMERCIAL BUILDINGS ARE BASED ON BUILDING CONSTRUCTION TYPE, HEIGHT, AND TOTAL SQUARE FOOTAGE OF ALL FLOORS. THIS INFORMATION MUST BE PROVIDED ON THE SITE PLAN.
16. PRIVATE FIRE SERVICE WATER MAINS SHALL BE INSTALLED BY A CITY LICENSED FIRE SPRINKLER CONTRACTOR. FIRE SERVICE MAINS MUST BE TESTED AND APPROVED BY THE FIRE MARSHAL PRIOR TO BACKFILLING.
17. ALL ELECTRICAL FACILITIES, INCLUDING NEW SERVICES OR THE RELOCATING OF EXISTING, SHALL BE IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY. SERVICE POLICY AVAILABLE AT I.F.P. OFFICE OR I.F.P. WEBSITE. THE DEVELOPER MUST SUBMIT TWO (2) COPIES OF THESE PLANS DIRECTLY TO IDAHO FALLS POWER FOR THE DESIGN AND/OR APPROVAL OF ELECTRIC SERVICE. CONTACT IDAHO FALLS POWER PRIOR TO CONSTRUCTION OF ELECTRICAL FACILITIES (612-8430).
18. ALL SINGLE-FAMILY ATTACHED DWELLINGS SHALL HAVE SEPARATE ELECTRICAL, WATER, AND SEWER SERVICE LINES WITHOUT ANY COMMON FACILITIES.
19. APPROPRIATE EROSION AND SEDIMENT CONTROL REQUIREMENTS ASSOCIATED WITH CONSTRUCTION SHALL BE SHOWN ON THE SITE PLAN OR A SEPARATE ATTACHED PLAN.
20. IN COMPLIANCE WITH IDAHO CODE § 55-1613 A FIELD SEARCH AND LOCATION SURVEY HAS BEEN CONDUCTED UNDER THE DIRECTION OF A PROFESSIONAL LAND SURVEYOR PRIOR TO THIS PROJECTS CONSTRUCTION.
21. FOR UNIT TYPE OPTIONS SEE SHEET 109
22. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS IN FAVOR OF THE CITY.
23. TRASH ENCLOSURES SHALL BE INSTALLED PER IDAHO FALL CITY CODE WITH NO ENCLOSURE DOORS.

NOTES

1. ALL STORM WATER WILL BE RETAINED ON SITE
2. ALL UTILITIES ARE TO MEET CITY STANDARD WHICH ARE AS FOLLOWS:
   - 2.1. CULINARY LINES - DR-18 PVC
   - 2.2. PRESSURIZED IRRIGATION - HDPE PE DR-11
   - 2.3. SEWER - SDR-35 PVC
   - 2.4. STORM DRAIN - ADS OR RCP
3. TRASH ENCLOSURES ARE TO BE ENCLOSED ON 3 SIDES, WILL NOT REQUIRE ENCLOSURE DOORS.
   - ENCLOSURE TO BE 30' X 8' TO ACCOMMODATE 3 DUMPSTERS
4. ALL ACCESS ROUTES ARE TO BE DESIGNATED FIRE ACCESS. NO PARKING SIGNS WILL BE REQUIRED AS NEEDED AT THE FIRE CODE OFFICIALS DISCRETION.
5. THE RELOCATION OF ANY STREET LIGHTS, JUNCTION BOXES, CONDUIT, CONDUCTORS, AND POWER POLES IS THE DEVELOPERS RESPONSIBILITY. CONTACT IDAHO FALLS POWER FOR ASSISTANCE.
6. ALL DRIVE AISLES THAT CONNECT TO ANOTHER AISLE WILL BE CONSIDERED A CROSS ACCESS EASEMENT. (TO BE CLARIFIED ON FINAL PLAT)
7. SEE IDAHO FALLS POWER CONTRACTOR MAP FOR ELECTRICAL & FIBER CONDUIT, ETC.
8. CROSS ACCESS EASEMENTS COVER THE ENTIRE DRIVE ISLE NETWORK FOR USE BY PROPERTY OWNERS, LICENSEES, INVITEES, AND EMERGENCY RESPONDERS.
9. LIGHTING AND SIGNAGE TO BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY STANDARDS.



TYPICAL PARKING



TYPICAL PARKING PROFILE

BOUNDARY DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED N88°41'56"E ALONG THE SECTION LINE 1259.62 FEET FROM THE SOUTHWEST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, SAID POINT BEING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6; THENCE N00°53'22"W 230.91 FEET ALONG THE 1/16TH SECTION LINE; THENCE S88°58'40"W 112.83 FEET; THENCE N10°14'18"W 80.50 FEET; THENCE N01°01'20"W 328.83 FEET; THENCE ALONG THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 1792320:2025 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY THE FOLLOWING TWO (2) COURSES: S88°41'56"W 554.17 FEET; THENCE S00°53'22"E 14.94 FEET TO THE NORTH LINE OF LOT 2, WILLOW CREEK MEADOWS ESTATES DIVISION NO. 2; THENCE S88°41'29"W ALONG THE NORTH LINE OF SAID LOT 2, AND EXTENSION THEREOF 566.40 FEET TO THE WEST LINE OF SECTION 6; THENCE N00°14'42"E ALONG THE SECTION LINE 703.46 FEET TO THE SOUTH LINE OF THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 1701324:2021 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY; THENCE N88°58'40"E ALONG SAID REAL PROPERTY 905.99 FEET; THENCE ALONG THAT REAL PROPERTY DESCRIBED DEED ENTRY NO. 1792320:2025 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY THE FOLLOWING FIVE (5) COURSES: N89°04'40"E 538.67 FEET; THENCE N89°29'38"E 326.52 FEET; THENCE S00°53'22"E 496.10 FEET; THENCE S56°35'22"E 119.00 FEET; THENCE S00°53'22"E 215.89 FEET TO THE SOUTH TOE OF WILLOW CREEK; THENCE EASTERLY ALONG SAID SOUTH TOE THE FOLLOWING SEVEN COURSES: S55°13'06"W 110.40 FEET; THENCE S34°56'21"W 33.09 FEET; THENCE S07°54'11"W 26.55 FEET; THENCE S46°47'33"W 25.14 FEET; THENCE S82°14'09"W 31.17 FEET; THENCE N76°38'47"W 29.34 FEET; THENCE S85°33'23"W 104.51 FEET TO THE EAST LINE OF THAT REAL PROPERTY DESCRIBED AT DEED ENTRY NO. 1792320:2025 IN THE OFFICIAL RECORDS OF BONNEVILLE COUNTY; THENCE S00°53'15"E ALONG SAID REAL PROPERTY 403.37 FEET TO THE SOUTH LINE OF SECTION 6; THENCE S88°41'56"W ALONG THE SECTION LINE 338.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: ±35.92 ACRES.

LEGEND

- OPEN SPACE
- NARROW PARKING

TABULATIONS

TOTAL AREA:	35.92 ACRES
PROVIDED OPEN SPACE:	11.77 ACRES (33%)
REQUIRED OPEN SPACE:	8.98 ACRES (25%)
DENSITY	9.99 UNITS/ACRES
FLEX PREMIUM:	14 UNITS
FLEX GARAGE 24':	90 UNITS
FLEX GARAGE 20':	8 UNITS
FLEX PLUS:	56 UNITS
FLEX BASE:	15 UNITS
FLEX STACKED:	176 UNITS (88 BUILDINGS)
TOTAL:	**359 UNITS**
HANDICAP PARKING:	2 STALLS
STREET PARKING:	203 STALLS
NARROW STREET PARKING:	318 STALLS
SIDE BUILDING PARKING:	104 STALLS
GARAGE SPACES PROVIDED:	280 STALLS
DEVELOPER COMMITTED PARKING SPACES (2 PER UNIT):	718 STALLS
TOTAL PROVIDED PARKING:	**907 STALLS**

PROPOSED SETBACKS

	FLEX BASE	FLEX FLATS	FLEX PLUS	FLEX GARAGE	FLEX PREMIUM
FRONT SETBACK (A)	15 Ft	8 Ft	10 Ft	9 Ft	10 Ft
REAR SETBACK (B)	15 Ft	9 Ft	3 Ft	3 Ft	3 Ft
STAIR SIDE SETBACK (C)	10 Ft	10 Ft	5 Ft	5 Ft	5 Ft
NON-STAIR SIDE SETBACK (D)	10 Ft	10 Ft	5 Ft	10 Ft	10 Ft

FRONT/REAR SETBACK TO THE FACE OF BUILDING. CANTILEVERS AND PORCHES MAY ENCROACH ON SETBACK

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ELARA HOMES

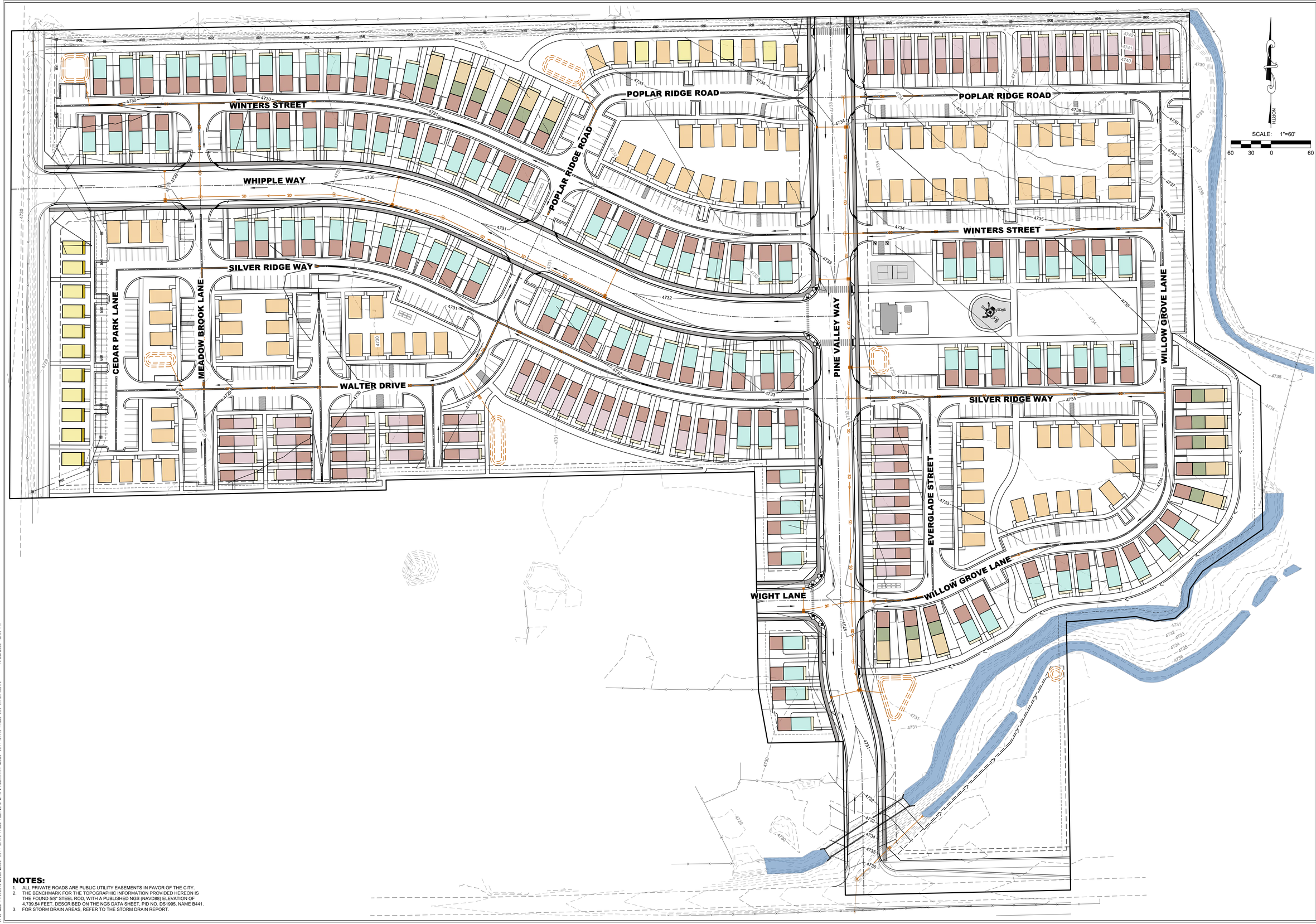
ELARA HOMES AT WILLOW CREEK COVE
IDAHO FALLS, IDAHO
PLANNED UNIT DEVELOPMENT

REVISIONS
1 -
2 -
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5 -

LEI PROJECT #: 2025-0044
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DATE: 08/03/2026

SHEET 102

S:\0_JD PROJECTS\2025\2025-0044 IDAHO FALLS FLEX\CAD\DWG\EXHIBITS\2025-0044 PLANNED UNIT DEVELOPMENT.DWG 8/3/2026 2:27 PM



NOTES:

1. ALL PRIVATE ROADS ARE PUBLIC UTILITY EASEMENTS IN FAVOR OF THE CITY.
2. THE BENCHMARK FOR THE TOPOGRAPHIC INFORMATION PROVIDED HEREON IS THE FOUND 5/8" STEEL ROD, WITH A PUBLISHED NGS (NAVD88) ELEVATION OF 4,739.54 FEET. DESCRIBED ON THE NGS DATA SHEET, PID NO. DS1995, NAME B441.
3. FOR STORM DRAIN AREAS, REFER TO THE STORM DRAIN REPORT.

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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

OVERALL GRADING PLAN

REVISIONS	
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LEI PROJECT #: 2025-0044
DRAWN BY: DSE/BGS
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SCALE: 1"=60' (PRINTED ON 24x36)
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SHEET 103

U:\0_LEI_PROJECTS\2025\2025-0044 IDAHO FALLS FLEX\CAD\DWG\PRELIMINARY\2025-0044 IDAHO FALLS 30G GRADING.DWG 7/28/2026 12:09 PM

WINTERS STREET
POPLAR RIDGE ROAD
WHIPPLE WAY
SILVER RIDGE WAY
CEDAR PARK LANE
MEADOW BROOK LANE
WALTER DRIVE
5TH WEST
PINE VALLEY WAY
WILLOW GROVE LANE
EVERGLADE STREET
WIGHT LANE
33RD NORTH

EXISTING 8" SEWER
EXISTING 12" CULINARY

SCALE: 1"=60'
60 30 0 60

NOT FOR CONSTRUCTION

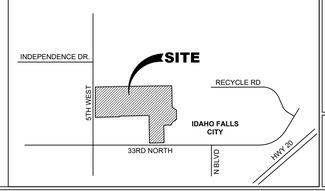
UTILITY NOTES:

1. STORM DRAIN AT 15" WITH MINIMUM SLOPE OF .20%.
2. SEWER AT 8" WITH MINIMUM SLOPE OF .34%.
3. PIPE SIZES AND SLOPES ARE SHOWN ON PAGES 105, 106, and 107

OVERALL PIPE LENGTHS

SEWER 8" SDR-35:	88,776.77
STORM DRAIN ADS:	12,181.04
EX STORM DRAIN:	48.58
CULINARY SIZE:	8"
PRESSURIZED IRRIGATION SIZE:	6"

VICINITY MAP



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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

OVERALL UTILITY PLAN

REVISIONS
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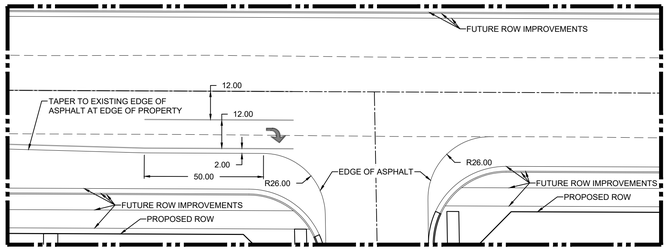
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DATE: 08/03/2026

SHEET 104

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UTILITY NOTES:

1. STORM DRAIN AT 15" WITH MINIMUM SLOPE OF .20%.
2. SEWER AT 8" WITH MINIMUM SLOPE OF .34%.
3. PI TO HAVE A MASTER METER AT TURNOUT OF IRRIGATION DITCH ON SHEET 107. NO UNIT PI METERS ARE NEEDED

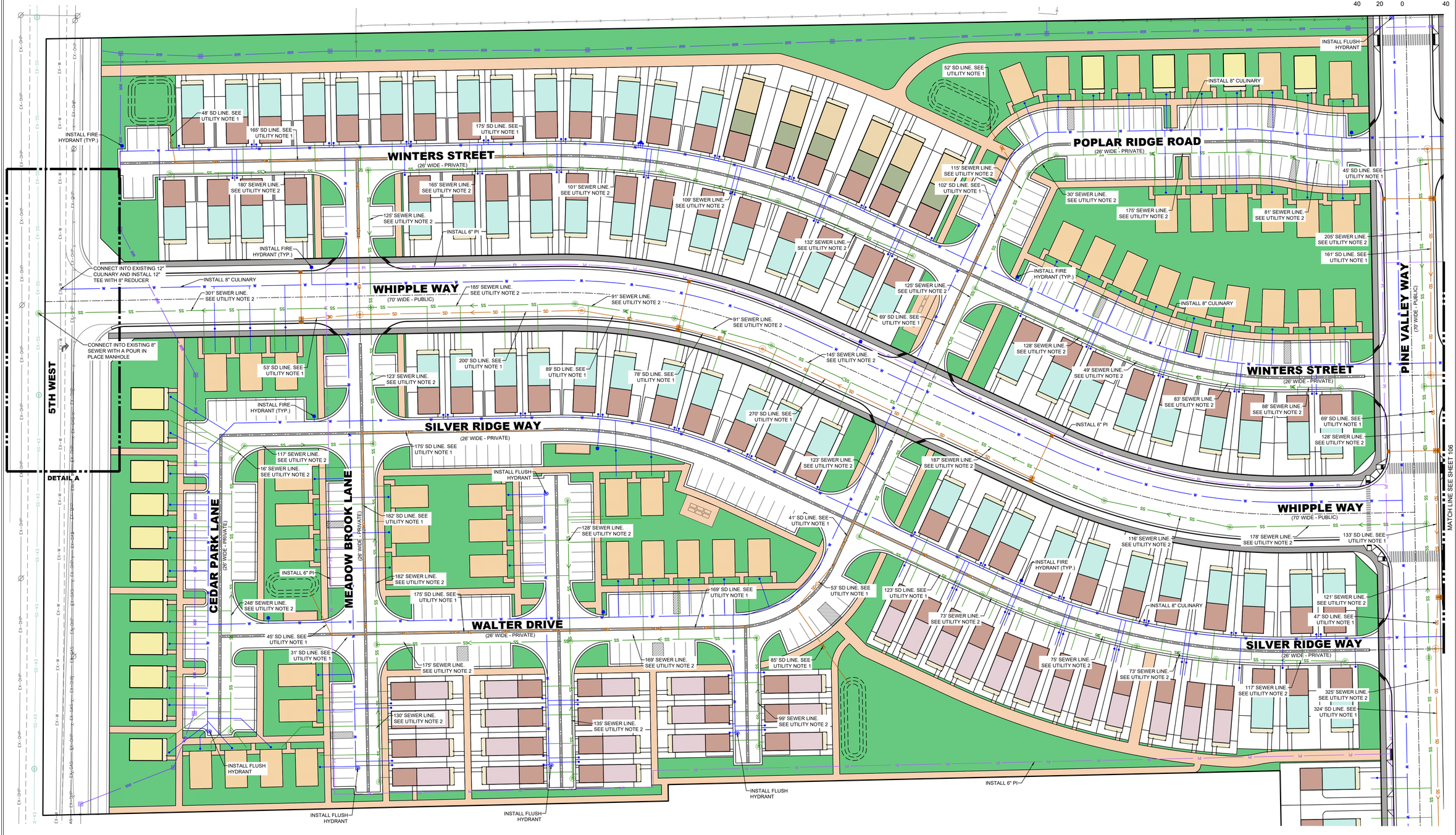


DETAIL A



SCALE: 1"=40'

40 20 0 40



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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

UTILITY PLAN 1

REVISIONS	
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LEI PROJECT #: 2025-0044
DRAWN BY: DSE/BGS
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SCALE: 1"=40' (PRINTED ON 24x36)
DATE: 08/03/2026

SHEET 105

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UTILITY NOTES:

1. STORM DRAIN AT 15" WITH MINIMUM SLOPE OF .20%.
2. SEWER AT 8" WITH MINIMUM SLOPE OF .34%.
3. PI TO HAVE A MASTER METER AT TURNOUT OF IRRIGATION DITCH ON SHEET 107. NO UNIT PI METERS ARE NEEDED



NORTH

SCALE: 1"=40'

40 20 0 40

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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

UTILITY PLAN 1

REVISIONS
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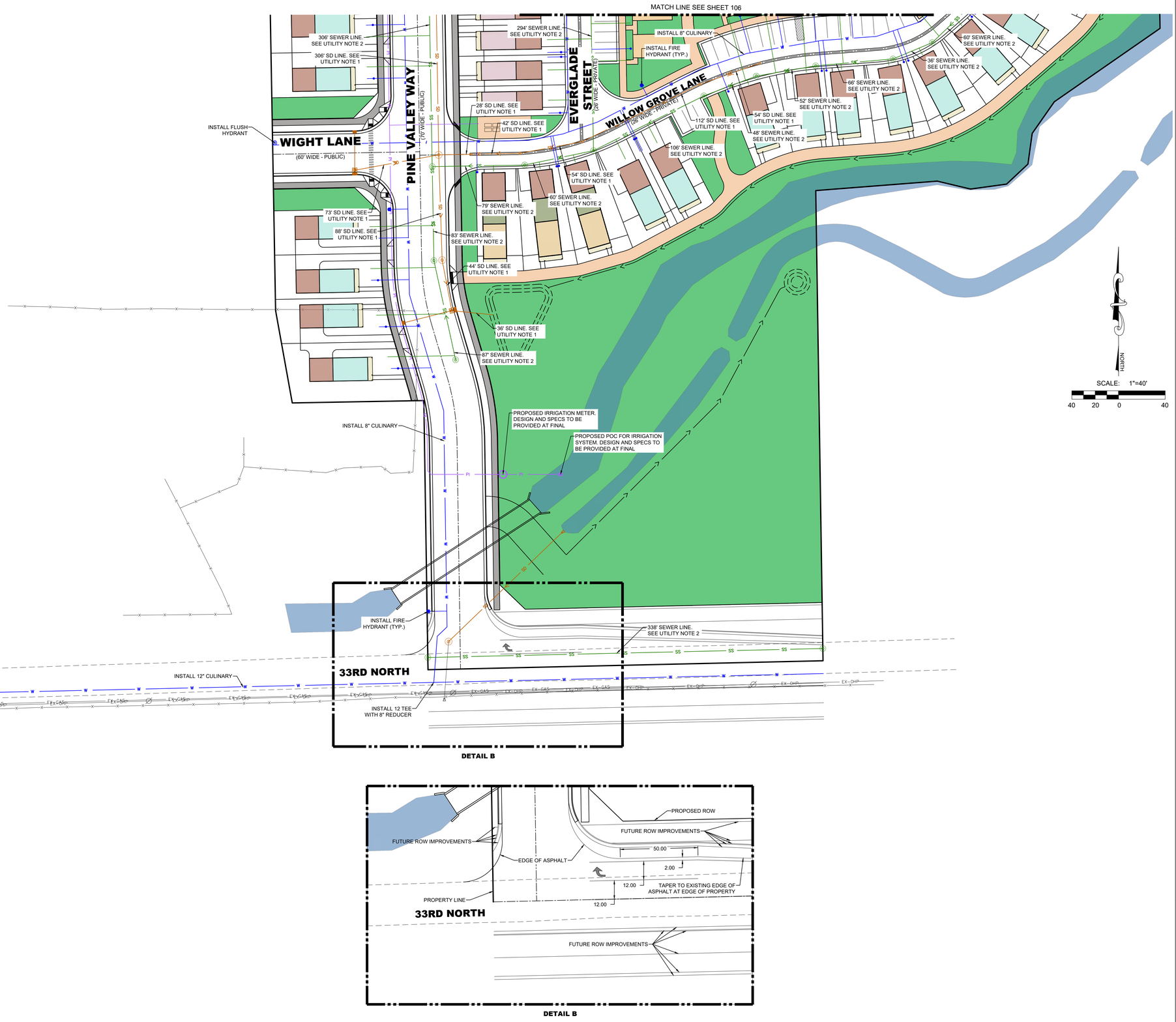
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DRAWN BY: DSE/BGS
CHECKED BY: NKW
SCALE: 1"=40" (PRINTED ON 24x36)
DATE: 08/03/2026

SHEET 106

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UTILITY NOTES:

1. STORM DRAIN AT 15" WITH MINIMUM SLOPE OF .20%.
2. SEWER AT 8" WITH MINIMUM SLOPE OF .34%.
3. PI TO HAVE A MASTER METER AT TURNOUT OF IRRIGATION DITCH ON SHEET 107. NO UNIT PI METERS ARE NEEDED



DETAIL B

DETAIL B

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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

UTILITY PLAN 3

REVISIONS
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LEI PROJECT #: 2025-0044
DRAWN BY: DSE/BGS
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SCALE: 1"=40' (WHEN PLOTTED ON 24x36)
DATE: 08/03/2026

SHEET 107

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LEGEND

OPEN SPACE

TABULATIONS

TOTAL AREA:	35.92 ACRES
PROVIDED OPEN SPACE:	11.77 ACRES (33%)
REQUIRED OPEN SPACE:	8.98 ACRES (25%)
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FLEX PREMIUM 20':	90 UNITS
FLEX GARAGE:	8 UNITS
FLEX PLUS:	56 UNITS
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ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

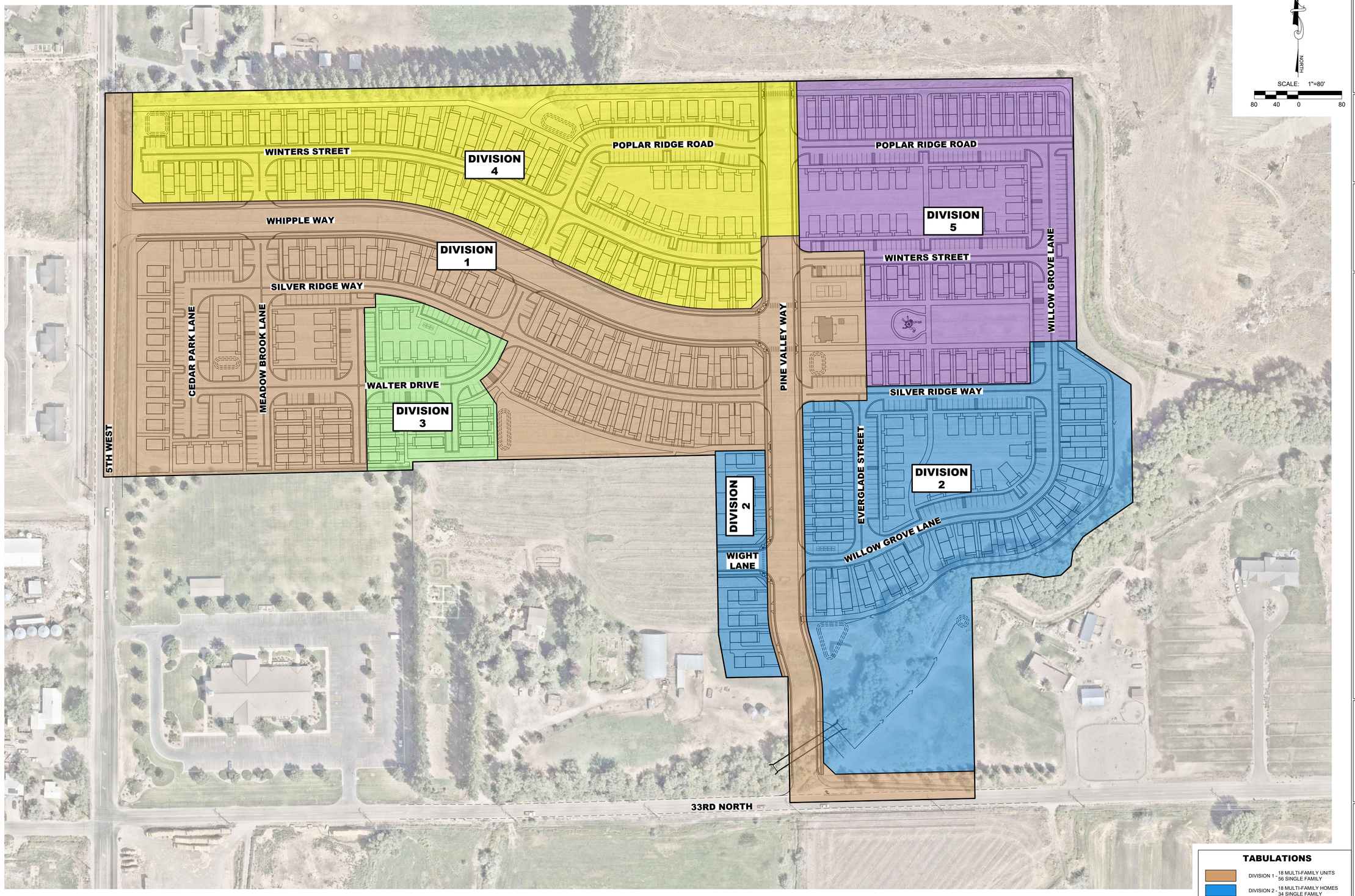
OPEN SPACE PLAN

REVISIONS
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LEI PROJECT #: 2025-0044
DRAWN BY: DSE/BGS
CHECKED BY: NKW
SCALE: 1"=60' (PRINTED ON 24x36)
DATE: 08/03/2026

SHEET 1

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NORTH

SCALE: 1"=80'

80 40 0 80

TABULATIONS

DIVISION 1 -	18 MULTI-FAMILY UNITS	56 SINGLE FAMILY
DIVISION 2 -	18 MULTI-FAMILY HOMES	34 SINGLE FAMILY
DIVISION 3 -	7 MULTI-FAMILY HOMES	10 SINGLE FAMILY
DIVISION 4 -	21 MULTI-FAMILY HOMES	50 SINGLE FAMILY
DIVISION 5 -	24 MULTI-FAMILY HOMES	33 SINGLE FAMILY

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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE

IDAHO FALLS, IDAHO

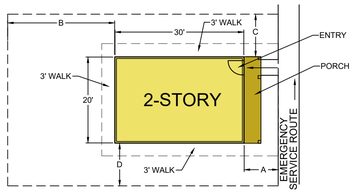
DIVISION PLAN

REVISIONS
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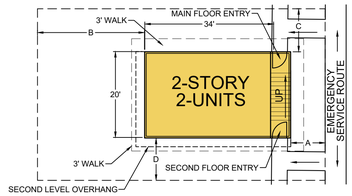
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DRAWN BY: DSE/BGS
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SCALE: 1"=80' (PRINTED ON 24x36)
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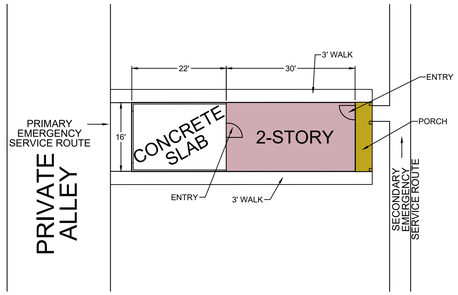
1 **FLEX BASE**



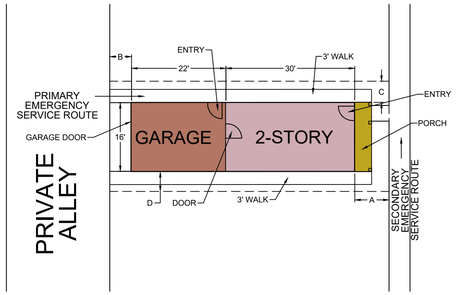
2 **FLEX FLAT**

PROPOSED SETBACKS					
	FLEX BASE	FLEX FLATS	FLEX PLUS	FLEX GARAGE	FLEX PREMIUM
FRONT SETBACK (A)	15 Ft	8 Ft	10 Ft	9 Ft	10 Ft
REAR SETBACK (B)	15 Ft	9 Ft	3 Ft	3 Ft	3 Ft
STAIR SIDE SETBACK (C)	10 Ft	10 Ft	5 Ft	5 Ft	5 Ft
NON-STAIR SIDE SETBACK (D)	10 Ft	10 Ft	5 Ft	10 Ft	10 Ft
FRONT/REAR SETBACK TO THE FACE OF BUILDING. CANTILEVERS AND PORCHES MAY ENCROACH ON SETBACK					

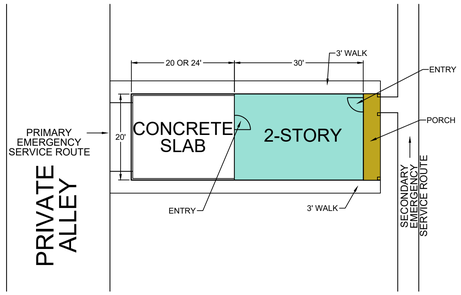
THERE WILL BE A 4' PORCH ON EACH UNIT TYPE



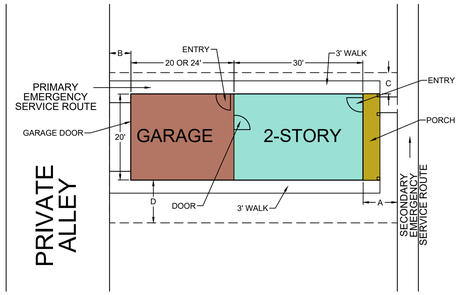
PHASE 1



PHASE 2



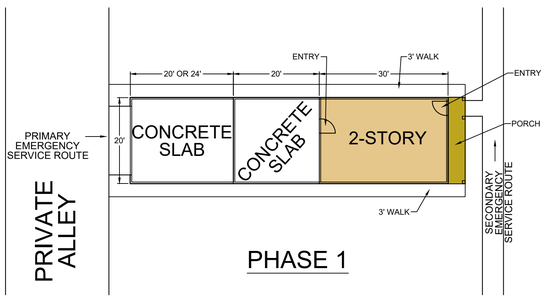
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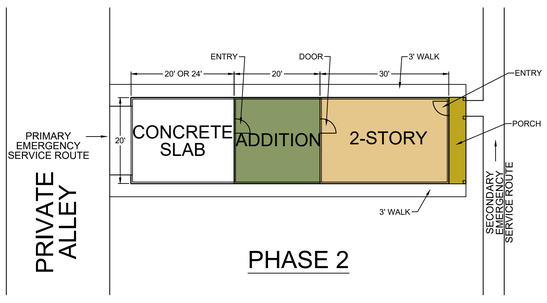
PHASE 2

3 **FLEX PLUS**

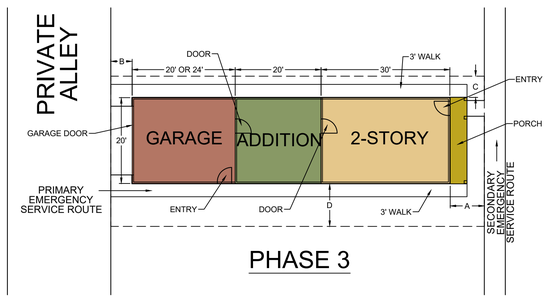
4 **FLEX GARAGE**



PHASE 1



PHASE 2



PHASE 3

5 **FLEX PREMIUM (20' & 24' GARAGE)**

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ELARA HOMES

ELARA HOMES AT WILLOW CREEK COVE
IDAHO FALLS, IDAHO

EMERGENCY SERVICES ROUTE DETAILS

REVISIONS	
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LEI PROJECT #: 2025-0044
DRAWN BY: DSE/BGS
CHECKED BY: NKW
SCALE: NTS (PRINTED ON 24x36)
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SHEET
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STAFF REPORT

Elara Homes at Willow Creek Cove
PLANNED UNIT DEVELOPMENT (PUD)

Aug 27, 2026

IDAHO FALLS

Community Development Services

Applicant: Nate Walter
Developer: Collin and Jonathan Reid

Project Manager:
Brian J. Stevens

Location: Generally located north of W 33rd North, east of N 5th West, south of East River Ln, and west of N Boulevard extended.
Size: 35.92 AC

Units: 359

Existing Zoning
Site: R3
North: County
South: R1/County/TN
East: County
West: R3A/R&D

Existing Land Uses:
Site: Agriculture
North: Residential/Dump
South: Residential/Religious
East: Residential/Dump
West: Residential/Agriculture

Future Land Use Map:
General Urban

Attachments:
1. PUD Standards
2. Zoning Ordinance
3. Comprehensive Plan Policies
4. Maps and aerial photos
5. PUD Concept
6. Elevations
7. Neighborhood Meeting Notes

Requested Action: For the Mayor and City Council to **approval** the Planned Unit Development for Elara Homes at Willow Creek Cove.

History: This property was annexed into the city in 2005 with an initial zoning of R3.

Requested Modifications: The homes are intended to be platted individually requiring variances to the dimensional standards, site width, and setbacks so that each unit can be on its own lot. Specific proposed setbacks are noted for each building type. The PUD Plan shows the building envelope, at time of construction, building will be placed in building pads. Several private streets will have reduced landscape and vegetation, though an extensive landscape set of plans has been provided and ample plant material is being planned.

Staff Comments: The application for the PUD was submitted on February 9, 2026. A neighborhood meeting took place January 30, 2026, as required by section 11-6-8 of the Zoning Ordinance. The proposed PUD consists of 359 units, intended to be platted on individual lots. The property includes approximately 35.92 acres of land. The units include a mixture of two car garages as well as parking stalls for residents and guests.

The PUD will contain Whipple Way, Pine Valley Way, and Wight Lane, new public roads constructed through the interior of the PUD. A private street system will also provide access to internal units. The PUD includes both front and rear loaded home products. Rear loaded products have been placed facing the public streets creating a more inviting streetscape.

All areas of the PUD not covered by building or drive area will be landscaped. In addition to the landscaping, the development includes several common areas and 17 amenities. 8 amenities are required for the number units proposed.

The R3 Zone has a maximum density of 35 units per acre. The proposed PUD has a density of 10 units per acre. Two parking stalls are required for each dwelling unit. Additional guest parking is also provided throughout the development for a total of 907 parking stalls.

Staff Recommendation: Staff has reviewed the PUD and finds that it is consistent with the Comprehensive Plan and the Zoning Ordinance PUD requirements and recommends approval with the following condition:

- Provide center left turn lane in 5th West and 33rd North or provide a traffic impact study demonstrating that the trip generation for this development will not constitute the need for turn lanes.

Zoning Ordinance:

11-2-6: STANDARDS FOR ALLOWED LAND USES

(W) Planned Unit Development (PUD)	**STAFF COMMENTS**
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.	(A). Common space, amenities, landscaping, and compatibility are all increased over standard development requirements.
(B). Promote flexibility and innovation of design while permitting diversification of development types in order to encourage the most suitable use of a site.	(B). Private roads and creative construction model allows for desired density within the site.
(C). Achieve a compatible land use relationship with the surrounding area.	(C). A split of single unit detached housing and Attached housing similar to other housing in the area.
(D). Promote redevelopment and reuse of previously developed property.	(D). No previous development of this land, it has been used as agriculture in the past.
(E). Encourage development of vacant properties within developed areas.	(E). Within the designated area of impact and near other developed properties.
(F). Provide usable and suitably located common space, recreation facilities or other public/ common facilities.	(F). Providing greater than 25% common space and provided 17 amenities.
(G). Facilitate functional and efficient systems of streets, pathways, utilities, and municipal services on and off site.	(G). ROW was placed in an organized and efficient method to connect to arterial roads and future development.
(H). Promote efficient use of land with a more flexible arrangement of buildings and land uses.	(H). private streets and the reduction of setbacks in addition to allowing the residential structures to face varied directions increasing the efficiency of the land use.
(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.	(I). interconnection between structures via pathways connecting all residences to the amenities provided by the PUD, and adjacent properties will have connections for both vehicles and pedestrians via Public ROW. Architecture that contemplates future additions is unique and allows for flexibility in a tight housing market.
(J). Ensure appropriate phasing of development and amenities.	(J). phasing has been considered and is appropriate with amenities.
(K). Provide for attractive streetscapes that are not dominated by parked vehicles or garage entrances.	(K). Public streets are tree lined and provide an attractive pedestrian connection. The Detached units allow for substantial space between driveways for landscape.

2. Allowed Uses.	
(a) All uses allowed in the underlying zone.	(a) R3 Zone see attached use table. PUD, Duplex, and detached single units are allowed.
(b) Limited commercial uses in mixed use developments not otherwise allowed in the base zone as set forth in Chapter 2 Land Use Regulations of when:	(b) No mixed uses. Applicant has provided plans for 100% residential.
(i) The uses are consistent with the character of the neighborhood, mitigate impacts to the surrounding area and are sited and designed such that the activities present will not detrimentally affect residential uses.	(i) N/A
(ii) The uses do not create a traffic or pedestrian safety hazard or generate traffic more than the capacity of the public streets serving the development or its own proposed access points to those streets.	(ii) N/A
(iii) The limited commercial uses within a residential zone do not constitute more than twenty percent (20%) of the gross land area of the PUD.	(iii) N/A
3. General Requirements	
A. Unified Control. The development site of a PUD shall be under unified ownership or control and shall be planned as a whole so all landscaping, off-street parking, and other common areas can be properly maintained.	(A) The PUD will be managed by an HOA
B. Establishing additional standards. In addition to general building and development standards, additional design standards may be imposed in the approval; of a conditional use to satisfy the criteria for PUD development as set forth in this Section. The requirement of additional conditions to implement these standards shall be consistent with the process for approval of a conditional use permit for a PUD as set forth in Chapter 6 Administration.	(B) Possible Conditions. i) Ditch/Neighbor Irrigation Water Resolution see HK Law Offices letter ii) Areas that may receive additional building in the future are fully landscaped or covered by hard surface until that time of construction.
C. Applicability of other regulations. Unless otherwise approved through the Conditional Use Permit, a PUD shall conform to all requirements set forth elsewhere in this Code, Subdivision Regulations, Standard Specifications and Drawings, and all other applicable regulations and standards of the City of Idaho Falls.	(C) Reduced dimensional standards, site width and Setbacks, Reduced vegetation on private streets.
D. Approval Process. The application requirements, review steps, and approval process for a PUD as set forth in Chapter 6 Administration.	(D) See Chapter 6 Administration
4. Dimensional Requirements. Dimensional standards, including minimum lot size, setbacks, maximum density and height, and required parking and parking dimensional standards, if different from the regular requirements of this code shall be established for each individual PUD based upon the following criteria:	
(A) PUD size. The minimum site size for a PUD shall be two (2) acres. Smaller acreage may be considered for a PUD of land that the Council finds is redeveloping, or provides a public benefit or amenity.	(A) Pass, the PUD is greater than 2 acres.
(B) Lot Size. There shall be no minimum lot size	(B) Pass
(C) Density	
(i). The maximum density allowed in residential zones is set forth in Table 11-2-4 Maximum Residential Density:	(i) Pass, the density is below 35 units per acre the maximum allowed density in R3

(ii). For other base zones where residential uses are allowed, the maximum density allowed shall be thirty-five (35) dwelling units per gross acre.	(ii) N/A
(iii) The maximum number of units permissible in each individual zone shall be calculated separately, and no allowed dwelling unit density can be transferred between zones.	(iii) Pass
(D)Setbacks shall reflect the general standards of the area and character of the neighborhood in which the PUD is located.	
(i) In residential PUDs, the established setbacks of residential properties contiguous to or across the street from the PUD, shall constitute the minimum setback for the perimeter area of the PUD which it is contiguous to,	(i). Pass,
(ii) Internal setbacks between buildings or internal lot lines within residential PUDs may be established as part of the PUD process.	(ii). Pass,
(E) Height. 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 two foot (2') for each additional one foot (1') of building height.	(E). Pass, Maximum heights are maintained.
5. Arrangement and Design	
(A) A PUD shall be compatible with the surrounding neighborhood bulk, scale, structural mass, and character demonstrated by similar building types, construction, separations, and heights.	(A) Pass, meets requirements.
(B) Structures and uses of lowest height and intensity shall be arranged around the boundaries of the development.	(B) N/A all buildings are 2 stories.
(C) Taller structures should be located towards the interior of the site or in a location to lessen the adverse impacts of height on the surrounding neighborhood.	(C) N/A all buildings are 2 stories.
(D) Structures should be oriented towards common areas. Residential uses should be separated and arranged to provide for private space, in addition to providing for common areas.	(D) Pass, all buildings face common space.
(E) Structures should include a high quality of design and architecture as demonstrated by cohesive building styles, a range of building positions, custom architectural features, and varied building materials.	(E) Pass, all buildings use a cohesive architectural style.
6. Landscaping and Buffering	
(A) All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	(A) Pass, all unpaved/unconstructed upon areas are landscaped and will be maintained.
(B) Landscape plans shall be submitted as part of the PUD Application	(B) Pass, a landscape plan was submitted.
(C) Internal landscaping area, excluding required buffers shall provide the following, a minimum one (1) tree per five thousand square feet (5,000ft^2). A minimum of two (2) shrubs for each required tree. The use of native vegetation which reduces water consumption is encouraged.	(C) Pass, sufficient trees and shrubs are provided.

(D) Alternate tree spacing can be requested as part of the PUD, but shall not reduce the total minimum number of tree required.	(D) N/A tree spacing on Private street has been altered, but total number has not been reduced.
(E) All PUDs that include limited commercial uses or residential uses contiguous to existing commercial uses shall provide a buffer from contiguous residential uses that are not part of the PUD development.	(E) N/A no commercial proposed within this PUD.
(i) The buffer shall be no less that ten feet (10') in width and shall include trees with no less than twenty foot (20') centers separating them; and	i) NA
(ii) A six foot (6') opaque fence (opaque fence shall not include chain link fencing with or without slats) or a dense hedge of shrubbery which shall attain a height of a least six feet (6').	ii) NA
7. Parking Lot Design and Landscaping	
(A) Parking areas more than twenty-four (24) parking spaces shall include landscaping of a minimum of ten percent (10%) of the parking area with trees and appropriate ground cover. Landscape rock alone shall not constitute appropriate ground cover.	(A) N/A, no large parking lots proposed.
(B) Parking lots containing twenty four (24) or more parking spaces contiguous to public or private streets shall include within the contiguous landscape strip a berm of no less than four feet (4') in height.	(B) N/A
(C) Interior parking lot landscaping shall be designed to incorporate pedestrian ways through the parking area and no break large parking areas into smaller bays.	(C) Pedestrian ways are organized and thoughtful
8. Streetscapes	
(A) All PUDs shall have frontage on a public or an approved private street.	(A) Pass, frontage onto both 5th W and 33rd N
(B) The development shall provide safe, inviting, and attractive streetscapes.	(B) Pass,
(C) Except for the area occupied by a permitted driveway, a landscape strip shall be provided and maintained along the side of the property bordering and public or private street that is closest to the portion of the lot containing a structure or other development.	(C) Pass,
(i) The landscape strip contiguous to perimeter public streets shall be no less than twenty feet (20') in width and shall include trees (with no less than thirty feet (30') centers separating them) and lawn of other ground cover.	(i) Pass,
(ii) The landscape strip contiguous to internal public and private streets shall be no less than ten feet (10') in width and shall include trees (with no less than forty feet (40') centers separating them) and lawn of other ground coverage.	(ii) Varied, Public streets Meet this requirement private streets have removed this element on some lengths so as to provide more meaningful open space.
(D) Trash enclosures and dumpsters shall not be located within setbacks or contiguous to any street.	(D) Pass. Residential cans will be utilized primarily; Dumpster locations have been considered for some units.
9. Common Space. All PUDs shall provide common space and landscape areas as follows.	
(A) Not less than twenty-five percent (25%) of the gross area of a PUD shall redesignated and maintained as common space for the recreational and/or common use of the occupants of the development.	(A) Pass, there was over 25% of the common space provided.

(B) Common space may include an outdoor space parcel or parcels of land, an areas of water, or a combination of land and water, recreational facilities, either public or private, ball courts, swimming pools, playgrounds, drainage facilities developed with physical amenities, exercise rooms or similar facilities. Usable outdoor space shall include outdoor areas on the ground, deck or patio, gazebo or pavilion designed and accessible for outdoor living, recreation or park-like facilities and shall include landscaping. Usable outdoor space shall not include parking areas of communal facilities of a non-recreational nature.	(B) Pass,
(C) Common spaces shall not include areas within any road driveway, parking area, F contiguous to a public or private street, required landscape strip or buffer, and a drainage facility that does not include additional physical amenities, as identified in this Section, beyond open spaces.	(C) Pass,
10. Amenities: All PUDs shall provide amenities in addition to the common space required by this Section as follows:	
(a) The number and size of amenities should increase as overall acreage and scale of the development increases. At least one (1) amenity shall be provided for the first fifty (50) residential units proposed, and one (1) additional amenity shall be provided for each fifty (50) residential units proposed thereafter.	(A) Pass, 8 required, 17 amenities were provided; Pickleball Courts and Clubhouse Clubhouse features fitness center, family gathering room, Office Space, Conference Room. 3 areas with Community Garden Boxes are available to our residents to grow and harvest local produce in protected HOA maintained areas. Over a mile of trail, 3 Outdoor Fitness areas, Outdoor Projector Wall with Power stations, Croquet setup area, 2 Dog Parks, and beautiful open space by Willow Creek by the trees. 2 playgrounds, 1 picnic covered area, 1 bench swing at the entrance.
(b) Amenities should be placed in logical areas that allow convenient access to most of the occupants of the development.	(B) Pass, amenities are located in areas easily accessible to the residents.
(c) PUDs shall provide at least one (1) of the following amenities:	(C) Pass, amenities provided fit into allowed options.
(i) Private or public indoor or outdoor recreational facility, such as a swimming pool, hot tub, theater room, gym, ball courts, or commercial playground equipment featuring a minimum of three (3) different functions, such as slide, swing set and climbing wall.	
(ii) Private or public plaza, pedestrian mall, community garden area which includes irrigation and planting beds, outdoor kitchen facilities, shade structures such as pavilions, or other similar space for social gatherings.	

(iii) Public access to or additions to the greenbelt, bike lanes, neighborhood park systems or other public open space or enhanced pedestrian connections to City pathway system, adjacent employment and shopping centers.	
(iv) Trail system or pedestrian paths in addition to necessary circulation paths that would be required if the development was not a PUD.	
(v) A drainage facility developed with additional permanently affixed physical amenities beyond open space.	
(vi) Dog Park. Dog Parks must be completely fenced and shall include pet waste stations, trash cans, benches or picnic tables and a minimum of one of the following: wash 28 station, grooming tables, or agility training equipment.	
(vii) Similar amenities which reflect the purposes of this Section, as approved by the Council.	
11. Pedestrian System:	
(a) PUDs shall provide pedestrian connections to existing or proposed schools, parks, public lands or pathways on adjacent properties.	A) pedestrian connections have been reviewed no School or parks in the area. Arterial will it have Pedestrian connections to the greater system
(b) The pedestrian connections shall form a logical, safe, and convenient system for pedestrian access to all structures,	B) Pass, Pedestrian system connects all structures.
12. Phasing:	
Phasing of development and associated public and private improvements is permitted, subject to an approved phasing schedule. Phased development shall be considered with the initial PUD approval process and ate phasing schedule shall be approved as part of the development plan. Proposed amenities shall be constructed with the first phase or approved according to the phasing schedule, provided that a majority of the improvements occur within the first phase. Upon approval of the development plan and schedule for all phases of the PUD, each phase of the development may occur in accordance with the review and approval procedures, as specified by this Code.	12) Pass, Phasing has been considered and installation of amenities align with unit counts and phasing.

11-3-3: PURPOSES OF RESIDENTIAL ZONES.

(F) R3 Multiple Dwelling Residential Zone. This zone provides a residential zone which is characterized by a variety of dwelling types with a denser residential environment. This Zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services.

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.								

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Board of Adjustment conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

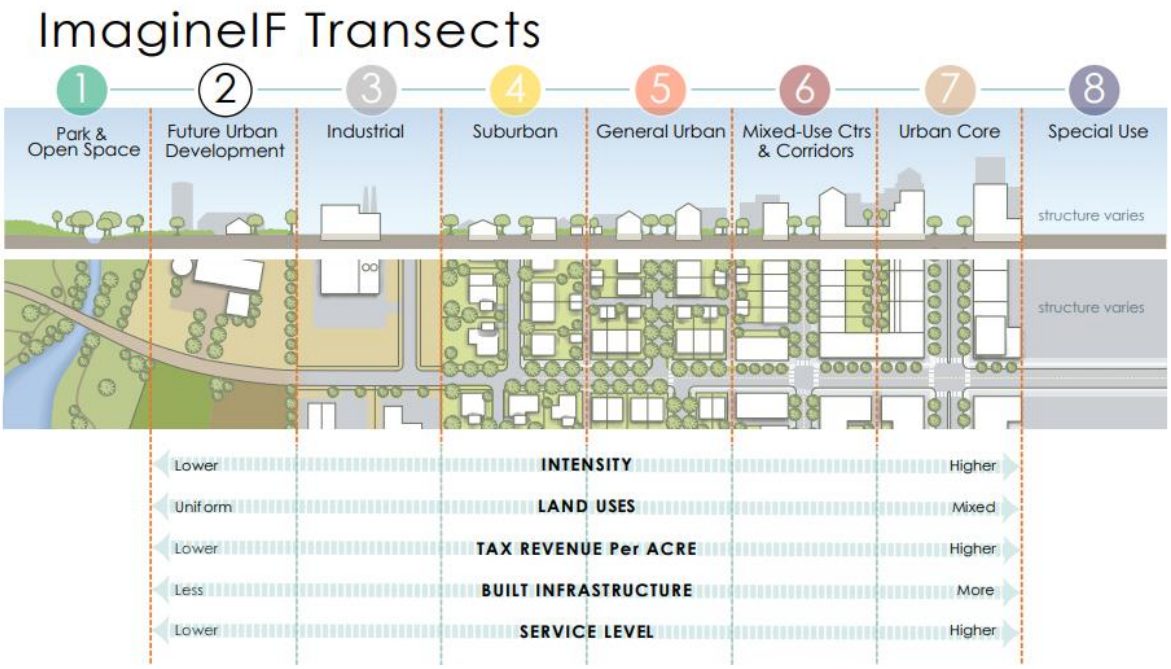
*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

	Residential							
Proposed Land Use Classification	**RE**	**RP**	**R1**	**R2**	**TN**	**RMH**	**R3**	**R3A**
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic*					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*	C_2	C_2	C_2	P	P		P	P
Day Care, Group*	C_1	C_1	C_1	P	P	C_1	P	P
Day Care, Home	C_1	C_1	C_1	P	P	C_1	P	P
Dwelling, Accessory Unit*	P	P	P	P	P	P	P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Multi-Unit Attached*				P	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			P
Food Processing, Small Scale					P*			P
Food Store					P*			P
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C_1	C_1	C_1	C_1	C_1	C_1	C_1	C_1
Information Technology								P
Live-Work*					C_1			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						P		C_2
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C_3	C_3	C_3	C_3	C_3	C_3	C_3	C_3
Professional Service					P			P
Public Service Facility*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						P		
Religious Institution*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Residential Care Facility							P	P
Retail					P*			C_2
School	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Short Term Rental*	P	P	P	P	P	P	P	P
Transit Station								P

(Ord. 3218, 9-13-18) (Ord. 3358, 12-10-20) (Ord. 3451, 3-31-22) (Ord. 3458, 4-14-22)

(Ord. 3496, 12-8-22) (Ord.3574, 6-13-24) (Ord. 3619, 7-31-25)

Comprehensive Plan:





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

June 2, 2026 6:30 p.m. Planning Department

City Annex Council Chambers

MEMBERS PRESENT: Commissioners Glen Ogden, Dale Storer, Forrest Ihler, Matthew Meehan, Tia Panter, Marry Scales, Deanna Harger, Bill Scott.

MEMBERS ABSENT: None.

ALSO PRESENT: Assistant Planning Director Kerry Beutler, Brian Stevens Planner, Mike Thrower Planner; Terry Rodino, Esq, City Attorney, and interested citizens.

CALL TO ORDER: Ihler called the meeting to order at 6:30 p.m.

MINUTES: Scott moved to accept the minutes of April 7, 2026, Meehan seconded the motion. The motion passed unanimously.

Public Hearing(s):

4. PUD 26-001: PLANNED UNIT DEVELOPMENT FOR ELARA HOMES AT WILLOW CREEK COVE.

Storer will abstain from speaking or voting as he was a member of the law firm that represented the developer.

Applicant: Colin Reid, 3967 S Powder Wood Lane, Napleton, Utah. Reid stated that this property is within the General Urban Area for Comprehensive Plan designation. Reid stated that this general urban calls for higher density and a variety of housing options. Reid stated that R3 zoning is residential with a variety of living units and a denser configuration with up to 35 units per acre. Reid had their engineers look and investigate what the area of Idaho Falls needed after driving through the area and marking down what is used and needed. They are presenting a single-family duplex product with 10 units per acre. Reid showed illustrations of what the finished product will look like. Reid played a small video of what the development could look like. Reid stated that they have extended the public street right of way to 70' to be a residential collector. The housing units will not be identical next to each other, so it has a single-family feel. Reid stated that this area could be for workforce housing or retiring that want a home between 1300 – 3000 square foot, or 600-700 square feet for duplex. They have a lot of open spaces to give a backyard feel. Reid stated that the landscaping plan is very detailed with 24 different tree types and that has been submitted to the City. There are tree lined corridors and connected community areas. Reid showed the amenities. They were required to provide 8, they have provided 17- pickleball, club house, community garden box, 1 mile of trails, 3 outdoor fitness, outdoor projector, croquet, dog parks x2, open tree area with walking path by Willow Creek, 2 playgrounds, covered picnic area, bench swing. They have 36 acres with 185 single family homes, and 174 duplex (87 structures) for a total of 359 units which is 9.99 units per acre, which is under the 35 units per acre allowed in R3. Reid stated that they are required 25% open space and they have provided 32% open space. They have sat down and talked with neighbors and have implemented changes for the neighbors. Parking is always an issue, and they are required 2 stalls by ordinance, and they are providing 2.47 (171 extra parking stalls beyond what is required). Reid stated that public comments and concerns were important to them. Reid showed some of the public comments from the neighbors. None of the twin homes are next to any of the residential parcels that currently exist. The 1st plat had townhomes next to residential properties, and after they spoke to individuals, they adjusted to be a better fit for the location. Reid stated that a lot of the questions were about design and they answered the questions. This is an HOA-maintained area and open space, and amenities will be HOA maintained. They added an access road for the White's property, and they are purchasing approximately 1 acre from the White's in order to fit in the road connecting to 33rd North and that annexation process is in the works and will come before the Planning Commission next month. They added a public utility easement to City standards that required adjustments and loss of units to accommodate, due to the loss of the units for that accommodation, they added duplex units in the middle of the project. Reid stated that one neighbor had concern about irrigation and piping of the ditches. They have met with the neighbor, and the general contractor has met with the neighbor, and they will give full access to water that meets their current needs as it will be piped into the ditch. Another neighbor was concerned about the cost of an electric fence

relocation and preservation of existing trees. Reid stated that the pine trees along the front are pretty and they are aiming to preserve the willow trees as much as possible with minimal trimming. The pine trees are undetermined (they will keep them), but if 33rd North expands they cannot do anything with what the City does with the trees. Reid stated that the relocation of the fence was not finalized and they will continue to discuss with that neighbor how to mitigate that issue. Another neighbor asked about roadway configuration. The other comments from neighbors were about impact fee items, and impact fees have recently been adjusted.

Meehan asked the applicant why they are requesting the PUD and what modifications are being requested. Reid stated that R3 requires different buffers between the lots. Reid deferred to Beutler or Stevens, as they would be able to respond better.

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

Ogden wanted to clarify how many units 321 or 359 and wants it clear when they make the motion. Stevens stated that 359 is the new version of the Plan. Ogden wants to know what changed to increase the units. Reid stated that on the east side boundary they did not have a 15' public utility easement for the power, and they were required to move a lot of units and homes, and they lost single family homes, so they added a section of duplexes in the center to reach the 359 homes. Stevens showed the additional duplex structures in the center that were added to increase the unit number.

Harger asked about the density and asked if that is reflective of the maximum build out and maximum density of the build out. Stevens stated that 35 units for 36 acres is 1300 units. The 359 units that the applicant is presenting is the number that will be approved by City Council and they cannot add more units without coming back for another hearing.

Meehan asked for further clarification for modifications that are being requested. Meehan asked if this developer waited a couple of months for some recent legislation to take effect, would they not have to ask for a variance. Stevens stated that they have not decided about the adoption of legislation into the code. There are a lot of variables, and they can be addressed in a lot of ways through code. Stevens wants the decision on how to implement that legislation to be based on public desire after surveys and decisions are made.

Ihler asked about flexible housing.

Colin Reid, applicant. Reid stated that these homes come in at a lower price point of $300,000, they have a model and a good example is the northwest side. The lots are bigger and it is a smaller single-family home and later on they can expand with a garage, and the homes can expand to 6 bedrooms. They have looked at flexibility in the lots. There are structured and detailed plans on what the homes can be transformed into from a 3 bed 2 bath into 6 bedrooms. Ogden stated that there are electronic links in the packet and another is a link to the flex building plan. It appears that the home can have the footings poured for the garage and the space is empty and then if the homeowner wants to add it later the footings are already poured. Ogden indicated that the home is built with the ability to add on already built into the footings and foundation but does not change density.

Ihler opened the public hearing.

SUPPORT/OPPOSITION: Typed Verbatim

Brent Colburn, 314 Rock Creek Circle, Sage Lakes, Idaho Falls, Idaho. Nice presentation from the gentlemen here. Nice clown from out of town. I wish the people from Sage Lakes Development were here so I could call them a few more names, but they decided to leave early, dang it. To add a few more comments that I had from their presentation directly to them, the PUD, I do not know why we are still doing these. They are density of housing in Idaho Falls is ridiculous. That amount of development is uncalled for. That type of housing all it does is increase traffic and increase crime. It is uncalled for. It is ridiculous. That lot over there, it cannot sustain that kind of development, it just can't. You just said, the City just said that is the largest PUD this City has seen. You talk big numbers, he scared us with – Hey R3 can sustain this amount of housing, but we are only going to do this -. He talks to us like that, and says you know we can have this much, but we are

only going to do this, to make us feel all nice and comfortable. It doesn't make anyone feel more comfortable when we have to live in that neighborhood. Sorry, it just doesn't work. Some of those units, when I've looked at them, at least 4 of those units could fit in this room alone. Really? That is not living, that is high density housing, let's call them what they are – Apartments. The same thing I told the individuals who are building in Sage Lakes, they are apartments. They are not single-family homes, Apartments. Lets just call them what they are. You can tell us that you are going to have an HOA there, but living in Sage Lakes where I live, we have an HOA. HOA's have no teeth period. We have one, my neighbor has a trailer that sits out on his street, doesn't mow his lawn, we have weeds that are this high. I have another guy who, who routinely fixes his car in his driveway, who has 4 or 5 cars down the road from him that are constantly broken down in his yard. Your HOA is not going to do anything to fix that. Plain and simple. What is going to happen when you have RV's that are constantly broke down? HOA is not going do anything to fix that. Why? Because they have no teeth. Right? Beutler urged Colburn to keep his comments to the Commission and not to the audience. Colburn said it is free speech and he can talk to whoever. Ihler and Beutler indicated that he needs to address the Commission. Colburn stated that he can look at somebody though, right? To the individuals sitting behind me, again, this Commission will do exactly what they want. It will not matter.

Lavell Pack, 264 W 33rd North, Idaho Falls, Idaho. I do have some concerns. To start with the density, we talk about all these units, I know there have been some road studies, we live on that road, we have a development going in just south of that, just on the other side. The East River Road has a turn thing in there, and I live on that corner. It is a dangerous corner. I sat there the other night at 5 o'clock for 15 minutes trying to get out on East River Road. By adding these units, if we got 359 units, you are talking everyone has 2 cars, husband, and wife, 700 cars, in the morning, 700 cars in the night. That is 1400 more cars on that road, and if they come home at noon, then it just goes up. One of the things is, is that, we have these high density areas, why isn't the developer held responsible to develop the road, if that is what we are going to do, should we make them develop the road also, because if they don't develop the road, then who is stuck with it, the tax payer. If that development doesn't go in, we do not have to deal with that traffic. So, if developers come in and they are all out of state, Utah, California, which isn't necessarily bad, but they come in and they develop, they set it up, they leave, and we are dealt with the aftermath. You put that many houses in those three developments that are going in, where is the schools, where is the common areas for these people to go hang out. I am not against development, but we got to do it smart. We got to look at these areas, we cannot just build high density area on every corner of that intersection. Another thing, is there is nothing mentioned about a mosquito lake, just something you need to look at. The other thing is the Corp of Engineers. That creek is a natural creek and cannot be altered. It cannot be changed. I haven't heard anything about if they have been talked to or addressed. I live there, I know, I cannot change that creek. Putting in these high-density areas, you guys know that there is a problem at Fairway Estates with Water Pressure. You go the same water line that you are going to put into this housing development, the next housing development and the one across the street, what are we going to do about the water pressure, what about the sewer line. Is there any looking at any of that stuff that it can handle this type of high density in those 3 or 4 different areas. He says they do not look the same, but go back and look at the video, you change a window from this side to this side, every roof pitch is the same, they look the same. The HOA, they don't work, they struggle. I know several HOA's just like the last gentleman, they struggle with it. It doesn't work, there needs to be some type of different government of that common ground, or whatever they are going to use the HOA for. There is a problem with snow removal out there at Fairway Estates, as the City cannot get out there to get it done. They live out that far, and it takes awhile. Who is going to remove the snow. Last year there was no snow, but it does happen. We hear all the time that the snow removal guys cannot get out there. I go to Fairway Estates and pull people out because they get stuck in the road. They talk about putting a pipe in. I've grown up on a farm my entire life when you pipe the water that far, sediment gets in the pipes and you have to have a way to clean them out, and who is going to be responsible for that. Those are concerns that we need to address because when the developer is done with this, then we are stuck with doing this, so it all has to be put in plan first. The fence that was mentioned. I have lived there for 25 years; there have been 2 landowners before me. That fence was built 25 years ago and it was put in there on purpose to keep my horses on one side and the cows on the other. We agreed to build that fence where it was at. Now they talk about beautification around the creek, it is because my horses have cleaned it out. You look where my horses don't go, and you can't even walk through there. I asked them, and the last two owners that were trying to develop and sell the property and get the church involved, told me to be quiet and

not make a fuss, and I would end up with that land because it is undevelopable. Even at a small price I was willing to pay. They told me they would sell it to me. They both reneged on their deals. We had nothing in writing, and I've learned my lesson. The fence has been there for 25 years. I asked the developer if they would help move it and help pay for it, and he told me no. You cannot tell, but I am an amputee, 60 years old, and lost a leg when I was 8 years old. I cannot go down in there, and build the fence that needs to be built. That will be an undue hardship for me. When I asked for help, I got nothing, what does that tell you, they are not going to help us. I am not against the development, it is just things that have to be addressed. One of the things I wanted to mention is we put in these high density places, and I do not have the numbers, but I see them, as you look around at these developments, we keep talking about we need more housing, we need more housing, but really how many of these housing developments, homes or apartments, are empty because they are run down and no one wants to live there any more. I do not know that number, but if you go look at these developments, there is a lot, there is more than I think that we take credit for. I just wanted you guys to take our concerns under advisement. They say $300,000 without a garage, is that affordable? They call it affordable. I don't think it is. I have some friends that just bought a nice home for $350,000. It is a home on the numbered streets. Nice big yard, garage, small shop in the back. I do not believe this is an affordable housing. When we look around at what is out there. Everything is $300 - $350,000 you can buy homes all day long with that. If we are going to call it affordable, and I don't agree with that statement either. So anyway, again please consider the things that I said, and take it under advisement. Thank you very much.

Beutler has a comment to read into the record for Brian Edgerton.

Brian Edgerton, 6175 North 5th West, Idaho Falls, Idaho. Increased 5th West traffic congestion, over 35 years. Numerous developments. Sage Lakes Golf Course and single-family homes. 5th West rural farm light traffic turned off congested City Street. Numerous streets and driveways added in recent years. Increased pedestrian traffic, and bicycle riders. Current speed limits on S 33rd North, 35 miles per hour and transition to 50 mph north at 33rd North, and existing 50 mph. North Tower Road and 5th West curves to limit sight distance and new north entrance of Sage Lake Townhomes. Accident prone location in the future. Fatal intersection accident 2 weeks ago at 87th North. Safety suggestion – conduct a traffic study, recommendation to reduce the appropriate maximums, revisions of 35mph at 33rd North to 87th North.

Evelyn Ray, 6530 N 5th W, Idaho Falls, Idaho. We have the big Rockwell development going on right behind us, it is my father's farm, and I understand just up by the canal as you go east, up to Lewisville Highway they are putting in another housing addition right there, where my brother has his horses. Across the canal we also have twin homes which aren't all developed, but they are developing. You guys just passed two more in Fairway Estates and let me tell you the traffic is horrid. It goes on until 1 or 2 in the morning. People roaring their engines, and motorcycles racing up and down 65th and it is horrid out there. The traffic will just increase. When I was young, I grew up there, I am 70 years old, I grew up there, moved out there when I was 5 years old. When I was in high school, I ran out of gas, and I sat on that road for hours before someone could come. No cell phone was available. Hours and now it is just a steady stream both ways. To get out of my driveway, I live right on the corner, we call it dead mans curve, because there are so many accidents, well they fixed it a couple of years ago. We still have accidents. When I pull out of my driveway, I have to really look to my north, because they come around that curve so dang fast. No one stops at the stop sign in front of my house because they think it is a yield sign, because it is a T. You are just going to increase, increase, and the roads are not built to handle the impact that we are putting on them, nor are our highways, nor is our City. So I understand that we need to develop, but we need to look at the infrastructure of what is going on. Fairway Estates, totally against it. My dad farmed all that land over there, but you know, some of the nicest people live there, and I love them, but, they need space. People need space, for them, their children. If my family lived out there, there would be no way we could have a family party. My stepmother in law lives in a 600 square foot apartment, it is tiny, and not a kitchen available, not a room for dining, little bathroom, little bedroom, and that is it those are way to small. Put two together, why do we have so many. Make them nice for the people that want to live in them. Thank you.

Briand Edgerton (Mr. Edgerton is mute and has his phone read questions)- Tower Road and 7th East Road claiming responsible? Stevens tried to help interpret what Mr. Edgerton needs. Stevens stated that road planning is covered with BMPO and Stevens indicated he would discuss with Mr. Edgerton.

Braiton White, 392 W 33rd North, Idaho Falls, Idaho. East of the Church and west of the development. Full disclosure, we are selling an acre to the Reids as part of this development. As part of history, I support what everybody has said so far, and the problem is the lack of infrastructure, that we are dealing with and you guys are dealing with in the City that will have to have bigger roads, and whatever that looks like, I don't know, that is a big problem, probably more for your guys than anybody else to keep the whole development arena, not just this one, but others from becoming a fiasco. Probably we ought to look at a little history, I appreciate what the Reids are trying to do in the idea of making homes more affordable for young new buyers, even though they are expensive, but the problem is bigger than all of us here, the problem stems from big fund money and buying US home land throughout the Country and driving the collective price. That is the bedrock problem that we are all dealing with. On the way up talking about what the Reids have been trying to do, they have been very responsive towards our needs in moving the road a little bit, where the main road comes down and hits 33rd North, moving it to the east to kind of preserve the natural area right there and also Mike Marshall'[s needs for irrigation. I just want to say that it is a tough thing to face the growth. We have lived on this field for 30 years and haven't faced anything like this, but I think that we live in the parameters financially that the Reids are facing, they are doing a good job, and try to be as accommodating as they can.

Boyles, 4825 Glen Eagles Drive, Idaho Falls, Idaho. First of all, Lavell said everything I wanted to say. I am really worried about the traffic, it is getting really dangerous and 33rd I don't know how you pull the traffic out of that neighborhood onto 33rd, it is not possible. Who is going to pay for widening that road, and who is going to pay for widening East River Road, which we don't want to happen, but it is a huge problem. The density of those homes is unbelievable. If they think they are going to pull all those people out onto our roads. Fairway I have been there 29 years, and it is 10x bigger than when I bought there, and they keep adding to that, but this density is unbelievable, and you cannot call those affordable homes, they do not even have a garage, $300,000 without a garage, I do not understand that. Where are they going to park all their cars. Two cars per house, they will be on the roads. I don't understand, they really have to look at the infrastructure, water problems, the roads, there is a lot that has to be considered, not just the beauty of the homes, and the surrounding amenities. That is it, thank you.

Jenine White 392 W 33rd North, Idaho Falls, Idaho. I just wanted to get up and say that all of these changes are for, what I wanted started out wanting, in moving to Idaho Falls, and acquiring property that I did. These kinds of changes are horrendous to my soul, and I knew when we bought our place, that we were in the area of impact and there was great possibility that things would change down the road and in looking at what they have annexed and approved for the other side of 33rd North, and that field over there, there is a lot of things about all that, that are scary. In dealing with Alara Homes and the Reids, I have found them to be, to have integrity, concern for things that are, yes high density homes in that way, they are not apartments, they are not 3 story apartments, which is what I am afraid of for across the road, and they kept it to the sizes that they have, and yes they have to make the money they need because buying the property was horrendous. If you bought it 35 years ago, $2000/acre instead of the whatever, I won't speak numbers. So I just want to cast a vote of yes, this is all hard, and change is hard, this old dog does not like learning new tricks, but I think for what we are dealing with, the Reids are doing an excellent job, and that if they, I say that, if, but I feel, having dealt with them, what I have felt about how they behave, and how they come through, that they will stick to their word, and do the things that they will say they will do, and that they are going to create what looks to be a pretty nice area for, rather high density housing. You know, I have talked to the - I won't say the word my son in law calls them- but the ones across East River Road that look like Army Barrack housing. Those things are different and they are all over the City now, here and there. Personally I have a lot of good feelings about what they are doing, it is not easy, the infrastructure is not prepared to take all the impact that have been bringing them with all the development. We are a growing City, and nothing I can do about that, except move further away, and I don't want to do that, I am too old. This old does not want to learn those new tricks. My vote is that I think that they are trying hard to do a good job, make money on their project, which is what they set out to do, but do a good job, and have integrity in what they do. That is my two cents.

Lavell Pack, **264 W 33rd North, Idaho Falls, Idaho.** I finally figured out what my notes were. Pretty simple, we want to put a walkway around the creek, and I just want to point out that the Corp of Engineers that creek

they have to have, there is at least a 30' right of way that they have to have for the canal, so I do not know where the walkway will go. You guys are smarter than I am, but it is something to think about, they talk about the pathway, and did they think about the right of way and dealing with the Corp of Engineers.

Eveyln Ray, Again, I do not want to talk about what he is doing, but I do not know who you could contact or, what, but I have been trying to get ahold of the HOA for Fairway. On the corner that I live on, if you look to the south, right there, they put big rocks in there because that was supposed to be their ease way or whatever. I have called, Bonneville County Weed Control for the last 4 or 5 years because all it is, is field of thistle, and now my lawn has thistle in it. Do you think that is fun. NO. So I would say whatever kind of border they put up. Now I don't know why Fairway Estates put lawn on all the rest of it, and that end just got rocks, but I would like to know who to contact to get hold of it, to tell them to get that sprayed, cut down, or whatever. They are putting in that Rockwell development right behind my house like I mentioned, well I don't know what they are doing, it is a mess up there. I would like to know who to get a hold of to spray the weeds and take care of those weeds. If you guys know anyone? Ihler stated that they will point her in the right direction.

Jack Blackwell 4880 Riverbend Lane in Sage Lakes. I just want to say first off, we moved here 10 years ago because we love Idaho Falls, we love the community for it. I do not live in Utah for a reason. I do not want Utah to come here and that is what I feel like is happening with the Utah developers, both this one, and the gentleman who is building in Sage Lakes, which is anything to say, I wouldn't do that. There is no infrastructure to support this. That road is a terrible road, with patch works where the developments have gone in so far. If we cannot fix the road and make the road right, you cannot add more to it, all you do is increase traffic, increase the problem with people. There are people riding bicycles all the time, I am surprised no one has got killed yet. There is no lighting on that road, the water pressure is terrible. The infrastructure is not there to support this. Personally I would never buy in a high density neighborhood, somebody might, and that is great, that is your business, but personally I don't think it meets what I moved here, and Idaho Falls, what it represents to me and everybody that I know that is my friends, they moved here for the same reason. A family community, single family homes. That you can grow up and have relationships with, not to have San Francisco or Utah move into our area. I do appreciate the efforts, the planning, it is great, but go put it in Delta Utah or someplace. Other than that, thank you.

Ihler closed the public hearing.

Applicant: Colin Reid. Reid stated that when they drove around, they tally marked the homes that had trailers, and it was surprisingly high, so they have trailer parking on the east side of the project for the people in the neighborhood to park their trailers. Reid stated that they have been working with City Staff and City Engineers and it shows that the infrastructure can handle the development. Reid stated that they did draw out the canopy line and they are out of the canopy of the willow trees and they did not want to cut the willows. They do have structure to the northeast for irrigation, and that will be specifically to help with the debris going into the pipe. Reid stated that he will talk more with Pack about the electric fence and he is willing to talk to Pack about it.

Scott asked about Mike Marshall's irrigation. Scott stated that there has been verbal assurance that it has been worked out, but he is not sure that it has been worked out, as there is still a piece of paper from his legal and it does not seem to be worked out. Beutler stated that the irrigation questions will be something that the private property owners will need to work through with the irrigation company. Beutler stated that the easement of 40' and the encroachment of structures into that easement and that issue would result in a redesign. There is some clarification that is necessary regarding the status of the conversations and what the easement is regarding the 40' irrigation easement. Beutler stated that they need to look at layout issues, not a water issue. Scott wants to make sure that they are not setting themselves up for lawsuits. Beutler stated that it is something that the commission can address the irrigation issue and they can consider a approval with a condition requesting that the applicant meet with Marshalls and resolve irrigation issue prior to going to City Council. This can be tabled requesting a resolution of the irrigation easement be resolved before moving forward. They can deny the application with reasons.

Ogden stated that the Commission cannot control roads, and he would love to table all development until infrastructure is created. The money to build the roads, comes from impact fees that come from the development. It is out of the Commissions' control, and they cannot approve or deny based on roads. They have talked about roads with the road department and where widening is happening, but the development brings the money to widen roads. Ogden stated that the Commission has no control over schools. Ogden joined the Impact Advisory Fee Committee and had a goal and wanted to use the impact fees to develop schools, but that is a legislation issue, and schools cannot be funded by impact fees, only bonds, and the bonds are not getting passed. Ogden stated that affordability for this development is not a part of the Commissions prevue, and $350,000 is "now" affordable in Idaho. Parking in this development has been covered. Ogden stated that his kids cannot live here because it is not affordable for them to live here. He likes this development and the infrastructure comes after the impact fees. Ogden stated that the Commission does care, they do listen, and this was zoned R3 in 2005 (21 years ago). Prior to this item the Commission did approve 2 single family residence plats, and they are not "always" doing high density housing.

Meehan appreciates the neighbors coming out to speak for and against the development. Meehan stated that there is a belief that the Commission does not care or listen, but many of the things that are brought up are valid concerns and are outside of the prevue of the Commission and not something that they can use to approve or deny. They have to use the Comprehensive Plan, City Zoning Codes and Ordinances. Meehan stated that everything presented is within the scope. Meehan stated that the PUD is large based on acreage, not units. The amount of units that could be zoned by right is significantly higher than what is being proposed. The variances are based on setbacks and lot sizes, and these are things the State is telling us that they have to shrink. The State is telling us that the City has to be smaller than 1500 square feet for the lot sizes. Meehan stated that they have not seen a housing unit in Idaho Falls like this and he would have loved to see 1200 square foot homes in Idaho Falls, as no one is building this type of home. There are valid concerns about affordability. Meehan stated that the developer has given the City the opportunity to expand the road on both sides and future development of the road will be happen with impact fees. Meehan stated that they cannot make developers physically develop roads, but the impact fees address that need and a new impact fee schedule went it effect yesterday, and that is something that the City is actively addressing.

Ihler stated that the impact fees have been in place for 4 years, and they have to save money to do the big projects like road widening, and it takes a lot of planning and foresight and there are roads slated to be widened. The impact fees/tax base are needed to support the project to widen roads.

Ihler stated that Willow Creek and the Army Corp of Engineers have been brought up in the past with other projects, and Ihler is glad that Mr. Pack brought it up. Ihler knows the Creek cannot be changed, but asked what is needed with the pathway and the rules concerning the Creek.

Greg Magelby LEI Engineering, 3302 North Main, Spanish Fork Utah. Magelby stated that Willow Creek has set back lines with 30' on each side and it is a designated wet land in the actual creek bed itself, so they cannot touch that. They will amend the box culvert to go under the road. They can disrupt up to a 10^{th} of an acre of wetlands and the area that needs improvement is less than a 10^{th}. The path can be in the 30', but not structures.

Ihler heard the concern about Fairway Estates not getting snow removal in the winter. Ihler stated that PUD's are private streets and the HOA will pay for the snow removal. Beutler agreed that the HOA will be responsible for private streets, but this PUD has a 70' public street and the other streets are private and will be maintained by HOA.

Ihler has concerns about the pipe on the north end of the property as he would like to see it in writing or on paper.

Greg Magelby, LEI Engineering, 3302 North Main, Spanish Fork, Utah. The ditch is on the north property line, so they provided a 20' easement on their property line. They have accounted for 20' on their side and 20' on the other side for a total of 40' easement for the canal. They are piping the canal, as a requirement from the irrigation company. The water will go back into the ditch off the property to the east.

Meehan stated that there is a legal letter from an attorney and the attorney can state their claim, but it is not always correct one way or the other, and the Commission needs to be careful about what the final motion looks like in saying that they have to satisfy that letter, as it is not necessarily correct by the law.

Ihler stated that the developer has full intention on addressing the irrigation, but he would like a resolution addressing the easement and pipe and taking care of the sediment issue in the pipe. Ihler would like legal help in wording the resolution. Ihler would like the fence issue addressed and not cause an undue hardship to move the fence.

Colin Reid – Reid stated that they will agree to move the fence for Packer. They have talked with Mike Marshall a lot about the ditch, and the canal letter was never submitted to them and claiming a prescriptive easement that does not exist in the surveys and title work that they have done. They will provide water access for their farms. Reid would like it handled at final plat approval, as this is preliminary plat.

Mary Scales stated that there is a slight discrepancy in the title and the acreage of land and maybe that has been updated. Reid stated that they are purchasing additional acreage from the Whites. Reid stated that they have the annexation and will be in the Planning Commission next month. They are purchasing approximately 1 acre from Whites.

Ihler stated that even with a resolution they still have the bandwidth to do what they need to on the Final Plat.

Ogden asked if they can have a recommendation if it is a private matter between citizens and the developer. Ihler stated that the staff stated they can because it could affect development layouts.

Harger asked about the setback the engineer mentioned is that the minimum required by the existing law, and the legal matter is asking for additional setback. Harger does not understand what is currently plate (20') and what is being asked for from Marshall's attorney.

Magelby stated that there is a 20' set back on the north side for access to power, trail and the pipe. Magelby stated that it is a shared easement for other uses as it is not an exclusive easement. Beutler stated that the 20' easement is the requirement from the City standards for development. The 40' easement that is discussed in the letter, is what the property owner believes they have a prescriptive right to from the south property line onto the applicant's property. They do not have verification on whether the 40' easement is correct.

Harger agrees that if they want it resolved the resolution could change to 40'. Ihler stated that we do not know if the letter is factual, but the 20' can handle what is needed and the 20' is on the plat. Harger asked about the water pressure concerns in the surrounding developments. Harger asked if a concern like that is something that the City Engineering is aware and is there a need to update infrastructure. Beutler stated that the water department is aware of pressure concerns and is working to resolve those concerns. They have discussed looping the water down 33rd as water lines are extended. The water department has not made any comment that this development cannot be served.

Harger is sympathetic to the concerns of traffic and road pressure. Harger asked if there is a turning lane, or what safety features are in place or are considered. Beutler stated that the exterior roads (33rd North and 5th W) are arterial roads and the development will pay impact fees and that will fund the Transportation Fund, that fund will then fund the construction of the arterial roads. The development will provide what widening is necessary to service the development including decel lanes that need to function to allow the arterial to slow into the collector. The developer is dedicating right of way along both arterials, so the City has adequate right of way to widen. Harger asked if dedication of right of way is required. Beutler clarified that it is standard practice to require the right of way for widening of roads.

Ogden moved to recommend to the Mayor and City Council approval of the PUD for Elara Homes at Willow Creek Cove, Scales seconded the motion. Ihler called for roll call vote: Harger, yes; Meehan, yes; Ihler, yes; Scales, yes; Scott, yes; Panter, yes; Ogden, yes. The motion passed unanimously.

Ihler responded that the thistle problem could be addressed by Code Enforcement at the City of Idaho Falls.

Ihler asked for a recess. Ogden stated that he would rather keep going as they have a lot of hearings on the agenda. There was consensus to power through.

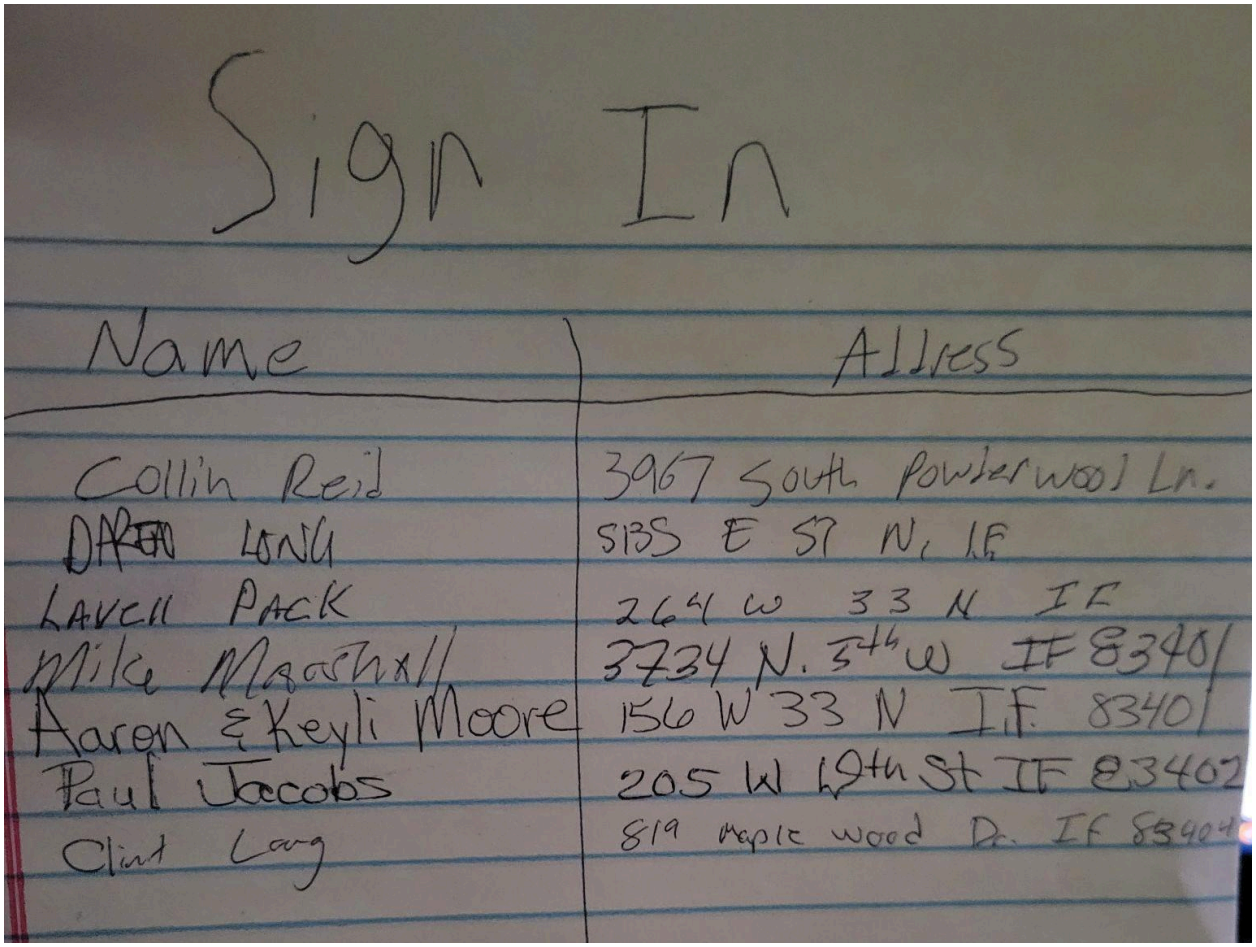
Storer served as City Attorney and appeared personally in front of State Legislature to lobby to grant City's authority to adopt impact fees (over 25 years). The legislature declined. Storer stated that the legislature has now corrected that, and that Legislation is very well done. Impact Fees are an important tool that they need to educate the public on what those impact fees do. There is a back log, and it will take a long time to get caught up. Developers complain about the impact fees.

Time: 3:00 p.m.
Date: January 30th 2026
Location: Idaho Falls Library 457 West Broadway Street, Idaho Falls

Mailing List

	878 W RIVERVIEW DR	IDAHO FALLS, ID 83401
H-K CONTRACTORS INC	PO BOX 51450	IDAHO FALLS, ID 83405
MARSHALL REVOCABLE TRUST	3734 N 5TH W	IDAHO FALLS, ID 83401
WIGHT EARL BRAYTON	392 W 33RD N	IDAHO FALLS, ID 83401
MOORE KEYLI	156 W 33RD N	IDAHO FALLS, ID 83401
PACK LAVELL	264 W 33RD N	IDAHO FALLS, ID 83401
CITY OF IDAHO FALLS Sent to Brian Stephens via Email	308 CONSTITUTION WAY	IDAHO FALLS, ID 83402
L D S CHURCH CORP PRES BISHOP	50 E N TEMPLE ST 12TH FLOOR	SALT LAKE CITY, UT 84150
DOUGLASS KEITH S	PO BOX 50250	IDAHO FALLS, ID 83405
D & R DEVELOPMENT LLC	437 E 330 N	LINDON, UT 84042
SMITH NICHOLAS PAUL	3778 TRADITION CIR	IDAHO FALLS, ID 83401
BACZUK GREGG	3760 TRADITION CIR	IDAHO FALLS, ID 83401
ROBERTS WILLIAM G	3752 TRADITION CIR	IDAHO FALLS, ID 83401
IDAHO FALLS CANYON LAND LLC	2729 ASPEN WAY	BILLINGS, MT 59106

List of Attendees:



Sign In

Name	Address
Collin Reid	3967 South Powderwood Ln.
~~DARIN~~ LONG	5135 E 57 N, IF
LAVELL PACK	264 W 33 N IF
Mike Marshall	3734 N. 5th W IF 8340
Aaron & Keyli Moore	156 W 33 N I.F. 8340
Paul Jacobs	205 W 10th St IF 83402
Clint Lang	819 Maple Wood Dr. IF 8340

Summary of Comments, discussion and Suggestions:

Following the presentation, public comments were invited both in support of and in opposition to the proposal. Most questions focused on specific design and site-planning elements, including roadway widths, the size of the garages on the east side, the purpose of the designated contractor parking spaces, and the type of open space planned for the southeast portion of the project.

Mike Marshal raised concerns regarding irrigation access to the north and the potential impacts of piping the existing irrigation ditches. Mike Marshal led much of the discussion related to irrigation and general development questions. He concluded by stating that he was very “happy”

with the project overall and felt it would provide an excellent opportunity for individuals entering the housing market who are seeking to own a home.

The Moores asked clarifying questions about roadway configurations and said that the location could be a “good fit for their children” to potentially live or purchase a home in the future.

Lavell Pack inquired about the future of the electric fence he has used for his horses on the property and expressed concern about the cost of relocating it. He also stated that he was glad townhomes were not being built by his residence. Additionally, he raised questions about the treatment of the existing trees near Willow Creek and the pine trees along the south end of the property.

Developer Response to Comments/Questions:

Collin explained that the proposed “expansion options” for the homes are intended to give buyers flexibility at different stages of life, allowing them to enter the single-family market at an attainable price point and add space later as their needs grow.

He stated that accommodations can be made to ensure Mike retains the access he needs to irrigate his backyard. Collin also addressed several of Lavell Pack’s concerns, noting that the project aims to preserve as many of the willow trees along Willow Creek as possible, with selective branch cleanup planned to support a safe and usable trail corridor. He clarified that he did not yet have definitive information regarding the future of the pine trees located on the south side of the property.

Collin outlined potential uses for the HOA-maintained area to the south, explaining that it could support a variety of community-oriented functions depending on final HOA decisions. Examples included an HOA-maintained park, a tree nursery, additional garages, or designated trailer parking for neighborhood residents, consistent with what some cities allow in similar HOA-managed spaces.

Throughout the meeting, Collin responded to numerous questions and provided clarifications on the proposal. He also noted that one modification had already been incorporated prior to the meeting: the addition of an access road to the Wights’ property on the east side, based on their earlier request.

Meeting Agenda

(a) Opening of the Neighborhood Meeting and a call to order

(b) Introduction of the proposal/project

(c) Public comments in support of the application

(d) Public comments in opposition of the application

(e) Questions and/or other public testimony

(f) A response of the applicant

(g) Any related business

(h) Close of the Neighborhood Meeting.

Elara Homes at

Willow Creek Cove

Welcome

ELARA HOMES

Vicinity Map



About the Zoning

Property is currently zoned R3 “Multiple Dwelling Residential”

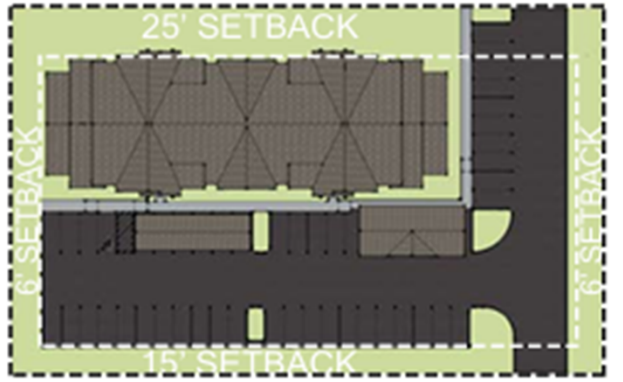
- 35 units per acre (1,252 units)
- Apartments, Condos, Townhomes



R3 ZONE

Multiple Dwelling Residential Zone

This zone provides a residential zone which is characterized by a variety of dwelling types with a denser residential environment. This Zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services.





LOT AND STRUCTURE REQUIREMENTS

Zone	Size Min	Size Max	Width @ Setback	Setbacks Front	Setbacks Sides	Setbacks Rear	Coverage %	Max Dwelling Height	Max Density Units Acre
			A	B	C	D			
R3	5,000 SF*		50	15	6	25*	80		35

ACCESSORY STRUCTURE

Setbacks Front	Setbacks Sides	Setbacks Rear	Max Height	Rear Yard Cover Max %
20	0/6*	0*		

See 11-3-4 for more details, page (32) Zoning Ordinance April 2018. Image published November 2018

Willow Creek Cove

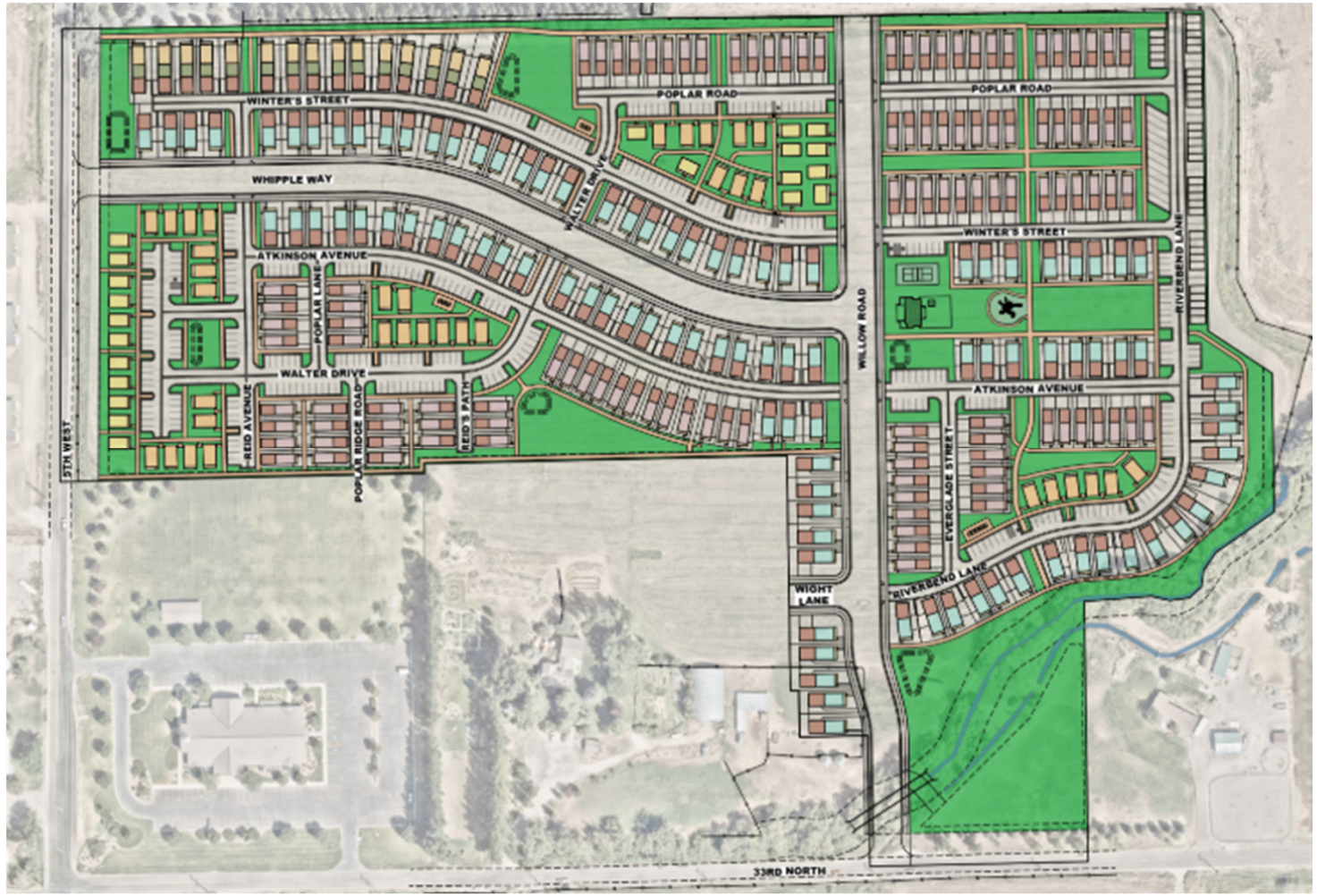






Willow Creek Cove Submission

- Acres: 35.92
- We are seeking a PUD approval from the city and Preliminary Plat approval.
- Total Dwelling Units: 321
  - 251 single family homes
  - 30 Duplex's (Single family home look with an upstairs and downstairs flat with Separate Entrances)
- 27% Open Space (25% required)
- 3.13 parking/home




Public Comments Invited

Response and Related Business

Thank you!

From: annandvell pack
To: Brian Stevens
Date: Wednesday, June 10, 2026 3:29:23 PM

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

To whom it may concern.

I have been thinking about this new project with Collin Reed and his development. I believe there should be a buffer between the development and my property. There should be a privacy fence to keep kids from approaching my animals. There should also be a fence built to reduce the noise. If it's just a single electric fence or a four strand wire fence the kids and public could still get to the horses and get hurt. If they try to feed my horses, they could feed them things that they should not be feeding them and the horses could get sick. I was just wondering if there's any reconsideration about them having to build a fence that is a buffer between my property and their property and that it be a privacy fence.
Please give me your thoughts and any avenues i my take to resolve this.

Thanks,
Lavell Pack
264 W 33 N Idaho Falls, Idaho 83401
208-317-8623

Get Outlook for iOS

Idaho Falls 06/02/2026

Public Hearing Planned Land Developments

(1) Sage Lakew Townhouses (PUD26-001 and 002)
(2) Elara Homes at Willow Creek Cove (PUD26-001)

Commentor: Brian Edgerton, 6175 N 5th W, Idaho Falls, ID

General Comment;

Increased 5th W traffic congestion over 35 years, numerus developments, Sage Lakes Golf Course, and single-family home 5th W rural, farm lane light traffic turned off congested city street. Numerous streets and driveways added in recent years, increased pedestrians' traffic and bicycle riders.

Current speeds limits south 33 N 35 mph and transition 50 mph north at 33 N existing 50 mph.

North Tower Road 5th W curves two bends limits sight distance and new north entrance Sage Lake Townhouses (PUD26-001). Accident prone location future.

Fatal intersection accident two weeks ago 87 N.

Safety suggestion – Conduct traffic study. Recommendation reduced appropriate maximum revision 35 mph 33 N to 87 N.

From: Rob Harris <rharris@holdenlegal.com>
Sent: Friday, February 27, 2026 1:55 PM
To: Brian Stevens
Cc: Mike Marshall
Subject: Comments in OPPOSITION to PUD26-001 (Elara Homes at Willow Creek Cove)
Attachments: 2026.02.27 Idaho Falls Planning Opposition Letter.pdf

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

Mr. Stevens:

Please see the attached letter submitted on behalf of my client, Mike Marshall and the Marshall Revocable Trust, with comments in opposition to PUD26-001.

Because of the attachment, please confirm receipt of this email.

Thanks,



Robert L. Harris
HOLDEN, KIDWELL, HAHN & CRAPO, PLLC
1000 Riverwalk Drive, Suite 200
P.O. Box 50130
Idaho Falls, ID 83405-0130
Phone: (208) 523-0620
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E-Mail: rharris@holdenlegal.com

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Holden Kidwell Hahn & Crapo P.L.L.C.
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February 27, 2026

VIA ELECTRONIC MAIL

City of Idaho Falls
Idaho Falls Planning Commission
Email: bstevens@idahofalls.gov

Re: Public Comments in Opposition to:

Project Description:	**Elara Homes at Willow Creek Cove**
Project File No:	**PUD26-001**
Applicant:	**Nate Walter**
Project Location:	**Located North of W 33rd North, east of N 5th West, south of East River Lane, and west of N Boulevard extended.**

To Whom It May Concern:

This firm represents Mike Marshall and the Marshall Revocable Trust (collectively "Marshall"). Marshall's approximate 10-acre property is located at 3734 N. 5th. W., Idaho Falls, Idaho 83401 (RP02N38E065729—hereinafter, the "Marshall Property"). The Marshall Property is located directly north of the property proposed to be developed as a PUD pursuant to an application referenced above. The property to be developed is jointly owned by North Blvd Holdings, LLC and RG Development LC (RPA00008066606, hereinafter the "Cove Property").

We have reviewed the preliminary plans for the proposed PUD and are opposed to the plans as submitted because the plans depict the location of homes, objects, and other features that clearly will encroach upon a ditch that Marshall owns that is located along the northern area of the Cove Property. Marshall utilizes the ditch and associated buried pipeline located within the ditch easement area itself to irrigate the Marshall Property with water delivered by the Progressive Irrigation District.

As set forth below, because Marshall owns the ditch, Marshall has clearly protected easement rights under Idaho law, as further described below. These rights exist even if the ditch is not described in any recorded legal instrument—it exists by virtue of a prescriptive easement which is typical of most ditches and canals in Idaho and is just as valid as a recorded easement. The Applicant has no legal right to encroach on Marshall's easement—consisting of the area 40 feet south of Marshall's south property line—without Marshall's written consent, which has not been obtained. The Planning Commission should not approve a plan that infringes upon Marshall's legal rights as a ditch owner. Accordingly, the Planning Commission should deny the plan as proposed and require the Applicant to amend its plan to remove any and all features (landscaping, buildings, roads, etc.) located within the easement area.

The purpose of this letter is to clearly explain Marshall's rights as a ditch owner under Idaho law.

1. DITCH AND EASEMENT RIGHTS IN GENERAL

Idaho's economy is very dependent on water. "The water of this arid state is an important resource. Not only farmers, but industry and residential users depend upon it." *Kunz v. Utah Power & Light Co.*, 117 Idaho 901, 904, 792 P.2d 926, 929 (1990). Furthermore, as stated by the Idaho Supreme Court, "[b]ecause Idaho receives little annual precipitation, Idahoans must make the most efficient use of this limited resource." *Id*.

The canals and ditches that deliver this important resource to farms, residences, and other facilities are just as important as the water itself. However, even though the right to use water and the right to deliver water are tied together, these rights are not the same. On many different occasions, the Idaho Supreme Court has been quite clear that easement matters and water rights matters are **separate**:

> "In Idaho, ditch rights and water rights are separate and independent from one another."

Zingiber Inv., LLC v. Hagerman Highway Dist., 150 Idaho 675, 249 P.3d 868 (2011); See also *Beach Lateral Water Users Ass'n v. Harrison*, 142 Idaho 600, 130 P.3d 1138 (2006) ("Although a ditch easement typically concerns the conveyance of water, it is 'a property right apart from and independent of questions of water rights.') (quoting *Savage Lateral Ditch Water Users' Ass'n. v. Pulley*, 125 Idaho 237, 242, 869 P.2d 554, 559 (1993)). Thus, the "right for the conveyance of water is recognized as a property right apart from and independent of the right to the use of the water conveyed therein" and "[e]ach may be owned, held and conveyed independently of the other." *Simonson v. Moon*, 72 Idaho 39, 47, 237 P.2d 93, 98 (1951).

Canals and ditches exist either (1) through a formal grant of an easement described in a legal instrument which is recorded in county records, or (2) more commonly by virtue of a prescriptive easement obtained through many years of unobjected-to use of the ditch. Most canals and ditches in Idaho exist by virtue of a prescriptive easement. But no matter how an easement came to exist, they are all equally valid and worthy of protection as a real property right. *See* Idaho Code § 55-101 ("Real property or real estate consists of: 1. . . . ditch and water rights.").

An easement is a property right. Concerning notice of an easement and associated legal rights, Idaho Code § 42-1102 provides that "[t]he existence of a visible ditch, canal, or conduit shall constitute notice to the owner, or any subsequent purchaser, of the underlying servient estate, that the owner of the ditch, canal, or conduit has the right-of-way and incidental rights confirmed or granted by this section." This principle was articulated by the Idaho Supreme Court as follows:

> The owner of an irrigation ditch has an easement right in land upon which the ditch is located. *See* I.C. § 42–1102. The owner of the ditch is the dominant estate holder, whereas the landowner where the ditch is located is the servient estate holder. *See, e.g., Abbott v. Nampa Sch. Dist. No. 131,* 119 Idaho 544, 549–50, 808 P.2d 1289, 1294–95 (1991).

Bratton v. Scott, 150 Idaho 530, 248 P.3d 1265 (2011).

Marshall receives water from the Progressive Irrigation District, which has water rights that date back to the 1880s. The associated lateral delivery systems have been in place since that approximate time and exist by virtue of prescriptive easements. Because of this easement, Marshall is entitled to legal protections as described herein.

Prescriptive easements are not recorded on county records, but still exist, are just as valid and enforceable as recorded easements, and are entitled to legal protection. The fact that the prescriptive easement was not described or depicted in any deed or document does not mean that the easement is not there or does not exist. As stated above, Idaho Code § 42-1102 provides that "[t]he existence of a visible ditch, canal, or conduit shall constitute notice to the owner, or any subsequent purchaser, of the underlying servient estate, that the owner of the ditch, canal, or conduit has the right-of-way and incidental rights confirmed or granted by this section."

2. THE OWNER OF A DITCH RIGHT

In the context of an irrigation system easement, it is important to understand how the Idaho Supreme Court has defined "ditch owner" and "landowner":

> Zingiber argues that it is both a ditch owner and a landowner under I.C. § 42–1207. "Where a statute is unambiguous, statutory construction is unnecessary and courts are free to apply the plain meaning." *Hayden Lake Fire Prot. Dist. v. Alcorn,* 141 Idaho 307, 312, 109 P.3d 161, 166 (2005). Ambiguity exists where reasonable minds might differ as to interpretations of the statute. *State v. Doe,* 140 Idaho 271, 274, 92 P.3d 521, 524 (2004). While the district court found that the language of "ditch owner" and "landowner" in the statute was ambiguous, this Court holds that given the nature of a ditch right, the language of the statute is clear. **Because a ditch right acts as an easement, the "ditch owner" the statute refers to is the owner of the dominant estate, and the "landowner" the statute refers to is the owner of the servient estate**. *See also* Act of March 22, 1994, ch. 151, 1994 Idaho Sess. Laws 345, 345 (1994) (stating the purpose of I.C. § 42–1207 is "to allow a ditch owner to bury his ditch on the property of a landowner servient estate to such ditch easement so long as the construction is at standard specifications"). With this clarification in mind, the language of the statute is clear.

Zingiber Inv., LLC v. Hagerman Highway Dist., 150 Idaho 675, 682, 249 P.3d 868, 875 (2011), partially overruled on the attorney fees issue only by *City of Osburn v. Randel*, 152 Idaho 906, 277 P.3d 353 (2012).

Accordingly, Marshall is the "ditch owner" and possesses the "dominant estate" because Marshall owns the easement, and the owners of the Cove Property possesses the "servient estate" as the underlying landowner. Because Marshall is the owner of an easement that is present on the Cove Property, Marshall has legal rights that the Cove Property owners, as the underlying landowners, must respect, as further described below.

3. DITCH OWNER'S RIGHTS

Idaho Code § 42-1102 states very clearly that, in addition to the easement rights associated with a ditch, canal, or other conduit, ditch owners have what are often referred to as "secondary easements," which are the rights to enter the lands across which the right-of-way extends for purposes of cleaning, maintaining, and repairing the canal or ditch. It also includes the right to deposit debris or other matter on the banks of the ditch in order to properly clean and maintain it, as necessary. Like the primary ditch easement, the secondary access easement rights are also protected.

The reason Idaho law provides for secondary easements is also explained in Idaho Code § 42-1102, which states very clearly that the canal or ditch owner is liable to underlying landowners for the damages associated with negligence in maintaining the delivery system, such as property damage from a ditch breach that floods property (not associated with an act of God or circumstance under which the canal owner does not have control). This principle is also articulated in Idaho Code § 42-1204, which again states very clearly that ditch owners are obligated to maintain their ditches and canals to ensure that there is no injury to the property or premises of another.

There is no standard statutory width or other size description of the scope of secondary easements. Idaho Code §§ 42-1102 and 42-1204 explain what types of equipment the canal owner is entitled to use within the secondary easement and what maintenance work may be done on a canal. The specific portion of Idaho Code § 42-1102 is quoted, with our emphasis, here:

> 2) The right-of-way for a ditch, canal, lateral, drain, or other conduit shall **include but is not limited to** the reasonable exercise of the following rights:
>
> (a) **The right to enter the land across which the right-of-way extends for the purposes of accessing, inspecting, operating, cleaning, maintaining, and repairing the ditch, canal, lateral, drain, conduit, embankments, and irrigation structures and to occupy such width of the land along the ditch, canal, lateral, drain, conduit, and embankments as is necessary to properly perform such work with personnel and with such equipment as is commonly used or is reasonably adapted to that work**.
>
> (b) The right to remove from the ditch, canal, lateral, drain, conduit, embankments, and irrigation structures the debris, soil, vegetation, and other material the ditch, canal, lateral, drain, or conduit owner or operator reasonably deems necessary to properly access, inspect, operate, clean, maintain, and repair them. The owner or operator has the right and discretion to transport the material from the right-of-way, to utilize the material for reconstruction, repair, or maintenance of the ditch, canal, lateral, drain, conduit, embankments, irrigation structures, and related roads and access areas, and to deposit and leave the material within the right-of-way, provided that the deposits occupy no greater width of land along the ditch, canal, lateral, drain, conduit, and embankments than is reasonably necessary.
>
> (c) The right to occupy the right-of-way during any season of the year to perform the work of operating, cleaning, maintaining, and repairing the ditch, canal, lateral,

drain, conduit, embankments, and irrigation structures without prior notice to the owner or occupant of the land across which the right-of-way extends.

(d) The owner or operator of the ditch, canal, lateral, drain, or conduit is not obligated to maintain or control the right-of-way or vegetation for the benefit of the owners or claimants of lands of others.

Stated another way, the width of the secondary easement depends on the circumstances surrounding each canal or ditch. In the case of Marshall, he must maintain his ditch from the south of the ditch. Marshall needs approximately 20 feet of area for use of backhoes, tractors, and other equipment to access and maintain the Marshall ditch. This 20-foot area is approximately 40 feet from Marchall's south property line. Marshall has historically utilized "personnel and with such equipment as is commonly used or is reasonably adapted to that work" as specifically allowed by Idaho Code § 42-1102. Marshall's rights also include the right to leave the spoils from canal maintenance on the property with no requirement to remove it: ". . . and to deposit and leave the material within the right-of-way, provided that the deposits occupy no greater width of land along the ditch, canal, lateral, drain, conduit, and embankments than is reasonably necessary." Idaho Code § 42-1102(2)(b). The area 40 feet from the south boundary line of the Marshall Property is necessary for Marshall to exercise Marshall's clearly-protected easement rights.

4. UNDERLYING LANDOWNER CANNOT UNREASONABLY INTERFERE WITH DITCH EASEMENT—ANY ENCROACHMENTS MUST APPROVED

With the above law on ditch easements summarized, the next issue to address is what remedy Marshall has against an underlying landowner should the landowner decide to interfere with Marshall's legal rights.

To ensure that there is no "material inference" with Marshall' easement, Idaho Code § 42-1209 was enacted in 2004. This statute, in its entirety, with our emphasis, provides:

> 42-1209. ENCROACHMENTS ON EASEMENTS AND RIGHTS-OF-WAY. Easements or rights-of-way operated, maintained, controlled or owned by irrigation districts, Carey act operating companies, nonprofit irrigation entities, lateral ditch associations, and drainage districts are essential for the operations of such irrigation and drainage entities. **Accordingly, no person or entity shall cause or permit any encroachments onto the easements or rights-of-way, including any public or private roads, utilities, fences, gates, pipelines, structures, landscaping, trees, vegetation, or other construction or placement of objects, without the written permission of the irrigation district, Carey act operating Association, nonprofit irrigation entity, lateral ditch association, or drainage district owning, operating, maintaining, or controlling the easement or right-of-way, in order to ensure that any such encroachments will not unreasonably or materially interfere with the use and enjoyment of the easement or right-of-way.** Encroachments of any kind placed in such easement or right-of-way, without such express written permission, shall be removed at the expense of the person or entity causing or permitting such encroachments, upon the request of the persons operating,

> maintaining, or controlling the easement or right-of-way or the owner of the easement or right-of-way, in the event that any such encroachments unreasonably or materially interfere with the use and enjoyment of the easement or right-of-way. Nothing in this section shall in any way affect the exercise of the right of eminent domain for the public purposes set forth in section 7-701, Idaho Code.

The interpretation of Idaho Code § 42-1209 was litigated in the case of *Pioneer Irrigation District v. City of Caldwell*, 153 Idaho 593 (2012).

In *Pioneer,* the Idaho Supreme Court considered whether a city could discharge stormwater into Pioneer's canals and maintain urban stormwater discharge conduits within Pioneer's canal easement. Pioneer, claiming the conduits and discharges were trespasses on its canal easement, sought an injunction requiring their removal and a ruling that Pioneer could remove them at Caldwell's expense.

The court considered the matter in light of Idaho Code § 42-1209, which states that "no person or entity shall cause or permit any encroachments" onto the easements or rights-of-way of irrigation districts and similar entities "without the written permission" of the irrigation entity "in order to ensure that any such encroachments will not unreasonably or materially interfere with the use or enjoyment of the easement or right-of-way." The court held that this language vests the irrigation entity with "discretion to determine whether an encroachment constitutes an unreasonable or material interference," and to "grant or withhold permission based on that evaluation." *Id*. at 598 (emphasis added).

Importantly, the court also ruled that the matter would be remanded to the district court for a determination of whether the discharge would materially interfere. In that proceeding, the court directed that Pioneer's decision to request removal of encroachments constructed without permission, or to thereafter remove offending encroachments, was subject to limited judicial review:

> We hold that a ditch owner's decision to request removal of encroachments constructed without permission or to thereafter remove offending encroachments shall be subject to review to determine whether a reasonable decision-making process was employed, and whether the decision was arbitrary and capricious or based upon clearly erroneous findings.

Id. at 601. This deferential review standard is also found under Idaho's Administrative Procedure Act ("APA"), Idaho Code §§ 67-5201 *et seq.*

The *Pioneer* case is important because it makes it very clear that it is the ditch owner who determines what items associated with the ditch or canal are considered encroachments under Idaho law.

On this issue of remedies for Marshall, and in addition to the rights granted under Idaho Code § 42-1209, material interference may also entitle Marshall to damages should it pursue an action to recover them. See *Bratton v. Scott*, 150 Idaho 530, 537-38, 248 P.3d 1265, 1272-73 (Idaho 2011) (emphasis added).

Finally, Marshall's legal position is consistent with the positions of other irrigation entities located throughout eastern Idaho. The Idaho Water Users' Association has information on this issue, which is available at this website: https://www.iwua.org/Rights-of-Way-and-Easements

ANALYSIS

Marshall holds a prescriptive easement for the ditch located at the north end of the Cove Property. With this easement, Idaho law grants Marshall the broad right to utilize and access this easement described above. These rights include Marshall's "**right to enter the land across which the right-of-way extends**, for the purposes of cleaning maintaining and repairing the ditch, canal, or conduit, and to **occupy such width of the land along the banks** of the dich, canal, or conduit **as is necessary to perform the work with personnel and with such equipment as is commonly used, or is reasonably adapted to that work.**" I.C. § 42-1102(2)(a). (emphasis added).

The Applicant has no legal right to encroach on Marshall's easement consisting of the area 40 feet south of Marshall's south property line without Marshall's written consent, which has not been obtained. The Planning Commission should not approve a plan that infringes upon Marchall's legal rights as a ditch owner. Accordingly, the Planning Commission should deny or not recommend approval of the plan to the City Council as proposed and require the Applicant to amend its plan to remove any and all features (landscaping, buildings, roads, etc.) located within the easement area described herein.

We appreciate your careful consideration of these comments. If you have any questions about the contents of this letter, you can contact me at 208-523-0620 or rharris@holdenlegal.com.

Sincerely,

Robert L. Harris

Robert L. Harris
Holden, Kidwell, Hahn & Crapo, P.L.L.C.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

PLANNED UNIT DEVELOPMENT FOR ELARA HOMES AT WILLOW CREEK COVE PUD, LOCATED NORTH OF W 33RD NORTH, EAST OF N 5TH WEST, SOUTH OF EAST RIVER LN, AND WEST OF N BOULEVARD EXTENDED.

WHEREAS, the applicant filed a complete application for the PUD on February 9, 2026; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2026; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on August 27, 2026; and

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

I. FINDINGS OF FACT

The City Council ("Council") makes the following factual findings:

1. On January 30, 2026, a neighborhood meeting took place as required by section 11-6-8 of the Zoning Ordinance.
2. The proposed PUD consists of 359 units that are intended to be platted on individual lots.
3. The property is approximately 35.92 acres generally located north of W 33rd North, east of N 5th West, south of East River Ln, and west of N Boulevard extended.
4. The property is currently zoned R3 and will be developed under the PUD Standards.
5. The PUD will be under unified control.
6. The developer is proposing approximately 10 units per acre.
7. The buildings are shown as having two stories.
8. The arrangement of the residences will provide some private space.
9. All non-hard surfaced areas are proposed to be covered by landscaping.
10. At least twenty-five percent of the PUD will be designated and maintained as common space for the recreational and/or common use of the occupants of the development.
11. This development will have 17 amenities: 1 Pickleball Courts and Clubhouse; Clubhouse features fitness center, family gathering room, Office Space, Conference Room.

    3 areas with Community Garden Boxes are available to grow and harvest local produce in protected HOA maintained areas.

    Over a mile of trail, 3 Outdoor Fitness areas, Outdoor Projector Wall with Power stations, Croquet setup area, 2 Dog Parks, and beautiful open space by Willow Creek by the trees. 2 playgrounds, 1 picnic covered area, 1 bench swing at the entrance.
12. The PUD will provide sidewalks within the development and over a mile of Trail System

13. The applicant is proposing 5 construction phases. The planned amenities have been approved according to the phasing schedule.
14. The PUD includes Whipple Way (residential collector), Pine Valley Way (residential collector), and Wight Lane (local).
15. A private street system will also provide access to internal units.
16. The PUD includes both front and rear loaded products. Rear loaded products have been placed facing the public streets, creating a streetscape that is not dominated by parked vehicles or garage entrances.
17. Two parking stalls are provided for each dwelling unit.
18. Guest parking is also provided throughout the development. There are multiple discrete areas for vehicle parking dispersed throughout the development as well as driveways for residential units.
19. There will be internal private drive aisle that meets the minimum dimensions for a Fire Apparatus Access Road.
20. Applicant submitted the below varied Development standards for the PUD. Reduced dimensional standards, site width and Setbacks, Reduced vegetation on private streets.
21. On June 2, 2026, the Planning Commission recommended to The Mayor and City Council approval of the PUD as presented.
22. On August 8, 2026, notice was published in Post Register regarding the public hearing on August 27, 2026, to consider the PUD.

II. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the applicant's request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The notices referenced in Finding of Fact 21 that were published on August 8, 2026, satisfied the notice requirements of Title 67, Chapter 65 of Idaho Code.
3. Pursuant to City Code 11-2-6(W)(4)(a), "the minimum site size for a PUD shall be two (2) acres." As found in Finding of Fact 3, the Acreage is approximately 35.92 acres, which is more than the two acres required.
4. A PUD is a conditional use allowed within the R3 Zone and all regulations and uses shall be the same as the underlying zoning district unless modified as part of the PUD. *See* City Code 11-2-6(W)(1), (2)(a)
5. Pursuant to City Code 11-2-6(W)(3)(a), the development site of a PUD is required to be under unified ownership or control and shall be planned as a whole. This requirement is satisfied by the PUD including unified control. Finding of Fact 5.
6. Pursuant to City Code 11-2-6(W)(4)(c)(i), "the maximum density allowed in residential zones is set forth in Table 11-2-4 Maximum Residential Density:"

Table 11-2-4: Maximum Residential Density

Base Residential Zone	Dwelling units/gross acres
RE	2
RP	5
RMH	35
R1	8
R2	17
TN	17
R3	35
R3A	35

(Ord. 3452, 3-31-22)

Here, the developer proposes approximately 10 units per acre, Finding of Fact 6, which satisfies this requirement.

7. Pursuant to City Code 11-2-6(W)(4)(e), "[t]he 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 two foot (2') for each additional one foot (1') of building height." According to Finding of Fact 7, the buildings are shown as 2 stories. The base zone R3 allows for an unrestricted building height.

8. Pursuant to City Code 11-2-6(W)(5)(d), "[s]tructures should be oriented towards common areas. Residential uses should be separated and arranged to provide for private space, in addition to providing for common areas." The Residences will provide private space for each unit as well as incorporate the common areas into the overall development layout as required by Section 11-2-6(W)(5)(d).

9. Pursuant to City Code 11-2-6(W)(6)(a), "[a]ll areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained." Here, all non-hard surfaced areas are proposed to be covered by landscaping. Finding of Fact 9. As such, this requirement has been satisfied.

10. Pursuant to City Code 11-2-6(W)(9)(a), "[n]ot less than twenty-five percent (25%) of the gross area of a PUD shall be designated and maintained as common space for the recreational and/or common use of the occupants of the development." According to Finding of Fact 10, at least twenty-five percent of the PUD will be designated and maintained as common space for the recreational and/or common use of the occupants of the development. As such, the proposed PUD meets the twenty five percent requirement.

11. Pursuant to City Code 11-2-6(W)(10), "[a]ll PUDs shall provide amenities in addition to the common space required by this Section as follows:

    (a) The number and size of amenities should increase as overall acreage and scale of the development increases. At least one (1) amenity shall be provided for the first fifty (50) residential units proposed, and one (1) additional amenity shall be provided for each fifty (50) residential units proposed thereafter.

(b) Amenities should be placed in logical areas that allow convenient access to most of the occupants of the development.

(c) PUDs shall provide at least one (1) of the following amenities:

(i) Private or public indoor or outdoor recreational facility, such as a swimming pool, hot tub, theater room, gym, ball courts, or commercial playground equipment featuring a minimum of three (3) different functions, such as slide, swing set and climbing wall.

(ii) Private or public plaza, pedestrian mall, community garden area which includes irrigation and planting beds, outdoor kitchen facilities, shade structures such as pavilions, or other similar space for social gatherings.

(iii) Public access to or additions to the greenbelt, bike lanes, neighborhood park systems or other public open space or enhanced pedestrian connections to City pathway system, adjacent employment and shopping centers.

(iv) Trail system or pedestrian paths in addition to necessary circulation paths that would be required if the development was not a PUD.

(v) A drainage facility developed with additional permanently affixed physical amenities beyond open space.

(vi) Dog Park. Dog Parks must be completely fenced and shall include pet waste stations, trash cans, benches or picnic tables and a minimum of one of the following: wash station, grooming tables, or agility training equipment.

(vii) Similar amenities which reflect the purposes of this Section, as approved by the Council.

Here, the PUD proposes 359 units. Finding of Fact 2. As such, at least eight amenities are required under City Code 11-2-6(W)(10)—one for the first 50 units and 7 for the remaining 309 units. Because the PUD includes the 17 amenities listed in Finding of Fact 11, the requirement for eight amenities has been satisfied. In addition, the two dog parks referenced in Finding of Fact 11 satisfy the requirement for the PUD to include at least one of the amenities listed in City Code 11-2-6(W)(10)(c).

12. Pursuant to City Code 11-2-6(W)(11)(b), "[t]he pedestrian connections shall form a logical, safe, and convenient system for pedestrian access to all structures, project facilities and amenities, and principal off-site pedestrian destinations." The PUD will provide sidewalks within the development and Trail System (approx. 2,510 linear feet). Finding of Fact 12. This system of sidewalks and the Trail System provide a logical, safe, and convenient system for pedestrian access to all structures, project facilities, and amenities of the PUD, as well as to principal off-site pedestrian destinations.

13. Pursuant to City Code 11-2-6(W)(12), "[p]hasing of development and associated public and private improvements is permitted, subject to an approved phasing schedule. Phased development shall be considered with the initial PUD approval process and ate [sic] phasing schedule shall be approved as part of the development plan. Proposed amenities shall be constructed with the first phase or approved according to the phasing schedule, provided that a majority of the improvements occur within the first phase. Upon approval of the development plan and schedule for all phases of the PUD, each phase of the development may occur in accordance with the review and approval procedures, as specified by this Code." Here, the

applicant is proposing 5 construction phases and the planned amenities will be built according to the phasing schedule. Finding of Fact 13.

14. Pursuant to City Code 11-2-6(W)(1)(g), a purpose of the PUD regulations is to "[f]acilitate functional and efficient systems of streets, pathways, utilities, and municipal services on and off site." Here, the PUD includes Whipple Way (residential collector), Pine Valley Way (residential collector), and Wight Lane (local). Finding of Fact 14. *Id.* connecting the project to 5th West, and constructing this new road, the PUD satisfies the intent behind City Code 11-2-6(W)(1)(g).

15. Pursuant to City Code 11-2-6(W)(8)(a), "[a]ll PUDs shall have frontage on a public or an approved private street." The PUD will have a private internal street, providing the required frontage. Findings of Fact 15 and 19.

16. Pursuant to City Code 11-2-6(W)(1)(k), a purpose of the PUD regulations is to "[p]rovide for attractive streetscapes that are not dominated by parked vehicles or garage entrances. Here, the PUD includes both front and rear loaded townhome products. Finding of Fact 16. Rear loaded products have been placed facing the public streets creating a more streetscape to the single unit dwellings across the street. *Id.* As such, the intent of City Code 11-2-6(W)(1)(k) has been satisfied.

17. Pursuant to City Code 11-2-6(W)(1)(a), another purpose of the PUD regulations is to "[a]llow 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." Here, applicant submitted the below varied development standards for the PUD:

    Reduced dimensional standards, site width and Setbacks,

    Reduced vegetation on private streets.

    Finding of Fact 20. The Council approves of these varied development standards for this PUD.

18. Pursuant to City Code 11-2-6(W)(7)(c), "[i]nterior parking lot landscaping shall be designed to incorporate pedestrian ways through the parking area and to break large parking areas into smaller bays." Here, there is not one single large parking lot, but multiple units of discrete parking spaces throughout the PUD as well as driveways. Finding of Fact 18. As such, this requirement is satisfied.

19. Based on the foregoing, the PUD is consistent with requirements of the Zoning Ordinance as well as the principles and policies of the Comprehensive Plan.

III. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approves the PUD as presented with the following condition:

- Provide center left turn lane in 5th West and 33rd North or provide a traffic impact study demonstrating that the trip generation for this development will not constitute the need for turn lanes.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2026

_____

Lisa Burtenshaw, Mayor

NOTICE

The Applicant or any affected person seeking judicial review of the compliance of this Reasoned Statement with the provisions of Idaho Code § 67-6535 must first seek reconsideration of this Reasoned Statement within fourteen (14) days by filing a request to reconsider pursuant in compliance with Idaho Code 67-6535.

In addition, the above Applicant has the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003.

Memorandum

File #: 26-314 **City Council**

DATE: Tuesday, August 18, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Amendment to City Code Title 7 to add a new Chapter 13 regarding Certificate of Occupancy Requirements and Construction without a Required Permit.

YES Ordinance	N/A Resolution
N/A Quasi-Judicial Public Hearing	N/A Legislative Public Hearing
N/A Confirmation/Consent/Acceptance	N/A Approval/Authorization/Ratification

Action(s) Requested:
Approve the Ordinance amending City Code Title 7 to add a Chapter 13 regarding building code enforcement under a suspension of the rules requiring three complete and separate readings and request that it be read by title (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information, Purpose:
The proposed amendment to the City Code to add a Chapter 13 to Title 7 will (1) require a certificate of occupancy before a building or structure is occupied and provide penalties for continued occupancy after receiving notice, (2) allow the City to seek injunctive relief from a court to remove people occupying a building or structure for more than fourteen days after receiving notice, (3) provide a penalty for violating a building code in constructing, altering, or repairing a building or structure without a required permit, and (4) allow the Building Official to issue stop work notices and “Do Not Occupy” orders and provide penalties for violations.

This item has been reviewed by the City’s Legal & Municipal Services Departments.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 7 TO ADD A CHAPTER 13 TO REQUIRE A CERTIFICATE OF OCCUPANCY BEFORE A STRUCTURE IS OCCUPIED, PROHIBIT VIOLATING VARIOUS BUILDING CODES IN CONSTRUCTING OR ALTERING STRUCTURES WITHOUT A REQUIRED PERMIT, PROVIDE AUTHORITY FOR THE BUILDING OFFICAL TO ISSUE STOP WORK NOTICES AND "DO NOT OCCUPY" ORDERS, PROVIDE AUTHORITY TO SEEK INJUNCTIVE RELIEF, AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City of Idaho Falls has adopted building, zoning, and safety regulations to protect the health, safety, and welfare of its residents; and

WHEREAS, the issuance and enforcement of Certificates of Occupancy and building permits are essential to ensuring that buildings are constructed, altered, and used in compliance with applicable building codes; and

WHEREAS, the unauthorized occupancy of buildings without a Certificate of Occupancy poses risks to occupants and the public; and

WHEREAS, the construction or alteration of structures or buildings without a building permit can create a hazard to the life and property of City residents; and

WHEREAS, the City Council desires to encourage compliance with the applicable building codes.

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

SECTION 1: Title 7 the City Code of the City of Idaho Falls, Idaho, is hereby amended to add Chapter 13 as follows:

CHAPTER 13
ENFORCEMENT

SECTION:

7-13-1: Definitions
7-13-2: Certificate of Occupancy Required
7-13-3: Construction Without a Required Permit

7-13-1: DEFINITIONS: The words and terms used in this Chapter shall have the meanings indicated below:

BUILDING OFFICAL: The Building Official or the Building Official's designee.

CERTIFICATE OF OCCUPANCY: Written authorization issued by the Building Division certifying that a building, structure, or portion thereof has been constructed, altered, or renovated in compliance with all applicable building codes, zoning ordinances, and other relevant laws and regulations.

OCCUPY: The use by a person of a building, structure, or portion thereof for its permitted use or, if no building permit has been issued for the building, structure, or portion thereof, for its intended use. Occupy shall not include use of the building, structure, or portion thereof to perform construction, alterations, repairs, or inspections.

7-13-2: CERTIFICATE OF OCCUPANCY REQUIRED

(A) No person shall occupy or permit the occupancy of any building, structure, or portion thereof within the City of Idaho Falls unless a valid Certificate of Occupancy has been issued by the Building Division for the specific use and occupancy of such premises.

(B) Violations:

1. If, without having obtained a Certificate of Occupancy, any property owner, property owner's agent, or other person continues to occupy or continues to knowingly permit others to occupy a building, structure, or portion thereof seven (7) days or more after having received written notice by the Building Division that the building, structure, or portion thereof cannot be occupied due to not having a Certificate of Occupancy, that property owner, property owner's agent, or other person shall be guilty of an infraction. Each day that the violation continues shall constitute a separate and distinct offense.

2. If the person continues to occupy or continues to knowingly permit others to occupy a building, structure, or portion thereof fourteen (14) days or more after having received the written notice described in Subsection (B)(1), that person shall be guilty of a misdemeanor punishable by a fine of up to three hundred dollars ($300), ninety days of jail, or both.

3. If the building, structure, or portion thereof continues to be occupied for more than fourteen (14) days after the person receives written notice from the Building Division, the City may seek injunctive relief from a court to:

   (a) Order a property owner, property owner's agent, or other person to cease occupying a building, structure, or portion thereof for which there is no Certificate of Occupancy; and

(b) Authorize law enforcement to remove the person from the building, structure, or portion thereof.

(C) The Building Division shall notify the Director of the Community Development Services Department of any notice issued by the Building Division that a building, structure, or portion thereof cannot be occupied due to not having a Certificate of Occupancy.

7-13-3: CONSTRUCTION WITHOUT A REQUIRED PERMIT

(A) A person shall be guilty of an infraction if the person constructs, alters, or repairs a building or structure without the required permit(s) and, in doing so, violates any of the following codes as adopted by the City or State of Idaho:

1. Idaho Plumbing Code.
2. International Building Code (IBC).
3. International Energy Conservation Code (IECC).
4. International Existing Building Code (IEBC).
5. International Fuel Gas Code (IFGC).
6. International Mechanical Code (IMC).
7. International Property Maintenance Code (IPMC).
8. International Residential Code (IRC).
9. National Electrical Code (NFPA 70).
10. Any other code adopted by the City or State of Idaho that pertains to buildings or structures.

(B) Upon discovering a violation of any of the codes listed in Section 7-13-3(A)(1)–(10), the Building Official may issue a stop work notice. The Building Official may also issue a "Do Not Occupy" order if the Building Official deems the violation that forms the basis for the stop work notice or "Do Not Occupy" order to constitute an immediate hazard, fire risk, or life safety violation. Upon the issuance of a stop work notice or a "Do Not Occupy" order:

1. All work shall immediately cease.

2. Within seven (7) days of receiving the stop work notice or the "Do Not Occupy" order, the property owner or the property owner's authorized agent shall either apply for all required permits necessary to come into compliance or apply for a demolition permit to remove the construction, alteration, or repair that formed the basis for the violation.

3. All required permits shall be assessed at double the standard permit fee(s) or the standard permit fee(s) plus one-thousand dollars ($1,000), whichever is less.

4. The Building Official may require testing, inspections, or removal of materials to verify compliance with any applicable code listed in Section 7-13-3(A)(1)–(10) if:

(a) There is insufficient evidence of compliance with any applicable code listed in Section 7-13-3(A)(1)–(10); or

(b) The materials or methods do not appear to conform to any applicable code listed in Section 7-13-3(A)(1)–(10); or

(c) Alternative materials or methods are proposed.

Any such verification shall be conducted by an agency approved by the Building Official at no cost to the City and shall be documented with reports attached to the applicable permits. Any verification is subject to approval by the Building Official. The City shall not be liable for any costs associated with any testing, inspections, or removal of materials required by the Building Official.

5. Work may recommence only after all required permits have been issued.

6. If a "Do Not Occupy" order is issued, such order shall be in effect until all required permits have been obtained and the Building Official deems the building, structure, or portion thereof in compliance with all applicable codes listed in Section 7-13-3(A)(1)–(10).

7. The Building Division shall notify the Director of the Community Development Services Department of any stop work notice or "Do Not Occupy" order issued pursuant to this Section.

(C) Penalties:

1. Any property owner who fails to apply either for all required permits or for a demolition permit:

(a) Within seven (7) days of receiving a stop work notice or a "Do Not Occupy" order shall be guilty of an infraction.

(b) Within twenty-one (21) days of receiving a stop work notice or a "Do Not Occupy" order shall be guilty of an infraction and shall be guilty of an additional infraction for each and every subsequent period of fourteen (14) days in which the property owner fails to apply as required.

2. No person shall construct, alter, or repair a building or structure after a stop work notice without first obtaining all required permits.

3. No person shall occupy or permit others to occupy a building, structure, or portion thereof for which a "Do Not Occupy" order is in effect.

4. Violations of Section 7-13-3(c)(2) and (c)(3) shall be punished as follows:

(a) A first violation shall be punishable as an infraction.

(b) A second violation occurring fourteen (14) days or more after the first violation shall be punishable as an infraction.

(c) A third violation occurring fourteen days (14) days or more after the second violation shall be punishable as a misdemeanor punishable by a fine of up to three hundred dollars ($300), ninety days of jail, or both.

(d) If the Building Official or City Fire Marshall deems the violation that forms the basis for the stop work notice or "Do Not Occupy" order to constitute an immediate hazard, fire risk, or life safety violation, then the first violation shall be a misdemeanor instead of the infraction provided in Section 7-13-3(C)(4)(a), which misdemeanor shall be punishable by a fine of up to three hundred dollars ($300), ninety days of jail, or both.

SECTION 2. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause, or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this Ordinance.

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

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

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

ATTEST: CITY OF IDAHO FALLS, IDAHO

_____ _____

LINDA LUNDQUIST, CITY CLERK LISA M. BURTENSHAW, MAYOR

(SEAL)

STATE OF IDAHO)

) ss:

COUNTY OF BONNEVILLE)

I, LINDA LUNDQUIST, 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 7 TO ADD A CHAPTER 13 TO REQUIRE A CERTIFICATE OF OCCUPANCY BEFORE A STRUCTURE IS OCCUPIED, PROHIBIT VIOLATING VARIOUS BUILDING CODES IN CONSTRUCTING OR ALTERING STRUCTURES WITHOUT A REQUIRED PERMIT, PROVIDE AUTHORITY FOR THE BUILDING OFFICAL TO ISSUE STOP WORK NOTICES AND "DO NOT OCCUPY" ORDERS, PROVIDE AUTHORITY TO SEEK INJUNCTIVE RELIEF, AND PROVIDE PENALTIES FOR VIOLATIONS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE."

A copy of the full text of the ordinance is available at City Hall.

_____

LINDA LUNDQUIST, CITY CLERK

(SEAL)

Memorandum

File #: 26-322 **City Council**

DATE: Tuesday, August 25, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Provide staff direction regarding whether the Planned Unit Development (PUD) zoning designation and associated provisions should be rescinded from the Comprehensive Zoning Code.

N/A Ordinance
N/A Quasi-Judicial Public Hearing
N/A Confirmation/Consent/Acceptance
N/A Resolution
N/A Legislative Public Hearing
YES Approval/Authorization/Ratification

Action(s) Requested:
To provide staff direction regarding rescinding the Planned Unit Development (PUD) Ordinance 11-2-6(W) from the Comprehensive Zoning Code (or take other action deemed appropriate).

Description, Background Information, Purpose:
On Monday, August 24, 2026, Work Session, City Council discussed potentially rescinding the PUD Ordinance. The Planned Unit Development (PUD) provisions were established to provide flexibility in the development and design of projects that may not otherwise be accommodated through traditional zoning regulations. PUDs can allow for a combination of land uses, alternative development standards, and customized site design in exchange for an overall development plan that provides specific benefits or amenities. If the PUD provisions are rescinded, future development applications would be required to utilize the City's existing conventional zoning districts and established development standards. Applicants seeking alternative development standards or uses not permitted under the applicable zoning district would need to pursue other available land-use processes, such as rezoning, conditional use approval, variances, or amendments to the Comprehensive Zoning Code, as applicable. Rescinding the PUD provisions could simplify the City's zoning regulations and provide greater consistency and predictability in the review of development applications. However, it may also reduce the City's ability to accommodate innovative or unique development proposals through a single, comprehensive approval process. If the Council supports removing the PUD provisions, staff will return with the appropriate code amendments for consideration, including provisions addressing any existing PUD approvals and applications that are already in process.

This item has been reviewed by the City's Legal & Municipal Services Departments.

Memorandum

File #: 26-315 **City Council**

DATE: Tuesday, August 18, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Final Plat and Reasoned Statement of Relevant Criteria and Standards, Rose Nielson Addition Division No. 101, Sixth Amended.

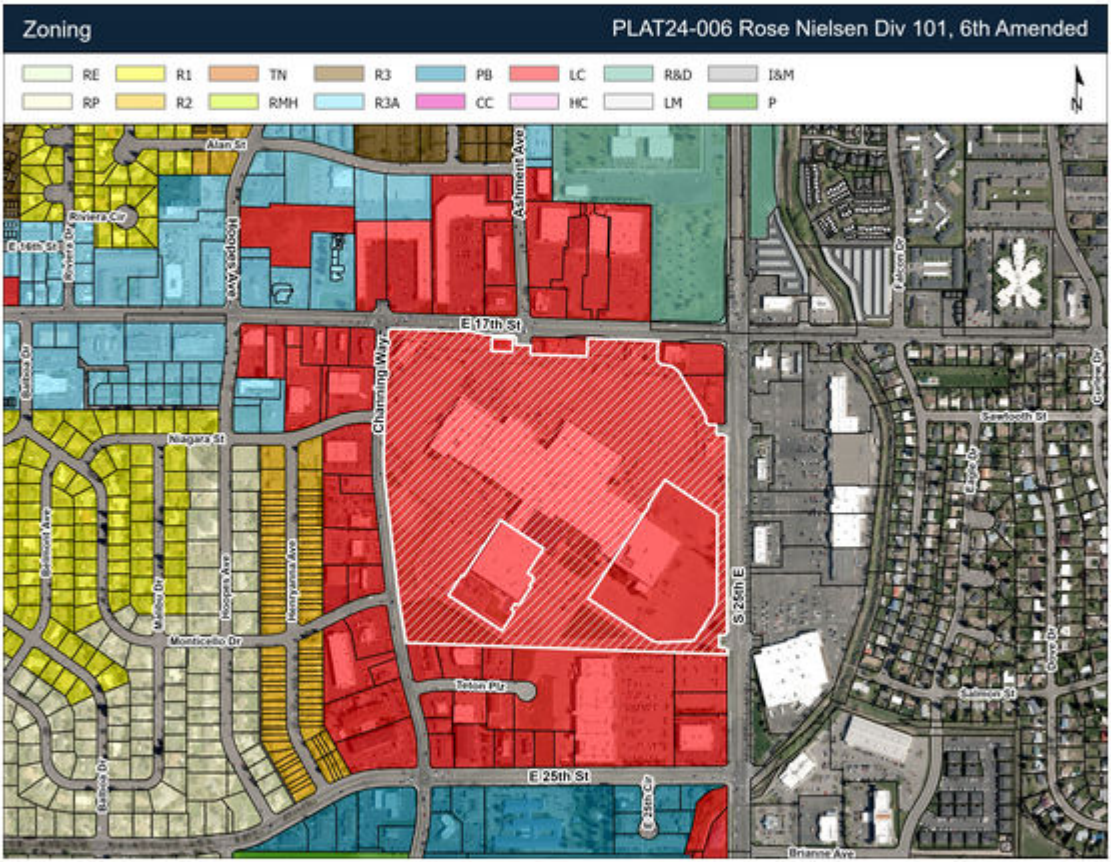
N/A Ordinance
N/A Quasi-Judicial Public Hearing
N/A Confirmation/Consent/Acceptance
N/A Resolution
N/A Legislative Public Hearing
YES Approval/Authorization/Ratification

Action(s) Requested:
1. Approve the Final Plat for Rose Nielson Addition Division No. 101, Sixth Amended and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Rose Nielson Addition Division No. 101, Sixth Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Rose Nielson Addition Division No. 101, Sixth Amended. The Planning and Zoning Commission considered this item at its April 2, 2024, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented. The Planning and Zoning Commission considered an extension to this item on April 1, 2025, and unanimously voted to allow an extension to the Mayor and City Council as presented. This Final Plat was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power, and the Public Works Water, Wastewater, and Engineering/Survey Divisions.

This item has been reviewed by the City's Legal & Municipal Services Departments.


Zoning
PLAT24-006 Rose Nielsen Div 101, 6th Amended
RE
RP
R1
R2
TN
RMH
R3
R3A
PB
CC
LC
HC
R&D
LM
I&M
P
N
Alan St
Riviera Cir
Riviera Dr
E 16th St
Ashment Ave
Hooper Ave
E 17th St
Channing Way
Falcon Dr
Sawtooth St
Cutthroat Dr
Niagara St
Belmont Ave
Hooper Ave
Pennsylvania Ave
Montevideo Dr
Teton Plz
S 25th E
E 25th St
E 25th Dr
Brianne Ave
Salmon St
Cougar Dr
Eagle Dr
Gardner Dr

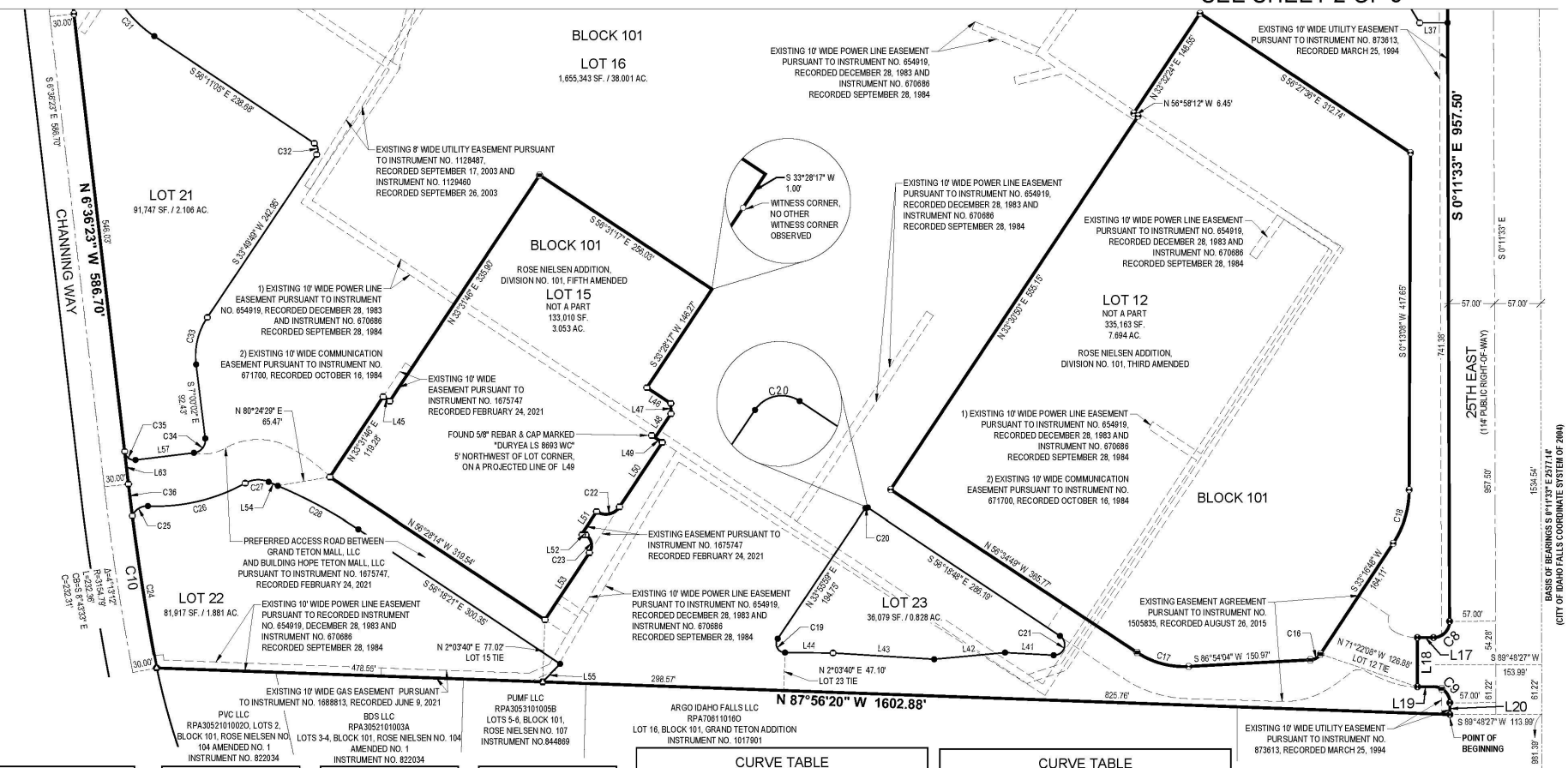

N
Aerial
PLAT24-006 Rose Nielsen Div 101, 6th Amended
Nixon Ave
Alan St
Elizabeth Cir
Ashment Ave
S 25th E
Riviera Cir
Riviera Dr
E 16th St
Hoopes Ave
Falcon Dr
E 17th St
Balboa Dr
Channing Way
Curlew Dr
Sawtooth St
Niagara St
Belmont Ave
Malibu Dr
Hoopes Ave
Henryanna Ave
Eagle Dr
Monticello Dr
Dove Dr
Teton Plz
Salmon St
E 25th St
Balboa Dr
E 25th Cir
Brianne Ave

ROSE NIELSEN ADDITION

DIVISION NO. 101, SIXTH AMENDED

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A REPLAT OF A PORTION OF LOT 11, BLOCK 101 OF ROSE NIELSEN ADDITION,
DIVISION NO. 101 THIRD AMENDED
LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER
OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M.
JUNE 2026

SEE SHEET 2 OF 3



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- CENTER LINE OF ROAD
- LOT LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE, TYPE, USE, AND WIDTH (AS NOTED)

AC. = ACRES
SF. = SQUARE FEET
# = NUMBER

- FOUND PLSS CORNER
- SET OFFSET - WITNESS CORNER (AS NOTED) ONLINE, 5/8" REBAR & CAP STAMPED "WC MCNEIL ENGR PLS 13889"
- SET 5/8" REBAR & CAP STAMPED "MCNEIL ENGR PLS 13889"
- SET 1" NAIL AND WASHER STAMPED PLS 13889, PLACED UN "SPECIAL CIRCUMSTANCES"
- NOT SET (BUILDING CORNER IS PROPERTY CORNER)
- FOUND 5/8" REBAR & PLASTIC CAP STAMPED CH&A 12457
- * FOUND MAG NAIL (NO WASHER)
- * FOUND 1/2" REBAR & PLASTIC CAP STAMPED HLE 4563
- * FOUND 1/2" REBAR WITH NO CAP
- * FOUND 1/2" REBAR & PLASTIC CAP (NOT LEGIBLE)
- FOUND MAG NAIL & WASHER STAMPED DURYEA LS 8693
- FOUND 5/8" REBAR & PLASTIC CAP DURYEA LS 8693
- * FOUND 1/2" REBAR & CAP STAMPED DURYEA LS 8693
- FOUND 5/8" REBAR & 1" BRASS CAP STAMPED CH&A 12457
- * FOUND 1/2" REBAR & PLASTIC CAP STAMPED LS 827

* MONUMENTS THAT DO NOT MEET CURRENT STANDARDS ARE INDICATED IN THE LEGEND BY * SHALL BE RESET TO CURRENT IDAHO CODE §54-1227 AND / OR IDAHO CODE §50-1303 AS 5/8" X 2' LONG REBAR OR OTHERWISE NOTED.

PROFESSIONAL LAND SURVEYOR LICENSED 13889 06/23/26 STATE OF IDAHO MICHAEL D. HOFFMAN

LINE TABLE

LINE #	BEARING	LENGTH
L1	S 87°56'20" E	389.12'
L2	S 78°47'12" E	81.73'
L3	S 87°56'20" E	130.00'
L4	S 02°03'40" W	25.00'
L5	S 87°56'20" E	73.00'
L6	S 02°04'06" W	45.00'
L7	S 87°55'54" E	281.69'
L8	N 02°04'16" E	90.04'
L9	S 87°56'20" E	359.56'
L10	S 01°53'45" W	67.71'
L11	S 81°47'48" E	27.35'
L12	S 52°41'06" E	22.72'
L13	S 31°11'37" E	242.24'
L14	N 89°41'10" E	31.25'
L15	S 00°11'33" E	48.96'
L16	N 89°48'27" E	30.00'
L17	S 89°48'27" W	20.00'
L18	S 00°11'33" E	61.00'

LINE TABLE

LINE #	BEARING	LENGTH
L19	N 89°48'27" E	20.00'
L20	S 00°11'33" E	14.50'
L21	S 87°56'20" E	103.50'
L22	S 02°03'50" W	65.94'
L23	N 87°56'10" W	103.49'
L24	N 02°03'40" E	65.94'
L25	S 02°03'40" W	93.06'
L26	N 88°07'24" W	30.68'
L27	S 74°10'06" W	47.84'
L28	S 36°45'04" W	120.45'
L29	N 54°48'07" W	62.70'
L30	S 47°03'40" W	28.28'
L31	S 02°04'02" W	85.70'
L32	N 87°55'04" W	67.95'
L33	N 02°29'24" E	10.39'
L34	N 87°40'14" W	12.02'
L35	N 02°23'44" E	75.24'
L36	S 87°55'45" E	79.47'

LINE TABLE

LINE #	BEARING	LENGTH
L37	S 89°48'27" W	34.59'
L38	N 31°17'42" W	130.98'
L39	N 00°12'38" W	103.96'
L40	N 89°48'27" E	32.29'
L41	N 86°55'19" W	60.32'
L42	S 84°36'53" W	88.11'
L43	N 86°27'30" W	125.45'
L44	N 89°28'25" W	59.52'
L45	S 56°28'14" E	9.96'
L46	S 56°38'07" E	35.43'
L47	S 00°54'40" E	12.84'
L48	S 33°31'46" W	35.56'
L49	S 56°28'14" E	10.70'
L50	S 33°31'46" W	95.80'
L51	S 33°31'46" W	31.05'
L52	S 56°28'14" E	4.51'
L53	S 33°31'46" W	99.74'
L54	S 67°08'07" E	12.35'

LINE TABLE

LINE #	BEARING	LENGTH
L55	S 43°54'50" W	30.95'
L56	N 82°49'53" E	31.08'
L57	S 83°03'37" W	73.00'
L58	S 33°39'03" W	14.04'
L59	N 56°29'59" W	57.30'
L60	S 33°33'35" W	42.28'
L61	N 56°34'21" W	39.94'
L62	N 87°56'20" W	86.72'
L63	N 06°36'23" W	40.67'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.42'	90°00'42"	S42°55'59"E	28.29'
C2	25.50'	21.99'	49°25'08"	S26°36'19"W	21.32'
C3	30.50'	44.55'	83°41'33"	S39°57'02"E	40.70'
C4	70.50'	35.82'	29°06'42"	S67°14'27"E	35.44'
C5	93.50'	45.14'	27°39'39"	S17°21'47"E	44.70'
C6	19.50'	29.53'	86°46'36"	S46°55'15"E	26.79'
C7	20.00'	31.41'	89°58'58"	S45°11'33"E	28.28'
C8	20.00'	31.41'	89°58'58"	S44°48'27"W	28.28'
C9	20.00'	31.41'	89°58'58"	S45°11'33"E	28.28'
C10	3124.79'	230.15'	4°13'12"	N8°43'33"W	230.10'
C11	970.00'	146.75'	8°40'06"	N2°18'39"W	146.61'
C12	20.00'	31.41'	89°58'58"	N47°03'40"E	28.28'
C13	114.00'	74.45'	37°25'02"	S55°27'35"W	73.13'
C14	20.00'	31.42'	90°01'05"	N44°47'54"E	28.29'
C15	970.00'	110.41'	6°31'17"	S1°14'15"E	110.35'
C16	16.00'	14.97'	53°37'16"	S60°05'26"W	14.43'
C17	105.50'	67.24'	36°31'07"	N74°50'23"W	66.11'
C18	121.00'	69.82'	33°03'48"	S16°44'58"W	68.86'
C19	11.00'	23.69'	123°24'24"	N27°46'13"W	19.37'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C20	2.00'	3.13'	89°45'13"	N78°48'35"E	2.82'
C21	13.00'	33.90'	149°23'29"	S18°22'57"W	25.08'
C22	20.50'	32.20'	90°00'00"	S78°31'46"W	28.99'
C23	16.00'	25.13'	90°00'00"	S11°28'14"E	22.63'
C24	3124.79'	190.56'	3°29'39"	N9°05'20"W	190.53'
C25	20.10'	24.17'	68°53'12"	N58°05'02"E	22.74'
C26	227.59'	125.46'	31°35'06"	N76°44'05"E	123.88'
C27	33.10'	30.00'	51°55'20"	N86°54'12"E	28.98'
C28	600.00'	113.41'	10°49'47"	S61°43'14"E	113.24'
C29	29.75'	13.54'	26°04'33"	N69°47'36"E	13.42'
C30	3.00'	3.98'	75°59'52"	S59°10'11"E	3.69'
C31	150.00'	91.67'	35°00'49"	S38°40'40"E	90.25'
C32	10.00'	15.71'	90°00'54"	N11°10'38"W	14.14'
C33	86.00'	61.29'	40°49'52"	S13°24'53"W	60.00'
C34	16.00'	25.15'	90°03'40"	S38°01'48"W	22.64'
C35	12.00'	18.92'	90°20'00"	N51°46'23"W	17.02'
C36	3124.79'	39.59'	0°43'33"	N6°58'44"W	39.59'
C37	970.00'	36.34'	2°08'48"	S5°34'18"E	36.34'

SHEET 3 OF 3

PREPARED BY:
McNEIL ENGINEERING
Economic and Sustainable Designs, Professionals You Know and Trust
8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

STAFF REPORT

FINAL PLAT
ROSE NIELSEN ADDITION DIVISION NO. 101, SIXTH AMENDED
August 27, 2026

IDAHO FALLS

Community Development Services

Applicant: McNeil Engineering

Project Manager: Kerry Beutler

Location: Generally located north of Teton Plz, east of Channing Way, south of E 17th St, west of S 25th E.

Size: 45.91 acres
Lots: 8

Existing Zoning:
Site: LC
North: LC
South: LC
East: HC-1(Ammon)
West: County LC

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

Future Land Use Map: Mixed Use Centers and Corridors

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

Requested Action: To **approve** the final plat for Rose Nielsen Addition Division NO. 101, Sixth Amended to the Mayor and City Council.

History: The property was annexed in 1978 and was zoned C-1, todays LC, Limited Commercial. Over the years the mall property has been platted and replatted multiple times. Some parcels, including out parcels and the lots where Dillards and Alturas Academy are located have been separated out and our not part of this plat.

Staff Comments: The final plat includes approximately 45.91 acres to be divided into eight lots, with the largest lot being Lot 16. Lot 16 includes the mall itself, a majority of the parking lot and access roads. The remaining lots include existing restaurants around the perimeter (Garcia's, Sizzler, Noodles and Company), Dick's Sporting Goods, and undeveloped pad sites.

The property is zoned LC, Limited Commercial. There are no minimum or maximum lot sizes in the LC Zone. The Subdivision Ordinance requires lots have frontage on and access to a dedicated street. The amount of frontage required is determined by the Zoning Ordinance. The LC Zone does not have a minimum frontage requirement, allowing for internal lots (Lots 18, 19 and 23) to be created.

Access to the subdivision will come from Channing Way, 17th Street and 25th Street. Shared parking, cross access easements and agreements are already in place as part of the property owner's private agreements. The Fire Department is also requiring emergency vehicle access easements be provided across the subdivision. Emergency access easements for fire apparatus access roads are required to meet minimum widths and radiuses, have an approved driving surface capable of supporting fire apparatus weighing up to 75,000 pounds and meet minimum design standards as directed by the Fire Marshal.

In addition to the access easements, utility easements are being added along Channing as well as water line easements across the site so that the water mains that are now private can be taken over by the city and become public. All executed easement documents will be provided to the City prior to the recording of the plat.

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

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

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	N/A
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R-3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	N/A
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	N/A
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	N/A
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150 ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	N/A
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	No new streets as part of this plat

Zoning Ordinance:

11-3-5: Purpose of Commercial Zones

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

Table 11-3-5: Dimensional Standards for Commercial Zones

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

International Fire Code, Appendix D Fire Apparatus Access Roads

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the International Fire Code.

D102.1 Access and loading. Facilities, building or portions of buildings hereafter constructed shall be accessible to the fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

D103.3 Turning radius. The minimum turning radius shall be determined by the fire code official.

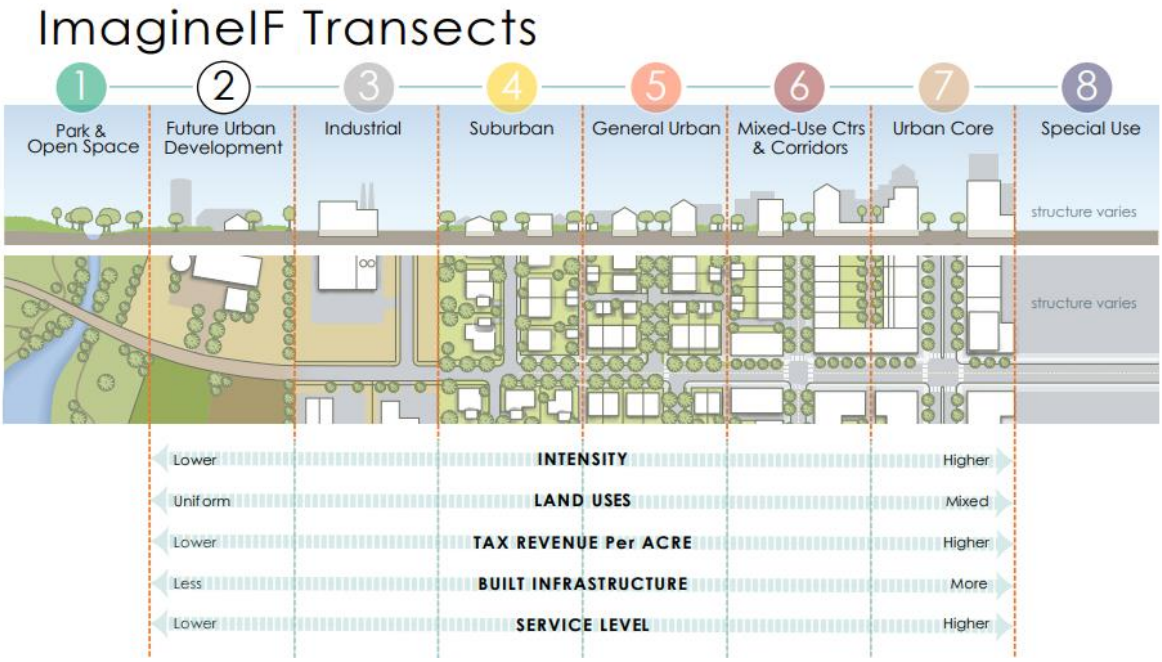
D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7325 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.



6. **Mixed-Use Centers & Corridors**

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

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



April 2, 2024 7:00 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: Kristi Brower, Marsha McDaniel

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

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

MINUTES: Ihler moved to accept the minutes of March 5, 2024; Scott seconded the motion. The motion passed unanimously.

Business:

2. PLAT 24-006: FINAL PLAT. Rose Nielsen Addition Division No. 101, Sixth Amended.

Applicant: (via Teams) Brian Whaley Brookfield Properties Whaley stated that the intent of this final plat is to do a various parcel subdivision in a proactive manner. They have been working with their investment team and asset management team and local mall team and they continue to have interest in parcels in the mall and the intent is to look at the asset overall and determine what makes sense that they could part with for another user at the mall. Whaley stated that they are proactively subdividing the property while they field information from interested parties. As a result, they have met with Staff and there was a desire to take the privately maintained water mains and take those public for the City to be in control of and they are supportive of that effort and will work with the City to make that part of the subdivision efforts.

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

Ihler asked if this is a new plat or a request to subdivide later. Beutler stated that the shaded area is included within the subdivision plat and the subdivision plat drawings shows 8 lots established within, including Garcias, Sizzler, Noodles Inc., Dick Sporting Goods, Large Lot of mall and parking, other lots that are on the perimeter that are undeveloped. This is a new subdivision that would create new non-existing lot lines. Ihler asked why the City is taking the water lines. Beutler stated that there is a main line that services the mall with different service lines to service different areas, and statutorily there is a requirement for the City to be the deliverer of the water and in order to do that the City has to take over the Water Mains and the service lines would continue to be the property owners responsibility. Ihler asked about the Walkability Feasibility Study done by USU and was that talked about at all in consideration of this plat. Beutler stated he is unsure if the Staff has shared with the applicant the Utah State Study. Whaley stated that he has not been made aware of the Utah State Study. If that is something the City would like to share, they are still responding to the comments provided and will take a look at the Study and see if it can be taken into account. Beutler stated that the plan was very conceptual, and the intent was to utilize the out parcels and vacant property for additional uses, and that is the intent of the plat, and the current plat would keep to the concept of the plan. Ihler would like that shared with the developer.

Storer asked about the proposed water easement and asked at what point do they get a dedicated easement if the City is going to operate the water system. Beutler stated that at the time the plat is approved and recorded it will be dedicated, and those reviews will be addressed between now and City Council and they will have a finalized plat document to take to City Council. Storer is concerned that it is not currently on the plat. Beutler stated that the Planning Commission doesn't have prevue over easements. Storer stated that the purpose of showing them on the plat is to give the public notice of where they are at and is it the intent to have the assumption of the City's ownership and maintenance at a later date. Storer stated that by accepting the plat, is the City not accepting the ownership yet. Beutler stated that they will accept ownership at the time the plat is completed and recorded, and the Planning Commission is just offering a recommendation to the City Council in relation to land use requirements of the City. The City Staff will then continue to work through the technical

review comments before it goes to City Council and City Council will be the approving body and when it is approved and recorded the City will establish the easements. Storer stated that if this document is intended to accept the water system, then they are putting off the dedication of the easements as well as the acceptance of the lines as public water lines. Beutler stated that they will be resolved prior to going to City Council for approval and it typically accompanies a development agreement that will define the responsibilities. Storer is concerned that it doesn't get lost. Beutler stated that the water division will review and make sure they have everything they need.

Ted Didas, McNeil Engineering. Didas thought they showed the water line easement on the plat. Beutler agreed they are shown, but they are labeled as proposed. Storer is concerned that they are labeled as proposed and another separate document would be recorded when it comes in front of City Council.

Didas stated that it can be dedicated on the plat or via separate documents, whatever the City prefers. Storer doesn't want it forgotten.

Storer asked if Public Works has done a study on the condition of the lines as this subdivision was platted in 1978 so they are approaching 50 years of the water mains and is there contemplation of having a study done on the condition. Storer is concerned that the City will be picking up a big liability if the lines are not in good shape. Beutler stated that they are in discussion with Civil Engineering Team and they do understand they are acquiring a dated system, but the Water Division has a statutory requirement to do it and if they do not they are out of compliance, and they will pick it up as it is, and the City will maintain as necessary.

Ogden is happy to see additional work being done on the mall property. Ogden stated that the University Mall looked similar to this mall 15 years ago and now is better and walkable.

Cantu moved to recommend to the Mayor and City Council approval of the Final Plat for Rose Nielsen Addition Division No. 101, Sixth Amended, Ihler seconded the motion. Ogden called for roll call vote: Cantu, yes; Ihler, yes; Ogden, yes; Scott, yes; Storer, yes. The motion passed unanimously.

Next meeting May 7, 2024.

Adjourned at 7:30p.m.

Respectfully Submitted

Beckie Thompson, Recorder

April 1, 2025 7:00 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: Marsha McDaniel

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

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

MINUTES: Scott moved to accept the minutes with 2 minor changes (removing Storer from a second, and Ogden from opening the meeting as they were not in attendance) of March 4, 2025, Meehan seconded the motion. The motion passed unanimously.

Business:

3. PLAT 24-006: FINAL PLAT EXTENSION FOR ROSE NIELSEN ADDITION DIVISION NO. 101 SIXTH AMENDED.

Applicant: City of Idaho Falls

Caitlyn Long – Long stated that this is Rose Nielsen Addition Division No. 101 Sixth amended. Long stated that this came to the Commission last April and it was recommended for Approval to the City Council. The developer is working through a utility easement issue and legal language.

Ogden confirmed that there are no changes to this plat. Long agreed that it is the same.

Scott asked why the City wants to take over the water lines and what is the benefit to the City. Long stated that it is an established development, and it would be good for the City to take it over. Ogden stated that the last page from last years meeting the water was addressed and the very end stated that the staff will continue to work through the technical review comments before it goes to City Council… This plat has not gone to Council yet and they are asking for this Commission to extend their recommendation. Ogden confirmed and Long agreed that the water issue still must be resolved before going to City Council. Ogden asked if the notes from last April are given to City Council, or do they need to restate their questions. Long confirmed that anything that is part of the record will go to City Council, including the meeting from April 2024, and this meeting will go to City Council. Ogden still has the same concerns and wants those to still be addressed.

Storer still has the same concerns with the acceptance of the water line.

Ihler moved to recommend to the Mayor and City Council extension of the Rose Nielsen Division No. 101 Sixth Amended. Meehan seconded the motion. The motion passed unanimously.

Adjourned at 7:20 p.m.

Respectfully Submitted

Beckie Thompson, Recorder

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT OF THE ROSE NIELSEN ADDITION, DIVISION NO. 101, SIXTH AMENDED LOCATED NORTH OF THE TETON PLZ, EAST OF CHANNING WAY, SOUTH OF E 17TH ST, WEST OF S 25TH E.

WHEREAS, the applicant filed an application for a preliminary plat on February 27, 2024; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on April 2, 2024 and April 1, 2025 (requested extension); and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public meeting on August 27, 2026; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 45.91 acre parcel located north of Teton Plz, east of Channing Way, south of E 17th St, west of S 25th E.
3. The final plat includes 8 lots.
4. Access to the subdivision will come from Channing Way, 17th Street and 25th Street.
5. Additional easements for utilities and cross access are being established as part of the platting process.
6. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
7. The proposed development is consistent with the principles of the City's Comprehensive Plan and the LC, Limited Commercial Zone.

II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2026

_____

Lisa Burtenshaw-Mayor

NOTICE

The Applicant or any affected person seeking judicial review of the compliance of this Reasoned Statement with the provisions of Idaho Code § 67-6535 must first seek reconsideration of this Reasoned Statement within fourteen (14) days by filing a request to reconsider pursuant in compliance with Idaho Code 67-6535.

In addition, the Applicant has the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003.

Memorandum

File #: 26-316 **City Council**

DATE: Tuesday, August 18, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Final Plat and Reasoned Statement of Relevant Criteria and Standards, Stanger Farms Commercial Addition, Second Amended.

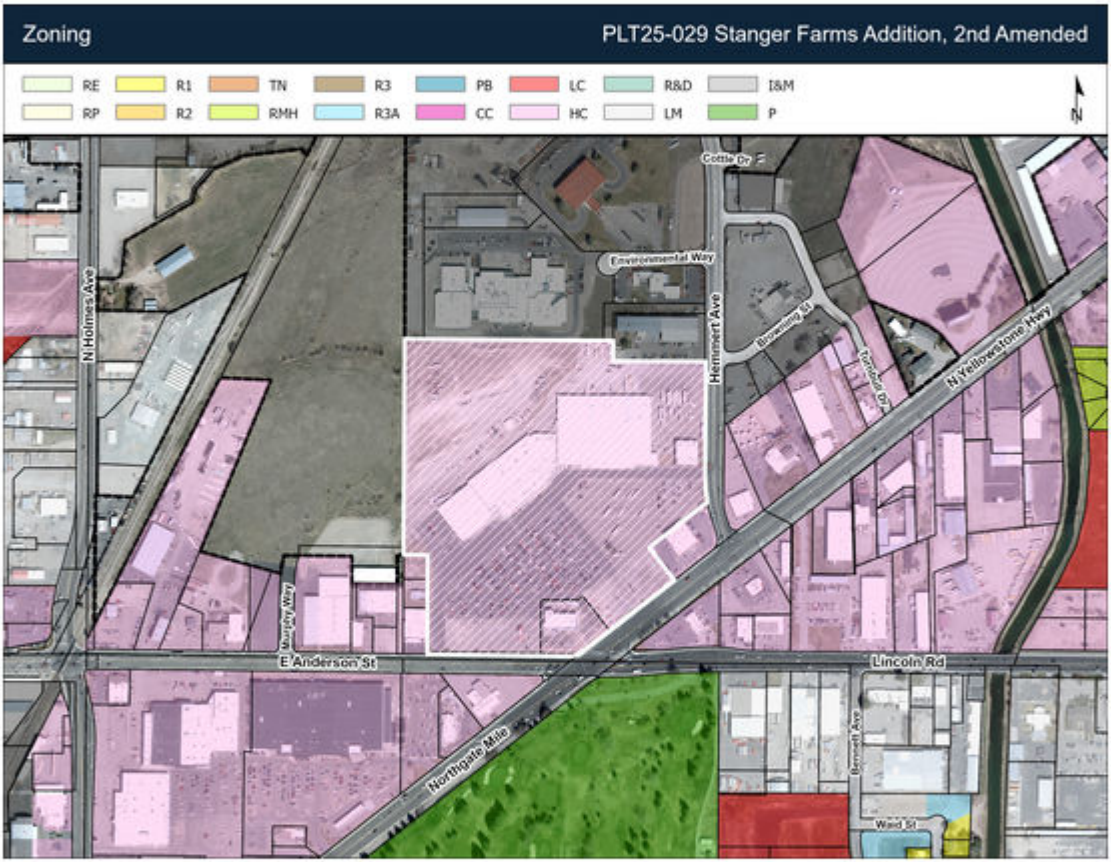
N/A Ordinance
N/A Quasi-Judicial Public Hearing
N/A Confirmation/Consent/Acceptance
N/A Resolution
N/A Legislative Public Hearing
YES Approval/Authorization/Ratification

Action(s) Requested:
1. Approve the Final Plat for Stanger Farms Commercial Addition, Second Amended and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Stanger Farms Commercial Addition, Second Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Stanger Farms Commercial Addition, Second Amended. The Planning and Zoning Commission considered this item at its November 5, 2025, meeting and unanimously voted to recommend approval of the final plat to the Mayor and City Council as presented. This Final Plat was reviewed by CDS Planning staff as well as staff from Fire, Idaho Falls Power, and the Public Works Water, Wastewater, and Engineering/Survey Divisions.

This item has been reviewed by the City's Legal & Municipal Services Departments.


Zoning
PLT25-029 Stanger Farms Addition, 2nd Amended
RE
RP
R1
R2
TN
RMH
R3
R3A
PB
CC
LC
HC
R&D
LM
I&M
P
N
Cottle Dr
Environmental Way
Hemmert Ave
Browning St
Rodeo Dr
N Yellowstone Hwy
N Holmes Ave
Murphy Way
E Anderson St
Lincoln Rd
Northgate Mile
Bennett Ave
Ward St


Aerial
PLT25-029 Stanger Farms Addition, 2nd Amended
Environmental Way
Hemmert Ave
Browning St
Florence Dr
N Yellowstone Hwy
Dunphy Way
E Anderson St
Lincoln Rd
Northgate Mile
Bennett Ave

STANGER FARMS COMMERCIAL ADDITION, SECOND AMENDED, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO,
Being a Re-Plat of LOT 3 AND LOT 4, BLOCK 1 OF STANGER FARMS COMMERCIAL ADDITION, FIRST AMENDED
Within the SW 1/4 of Section 8, T. 2N., R. 38E., B.M., and a portion of the SW 1/4 of Section 8, T. 2N., R. 38E., B.M.
(Sheet 1 of 4)

Relevant Surveys

Recorded Plats
Stanger Farms Commercial Addition, First Amended
Inst. No. 1794333

Tacoma Screw
Inst. No. 1466806

Environmental Excellence Addition Division No. 3
Inst. No. 1301996

Environmental Excellence Addition Division No. 2
Inst. No. 945689

Environmental Excellence Addition Division No. 1
Inst. No. 833734

Hemmert Avenue Replat
Inst. No. 443597

Stanger Farms Commercial Addition
Inst. No. 407942

Record of Survey
Harper-Leavitt Engineering, Inc.
Inst. No. 1228925

Deeds of Record

Commercial Real Estate Deed of Trust
Yellowstone Square Development, LLLP
Inst. No. 1772516

Quitclaim Deed
Yellowstone Square Development, LLLP
Inst. No. 1748972

Warranty Deed
Warranty Deed
Inst. No. 1608540

Acreage Summary

Lot	5	1.228 Acres
Lot	6	0.021 Acres
Lot	7	1.162 Acres
Lot	8	7.268 Acres
Lot	9	0.335 Acres
Lot	10	0.765 Acres
Lot	11	0.765 Acres
Lot	12	3.476 Acres
Lot	13	7.025 Acres
Lot	14	9.440 Acres
Lot	15	0.969 Acres
Total		32.454 Acres

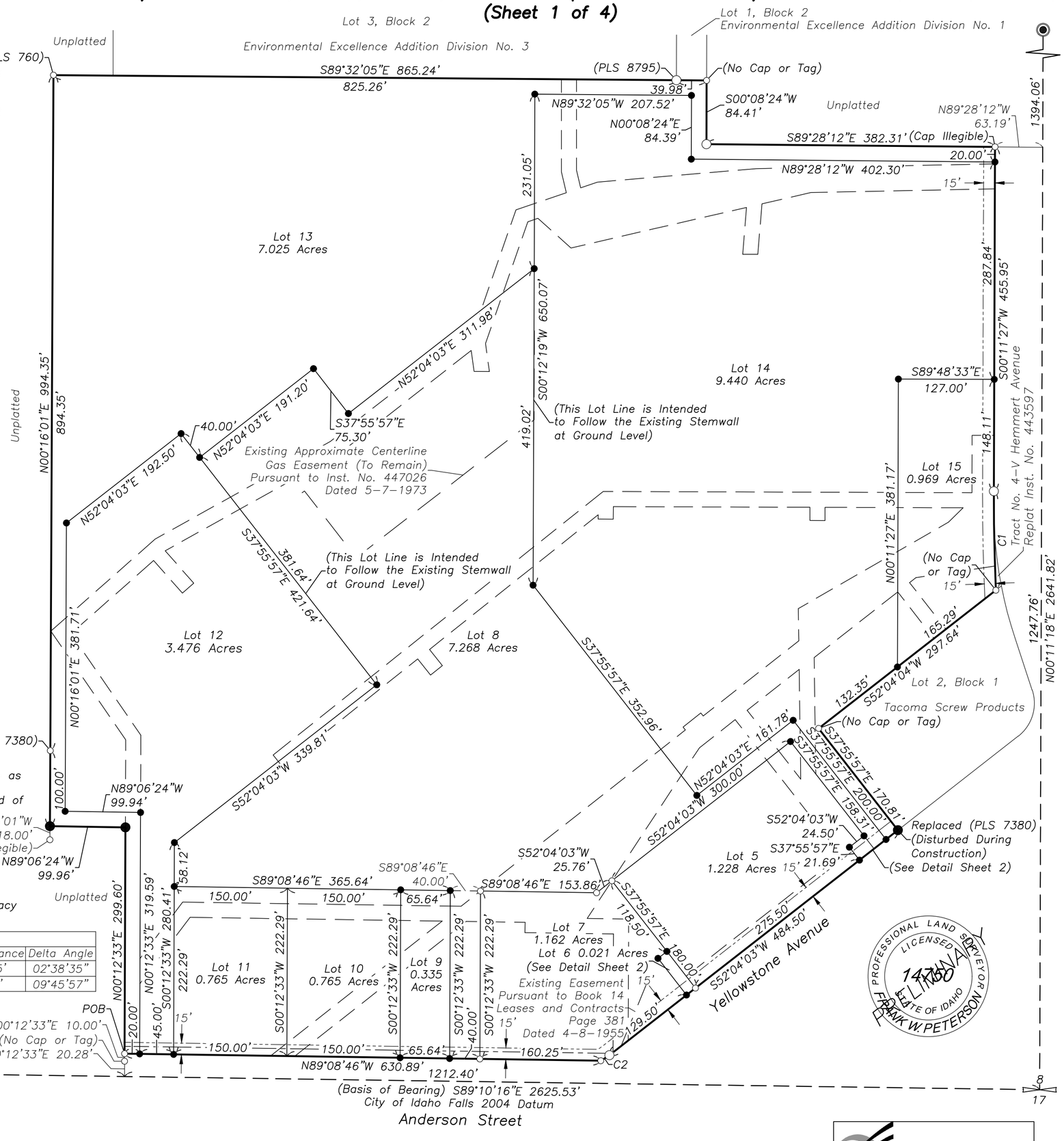
Survey Narrative

The overall exterior boundary of this subdivision as described hereon was established by found monuments coinciding with existing plats, record of surveys and deeded dimensions.

I.C. §50-1303

(Special Conditions) Found Monuments on the subdivision boundary were left in place at the owners request. These found monuments also represent undisturbed boundary evidence to legacy record of surveys and deeds.

CURVE TABLE				
Curve	Length	Radius	Chord Bearing and Distance	Delta Angle
C1	131.06'	2841.13'	S01°08'02"E 131.05'	02°38'35"
C2	13.64'	80.00'	S57°00'49"W 13.62'	09°45'57"



Note for Sign Lot

The intended use of Lot 6 is for the construction of a sign for business advertisement in the plat premises and is subject to Title 7, Chapter 9, Sign Code of the City of Idaho Falls.

Irrigation Water Rights Statement

Water rights and assessment obligations are not appurtenant to the lands included within this plat. Lots within this subdivision will not receive a water right.

jeff Freiberg ENGINEERING
Idaho Falls, Idaho (208) 220-6431

PETERSON LAND SURVEYING PLLC
Idaho Falls, Idaho (208) 313-5033

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Being a Re–Plat of LOT 3 AND LOT 4, BLOCK 1 OF STANGER FARMS COMMERCIAL ADDITION, FIRST AMENDED
Within the SW 1/4 of Section 8, T. 2N., R. 38E., B.M., and a portion of the SW 1/4 of Section 8, T. 2N., R. 38E., B.M.
(Sheet 2 of 4)

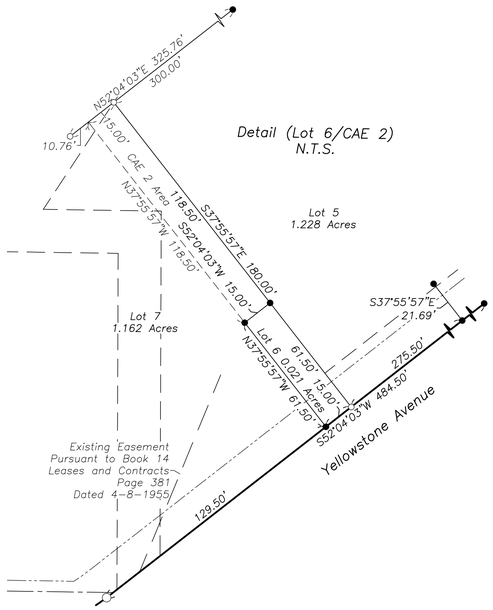
Boundary Description

A parcel of land being Lot 3 and Lot 4, Block 1 of Stanger Farms Commercial Addition, First Amended having Instrument Number 1794333 within the Bonneville County, Idaho, Recorder's Office, lying within part of the Southwest Quarter of Section 8, Township 2 North, Range 38 East, Boise Meridian, City of Idaho Falls, Bonneville County, Idaho, and a portion of the Southwest Quarter of Section 8, Township 2 North, Range 38 East, Boise Meridian, City of Idaho Falls, Bonneville County, Idaho, more particularly described as follows;

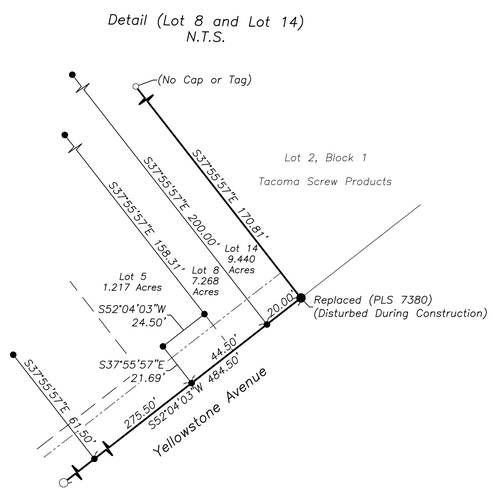
Commencing at the Southwest corner of said Section 8, thence along the South line of said Section 8 S89°10'16"E 1413.13 feet, thence leaving said line N00°12'33"E 30.28 feet to a found 1/2" capped rebar marked PLS 14750, said rebar being at the existing North right–of–way of Anderson Street and the True Point of Beginning, thence leaving said right–of–way N00°12'33"E 299.60 feet, thence N89°06'24"W 99.96 feet, thence N00°16'01"E 994.35 feet to a found 1/2" capped rebar marked PLS 760, said rebar being the Northwest corner of said Lot 4 of said Stanger Farms Commercial Addition, First Amended, thence along the extended South line of Lot 3, Block 2 of the recorded plat Environmental Excellence Addition Division No. 3 having Inst. No. 1301996 within said Bonneville County, Idaho, Recorder's Office, and the South line of Lot 1, Block 2 of Environmental Excellence Addition Division No. 1 having Inst. No. 833734 within said Bonneville County, Idaho, Recorder's Office, and the North line of said Lot 4 of said Stanger Farms Commercial Addition, First Amended, S89°32'05"E 865.24 feet to a found 1/2" rebar with no cap or tag, said rebar being a common lot corner to said Lot 1, Block 2 of Environmental Excellence Addition Division No. 1 and said Lot 4, of said Stanger Farms Commercial Addition, First Amended, thence leaving said lines S00°08'24"W 84.41 feet to a found 5/8" capped rebar marked PLS 14750, thence S89°28'12"E 382.31 feet to a found 1/2" rebar with an illegible cap, said rebar being at the West right–of–way of Hemmert Avenue, thence along said West right–of–way the following two (2) courses; (1) S00°11'27"W 455.95 feet to a found 5/8" capped rebar marked PLS 14750 being a point of curvature to the left having a radius of 2841.13 feet, a delta angle of 02°38'35" and a chord bearing S01°08'02"E 131.05 feet; (2) along said curve to the left 131.06 feet to a found 1/2" rebar with no cap or tag, said rebar being at the boundary of Lot 2, Block 1 of the recorded plat Tacoma Screw Products having Inst. No. 1466806 within said Bonneville County, Idaho, Recorder's Office, thence along said boundary the following two (2) courses; (1) S52°04'04"W 297.64 feet to a found 1/2" rebar with no cap or tag; (2) S37°55'57"E 170.81 feet to a found 5/8" capped rebar marked PLS 7380, said rebar being at the Northwest right–of–way of Yellowstone Avenue, thence leaving said boundary along said Northwest right–of–way and said existing North right–of–way of said Anderson Street the following three (3) courses; (1) S52°04'03"W 484.50 feet to a found 5/8" capped rebar marked PLS 14750 being a point of non–tangent curvature to the right having a radius of 80.00 feet, a delta angle of 09°45'57" and a chord bearing S57°00'49"W 13.62 feet; (2) along said non–tangent curve to the right 13.64 feet to a found 1/2" capped rebar marked PLS 14750; (3) N89°08'46"W 630.89 feet to the True Point of Beginning.

Parcel Contains 32.454 Acres.

Parcel is subject to any easements as they exist.



Detail (Lot 6/CAE 2)
N.T.S.



Detail (Lot 8 and Lot 14)
N.T.S.

Legend

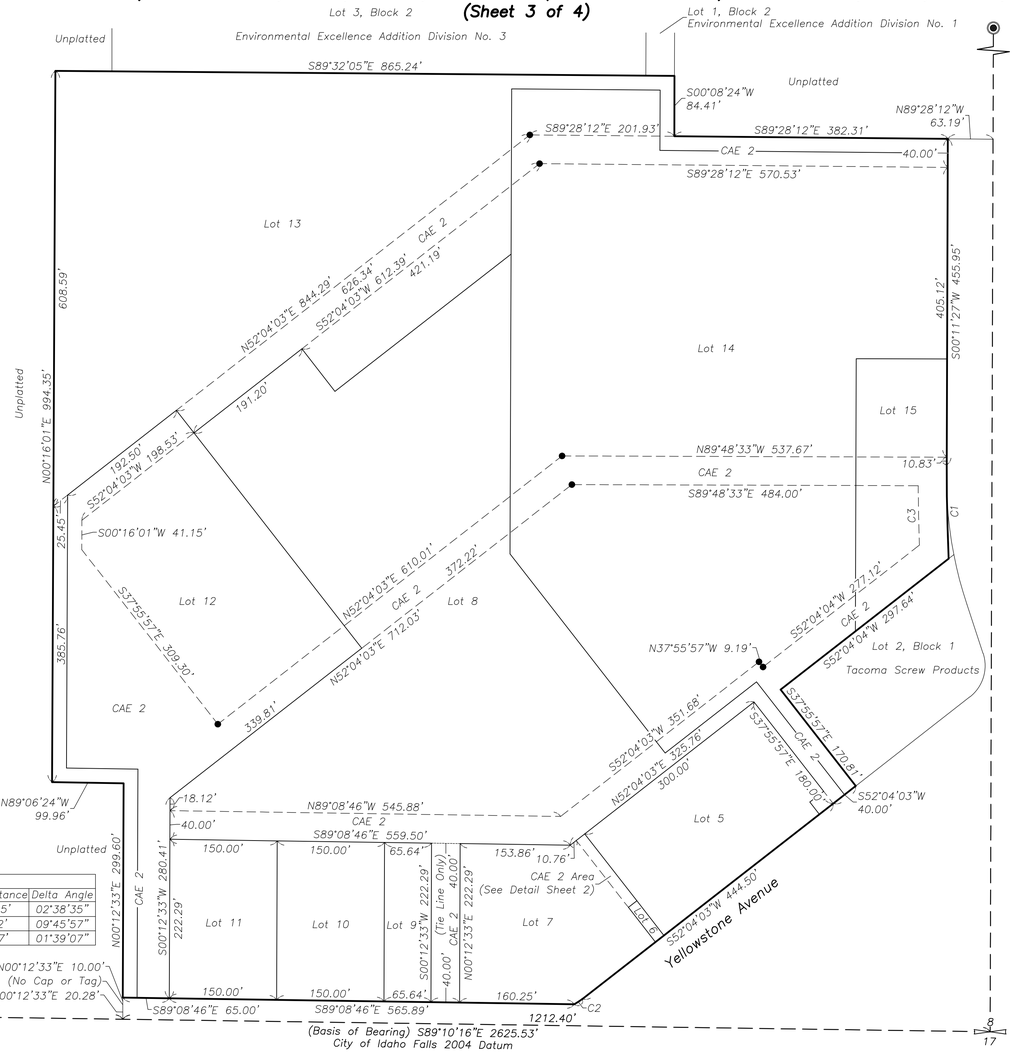
○	Found 5/8" Plastic Capped Rebar PLS 14750 (Unless Noted)
○	Found 1/2" Plastic Capped Rebar PLS 14750 (Unless Noted)
●	Set 5/8" Plastic Capped Rebar PLS 14750
•	Set 1/2" Plastic Capped Rebar PLS 14750
———	Subdivision Boundary Line
———	Lot Line
– – – –	CAE (Cross Access Easement)
—— ——	Existing Easement (As Labeled)
——·——	Existing Approximate Centerline Utah Power & Light Company Easement Pursuant to Book 3 Page 561 Dated 5–15–1931
— — —	Existing Public Utility Easement Pursuant to Inst. No. 1794333 Dated 8–5–2025
——·——	Existing 15.00' Wide Public Utility and Public Sidewalk Easement Along all Lot Frontages to Anderson Street, Yellowstone Avenue and Hemmert Avenue Pursuant to Inst. No. 1794333 Dated 8–5–2025
CAE	Cross Access Easement
Inst. No.	Instrument Number



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Within the SW 1/4 of Section 8, T. 2N., R. 38E., B.M., and a portion of the SW 1/4 of Section 8, T. 2N., R. 38E., B.M.
(Sheet 3 of 4)



EASEMENT CURVE TABLE				
Curve	Length	Radius	Chord Bearing and Distance	Delta Angle
C1	131.06'	2841.13'	S01°08'02"E 131.05'	02°38'35"
C2	13.64'	80.00'	S57°00'49"W 13.62'	09°45'57"
C3	83.07'	2881.13'	S01°13'07"E 83.07'	01°39'07"

Southwest Corner Sec. 8
Found Brass Cap
C.P.&F. Inst. No. 1598058 PLS 13933

South Quarter Corner Sec. 8
Found Brass Cap
C.P.&F. Inst. No. 1036115 PLS 8797

PROFESSIONAL LAND SURVEYOR LICENSED 14750 STATE OF IDAHO FRANK W. PETERSON

Jeff Freiberg ENGINEERING
Idaho Falls, Idaho (208) 220–6431

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Idaho Falls, Idaho (208) 313–5033

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(Sheet 4 of 4)

OWNER'S Dedication

Know all men by these presents: that the undersigned Yellowstone Square Development a Limited Liability Limited Partnership, Idaho, is the lawful OWNER of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, and lots, which plat shall hereafter be known as STANGER FARMS COMMERCIAL ADDITION, SECOND AMENDED, a subdivision of the City of Idaho Falls, Bonneville County, Idaho.

Be it further known that OWNER does hereby grant and convey to the City of Idaho Falls all public easements forever as irrevocable permanent non-exclusive public easements as shown and described hereon.

OWNER does hereby grant and convey to Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Block 1, a private cross-access easement as shown and described hereon and labeled as CAE 2, the said private cross-access easement is granted by the mutual consent and agreement between the parties, the adequacy and receipt of which is hereby acknowledged, that the OWNER also does hereby grant, bargain, and convey to the owners of said lot hereafter referred to as, BENEFITED CAE HOLDERS, their licensees, invitees, agents, successors, and assigns, the full and free right for said BENEFITED CAE HOLDERS and said BENEFITED CAE HOLDERS' tenants, invitees, licensees, and visitors to the private cross-access agreement described herein in common with all persons designated to have a like right at all times hereafter, for ingress and egress and vehicular access, and a perpetual easement for roadway purposes, on and across the property, except for parking, that OWNER also does hereby grant and convey to the City of Idaho Falls forever a non-exclusive irrevocable easement for right-of-way for emergency vehicles and emergency responders, across the cross-access easement CAE 2.

OWNER, or its heirs, successors or assigns, agree they will construct no permanent structure within or upon any public easement shown hereon, and the City of Idaho Falls and its successors, assigns, permittees or licensees shall also have the right to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes, and City of Idaho Falls shall have the right, to remove any obstructions on said cross-access easement which may injure or interfere with the City of Idaho Falls' use thereof, such right of removal may be exercised without prior notice to OWNER or OWNER'S heirs, successors, or assigns.

OWNER or its heirs, successors or assigns further agree that they shall not plant any trees, brush, ornamental shrubbery or plants which may hinder the safe and efficient utilization of said easements.

OWNER or its heirs, successors or assigns, further agree that they shall construct no structures or maintain any obstructions on said cross-access easements, including but not limited to gates, barriers, or vehicles of any type.

OWNER or its heirs, successors or assigns, further agree to maintain the said cross-access easements and to remove snow pursuant to the requirements of the International Fire Code §503 as it is amended from time to time, and as adopted by the City of Idaho Falls, Idaho.

OWNER or its heirs, successors or assigns hereby releases the City of Idaho Falls and its successors, assigns, permitees or licensees from any claim for damages, based upon concealed or undisclosed private improvements constructed or permitted to be constructed by OWNER or its successors or assigns within any public easements, subsequent to recording this subdivision, that may be incurred as a result of the City of Idaho Falls and its successors, assigns, permitees or licensees ordinary use of the public easements with due care.

OWNER or its heirs, successors or assigns do hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the public or the City of Idaho Falls, or each lot owner as the case may be, against said OWNER and its heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seals and signatures this ____ day of _____, 2026.

Yellowstone Square Development, LLLP

_____
Steven Keim (General Partner)

_____
Brent Keim (General Partner)

_____
Kendra Keim (General Partner)

Treasurer's Certificate

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

_____ _____
Date *Bonneville County Treasurer*

Health Department Certificate of Approval

Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____ _____
ENVIRONMENTAL HEALTH SPECIALIST, REHS *Date:*

Acknowledgment

STATE OF _____)
:SS.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a notary public in and for said state, personally appeared Steven Keim, known or identified to me, to be a General Partner in the partnership of Yellowstone Square Development, LLLP, and the General Partner who subscribed said partnership's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that they executed the same in said partnership's name and as persons authorized to bind said partnership.

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

_____
Notary Public for the State of _____

Residing at: _____
Commission Expiration Date:

Acknowledgment

STATE OF _____)
:SS.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a notary public in and for said state, personally appeared Brent Keim, known or identified to me, to be a General Partner in the partnership of Yellowstone Square Development, LLLP, and the General Partner who subscribed said partnership's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that they executed the same in said partnership's name and as persons authorized to bind said partnership.

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

_____
Notary Public for the State of _____

Residing at: _____
Commission Expiration Date:

Acknowledgment

STATE OF _____)
:SS.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a notary public in and for said state, personally appeared Kendra Keim, known or identified to me, to be a General Partner in the partnership of Yellowstone Square Development, LLLP, and the General Partner who subscribed said partnership's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that they executed the same in said partnership's name and as persons authorized to bind said partnership.

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

_____
Notary Public for the State of _____

Residing at: _____
Commission Expiration Date:

Examining Surveyor's Certificate

I certify that I am a Licensed Professional Land Surveyor in the State of Idaho and that I have examined this plat and find it complies with I.C. §50-1305.

_____ _____ _____
Professional Land Surveyor *License Number* *Date*
County Examining Surveyor
David Romrell *PLS 12223*

Surveyor's Certificate

I, Frank W. Peterson, a Licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as STANGER FARMS COMMERCIAL ADDITION, SECOND AMENDED, was performed by me or under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law, and in accordance with the accompanying plat as described hereon.

Preliminary

_____ _____ _____
Frank W. Peterson *License No. 14750* *Date*

PROFESSIONAL LAND SURVEYOR LICENSED 14750 STATE OF IDAHO FRANK W. PETERSON

Drinking Water System Certificate

Pursuant to I.C. §50-1334, the OWNER does hereby, certify that all lots shown on this plat are eligible to receive water from the City of Idaho Falls municipal water system, and said City has agreed in writing to provide culinary water service to said lots pursuant to the provisions of Title 8, Chapter 4 of the Idaho Falls City Code, as amended from time to time.

IN WITNESS WHEREOF, OWNER has hereunto set its signatures this ____ day of _____, 2026.

Yellowstone Square Development, LLLP

_____
Steven Keim (General Partner)

_____
Brent Keim (General Partner)

_____
Kendra Keim (General Partner)

Acknowledgment

STATE OF _____)
:SS.
COUNTY OF _____)

On this ____ day of _____, 2026, before me the undersigned, a notary public in and for said state, personally appeared Kendra Keim, known or identified to me, to be a General Partner in the partnership of Yellowstone Square Development, LLLP, and the General Partner who subscribed said partnership's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that they executed the same in said partnership's name and as persons authorized to bind said partnership.

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

_____
Notary Public for the State of _____

Residing at: _____
Commission Expiration Date:

Recorders Certificate

I hereby certify that the foregoing plat STANGER FARMS COMMERCIAL ADDITION, SECOND AMENDED, was filed in the Office of the Recorder of Bonneville County, Idaho.

_____ _____
Date *Bonneville County Recorder*

City's Acceptance

The accompanying plat was duly accepted and approved and the grants and dedications are hereby accepted by the City Council of Idaho Falls adopted this _____ day of_____, 2026.

_____ _____
Mayor *City Clerk*

_____ _____
City Engineer *City Surveyor*
Jonathan W. Knowles, PE 14787 *Kenneth Baldwin Roberts, PLS 9755*

jeff Freiberg ENGINEERING
Idaho Falls, Idaho (208) 220-6431

PETERSON LAND SURVEYING PLLC
Idaho Falls, Idaho (208) 313-5033

STAFF REPORT

FINAL PLAT
STANGER FARMS COMMERCIAL ADDITION, SECOND AMENDED
August 27, 2026

IDAHO FALLS
Community Development Services

Applicant: Jeff Freiberg, Engineer

Project Manager: Kerry Beutler

Property Owner: Brent Keim

Location: Generally, north of E Anderson St, east of Murphy Way, south of Environmental Way, and west of Hemmert Ave & N Yellowstone Hwy.

Size: Approx. 32.45 acres
Lots: 9
Buildable: 9

Existing Zoning:
Site: HC
North: I&M
South: HC & P
East: HC & I&M
West: HC & I&M

Existing Land Uses:
Site: Commercial
North: Industrial
South: Commercial & Recreational
East: Commercial & Industrial
West: Commercial & Industrial

Future Land Use Map:
Mixed Use Centers and Corridors

Attachments:
1. Subdivision and Zoning Ordinance Requirements
2. Comprehensive Plan

Requested Action: To **approve** the final plat for Stanger Farms Commercial Addition, Second Amended to the Mayor and City Council.

History: The property is currently zoned HC, Highway Commercial. It was annexed and platted in May 1970 as a single lot commercial subdivision. Prior to the City-Wide Zone change the south half of the property was zoned HC-1 while the north half was zoned GC-1. The City-Wide Zone change was initiated by the City in April of 2018, when the all the property was zoned HC. The property was added to an Urban Renewal District in December 2024. In August 2025, the plat was amended to bring the property into compliance after some illegal lot splits were created.

Staff Comments: The proposed final plat consists of approximately 32.45 acres and includes 9 buildable lots. Access to the lots will be provided with cross access agreements throughout the subdivision from Anderson, strategic arterial, Yellowstone, principal arterial and Hemmert, a collector. These accesses will be in line with the Access Management plan. The final plat is currently under staff review, with one review completed. There were minimal and minor corrections required from City Survey.

Staff Recommendation: Staff has reviewed the final plat and finds it consistent with the Comprehensive Plan. The plat also meets the requirements of the Subdivision Ordinance and Comprehensive Zoning Ordinance. Staff recommends approval of the final plat.

Subdivision Ordinance: Boxes with an "X" indicated compliance with the ordinance

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	N/A
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	N/A
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures require otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150 ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	N/A
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	No new streets

Subdivision Ordinance:

10-1-5: GENERAL SUBDIVISION STANDARDS

Meets all standards.

10-1-9: FINAL PLAT APPROVAL PROCESS

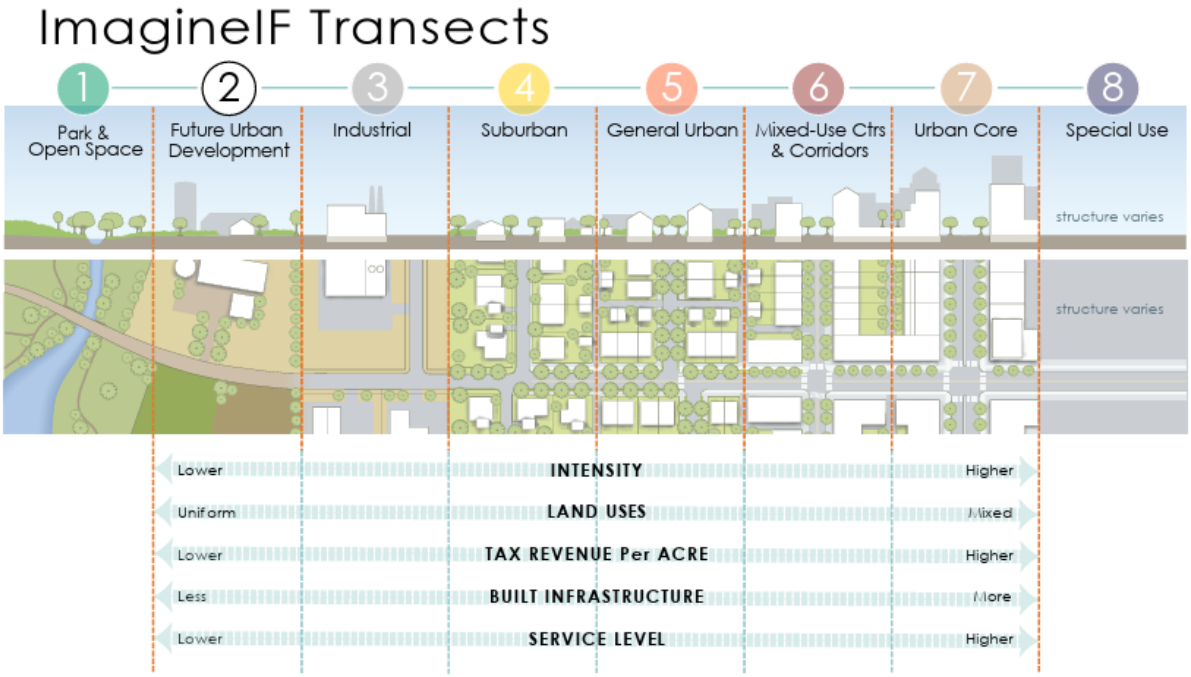
(A)(9) If the final plat conforms to the provisions of the Subdivision Ordinance and all other applicable State or Federal laws, or local ordinances, the Council shall approve the final plat.

Zoning Ordinance:
11-3-5: PURPOSE OF COMMERCIAL ZONES

(D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				





6. Mixed-Use Centers & Corridors

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

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

November 5, 2025 7:00 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: None.

ALSO PRESENT: Assistant Planning Director Kerry Beutler, Caitlin Long Planner, David Peterson Planner; Zack Jones, Esq, City Attorney, and interested citizens.

CALL TO ORDER: Ogden called the meeting to order at 7:00 p.m. and welcomed the new Commissioner Tia Panter.

MINUTES: Meehan moved to accept the minutes of October 7, 2025 with a correction to show that Mr. Beck was present, Ihler seconded the motion. The motion passed unanimously.

Business:

5. PLT 25-029: FINAL PLAT FOR STANGER FARMS COMMERCIAL ADDITION SECOND AMENDED.

Applicant: Jeff Freiberg 946 Oxbow Lane, Idaho Falls, Idaho. Freiberg stated that the original plat was platted in 1970 and first amended a couple of years ago (Starbucks). The developer is portioning it off for more lots. New buildings will go up as the plat goes through the process, including Pony Express, the old Pizza Hut Lot has been demo'd and plans for future commercial property. Freiberg stated that this is a commercial lot and all utilities and easements are in place, and they need to break out lots for purchase. Total number of lots are 9 and all are buildable.

Meehan asked if any of the existing structures will be cut by lot lines. Freiberg stated that the big lots to the south are between existing building lots.

Storer asked for clarification that all utilities for water and sewer are installed. Freiberg agreed and stated they spent the last few years doing utilities. Freiberg stated that they are on the plat and the dash lines represent the easements. Storer asked if they are public or private. Freiberg stated they are all public.

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

Scott asked why they are only stating 9 lots, but the lots are numbered to 14. Beutler stated that there are 9 lots and the numbering is not always in order and not a direct 1-1.

Meehan moved to recommend to the Mayor and City Council approval of the Final plat for Stanger Farms Commercial Addition Second Amended. Cantu seconded the motion. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT OF STANGER FARMS COMMERCIAL ADDITION, SECOND AMENDED. GENERALLY LOCATED NORTH OF E ANDERSON STREET, EAST OF MURPHY WAY, SOUTH OF ENVIRONMENTAL WAY, AND WEST OF HEMMERT AVENUEAND N YELLOWSTONE HIGHWAY.

WHEREAS, the applicant filed an application for a final plat on October 1, 2025; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on November 5, 2025; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on August 27, 2026; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property comprises approximately 32.45 acres of land, generally located north of E Anderson Street, east of Murphy Way, south of Environmental Way, and west of Hemmert Avenue and N Yellowstone Highway.
3. The final plat includes a total of 9 lots.
4. Access to the subdivision will come from Anderson, a strategic arterial, N Yellowstone Hwy, a principle arterial and Hemmert Ave, a collector street.
5. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
6. The proposed development is consistent with the principles of the City's Comprehensive Plan and the HC, Highway Commercial Zoning district.

II. DECISION

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

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2026

_____

Lisa Burtenshaw – Mayor

NOTICE

The Applicant or any affected person seeking judicial review of the compliance of this Reasoned Statement with the provisions of Idaho Code § 67-6535 must first seek reconsideration of this Reasoned Statement within fourteen (14) days by filing a request to reconsider pursuant in compliance with Idaho Code 67-6535. In addition, the Applicant has the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003.