

CITY COUNCIL MEETING AGENDA

Thursday

October 22, 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, October 22, 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.

5. 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. Items typical of consent can include routine items for purchase, supply or inventory replenishment, vehicle or equipment replacement, etc.; items already budgeted. Other changes to this agenda may require the approval of a majority of Council.

A) Municipal Services

1) 2026 Third Quarter Impact Fee Report **26-390**

Attachments: Fee Summary Report
Fees Paid Report
12.18.2025 Minutes
1.8.2026 Minutes

B) Public Works

1) Thermoplastics Citywide 2026 - Change Order #1 - $46,490 **26-414**

Attachments: CO # 01

2) Bid IF26016 - Water Inventory Replenishment total $1,247,771, Core & Main $846,665 & Ferguson $401,106 **26-415**

Attachments: Bid

3) Bid Award IF-26-012, Annual Purchase of Chlorine and Sodium Bisulfite total $535,622.80, Thatcher $244,862.80 & Adelle Way $290,760 **26-416**

Attachments: Bid

C) Office of the Mayor

1) September 2026 Licensing through the Office of the City Clerk **26-418**

Attachments: New
Renewals
Contractor

2) City Council Meeting Minutes **26-391**

Attachments: 09.09.26 Utility Board
09.21.26 Work Session
09.24.26 City Council
10.05.26 Work Session

Action Item:

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

6. Regular Agenda

A) Office of the Mayor

1) IFDDC Parking Program MOU **26-419**

IFDDC has managed parking in the downtown district, and this MOU will renew that agreement. This agreement novates the prior parking agreement and authorizes IFDDC to manage downtown parking as the downtown enforcement organization. The cost of the service is $92,200. The MOU is effective upon execution through September 30, 2027, with an automatic renewal and a provision of termination with a six-month written notice.

Action Item(s):
Approve the Memorandum of Understanding (MOU) with the Idaho Falls Downtown Development Corporation (IFDDC) to manage downtown parking as the downtown enforcement organization, and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Agreement

2) IFDDC Management Services Agreement **26-420**

The management agreement retains IFDDC to continue providing management services for the BID for the fiscal year 2026/27 (term is from October 1, 2026, through September 30, 2027). Compensation will be 98% of the total BID revenue, paid in two equal installments based on the tax revenues collected. It is IFDDC's responsibility for recordkeeping, district administration, managing revenue projects, and holding public meetings.

Action Item(s):
Approve the agreement with the Idaho Falls Downtown Development Corporation (IFDDC) to

provide management services for the Business Improvement District (BID) and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Attachments: Agreement

B) Community Development Services:

1) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Arbor Estates Division No. 1. **26-408**

Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Arbor Estates Division No. 1. The Planning and Zoning Commission considered this item at its June 2, 2026, 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 Development Agreement for the Final Plat for Arbor Estates Division No. 1 and give authorization for the Mayor and City Clerk to sign said agreement (or take other action deemed appropriate).

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

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Arbor Estates Division No. 1 and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

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

2) Amendment to Title 11, Comprehensive Zoning Ordinance, Sections 11-2-2: Allowing Drinking Establishments in LC, Limited Commercial Zones as a Permitted Use. **26-409**

Amendment to the Comprehensive Zoning Ordinance Sections 11-2-2: Allowed Uses in Commercial Zones to permit Drinking Establishments as an allowed use in the LC, Limited Commercial Zone. On September 1, 2026, the Planning and Zoning Commission unanimously

voted to recommend approval permitting Drinking Establishments in the LC Zone to the Mayor and City Council as presented.

Action Item(s):

Approve the Ordinance amending Title 11, Comprehensive Zoning Ordinance, Sections 11-2-2: Allowed Uses in Commercial Zones to permit Drinking Establishments as an allowed use in the LC, Limited Commercial Zone under a suspension of the rules requiring three complete and separate readings, request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Attachments: Staff Report
Ord Amendment
PC Minutes

7. Announcements

8. Adjournment

Memorandum

File #: 26-390 **City Council** RETURN TO AGENDA

DATE: Monday, October 5, 2026
AGENDA: Consent
FROM: Pam Alexander, Impact Fee Administrator
DEPARTMENT: Municipal Services

Title
2026 Third Quarter Impact Fee Report

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

Action(s) Requested:
Accept the 2026 third quarter impact fee report pursuant to City Code, Section 10-8-7(G) (or take other action deemed appropriate).

Description, Background Information, Purpose:
City Code requires quarterly and annual reports to be provided to the Impact Fee Advisory Committee and Council. For the third quarter, July 1, 2026-September 30, 2026, a total of $521,892.60 has been paid in impact fees. This is an increase of $59,395.48 over the second 2026 quarter report, April -June, for a total of $462,497.12. For the July-September period, a total of $213,183.00 was paid for multi-family and single-family permits issued and calculated under the previous 2022 impact fee study and fee structure. A total of $308,709.60 was paid under the new 2026 impact fee study and fee structure, with 39.8% or a total of $122,740.00 of the permits paid for development category of 3,000 square feet or more and 30% or a total of $91,173.60 in the retail development category. An estimated total of $449,602.97 has been paid in impact fees under the 2026 impact fee study and fee structure. Estimated impact fee cash balances as of September 30, 2026, of $13.5M includes Police at $1.4M; Fire at $122,018; Parks at $3.8M; and Transportation at $8.1M. These cash balances are estimates as the full cash balances for the months of July, August, and September have not been confirmed in the city's new Workday financial system as of the date this report was submitted to City Council.

As a follow up to City Council, there was a positive resolution to the Barnwood Estates Townhomes and Terrace Gate Condominiums impact fee assessment appeal hearing on Thursday, December 18, 2025, with the developer receiving a reimbursement in the amount of $240,474.11 for completed Arterial Street Section

Improvements along Skyline Drive in early September 2026. In addition to the reimbursement, the developer also received an impact fee credit in the amount of $5,273.50 for one single-family residential unit as requested through Community Development Services on Friday, December 19, 2025. A copy of the City Council meeting motions from Thursday, December 18, 2025 (Pages 12-14) and Thursday, January 8, 2026 (Page 2) are attached for reference.

Approved impact fee funded project(s) for the third 2026 quarter report are the Installation of Irrigation System at Meppen Park, approved at October 8, 2026, City Council meeting for a total of $98,900.00.

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

Impact Fee Activity (July 1, 2026 - September 30, 2026)

Impact Fees Issued and Paid by 2022 Impact Fee Study Categories (Permits Issued July 1, 2026 -September 30, 2026)

	Multi-Family	Single-Family	Industrial	Institutional	Office	Retail	Percent Received
Police	$ 10,175.00	$ 3,846.00	-	-	-	-	7%
Fire	14,850.00	3,114.00	-	-	-	-	8%
Parks and Recreation	43,450.00	11,124.00	-	-	-	-	26%
Transportation	102,520.00	24,104.00	-	-	-	-	59%
	$ 170,995.00	$ 42,188.00	$ -	-	$ -	$ -	100%
Percentage by Category	80%	20%	0.0%	0%	0.0%	0%	

Total Impact Fees Received - 2022 Impact Fee Study $ 213,183.00

Impact Fees Paid by 2026 Impact Fee Study Categories (Permits Issued July 1, 2026 - September 30, 2026)

	Under 1,500	1,500 to 2,999	3,000 or More	Industrial	Institutional	Office	Retail	Percent Received
Police	$ 1,850.00	$ 3,874.00	7,543.00	-	-	-	13,386.60	9%
Fire	2,700.00	5,694.00	11,077.00	-	-	-	11,055.00	10%
Parks and Recreation	7,900.00	16,588.00	32,300.00	-	-	-	-	18%
Transportation	18,640.00	37,550.00	71,820.00	-	-	-	66,732.00	63%
	$ 31,090.00	$ 63,706.00	$ 122,740.00	-	$ -	$ -	$ 91,173.60	100%
Percentage by Category	10%	21%	39.8%	0%	0.0%	0%	30%	

Total Impact Fees Received - 2026 Impact Fee Study $ 308,709.60

Total Impact Fees Received July 1 - September 30, 2026 ***$ 521,892.60***

Estimated Impact Fee Cash Balances as of September 30, 2026 (*)

Police	Fire	Parks	Transportation	Total
$ 1,410,245	$ 122,018	$ 3,849,417	$ 8,161,577	$ 13,543,257

(*) Cash balances have not been confirmed in Workday for July, August, and September

Source Documentation: *Cityworks reporting system as of Thursday, October 1, 2026; report parameters- paid impact fees July 1 - September 30, 2026.*

City of Idaho Falls

308 Constitution Way, Idaho Falls, ID 83405
Phone: (208) 612-8100

Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFFDH: IMPACT FEE FIRE/EMS 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 9/24/2026				
RES26-00475	SFR: M 2372, G 1181, CP 520, FB 2040, UFB 285	5755 Dune Village Way	033-2355-325.01-00	$583.00
Date of Payment: 9/10/2026				
RES26-00476	SFR: M 2573, G 1399, CP 638, FB 2014, UFB 559	5342 Wild Dunes Ln	033-2355-325.01-00	$583.00
Date of Payment: 8/27/2026				
RES26-00405	SFR, M 1855, UNFB 1865, GAR 834, COVP 204	516 Boxwood Dr	033-2355-325.01-00	$583.00
Date of Payment: 7/16/2026				
RES26-00248	SFR M 2400, G 1512, CP 270, FB 2400	2201 W 17th S	033-2355-325.01-00	$583.00
Date of Payment: 7/17/2026				
RES26-00312	SFR: M 1937, G 931, CP 422, UFB 1941	5505 Boardwalk Rd	033-2355-325.01-00	$583.00
RES26-00317	SFR: M 1620, G 795, CP 180, FB 1620	5471 Boardwalk Rd	033-2355-325.01-00	$583.00
RES26-00320	SFR: M 1589, G 1084, CP 136, FB 1261, UFB 328	5911 Maggie Dr	033-2355-325.01-00	$583.00
RES26-00283	Twin Home: M 1589, G 518, UFB 1489	820 Kiah Ln	033-2355-325.01-00	$583.00
RES26-00284	Twin home; M 1589, G 518, UFB 1489	832 Kiah Ln	033-2355-325.01-00	$583.00
RES26-00289	SFR: M 1652, G 895, CP 52, UFB 1412	6161 Broken Stone Way	033-2355-325.01-00	$583.00
RES26-00288	Twin Home: M 1599, G 888, UFB 1589	5885 Maggie Dr	033-2355-325.01-00	$583.00
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	033-2355-325.01-00	$0.00
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	033-2355-325.01-00	$583.00
Date of Payment: 7/2/2026				
RES26-00249	SFR: M 2565, G 1520, CP 455, FB 2557	4865 River Bend Ln	033-2355-325.01-00	$583.00
Date of Payment: 7/22/2026				
RES26-00278	SFR: M 1784, G 802, CP 141, UFB 1584	5556 Sand Springs Rd	033-2355-325.01-00	$583.00
Date of Payment: 8/6/2026				
RES26-00340	SFR: M 1881, G910, CP 232, FB 1439, UFB 415	5377 Boardwalk Rd	033-2355-325.01-00	$583.00

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFFDH: IMPACT FEE FIRE/EMS 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/20/2026				
RES26-00351	SFR: M 1773, G 1018, CP 456, UFB 1662	5441 Boardwalk Rd	033-2355-325.01-00	$583.00
Date of Payment: 8/17/2026				
RES26-00339	Twinhome: M 1544, G 543, FB 1538	417 East River Ln	033-2355-325.01-00	$583.00
RES26-00349	TwinHome: M 1544, G 543, FB 1538	425 East River Ln	033-2355-325.01-00	$583.00
IFFDH: IMPACT FEE FIRE/EMS 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 7/17/2026				
RES26-00290	SFR: M 1730, G 798, CP 52, UFB 1484	1584 Sandbar St	033-2355-325.01-00	$583.00
			Total Payments for IFFDH:	**$11,077.00**
IFFDL: IMPACT FEE FIRE/EMS UNDER 1,500 SQ				
CASE STATUS: ISSUED				
Date of Payment: 8/31/2026				
RES26-00367	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #6	033-2355-325.01-00	$270.00
Date of Payment: 8/27/2026				
RES26-00366	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #5	033-2355-325.01-00	$270.00
RES26-00365	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #4	033-2355-325.01-00	$270.00
RES26-00360	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #2	033-2355-325.01-00	$270.00
RES26-00362	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #3	033-2355-325.01-00	$270.00
RES26-00356	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #1	033-2355-325.01-00	$270.00
Date of Payment: 7/14/2026				
RES26-00257	Townhome (3 Plex-Unit C): M 453, 2nd 885, G 433	1120 Elmore Ave	033-2355-325.01-00	$270.00
RES26-00258	Townhome (3 Plex-Unit B) M 487, 2nd 911, G 425	1124 Elmore Ave	033-2355-325.01-00	$270.00
RES26-00259	Townhome (3 Plex-Unit A): M 453, 2nd 885, G 432	1128 Elmore Ave	033-2355-325.01-00	$270.00

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFFDL: IMPACT FEE FIRE/EMS UNDER 1,500 SQ				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00448	ADU: M 448	419 Tyra Dr	033-2355-325.01-00	$270.00
			Total Payments for IFFDL:	**$2,700.00**
IFFDM: IMPACT FEE FIRE/EMS 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 9/22/2026				
RES26-00282	SFR: M 2563, G 899, CP 656	4785 Providence Point Dr	033-2355-325.01-00	$438.00
Date of Payment: 9/28/2026				
RES26-00500	SFR: M 1391, G 489, CP 91, UFB 1391	6855 Millbrook Dr	033-2355-325.01-00	$438.00
RES26-00503	SFR: M 1445, G 586, CP 116, UFB 1423	6856 Bronson Dr	033-2355-325.01-00	$438.00
Date of Payment: 9/3/2026				
RES26-00472	Twin Home: M 1411, G 420, CP 40, UFB 1413	6349 Ender Ln	033-2355-325.01-00	$438.00
RES26-00471	Twin Home: M 1411, G 420, CP 40, UFB 1413	6333 Ender Ln	033-2355-325.01-00	$438.00
Date of Payment: 7/1/2026				
RES26-00270	SFR: M 1454, G 968, CP 120, UFB 1432	1685 Palm Springs Dr	033-2355-325.01-00	$438.00
RES26-00245	SFR: M 1149, G 424, UFB 209, FB 983	1520 S Emerson Ave	033-2355-325.01-00	$438.00
Date of Payment: 7/13/2026				
RES26-00323	SFR: M 1427, G 829, CP 66, UFB 1427	351 Birdie Thompson Dr	033-2355-325.01-00	$438.00
Date of Payment: 8/13/2026				
RES26-00397	SFR: M 1362, 2nd 1153, GAR 612, COVP 114	5476 Rip Tide Rd	033-2355-325.01-00	$438.00
Date of Payment: 8/18/2026				
RES26-00272	SFR: M 1919, G 540, CP 85	1619 Sandbar St	033-2355-325.01-00	$438.00
IFFDM: IMPACT FEE FIRE/EMS 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/3/2026				
RES26-00325	SFR: M 2009, G 559, P 482	1568 Sandbar St	033-2355-325.01-00	$438.00

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFFDM: IMPACT FEE FIRE/EMS 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/4/2026				
RES26-00306	Twin Home: M 600, 2nd 1083, G 572	424 East River Ln	033-2355-325.01-00	$438.00
RES26-00302	Twin Home: M 663, 2nd 1139, G 572	414 East River Ln	033-2355-325.01-00	$438.00
			Total Payments for IFFDM:	**$5,694.00**
IFNRRTLFD: RETAIL IMPACT FEE FIRE/EMS				
CASE STATUS: ISSUED				
Date of Payment: 7/13/2026				
COM26-00019	Pizza Ranch Restaurant & Fun-Zone	231 N Woodruff Ave	033-2355-325.01-00	$8,195.00
Date of Payment: 7/31/2026				
COM25-00149	New Circle K Store and Gas Station	1575 Pancheri Dr	033-2355-325.01-00	$2,860.00
			Total Payments for IFNRRTLFD:	**$11,055.00**
IFNRRTLPD: RETAIL IMPACT FEE POLICE				
CASE STATUS: ISSUED				
Date of Payment: 7/31/2026				
COM25-00149	New Circle K Store and Gas Station	1575 Pancheri Dr	032-2055-325.01-00	$3,463.20
Date of Payment: 7/13/2026				
COM26-00019	Pizza Ranch Restaurant & Fun-Zone	231 N Woodruff Ave	032-2055-325.01-00	$9,923.40
			Total Payments for IFNRRTLPD:	**$13,386.60**
IFNRRTLTR: RETAIL IMPACT FEE TRANSPORTATION				
CASE STATUS: ISSUED				
Date of Payment: 7/13/2026				
COM26-00019	Pizza Ranch Restaurant & Fun-Zone	231 N Woodruff Ave	035-4655-325.01-00	$49,468.00
Date of Payment: 7/31/2026				
COM25-00149	New Circle K Store and Gas Station	1575 Pancheri Dr	035-4655-325.01-00	$17,264.00
			Total Payments for IFNRRTLTR:	**$66,732.00**
IFPLH: IMPACT FEE POLICE 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00339	Twinhome: M 1544, G 543, FB 1538	417 East River Ln	032-2055-325.01-00	$397.00

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From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPLH: IMPACT FEE POLICE 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00349	TwinHome: M 1544, G 543, FB 1538	425 East River Ln	032-2055-325.01-00	$397.00
Date of Payment: 7/22/2026				
RES26-00278	SFR: M 1784, G 802, CP 141, UFB 1584	5556 Sand Springs Rd	032-2055-325.01-00	$397.00
Date of Payment: 8/6/2026				
RES26-00340	SFR: M 1881, G910, CP 232, FB 1439, UFB 415	5377 Boardwalk Rd	032-2055-325.01-00	$397.00
Date of Payment: 7/17/2026				
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	032-2055-325.01-00	$0.00
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	032-2055-325.01-00	$397.00
RES26-00320	SFR: M 1589, G 1084, CP 136, FB 1261, UFB 328	5911 Maggie Dr	032-2055-325.01-00	$397.00
RES26-00288	Twin Home: M 1599, G 888, UFB 1589	5885 Maggie Dr	032-2055-325.01-00	$397.00
RES26-00312	SFR: M 1937, G 931, CP 422, UFB 1941	5505 Boardwalk Rd	032-2055-325.01-00	$397.00
RES26-00317	SFR: M 1620, G 795, CP 180, FB 1620	5471 Boardwalk Rd	032-2055-325.01-00	$397.00
RES26-00289	SFR: M 1652, G 895, CP 52, UFB 1412	6161 Broken Stone Way	032-2055-325.01-00	$397.00
RES26-00283	Twin Home: M 1589, G 518, UFB 1489	820 Kiah Ln	032-2055-325.01-00	$397.00
RES26-00284	Twin home; M 1589, G 518, UFB 1489	832 Kiah Ln	032-2055-325.01-00	$397.00
Date of Payment: 7/2/2026				
RES26-00249	SFR: M 2565, G 1520, CP 455, FB 2557	4865 River Bend Ln	032-2055-325.01-00	$397.00
Date of Payment: 7/16/2026				
RES26-00248	SFR M 2400, G 1512, CP 270, FB 2400	2201 W 17th S	032-2055-325.01-00	$397.00
Date of Payment: 8/27/2026				
RES26-00405	SFR, M 1855, UNFB 1865, GAR 834, COVP 204	516 Boxwood Dr	032-2055-325.01-00	$397.00
Date of Payment: 9/10/2026				
RES26-00476	SFR: M 2573, G 1399, CP 638, FB 2014, UFB 559	5342 Wild Dunes Ln	032-2055-325.01-00	$397.00
Date of Payment: 8/20/2026				
RES26-00351	SFR: M 1773, G 1018, CP 456, UFB 1662	5441 Boardwalk Rd	032-2055-325.01-00	$397.00

City of Idaho Falls

308 Constitution Way, Idaho Falls, ID 83405
Phone: (208) 612-8100

Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPLH: IMPACT FEE POLICE 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 9/24/2026				
RES26-00475	SFR: M 2372, G 1181, CP 520, FB 2040, UFB 285	5755 Dune Village Way	032-2055-325.01-00	$397.00
IFPLH: IMPACT FEE POLICE 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 7/17/2026				
RES26-00290	SFR: M 1730, G 798, CP 52, UFB 1484	1584 Sandbar St	032-2055-325.01-00	$397.00
			Total Payments for IFPLH:	**$7,543.00**
IFPLL: IMPACT FEE POLICE UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00448	ADU: M 448	419 Tyra Dr	032-2055-325.01-00	$185.00
IFPLL: IMPACT FEE POLICE UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 7/14/2026				
RES26-00259	Townhome (3 Plex-Unit A): M 453, 2nd 885, G 432	1128 Elmore Ave	032-2055-325.01-00	$185.00
RES26-00258	Townhome (3 Plex-Unit B) M 487, 2nd 911, G 425	1124 Elmore Ave	032-2055-325.01-00	$185.00
RES26-00257	Townhome (3 Plex-Unit C): M 453, 2nd 885, G 433	1120 Elmore Ave	032-2055-325.01-00	$185.00
Date of Payment: 8/27/2026				
RES26-00356	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #1	032-2055-325.01-00	$185.00
RES26-00360	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #2	032-2055-325.01-00	$185.00
RES26-00362	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #3	032-2055-325.01-00	$185.00
RES26-00365	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #4	032-2055-325.01-00	$185.00
RES26-00366	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #5	032-2055-325.01-00	$185.00
Date of Payment: 8/31/2026				
RES26-00367	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #6	032-2055-325.01-00	$185.00
			Total Payments for IFPLL:	**$1,850.00**

City of Idaho Falls

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPLM: IMPACT FEE POLICE 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/18/2026				
RES26-00272	SFR: M 1919, G 540, CP 85	1619 Sandbar St	032-2055-325.01-00	$298.00
Date of Payment: 8/13/2026				
RES26-00397	SFR: M 1362, 2nd 1153, GAR 612, COVP 114	5476 Rip Tide Rd	032-2055-325.01-00	$298.00
Date of Payment: 7/1/2026				
RES26-00270	SFR: M 1454, G 968, CP 120, UFB 1432	1685 Palm Springs Dr	032-2055-325.01-00	$298.00
RES26-00245	SFR: M 1149, G 424, UFB 209, FB 983	1520 S Emerson Ave	032-2055-325.01-00	$298.00
Date of Payment: 7/13/2026				
RES26-00323	SFR: M 1427, G 829, CP 66, UFB 1427	351 Birdie Thompson Dr	032-2055-325.01-00	$298.00
Date of Payment: 9/3/2026				
RES26-00471	Twin Home: M 1411, G 420, CP 40, UFB 1413	6333 Ender Ln	032-2055-325.01-00	$298.00
RES26-00472	Twin Home: M 1411, G 420, CP 40, UFB 1413	6349 Ender Ln	032-2055-325.01-00	$298.00
Date of Payment: 9/28/2026				
RES26-00503	SFR: M 1445, G 586, CP 116, UFB 1423	6856 Bronson Dr	032-2055-325.01-00	$298.00
RES26-00500	SFR: M 1391, G 489, CP 91, UFB 1391	6855 Millbrook Dr	032-2055-325.01-00	$298.00
Date of Payment: 9/22/2026				
RES26-00282	SFR: M 2563, G 899, CP 656	4785 Providence Point Dr	032-2055-325.01-00	$298.00
IFPLM: IMPACT FEE POLICE 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/3/2026				
RES26-00325	SFR: M 2009, G 559, P 482	1568 Sandbar St	032-2055-325.01-00	$298.00
IFPLM: IMPACT FEE POLICE 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/4/2026				
RES26-00306	Twin Home: M 600, 2nd 1083, G 572	424 East River Ln	032-2055-325.01-00	$298.00
RES26-00302	Twin Home: M 663, 2nd 1139, G 572	414 East River Ln	032-2055-325.01-00	$298.00
			Total Payments for IFPLM:	**$3,874.00**

City of Idaho Falls

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPRH: IMPACT FEE PARKS AND REC 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00339	Twinhome: M 1544, G 543, FB 1538	417 East River Ln	034-2755-325.01-00	$1,700.00
RES26-00349	TwinHome: M 1544, G 543, FB 1538	425 East River Ln	034-2755-325.01-00	$1,700.00
Date of Payment: 7/22/2026				
RES26-00278	SFR: M 1784, G 802, CP 141, UFB 1584	5556 Sand Springs Rd	034-2755-325.01-00	$1,700.00
Date of Payment: 8/6/2026				
RES26-00340	SFR: M 1881, G910, CP 232, FB 1439, UFB 415	5377 Boardwalk Rd	034-2755-325.01-00	$1,700.00
Date of Payment: 7/17/2026				
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	034-2755-325.01-00	$1,700.00
RES26-00320	SFR: M 1589, G 1084, CP 136, FB 1261, UFB 328	5911 Maggie Dr	034-2755-325.01-00	$1,700.00
RES26-00288	Twin Home: M 1599, G 888, UFB 1589	5885 Maggie Dr	034-2755-325.01-00	$1,700.00
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	034-2755-325.01-00	$0.00
RES26-00317	SFR: M 1620, G 795, CP 180, FB 1620	5471 Boardwalk Rd	034-2755-325.01-00	$1,700.00
RES26-00289	SFR: M 1652, G 895, CP 52, UFB 1412	6161 Broken Stone Way	034-2755-325.01-00	$1,700.00
RES26-00283	Twin Home: M 1589, G 518, UFB 1489	820 Kiah Ln	034-2755-325.01-00	$1,700.00
RES26-00284	Twin home; M 1589, G 518, UFB 1489	832 Kiah Ln	034-2755-325.01-00	$1,700.00
RES26-00312	SFR: M 1937, G 931, CP 422, UFB 1941	5505 Boardwalk Rd	034-2755-325.01-00	$1,700.00
Date of Payment: 7/2/2026				
RES26-00249	SFR: M 2565, G 1520, CP 455, FB 2557	4865 River Bend Ln	034-2755-325.01-00	$1,700.00
Date of Payment: 7/16/2026				
RES26-00248	SFR M 2400, G 1512, CP 270, FB 2400	2201 W 17th S	034-2755-325.01-00	$1,700.00
Date of Payment: 8/27/2026				
RES26-00405	SFR, M 1855, UNFB 1865, GAR 834, COVP 204	516 Boxwood Dr	034-2755-325.01-00	$1,700.00
Date of Payment: 8/20/2026				
RES26-00351	SFR: M 1773, G 1018, CP 456, UFB 1662	5441 Boardwalk Rd	034-2755-325.01-00	$1,700.00

City of Idaho Falls

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPRH: IMPACT FEE PARKS AND REC 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 9/10/2026				
RES26-00476	SFR: M 2573, G 1399, CP 638, FB 2014, UFB 559	5342 Wild Dunes Ln	034-2755-325.01-00	$1,700.00
Date of Payment: 9/24/2026				
RES26-00475	SFR: M 2372, G 1181, CP 520, FB 2040, UFB 285	5755 Dune Village Way	034-2755-325.01-00	$1,700.00
IFPRH: IMPACT FEE PARKS AND REC 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 7/17/2026				
RES26-00290	SFR: M 1730, G 798, CP 52, UFB 1484	1584 Sandbar St	034-2755-325.01-00	$1,700.00
			Total Payments for IFPRH:	**$32,300.00**
IFPRL: IMPACT FEE PARKS AND REC UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00448	ADU: M 448	419 Tyra Dr	034-2755-325.01-00	$790.00
IFPRL: IMPACT FEE PARKS AND REC UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 7/14/2026				
RES26-00259	Townhome (3 Plex-Unit A): M 453, 2nd 885, G 432	1128 Elmore Ave	034-2755-325.01-00	$790.00
RES26-00258	Townhome (3 Plex-Unit B) M 487, 2nd 911, G 425	1124 Elmore Ave	034-2755-325.01-00	$790.00
RES26-00257	Townhome (3 Plex-Unit C): M 453, 2nd 885, G 433	1120 Elmore Ave	034-2755-325.01-00	$790.00
Date of Payment: 8/27/2026				
RES26-00356	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #1	034-2755-325.01-00	$790.00
RES26-00360	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #2	034-2755-325.01-00	$790.00
RES26-00362	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #3	034-2755-325.01-00	$790.00
RES26-00365	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #4	034-2755-325.01-00	$790.00
RES26-00366	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #5	034-2755-325.01-00	$790.00

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPRL: IMPACT FEE PARKS AND REC UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/31/2026				
RES26-00367	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #6	034-2755-325.01-00	$790.00
			Total Payments for IFPRL:	**$7,900.00**
IFPRM: IMPACT FEE PARKS AND REC 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/18/2026				
RES26-00272	SFR: M 1919, G 540, CP 85	1619 Sandbar St	034-2755-325.01-00	$1,276.00
Date of Payment: 8/13/2026				
RES26-00397	SFR: M 1362, 2nd 1153, GAR 612, COVP 114	5476 Rip Tide Rd	034-2755-325.01-00	$1,276.00
Date of Payment: 7/13/2026				
RES26-00323	SFR: M 1427, G 829, CP 66, UFB 1427	351 Birdie Thompson Dr	034-2755-325.01-00	$1,276.00
Date of Payment: 7/1/2026				
RES26-00270	SFR: M 1454, G 968, CP 120, UFB 1432	1685 Palm Springs Dr	034-2755-325.01-00	$1,276.00
RES26-00245	SFR: M 1149, G 424, UFB 209, FB 983	1520 S Emerson Ave	034-2755-325.01-00	$1,276.00
Date of Payment: 9/3/2026				
RES26-00471	Twin Home: M 1411, G 420, CP 40, UFB 1413	6333 Ender Ln	034-2755-325.01-00	$1,276.00
RES26-00472	Twin Home: M 1411, G 420, CP 40, UFB 1413	6349 Ender Ln	034-2755-325.01-00	$1,276.00
Date of Payment: 9/28/2026				
RES26-00503	SFR: M 1445, G 586, CP 116, UFB 1423	6856 Bronson Dr	034-2755-325.01-00	$1,276.00
RES26-00500	SFR: M 1391, G 489, CP 91, UFB 1391	6855 Millbrook Dr	034-2755-325.01-00	$1,276.00
Date of Payment: 9/22/2026				
RES26-00282	SFR: M 2563, G 899, CP 656	4785 Providence Point Dr	034-2755-325.01-00	$1,276.00
IFPRM: IMPACT FEE PARKS AND REC 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/3/2026				
RES26-00325	SFR: M 2009, G 559, P 482	1568 Sandbar St	034-2755-325.01-00	$1,276.00

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFPRM: IMPACT FEE PARKS AND REC 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/4/2026				
RES26-00306	Twin Home: M 600, 2nd 1083, G 572	424 East River Ln	034-2755-325.01-00	$1,276.00
RES26-00302	Twin Home: M 663, 2nd 1139, G 572	414 East River Ln	034-2755-325.01-00	$1,276.00
			Total Payments for IFPRM:	**$16,588.00**
IFRMFFD: IMPACT FEE MULTIFAMILY FIRE/EMS				
CASE STATUS: ISSUED				
Date of Payment: 9/28/2026				
COM26-00035	Stillwater Senior Living - 55 Unit Apartment	450 W Anderson St	033-2355-325-.01-00	$14,850.00
			Total Payments for IFRMFFD:	**$14,850.00**
IFRMFPD: IMPACT FEE MULTIFAMILY POLICE				
CASE STATUS: ISSUED				
Date of Payment: 9/28/2026				
COM26-00035	Stillwater Senior Living - 55 Unit Apartment	450 W Anderson St	032-2055-325.01-00	$10,175.00
			Total Payments for IFRMFPD:	**$10,175.00**
IFRMFPR: IMPACT FEE MULTIFAMILY PARKS AND REC				
CASE STATUS: ISSUED				
Date of Payment: 9/28/2026				
COM26-00035	Stillwater Senior Living - 55 Unit Apartment	450 W Anderson St	034-2755-325.01-00	$43,450.00
			Total Payments for IFRMFPR:	**$43,450.00**
IFRMFTR: IMPACT FEE MULTIFAMILY TRANSPORTATION				
CASE STATUS: ISSUED				
Date of Payment: 9/28/2026				
COM26-00035	Stillwater Senior Living - 55 Unit Apartment	450 W Anderson St	035-4655-325.01-00	$102,520.00
			Total Payments for IFRMFTR:	**$102,520.00**

City of Idaho Falls

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFRSFFD: IMPACT FEE SINGLE FAMILY FIRE/EMS				
CASE STATUS: ISSUED				
Date of Payment: 8/24/2026				
RES25-00565	TownHome, Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1331 Latah Ave	033-2355-325.01-00	$389.25
RES25-00564	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1327 Latah Ave	033-2355-325.01-00	$389.25
RES25-00563	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1323 Latah Ave	033-2355-325.01-00	$389.25
RES25-00562	TownHome: Bldg 5, M 774, U 1190, UFB 773, G 489	1319 Latah Ave	033-2355-325.01-00	$389.25
RES25-00561	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1315 Latah Ave	033-2355-325.01-00	$389.25
RES25-00560	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1311 Latah Ave	033-2355-325.01-00	$389.25
RES25-00559	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1307 Latah Ave	033-2355-325.01-00	$389.25
RES25-00558	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1303 Latah Ave	033-2355-325.01-00	$389.25
			Total Payments for IFRSFFD:	**$3,114.00**
IFRSFPD: IMPACT FEE SINGLE FAMILY POLICE				
CASE STATUS: ISSUED				
Date of Payment: 8/24/2026				
RES25-00558	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1303 Latah Ave	032-2055-325.01-00	$480.75
RES25-00559	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1307 Latah Ave	032-2055-325.01-00	$480.75
RES25-00560	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1311 Latah Ave	032-2055-325.01-00	$480.75
RES25-00561	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1315 Latah Ave	032-2055-325.01-00	$480.75
RES25-00562	TownHome: Bldg 5, M 774, U 1190, UFB 773, G 489	1319 Latah Ave	032-2055-325.01-00	$480.75
RES25-00563	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1323 Latah Ave	032-2055-325.01-00	$480.75
RES25-00564	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1327 Latah Ave	032-2055-325.01-00	$480.75
RES25-00565	TownHome, Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1331 Latah Ave	032-2055-325.01-00	$480.75
			Total Payments for IFRSFPD:	**$3,846.00**

City of Idaho Falls

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFRSFPR: IMPACT FEE SINGLE FAMILY PARKS AND REC				
CASE STATUS: ISSUED				
Date of Payment: 8/24/2026				
RES25-00565	TownHome, Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1331 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00564	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1327 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00563	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1323 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00562	TownHome: Bldg 5, M 774, U 1190, UFB 773, G 489	1319 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00561	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1315 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00560	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1311 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00559	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1307 Latah Ave	034-2755-325.01-00	$1,390.50
RES25-00558	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1303 Latah Ave	034-2755-325.01-00	$1,390.50
			Total Payments for IFRSFPR:	**$11,124.00**
IFRSFTR: IMPACT FEE SINGLE FAMILY TRANSPORTATION				
CASE STATUS: ISSUED				
Date of Payment: 8/24/2026				
RES25-00558	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1303 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00559	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1307 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00560	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1311 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00561	TownHome: Bldg 6, M 774, U 1190, UFB 773, G 489	1315 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00562	TownHome: Bldg 5, M 774, U 1190, UFB 773, G 489	1319 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00563	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1323 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00564	TownHome Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1327 Latah Ave	035-4655-325.01-00	$3,013.00
RES25-00565	TownHome, Bldg 5: MF 774, 2nd 1190, G 489, UFB 773	1331 Latah Ave	035-4655-325.01-00	$3,013.00
			Total Payments for IFRSFTR:	**$24,104.00**

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Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFTRH: IMPACT FEE TRANSPORTATION 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 9/24/2026				
RES26-00475	SFR: M 2372, G 1181, CP 520, FB 2040, UFB 285	5755 Dune Village Way	035-4655-325.01-00	$3,780.00
Date of Payment: 9/10/2026				
RES26-00476	SFR: M 2573, G 1399, CP 638, FB 2014, UFB 559	5342 Wild Dunes Ln	035-4655-325.01-00	$3,780.00
Date of Payment: 8/20/2026				
RES26-00351	SFR: M 1773, G 1018, CP 456, UFB 1662	5441 Boardwalk Rd	035-4655-325.01-00	$3,780.00
Date of Payment: 8/27/2026				
RES26-00405	SFR, M 1855, UNFB 1865, GAR 834, COVP 204	516 Boxwood Dr	035-4655-325.01-00	$3,780.00
Date of Payment: 7/17/2026				
RES26-00312	SFR: M 1937, G 931, CP 422, UFB 1941	5505 Boardwalk Rd	035-4655-325.01-00	$3,780.00
RES26-00284	Twin home; M 1589, G 518, UFB 1489	832 Kiah Ln	035-4655-325.01-00	$3,780.00
RES26-00283	Twin Home: M 1589, G 518, UFB 1489	820 Kiah Ln	035-4655-325.01-00	$3,780.00
RES26-00289	SFR: M 1652, G 895, CP 52, UFB 1412	6161 Broken Stone Way	035-4655-325.01-00	$3,780.00
RES26-00317	SFR: M 1620, G 795, CP 180, FB 1620	5471 Boardwalk Rd	035-4655-325.01-00	$3,780.00
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	035-4655-325.01-00	$0.00
RES26-00288	Twin Home: M 1599, G 888, UFB 1589	5885 Maggie Dr	035-4655-325.01-00	$3,780.00
RES26-00320	SFR: M 1589, G 1084, CP 136, FB 1261, UFB 328	5911 Maggie Dr	035-4655-325.01-00	$3,780.00
RES26-00286	Twin Home: M 1589, G 888, UFB 1589	5861 Maggie Dr	035-4655-325.01-00	$3,780.00
Date of Payment: 7/16/2026				
RES26-00248	SFR M 2400, G 1512, CP 270, FB 2400	2201 W 17th S	035-4655-325.01-00	$3,780.00
Date of Payment: 7/2/2026				
RES26-00249	SFR: M 2565, G 1520, CP 455, FB 2557	4865 River Bend Ln	035-4655-325.01-00	$3,780.00
Date of Payment: 8/6/2026				
RES26-00340	SFR: M 1881, G910, CP 232, FB 1439, UFB 415	5377 Boardwalk Rd	035-4655-325.01-00	$3,780.00
Date of Payment: 7/22/2026				
RES26-00278	SFR: M 1784, G 802, CP 141, UFB 1584	5556 Sand Springs Rd	035-4655-325.01-00	$3,780.00

City of Idaho Falls

308 Constitution Way, Idaho Falls, ID 83405
Phone: (208) 612-8100

Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFTRH: IMPACT FEE TRANSPORTATION 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00349	TwinHome: M 1544, G 543, FB 1538	425 East River Ln	035-4655-325.01-00	$3,780.00
RES26-00339	Twinhome: M 1544, G 543, FB 1538	417 East River Ln	035-4655-325.01-00	$3,780.00
IFTRH: IMPACT FEE TRANSPORTATION 3,000 OR MORE SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 7/17/2026				
RES26-00290	SFR: M 1730, G 798, CP 52, UFB 1484	1584 Sandbar St	035-4655-325.01-00	$3,780.00
			Total Payments for IFTRH:	**$71,820.00**
IFTRL: IMPACT FEE TRANSPORTAION UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/31/2026				
RES26-00367	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #6	035-4655-325.01-00	$1,864.00
Date of Payment: 8/27/2026				
RES26-00366	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #5	035-4655-325.01-00	$1,864.00
RES26-00365	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #4	035-4655-325.01-00	$1,864.00
RES26-00362	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #3	035-4655-325.01-00	$1,864.00
RES26-00360	Townhomes Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #2	035-4655-325.01-00	$1,864.00
RES26-00356	Townhome Bldg 4: M 550, U 938, G 420, CP 44	1527 Cassiopeia St, #1	035-4655-325.01-00	$1,864.00
Date of Payment: 7/14/2026				
RES26-00257	Townhome (3 Plex-Unit C): M 453, 2nd 885, G 433	1120 Elmore Ave	035-4655-325.01-00	$1,864.00
RES26-00258	Townhome (3 Plex-Unit B) M 487, 2nd 911, G 425	1124 Elmore Ave	035-4655-325.01-00	$1,864.00
RES26-00259	Townhome (3 Plex-Unit A): M 453, 2nd 885, G 432	1128 Elmore Ave	035-4655-325.01-00	$1,864.00
IFTRL: IMPACT FEE TRANSPORTAION UNDER 1,500 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/17/2026				
RES26-00448	ADU: M 448	419 Tyra Dr	035-4655-325.01-00	$1,864.00
			Total Payments for IFTRL:	**$18,640.00**

City of Idaho Falls

308 Constitution Way, Idaho Falls, ID 83405
Phone: (208) 612-8100

Impact Fee Payments

From: 7/1/2026 To: 9/30/2026

Case Number	Case Name	Location	Account Code	Amount
IFTRM: IMPACT FEE TRANSPORTAION 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 9/28/2026				
RES26-00500	SFR: M 1391, G 489, CP 91, UFB 1391	6855 Millbrook Dr	035-4655-325.01-00	$2,890.00
RES26-00503	SFR: M 1445, G 586, CP 116, UFB 1423	6856 Bronson Dr	035-4655-325.01-00	$2,890.00
Date of Payment: 9/22/2026				
RES26-00282	SFR: M 2563, G 899, CP 656	4785 Providence Point Dr	035-4655-325.01-00	$2,890.00
Date of Payment: 9/3/2026				
RES26-00472	Twin Home: M 1411, G 420, CP 40, UFB 1413	6349 Ender Ln	035-4655-325.01-00	$2,890.00
RES26-00471	Twin Home: M 1411, G 420, CP 40, UFB 1413	6333 Ender Ln	035-4655-325.01-00	$2,890.00
Date of Payment: 7/1/2026				
RES26-00245	SFR: M 1149, G 424, UFB 209, FB 983	1520 S Emerson Ave	035-4655-325.01-00	$2,870.00
RES26-00270	SFR: M 1454, G 968, CP 120, UFB 1432	1685 Palm Springs Dr	035-4655-325.01-00	$2,890.00
Date of Payment: 7/13/2026				
RES26-00323	SFR: M 1427, G 829, CP 66, UFB 1427	351 Birdie Thompson Dr	035-4655-325.01-00	$2,890.00
Date of Payment: 8/13/2026				
RES26-00397	SFR: M 1362, 2nd 1153, GAR 612, COVP 114	5476 Rip Tide Rd	035-4655-325.01-00	$2,890.00
Date of Payment: 8/18/2026				
RES26-00272	SFR: M 1919, G 540, CP 85	1619 Sandbar St	035-4655-325.01-00	$2,890.00
IFTRM: IMPACT FEE TRANSPORTAION 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/4/2026				
RES26-00302	Twin Home: M 663, 2nd 1139, G 572	414 East River Ln	035-4655-325.01-00	$2,890.00
RES26-00306	Twin Home: M 600, 2nd 1083, G 572	424 East River Ln	035-4655-325.01-00	$2,890.00
IFTRM: IMPACT FEE TRANSPORTAION 1,500 TO 2,999 SQ FT				
CASE STATUS: ISSUED				
Date of Payment: 8/3/2026				
RES26-00325	SFR: M 2009, G 559, P 482	1568 Sandbar St	035-4655-325.01-00	$2,890.00
			Total Payments for IFTRM:	**$37,550.00**

Total Payments from 7/1/2026 to 9/30/2026: $521,892.60

City Council Meeting Minutes

680 Park Avenue
Idaho Falls, ID

Thursday, December 18, 2025 **7:32 PM** **City Council Chambers**

1. Call to Order

Present:
Mayor Rebecca L. Noah Casper
Council President Lisa Burtenshaw (*via Teams*)
Councilor Jim Francis
Councilor John Radford
Councilor Jim Freeman (*via Teams*)
Councilor Kirk Larsen

Absent:
Councilor Michelle Ziel-Dingman

Also present:
Stephen Boorman, Acting General Mgr IF Power
Wade Sanner, CDS Director
Brad Cramer, Prospective Planning
Brian Cunnngham, Public Works
Emily Geisler, City Clerk
Chris Fredericksen, Public Works Director
Pam Alexander, Municipal Services Director
Meghan Conrad, Elam and Burke (*via Teams*)
Zack Jones, City Attorney

2. Pledge of Allegiance

Rick Dale led those present in the Pledge of Allegiance.

3. Public Comment

No one appeared.

4. Mayor's Choice Awards

Purpose of the Awards

- Established about six years ago
- Selected by the Mayor's staff with input from City Council members and department directors.
- Intended to recognize outstanding residents, businesses, organizations, or local efforts that made unique contributions to Idaho Falls.
- Typically presented at the first Council meeting of the year but awarded early this year to accommodate a busy January agenda and to align with the holiday season.

Mayor's Choice Award for Outstanding Community Spirit

- Recipient: Idaho Falls Spud Kings (junior hockey team)
- Founded in 2022 and quickly became a major source of community pride.
- Won the 2025 Dineen Cup (NCDC championship), defeating the South Shore Kings 2–1.

- Goalie Charlie Durkin earned Championship Series MVP honors.
- Idaho Falls became the first non–East Coast City selected to host the Cup championships, happening in April 2026.
- The team regularly sells out the Mountain America Center and has built strong community engagement, including service activities by players.
- A Citywide celebration followed the recent championship, and May 1st was declared Idaho Falls Spud Kings Day.
- Award accepted by Kevin Greene, team president and co-owner.

Mayor's Choice Award for Outstanding Community Education

- Recipient: Mayor's Scholarship Fund
- Founded in 2006 to support Idaho Falls students pursuing education beyond high school.
- Focuses on "strivers" — students often overlooked by traditional scholarships due to GPA or financial criteria.
- Has awarded nearly $1 million in locally raised funds to approximately 800 students in Districts 91 and 93.
- Includes Promise Scholarships for grades 8–11 and awards for graduating seniors.
- Scholarships support colleges, universities, community colleges, and workforce training programs.
- Emphasizes encouragement, belief in students' potential, and life-changing support, not just financial aid.
- Designed to help students see new possibilities for their future and feel supported by their community.
- Recognized for fostering a community-wide belief in students who may not fit traditional scholarship molds.
- Entirely funded by local donations and focused on helping students bridge financial gaps while motivating them to pursue education.
- Award accepted by Leslie Pincock, Executive Director, who emphasized continued community support and fundraising for local students.

Mayor's Choice Award for Outstanding Community Contribution

- Recipient: Idaho Environmental Coalition (IEC), contractor for the Idaho Cleanup Project at Idaho National Laboratory.
- Honored for critical national-level environmental cleanup work conducted safely and responsibly in Idaho.
- Achievements include:
    - Treating one-third of INL's legacy liquid radioactive waste.
    - Leading the DOE complex in shipments of transuranic waste (over 1,100 shipments since 2022).
    - Completing major cleanup projects ahead of schedule, including subsurface disposal areas and historic facility demolitions.
- IEC employs and trains hundreds of Idahoans and contributes significant volunteer hours and community investment.
- Award accepted by Dana Kirkham, IEC principal and former Ammon Mayor.

Mayor's Choice Award for "Under the Radar"

- Recipient: Steve Taggart, Idaho Falls attorney and community leader.
- Recognized for behind-the-scenes leadership and strategic contributions to major local initiatives.
- Key roles have included:
  - Messaging and strategy behind the creation of the College of Eastern Idaho.
  - Assistance in reorganizing local transit into Greater Idaho Falls Transit (GIFT).
  - Mentoring leaders, candidates, and community organizations.
- Known for humility, volunteerism, and prioritizing teamwork over personal recognition.
- Celebrated for long-term civic impact, community responsibility, and quiet service.
- Award accepted by Steve Taggart himself.

Mayor's Choice Award for Outstanding Community Enrichment

- Recipient: Idaho Falls Farmers Market
- The Idaho Falls Farmers Market is a key community gathering place that strengthens local connections, culture, and the economy.
- The market has grown significantly in recent years, expanding to Memorial Drive and hosting up to 173 vendors in 2025.
- During the May–October season, it attracts 8,000–9,000 visitors on a typical Saturday, with peak attendance reaching 12,000.
- Over the past four years, the market has generated more than $6 million in local sales, supporting farmers, artisans, and small businesses.
- To adapt to Idaho's winters, the market launched a monthly indoor winter market (November–April) featuring about 75 vendors.
- The winter market provides year-round income opportunities for local producers and a warm, welcoming space for families.
- The Farmers Market plays a major role in community events, including the Water Tower Tribute Block Party and the City tree lighting, helping transform them into vibrant celebrations.
- The market is recognized for its innovation, leadership, creativity, and service.
- Award accepted by Clark Poston, Market Manager

Mayor's Choice Award for Outstanding Humanitarian Service

- Defined by consistently stepping in to help wherever there is need.
- For more than 30 years, Dr. Fritz Schmutz has demonstrated this commitment to the Idaho Falls community.
- He is known for his quiet, hands-on compassion, always putting people first and never seeking recognition.
- Dr. Schmutz has played a key role in launching and supporting programs for individuals with special needs and veterans, contributing in any way necessary to help those programs succeed.
- His early efforts helped create lasting opportunities that continue to change lives today.
- Long before the term "food insecurity" was common, he worked to address hunger in the community.
- He organized food drives, personally rented storage space when none existed, and partnered with local organizations to ensure food reached families in need.

- His work influenced community traditions, including parade-based food donation efforts supported by City leaders.
- Professionally, he has served as a physician in Idaho Falls for over three decades, known for exceptional care, attentiveness, and going the extra mile for patients.
- Dr. Schmutz exemplifies humility, compassion, and service above self.
- Award accepted by Dr. Schmutz himself.

Mayor's Choice Award for Outstanding Global Citizenship:

- Recognizes extraordinary dedication to international friendship and cultural understanding in Idaho Falls.
- Clarke Kido is honored for his long-standing service with the Idaho Falls Sister Cities organization, strengthening ties with Tokai, Japan.
- His work has built lasting cross-cultural connections that enrich the entire community.
- Clarke conceived and helped design the Idaho Falls Friendship Garden, inspired by gardens he saw in Japan.
- He collaborated with community partners and the Idaho Falls Parks and Recreation Department to bring the garden to life.
- The Friendship Garden is a valued community space used for reflection, gatherings, and milestone photos such as proms and weddings.
- Clarke continues to devote significant time to maintaining the garden and preserving its authenticity and cultural integrity.
- He is a longtime member of the Japanese American Citizens League (JACL) and has served as treasurer of the Idaho Falls Sister Cities Association.
- He has helped preserve and celebrate Japanese culture locally and created opportunities for meaningful cultural exchange.
- Clarke organized and led visits to important historical sites, including the Minidoka internment site, to foster understanding and remembrance.
- Community leaders describe him as thoughtful, kind, humble, and focused on improving life for others rather than seeking recognition.
- Clarke Kido is recognized as a quiet leader whose vision and service exemplify global citizenship and community impact.
- As he prepares to move to Boise to be closer to family, the community expresses gratitude for his lasting legacy and contributions.

Mayor's Choice Award for Outstanding Philanthropic Commitment

- Recipient: Heroes Defense Fund
- Hosts annual 9/11 Tribute Banquet and public events that bring first responders and 9/11 heroes to Idaho Falls to share their stories.
- Uses events as fundraisers to support first responders, veterans, and their families while deepening community appreciation for their service.
- Recognized for sustained, hands-on philanthropy despite operating as a for-profit business.
- Emphasized strong partnerships with local first responders and the strength of the Idaho Falls community.
- Award accepted by Travis Snowder, board of directors co-chair

Mayor's Choice Award for Outstanding Community Partnership

- Recipient: Shoshone-Bannock Tribes
- Honored for generations of stewardship of the land and meaningful collaboration with Idaho Falls.
- Contributions include cultural preservation, education, and community engagement.
- Longstanding partnership with the War Bonnet Round-Up Rodeo, including opening ceremonies with tribal drummers and dancers and cultural messages.
- Key partners with the Museum of Idaho's Way Out West exhibit, providing expertise, artifacts, ceremonies, and cultural guidance.
- Collaborate annually with INL on Earth Day celebrations, including cultural blessings.
- Recognized for enriching the community through respectful, professional, and enduring partnerships.

Mayor's Choice Award for "Out of the Ashes"

- Recipient: Alan Reed, Reed's Dairy
- Family-owned Idaho Falls institution dating back to 1955, rooted in early home milk delivery and farm-to-table practices.
- Alan Reed pioneered Reed's Dairy ice cream, now a regional staple.
- Business has grown to serve Eastern and Western Idaho, operating multiple retail stores and processing milk from their own dairy.
- Known for innovation, community traditions, and family leadership across generations.
- After a devastating fire in January 2024 destroyed the original production facility, the family persevered with community support.
- Opened a new 25,000-square-foot production facility in November 2025, symbolizing resilience, renewal, and enduring community ties.
- Award accepted by Alan Reed, who expressed gratitude and humility, emphasizing that while tragedy brought sadness, it did not bring defeat.
- Mr. Reed credited the successful rebuilding of a new dairy processing facility in just 22 months to:
    - Dedicated employees and leadership,
    - Strong community support,
    - Assistance and partnership from the City.
- Mr. Reed thanked the Idaho Falls community for standing behind the business and making recovery possible.
- The Mayor closed by lightheartedly acknowledging the length of the ceremony, noting that many more people deserve recognition and emphasized that Idaho Falls is a great place because of its people.

The meeting paused briefly to allow recipients to gather for a group photo before the meeting was called back to order.

5. **Remarks – Mayor Casper** (*Presented during the Mayor's Choice Awards*)

6. **Consent Agenda**

    A. **Office of the Mayor**

1. **25-496** Appointment of Jim Freeman to the Golf Advisory Board, reappointment of Bill Combo & Robert Nitschke to the Parks & Recreation Commission, and Reappointment of Tanner Fonnesbeck, Robert Skinner and Brent Robertson to the War Bonnet Advisory

B. **Municipal Services**
   1. **25-498** Bulk purchase of ammunition from Salt Lake Wholesale Sports for $107,190.
   2. **25-501** Purchase of a Compact Wheel Loader from Intermountain Bobcat of Idaho Falls for $89,595.71.
   3. **25-502** Software & Professional services from VLCM with Arctic Wolf for $104,802.50.
   4. **25-505** Treasurer's Report for October 2025

C. Airport
   1. **25-504** Non-Exclusive Rental Car Concession Agreement with Overland West for $219,596.58 in revenue plus a 10% privilege fee.
   2. **25-506** Peer-to-Peer Car Sharing Agreement with Turo Inc for 10% of its gross revenue.

D. Office of the City Clerk
   1. **25-465** City Council Meeting Minutes (04.26.2024)
   2. **25-463** November 2025 permits and licenses
      a. 21 New
      b. 18 Renewed
      c. 15 Contractors
   3. **25-474** Results of the Regular and Runoff Elections held on November 4th and December 2nd 2025

Motion 1: Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

7. Regular Agenda

A. Idaho Falls Power

1. 25-486 Resolution Establishing Standards for Greenbelt Maintenance

- **Presentation/Discussion (Acting General Manager Boorman):** Idaho Falls Power uses the Snake River, a public resource, for hydroelectric generation, which creates physical impacts on the river. Under its Federal Energy Regulatory Commission (FERC) license, Idaho Falls Power is legally required to:
  - Provide recreational opportunities related to its hydro projects.
  - Mitigate environmental and public-use impacts on the river.
- The proposed resolution clarifies responsibility for Greenbelt maintenance, specifically:

- Which maintenance obligations belong to the utility versus the City.
- How funding and resources are allocated.

Proposed Approach:

- Rather than Idaho Falls Power directly managing park-like spaces, resources will be transferred so Parks & Recreation—the department with appropriate expertise—handles Greenbelt maintenance.
- This arrangement was described as a practical and efficient partnership that leverages existing City expertise.

Council Feedback:

- Council members acknowledged significant staff effort in developing the resolution.
- The resolution clarifies long-standing confusion over definitions, including the difference between the "Greenbelt" and the "pathway."
- The agreement aligns well with the ongoing relicensing of the City's hydroelectric generation project, expected to conclude around 2028.

Motion: Approve the Resolution authorizing Idaho Falls Power (IFP) to contribute ten percent of its annual gross hydro generation value to Idaho Falls Parks and Recreation (P&R) for greenbelt maintenance and improvements within the FERC project boundary and authorize the Mayor and City Clerk to execute all necessary documents.

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

B. Public Works

1. 25-499 Local Professional Services Agreement with Horrocks Engineers in support of the Holmes Avenue, Sunnyside Road to Taylorview Improvement Project

Presentation/Discussion (Director Fredericksen):

Project Overview:

- The project involves the expansion and urbanization of Holmes Avenue, from south of Sunnyside to Taylorview Middle School.
- Improvements include widening the arterial roadway and adding sidewalks, curb and gutter, and lighting where right-of-way allows.
- Some limitations exist due to remaining county-owned properties, but the goal is to complete the arterial corridor within those constraints.

Funding and Timeline:

- Design contract cost: $443,874
- City match: 7.34% ($32,580)
- Design timeline: Approximately 12 months
- Estimated construction cost: Just under $3.4 million
- Construction funding is currently scheduled across 2030–2031, with hopes to consolidate into a single year closer to construction.

Federal Funding Context:

- The project is part of the Federal Aid Program through the Bonneville Metropolitan Planning Organization (BMPO).
- Idaho is a net recipient state, receiving more federal transportation funding than it contributes in gas taxes—unlike states such as Texas or California.
- Because of federal matching, the City effectively pays about $0.07 on the dollar, making the project a strong value for taxpayers.
- While federal funding adds complexity and longer timelines, it enables projects that would otherwise be unaffordable locally.

Council Discussion:

- Council members emphasized the importance of long-range planning to take advantage of federal funds.
- Staff explained that although the timeline is lengthy, the project was not feasible earlier due to funding constraints and federal requirements.
- The consensus was that waiting for federal assistance provides substantial benefit and makes major infrastructure investments possible.

Motion: Approve the Professional Services Agreement with Horrocks Engineers, Inc., and authorize the Mayor to execute the document.

- Moved by: Councilor Radford
- Second: Councilor Francis
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

2. **25-500** Resolution for Grant Application to Rehabilitate the Lincoln Road Bridge over the Idaho Canal

Presentation/Discussion (Director Fredericksen):

Key Details:

- The resolution is required to formally acknowledge the City's intent to seek federal funds and commit to the required local match.
- Federal funding requested: $2.6 million
- Local match: $190,840 (7.34%)
- If approved, the earliest construction funding would be available in 2033, reflecting long federal project timelines.

Additional Context:

- Federal aid projects take significant time to develop, often placing construction in the outer years of funding programs.
- The City may use advance construction, paying upfront with local funds and later seeking federal reimbursement, if community priorities and funding allow.
- Having design work completed early positions the City to take advantage of advance construction opportunities.

Council Discussion:

- A Council member asked about the impact of newly collected road impact fees, specifically how much they are reducing the City's infrastructure backlog.
- Staff explained that the impact fee study:

- Based projections on arterial road mileage as of 2022.
- Aims to maintain the same level of service as growth continues.

- Public Works staff offered to provide more detailed information in a future discussion.

Motion: Approve the Resolution required as part of the grant application submission for federal funds to rehabilitate the Lincoln Road bridge over the Idaho Canal and authorize the Mayor and City Clerk to sign the document.

- Moved by: Councilor Radford
- Second: Councilor Francis
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

C. Community Development Services

1. 25-503 Final Plat and Reasoned Statement of Relevant Criteria and Standards, Idaho Traffic Safety, Division No. 1.

Presentation/Discussion (Director Sanner):

- Councilors Larson and Radford noted the item was straightforward, had gone through the Planning Commission, and raised no concerns.
- The plat met all requirements and aligned with prior approvals.
- Discussion clarified that the property name comes from the company name – Idaho Traffic Safety, which supplies and stores traffic control equipment such as cones and related materials.
- The company is relocating from its current Sunnyside location after outgrowing the existing facility.

Motion 1: Accept or Approve the Final Plat for Idaho Traffic Safety, Division No. 1 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

Motion 2: Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Idaho Traffic Safety, Division No. 1 and give authorization for the Mayor to execute the necessary documents.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

2. **25-495** Legislative Hearing for Consideration of an Ordinance approving the Urban Renewal Plan for the Riverwalk Urban Renewal District

Presentation/Discussion (Director Sanner, Mr. Cramer, Ms. Conrad – via Teams**):**

- The public hearing was opened, with all materials and testimony ordered into the official record.
- The proposed ordinance establishes a 20-year urban renewal district, running through December 31, 2045.
- Key milestones:
    - Eligibility Report Adopted by City Council: July 2025.
    - Agency approval: Idaho Falls Redevelopment Agency, October 16, 2025.
    - Planning Commission review: November 5, 2025, for Comprehensive Plan compliance.
    - Public notice: All affected taxing districts notified; notices published in November.

District Overview:

- Covers approximately 10 acres west of the Snake River near Pancheri Drive, Broadway Avenue, and adjacent to the existing River Commons area.
- Portions previously included in the Snake River Urban Renewal District (1988–2018) but remained undeveloped.
- Includes portions of Bridgeport Drive and Utah Avenue rights-of-way.

Statutory Compliance and Taxing Impacts:

- Plan meets Idaho Code requirements, including revenue allocation, financing provisions, and economic feasibility.
- District is well under the 10% taxable value cap, with total combined urban renewal districts at ~$108 million versus an $810 million limit.
- Bonneville County Ambulance District excluded due to lack of consent; school district levies not contributing at plan preparation.
- Fiscal impact primarily involves temporary deferral of new tax revenue, not a reduction in existing budgets.

Economic Feasibility Highlights:

- Private investment: ~$40 million, including:
    - TownePlace Suites hotel (112 rooms, ~$27 million)
    - Multi-story office building
    - Mixed-use development near Culver's
- Eligible urban renewal costs: ~$4.1 million, mainly for rock blasting, infill, and limited public infrastructure.
- Multiple growth scenarios modeled (conservative to moderate), all showing sufficient tax increment revenue to cover costs.
- Developers receive 75% of tax increment revenues via Owner Participation Agreements (OPAs); the agency retains 25% for administration and potential public projects (~$1.1–$1.8 million).
- Full repayment under a conservative model is projected by 2046, after district closure in 2045.

Infrastructure and Timing:

- Key improvements, like the canal pathway, planned early with initial development (Site One).
- Sidewalk gaps on Utah Avenue scheduled for later Site Three development but could be built earlier if funds allow.
- Prompt project initiation (e.g., hotel in 2026) is crucial for financial feasibility.

Public Comment and Legal Clarifications:

- Public inquiry by John Cummingham on possible parcel interest. He believes he has put money down on a portion of the property. He was directed to staff for follow-up outside the hearing.
- Minor slide corrections noted: "Bannock County" should not be shown
- Land use and zoning maps support mixed-use commercial development.

Financing Clarification:

- Upfront costs (infrastructure, basalt removal) are developer-paid and reimbursed via tax increment revenue.
  - Tax increment financing (TIF) does not directly burden taxpayers; long-term development increases the City's tax base.
  - Example: property values projected to grow from under $1 million to ~$40 million, enhancing future tax revenue.
- Hearing concluded and closed; Council moved to deliberation and consideration of the ordinance to formally approve the Riverwalk Urban Renewal District.

Motion: Approve the Ordinance approving the Riverwalk Urban Renewal District under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

Ordinance Title Read: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE RIVERWALK URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

D. Municipal Services

1. **25-473** Police Department Vehicle Lease and Upfit Program for FY 2025/26

Presentation/Discussion (Director Alexander):

- 14 police vehicles and associated equipment.

- Lease Authorization: Based on Resolution 2024-04, which allowed a lease-purchase agreement up to $1.5 million for law enforcement equipment.
- Current Proposal:
  - Total lease amount: $904,135 over 5 years
  - Annual lease payments: $180,827
- Procurement:
  - Vehicles purchased from United Fleet Services via RFP 24-01
  - Vehicle upfits sourced via a separate RFP with Day Wireless
- Budget & Compliance:
  - Total authorized with this approval: $1,368,660, still under the $1.5 million cap
  - Lease and budget forecasts confirm the department remains within allocated funds
- Police Chief Johnson was present to answer operational questions; no further concerns raised.

Motion: Accept and approve the Police Department vehicle lease and upfit program for fiscal year 2025/26 and authorize the Mayor and City Clerk to sign the necessary documents.

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

2. **25-497** Appeal Hearing-Impact Fee Assessment for Barnwood Estates Townhomes and Terrace Gate Condominiums

Presentation/Discussion (Director Alexander, Director Fredericksen, Mr. Cunningham, Attorney Jones), Appellant(s): Erin Bingham, Eric Reed:

- The hearing was opened with all material & testimony ordered to be included in the record.

Reimbursement Request

- Developers (the Appellant) sought credits for impact fees already paid, arguing the City required them to widen Skyline Drive beyond what their projects needed.
- Widening included land dedication (0.17 and 0.423 acres) and construction costs totaling $328,212.50.
- Developers claimed the City previously indicated, through staff discussions, that such credits could be granted if costs were verified.
- They requested a credit toward future fees, not a reimbursement for fees already paid, to avoid "double-dipping."

Development Agreement & Legal Context

- The Development Agreement allowed reimbursement for roadway improvements subject to City approval and impact fee collection.
- No formal written agreement existed prior to construction specifying the credit amount.
- City code (§10-8-9) requires a written agreement and three independent bids submitted prior to construction to qualify for reimbursement.
- Developers submitted bids after construction, making their request procedurally untimely.
- A single-unit exemption for a demolished home was granted ($5,273.50), but other requested credits were denied.

City Review and Determinations

- Impact Fee Administrator (Director Alexander):
  - Denied system improvement credits due to timeliness and lack of pre-construction agreement.
  - Offered informal resolution: submission of three bids for potential consideration of road widening costs.
- Public Works Engineer (Mr. Cunningham):
  - Confirmed three bids prior to construction are required to ensure legal and competitive compliance.
  - Reimbursement post-construction is difficult under state law.
- Procedural Notes:
  - Reimbursement applies only to construction costs, not right-of-way dedication.
  - Skyline Drive's arterial designation required 100 ft width; this was consistent with City code and annexation requirements.
  - Paying impact fees without protest typically bars appeals, but Council determined it didn't impact reimbursement eligibility here.

Developer/Appellant Position

- Developers obtained four bids prior to construction (Pepco, Edstrom, Knife River, MD Nursery & Landscape).
- Construction began in spring/summer 2024; delays in planning and zoning caused repeated resubmissions.
- Developers argued they were effectively being charged twice: through impact fees and roadway construction costs.
- They sought recognition of actual costs incurred and a negotiated credit for roadway construction (~$328,212) plus land dedication (~$370,000), totaling ~$700,000.
- Developers expressed willingness to work with staff under the informal resolution offered.
- Appellant provided five handouts to Council and City Clerk (attached)

Council Discussion

- Credit vs. Reimbursement: Council clarified reimbursement is separate from routine impact fees.
- Policy Limitations: Council focused on the appeal only; broader policy changes (e.g., right-of-way reimbursement) were off-limits.
- Procedural Errors: Council noted developers' failure to pay under protest or obtain pre-construction agreement but determined this did not prevent reimbursement eligibility for construction costs.
- Motions & Outcomes:
    1. Affirmed Impact Fee Administrator's November 6, 2025, letter denying system improvement credits.
    2. Affirmed single-unit housing exemption for the demolished home.
    3. Directed staff to negotiate informal reimbursement for Skyline Drive construction based on pre-construction bids.
    4. Directed legal staff to draft a reasoned statement explaining Council deliberation and rationale.

Council Direction on Reason Statement

- Paying Under Protest: Council decided not to include this as a denial basis to prevent it from becoming standard practice.
- Drafting & Review: Legal staff to prepare a written reasoned statement reflecting Council discussion, to be reviewed at a work session on January 5 and finalized January 8, before the end of the current Council term.
- The process was deliberately slow and deliberate to ensure transparency and public understanding of complex issues.

Motion 1: Uphold the terms of the letter from the Impact Fee Administrator issued on November 6, 2025, in terms of its offer of an informal resolution to resolve the official denial of eligibility for reimbursement of impact fees for the construction of Skyline Drive.

- Moved by: Councilor Francis
- Second: Councilor Larsen
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

Motion 2: Request that a Reasoned Statement be drafted by the Legal Department based on tonight's deliberation and be returned to City Council no later than January 8, 2026.

- Moved by: Councilor Francis
- Second: Councilor Burtenshaw
- Vote: Aye: Burtenshaw, Francis, Freeman, Larsen, Radford. Nay: none

- Motion carries.

8. Announcements

- UTV Holiday Light Parade:
  - Tomorrow night.
  - The parade is already full—no additional vehicles can participate.
  - Donations are encouraged for the food bank during the holiday season; details on whether donations should be cash only will be clarified via a social media post.
- Fire Station Ribbon Cutting:
  - Monday at 10:00 a.m. at Fire Station #6, 2767 Spitfire Drive.
  - Open to the public, with tours available.
- Police Department Swearing-In:
  - Monday at 4:00 p.m., swearing in of new police officers.
- City Closures:
  - City offices closed December 25 for Christmas Day.
  - City offices closed January 1 for New Year's Day.
- Upcoming Meetings:
  - Work session: Monday, January 5, at 3:00 p.m.
  - Council meeting: January 8, to conclude old business, swear in newly elected officials, and formally seat the new Council.

There being no further business, the meeting adjourned at 11:44 PM

Emily Geisler, City Clerk

Rebecca L. Noah Casper, Mayor

CITY OF IDAHO FALLS

November 4, 2025

Idaho Falls Mayor
Vote For 1

	Jeffrey (Jeff) Alldridge	Christian Ashcraft	Lisa Burtenshaw	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
	NON	NON	NON				
01	287	30	203	0	1	1,482	520
02	203	38	133	0	0	1,193	374
03	104	7	88	0	0	766	199
04	224	15	235	0	4	1,351	474
05	162	37	99	1	1	1,037	298
06	244	26	172	0	0	1,156	442
07	157	28	139	0	1	1,098	324
08	279	21	165	0	1	1,203	465
09	159	32	134	0	3	1,389	325
10	220	26	170	0	1	1,161	416
11	176	36	242	0	1	1,223	454
12	182	41	186	0	2	1,123	409
13	158	36	188	0	1	1,293	382
14	172	20	215	0	2	954	407
15	251	17	320	0	0	1,206	588
16	282	9	309	0	0	1,180	600
17	256	30	212	0	1	1,316	498
18	196	79	167	0	1	1,340	442
19	172	20	292	0	0	1,045	484
20	130	21	135	0	0	1,153	286
21	275	28	280	0	0	1,870	583

Idaho Falls Mayor
Vote For 1

	Jeffrey (Jeff) Aldridge NON	Christian Ashcraft NON	Lisa Burtenshaw NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
22	28	8	21	0	0	1,017	57
23	161	19	217	0	2	1,616	397
24	364	23	363	0	0	1,826	750
25	254	25	261	0	2	1,179	540
26	199	28	226	0	0	1,120	453
27	140	20	201	0	0	1,659	361
37	0	0	0	0	0	787	0
38	6	1	0	0	0	966	7
39	0	0	0	0	0	1,563	0
46	53	4	47	0	0	1,825	104
57	105	8	117	0	0	1,686	230
Contest Total	5,599	733	5,537	1	24	40,783	11,869

Idaho Falls City Council Seat 2
Vote For 1

	Jordan Bardsley NON	Christopher Joseph Brunt NON	Teresa Dominick NON	Brandon Lee NON	Mosy Moran NON	Stephanie Taylor-Thompson NON	Brad Whipple NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
01	7	5	101	137	48	114	71	4	34	1,482	483
02	8	8	91	71	34	99	53	0	10	1,193	364
03	2	4	44	38	40	29	29	1	12	766	186
04	10	13	81	156	56	76	64	1	21	1,351	456
05	9	19	51	52	36	65	54	2	12	1,037	286
06	8	17	106	108	43	68	57	0	35	1,156	407
07	9	12	53	52	67	68	47	2	15	1,098	308
08	12	9	139	112	31	83	57	1	22	1,203	443
09	19	14	70	63	33	69	38	2	20	1,389	306
10	6	28	81	103	36	77	61	1	24	1,161	392
11	8	12	89	107	86	79	39	2	33	1,223	420
12	16	13	102	111	45	66	41	1	16	1,123	394
13	5	9	55	104	58	67	62	0	23	1,293	360
14	4	11	77	146	45	57	37	0	32	954	377
15	9	7	94	235	60	94	56	1	32	1,206	555
16	11	8	115	193	36	111	64	0	62	1,180	538
17	9	15	111	116	58	92	68	2	28	1,316	469
18	6	15	70	149	36	78	53	3	33	1,340	407
19	12	10	63	217	19	54	62	0	47	1,045	437
20	3	17	61	79	24	51	34	1	16	1,153	269
21	6	12	118	175	55	111	72	1	33	1,870	549

Idaho Falls City Council Seat 2
Vote For 1

	Jordan Bardsley NON	Christopher Joseph Brunt NON	Teresa Dominick NON	Brandon Lee NON	Mosy Moran NON	Stephanie Taylor-Thompson NON	Brad Whipple NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
22	2	1	7	12	11	17	6	0	1	1,017	56
23	8	17	66	135	46	62	32	1	32	1,616	366
24	3	11	171	293	40	124	48	3	57	1,826	690
25	6	10	84	262	46	60	48	0	26	1,179	516
26	6	13	71	188	29	69	41	1	35	1,120	417
27	5	12	51	128	25	63	53	0	24	1,659	337
37	0	0	0	0	0	0	0	0	0	787	0
38	0	0	3	2	0	0	2	0	0	966	7
39	0	0	0	0	0	0	0	0	0	1,563	0
46	0	2	21	20	2	25	28	0	6	1,825	98
57	4	3	30	107	3	39	19	0	25	1,686	205
Contest Total	213	327	2,276	3,671	1,148	2,067	1,396	30	766	40,783	11,098

Idaho Falls City Council Seat 4
Vote For 1

	Jared Dominick NON	Jim Francis NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
01	207	285	0	29	1,482	492
02	184	177	0	13	1,193	361
03	93	97	0	9	766	190
04	164	287	0	27	1,351	451
05	121	162	0	17	1,037	283
06	186	229	0	27	1,156	415
07	138	175	0	12	1,098	313
08	230	217	0	19	1,203	447
09	149	163	0	16	1,389	312
10	182	215	0	20	1,161	397
11	151	282	1	21	1,223	433
12	168	229	0	14	1,123	397
13	124	237	0	22	1,293	361
14	127	265	0	17	954	392
15	175	397	0	16	1,206	572
16	198	365	0	37	1,180	563
17	201	280	0	18	1,316	481
18	144	265	0	34	1,340	409
19	119	330	0	35	1,045	449
20	123	149	0	14	1,153	272
21	206	345	0	32	1,870	551

Idaho Falls City Council Seat 4
Vote For 1

	Jared Dominick NON	Jim Francis NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
22	21	33	0	3	1,017	54
23	129	229	0	41	1,616	358
24	276	420	0	54	1,826	696
25	188	329	0	25	1,179	517
26	151	282	0	20	1,120	433
27	108	223	0	30	1,659	331
37	0	0	0	0	787	0
38	6	1	0	0	966	7
39	0	0	0	0	1,563	0
46	51	48	0	5	1,825	99
57	74	132	0	24	1,686	206
Contest Total	4,394	6,848	1	651	40,783	11,242

Idaho Falls City Council Seat 6
Vote For 1

	Jim Freeman NON	James T. Skinner NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
01	306	170	0	45	1,482	476
02	219	134	0	21	1,193	353
03	117	67	0	15	766	184
04	319	128	1	30	1,351	447
05	177	104	0	19	1,037	281
06	282	121	0	39	1,156	403
07	191	117	0	17	1,098	308
08	278	159	0	29	1,203	437
09	188	115	1	24	1,389	303
10	258	134	0	25	1,161	392
11	300	124	0	31	1,223	424
12	265	127	0	19	1,123	392
13	259	77	0	47	1,293	336
14	253	114	1	41	954	367
15	433	127	0	28	1,206	560
16	398	153	0	49	1,180	551
17	311	164	0	24	1,316	475
18	302	94	0	47	1,340	396
19	330	102	0	52	1,045	432
20	180	90	0	16	1,153	270
21	391	150	0	42	1,870	541

Idaho Falls City Council Seat 6
Vote For 1

	Jim Freeman NON	James T. Skinner NON	Over Votes	Under Votes	Total Registered Voters	Total Votes Cast
22	28	26	0	3	1,017	54
23	258	99	0	42	1,616	357
24	460	208	0	82	1,826	668
25	358	133	0	51	1,179	491
26	299	125	0	29	1,120	424
27	249	71	0	41	1,659	320
37	0	0	0	0	787	0
38	4	3	0	0	966	7
39	0	0	0	0	1,563	0
46	74	23	0	7	1,825	97
57	155	40	0	35	1,686	195
Contest Total	7,642	3,299	3	950	40,783	10,941

STATE OF IDAHO

COUNTY OF
BONNEVILLE

We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, do hereby state that the attached is a true and complete abstract of all votes cast within this county at the **Consolidated Election** held **November 4, 2025**, as shown by the records now on file in the County Clerk's office.

County Board of Canvassers

Attest: _____
Clerk

STATE OF IDAHO
COUNTY OF
BONNEVILLE

I, Christopher Poulter, County Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes for the candidate/issue therein named as appeared on the election ballot held **November 4, 2025**, as shown by the record of the Board of Canvassers filed in my office this 12th day of November, 2025.

_____
County Clerk

CITY OF IDAHO FALLS
RUNOFF ELECTION

December 2, 2025

CITY OF IDAHO FALLS RUNOFF ELECTION
DECEMBER 2, 2025

	CITY OF IDAHO FALLS				VOTING STATISTICS				
	MAYOR		COUNCIL SEAT 2						
Precinct	Jeffrey (Jeff) Alldridge	Lisa Burtenshaw	Teresa Dominick	Brandon Lee	Total Number of Eligible Registered Voters at Cutoff	Number of Election Day Registrations	Total Number of Eligible Registered Voters	Number of Ballots Cast	% of Eligible Registered Voters That Voted
01	292	233	220	273	1,387	10	1,397	526	37.7%
02	215	149	192	166	1,188	5	1,193	364	30.5%
03	96	85	70	100	749	2	751	181	24.1%
04	223	266	190	275	1,314	5	1,319	489	37.1%
05	158	126	123	150	1,039	7	1,046	284	27.2%
06	218	223	200	222	1,121	7	1,128	442	39.2%
07	157	160	136	165	1,104	16	1,120	317	28.3%
08	283	204	243	232	1,173	7	1,180	487	41.3%
09	165	144	142	159	1,373	15	1,388	310	22.3%
10	200	208	179	202	1,158	4	1,162	408	35.1%
11	173	281	148	276	1,214	13	1,227	454	37.0%
12	180	199	150	221	1,112	1	1,113	381	34.2%
13	153	199	132	212	1,282	1	1,283	352	27.4%
14	156	253	144	250	959	13	972	409	42.1%
15	225	347	181	378	1,208	6	1,214	572	47.1%
16	274	340	228	351	1,173	9	1,182	614	51.9%
17	244	249	205	270	1,312	6	1,318	493	37.4%
18	209	213	152	262	1,344	5	1,349	422	31.3%
19	174	326	145	327	1,039	12	1,051	500	47.6%
20	135	147	110	165	1,146	5	1,151	283	24.6%
21	311	332	250	360	1,499	8	1,507	643	42.7%
22	24	27	25	24	198	5	203	51	25.1%
23	181	252	155	255	1,157	10	1,167	433	37.1%
24	403	425	345	451	1,712	8	1,720	829	48.2%
25	270	317	198	378	1,150	9	1,159	588	50.7%
26	217	254	165	288	1,044	9	1,053	471	44.7%
27	138	244	124	240	1,192	16	1,208	382	31.6%
37	0	0	0	0	0	0	0	0	0.0%
38	12	1	6	5	16	0	16	13	81.3%
39	0	0	0	0	0	0	0	0	0.0%
46	51	56	41	61	294	1	295	108	36.6%
57	126	175	96	181	562	4	566	301	53.2%
CO. TOTAL	**5,663**	**6,435**	**4,695**	**6,899**	**32,219**	**219**	**32,438**	**12,107**	**37.3%**

Total number of absentee ballots cast	1,086
Total number of early voting ballots cast	3,063

STATE OF IDAHO

COUNTY OF
BONNEVILLE

We, the commissioners of the county and state aforesaid, acting as a Board of Canvassers of Election, do hereby state that the attached is a true and complete abstract of all votes cast within this county at the **City of Idaho Falls Runoff Election** held **December 2, 2025**, as shown by the records now on file in the County Clerk's office.

BOARD OF COUNTY COMMISSIONERS BONNEVILLE COUNTY IDAHO

County Board of Canvassers

Attest: _____
Clerk

STATE OF IDAHO

COUNTY OF
BONNEVILLE

I, Christopher Poulter, County Clerk of said county and state, do hereby certify that the attached is a full, true and complete copy of the abstract of votes for the candidate/issue therein named as appeared on the ballot for the election held **December 2, 2025**, as shown by the record of the Board of Canvassers filed in my office this 8th day of December, 2025.

AUDITOR AND RECORDER BONNEVILLE COUNTY IDAHO

_____
County Clerk

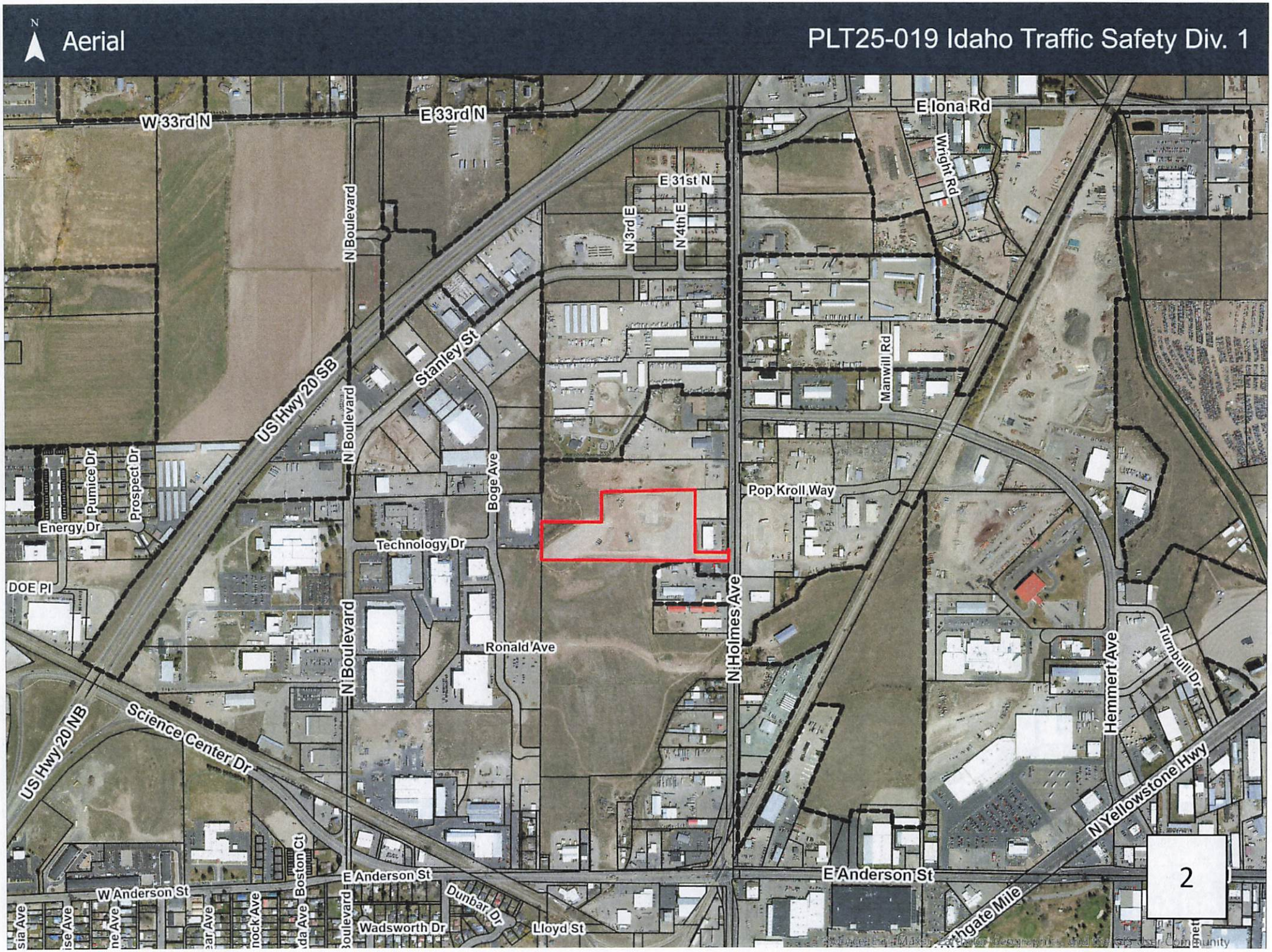
IDAHO FALLS

City Council

December 18, 2025

IDAHO FALLS

Final Plat
PLT25-019
Idaho Traffic Safety Division No. 1

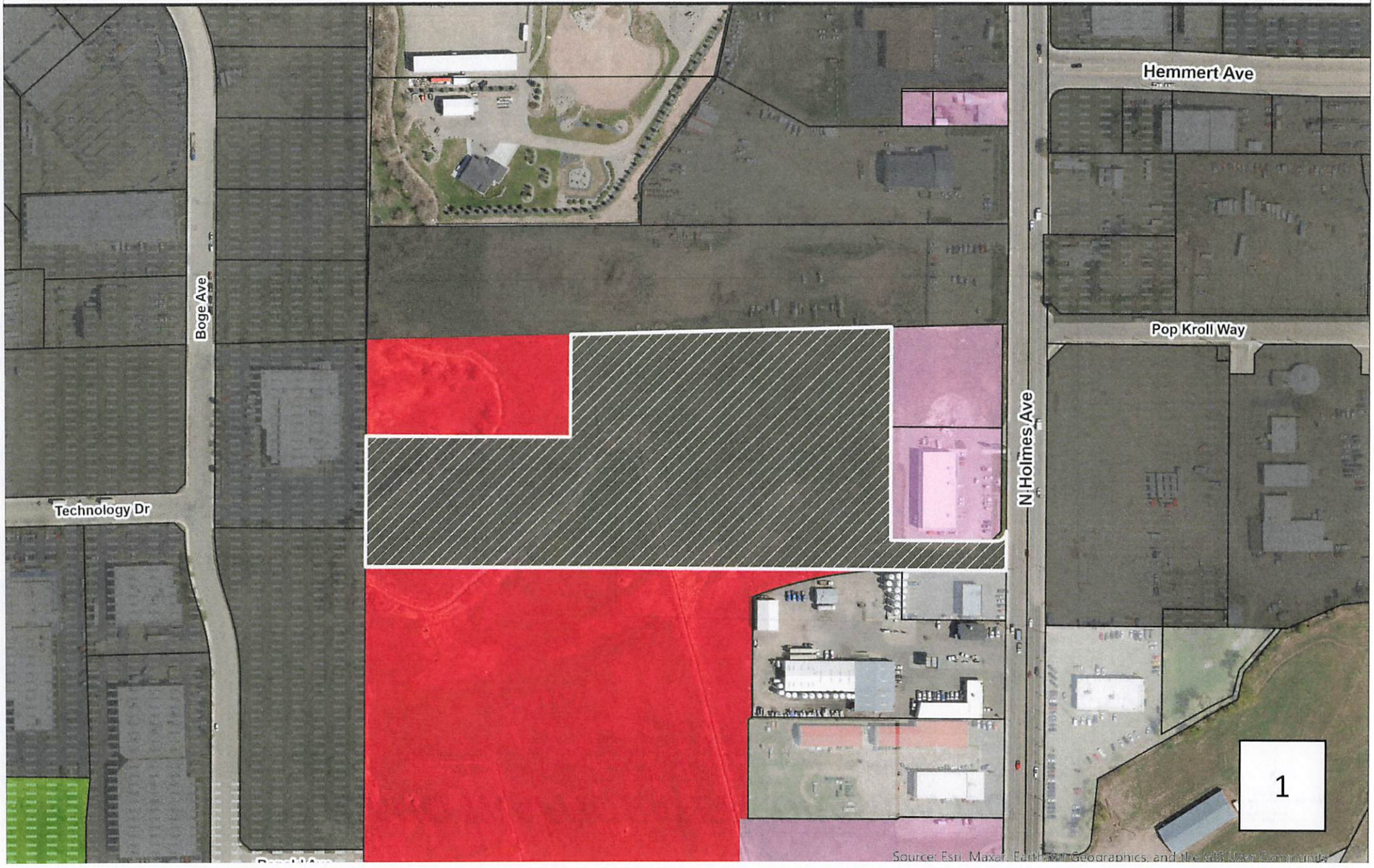

Aerial
PLT25-019 Idaho Traffic Safety Div. 1
W 33rd N
E 33rd N
E Iona Rd
Wright Rd
E 31st N
N 3rd E
N 4th E
N Boulevard
US Hwy 20 SB
Stanley St
Manwill Rd
Pumice Dr
Prospect Dr
Energy Dr
Boge Ave
Technology Dr
Pop Kroll Way
DOE Pl
N Holmes Ave
Ronald Ave
Hemmert Ave
Turnbull Dr
US Hwy 20 NB
Science Center Dr
N Yellowstone Hwy
E Anderson St
W Anderson St
Boston Ct
Dunbar Dr
Wadsworth Dr
Lloyd St
2


Aerial
PLT25-019 Idaho Traffic Safety Div. 1
Hemmert Ave
Boge Ave
Pop Kroll Way
N Holmes Ave
Technology Dr
3
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Zoning

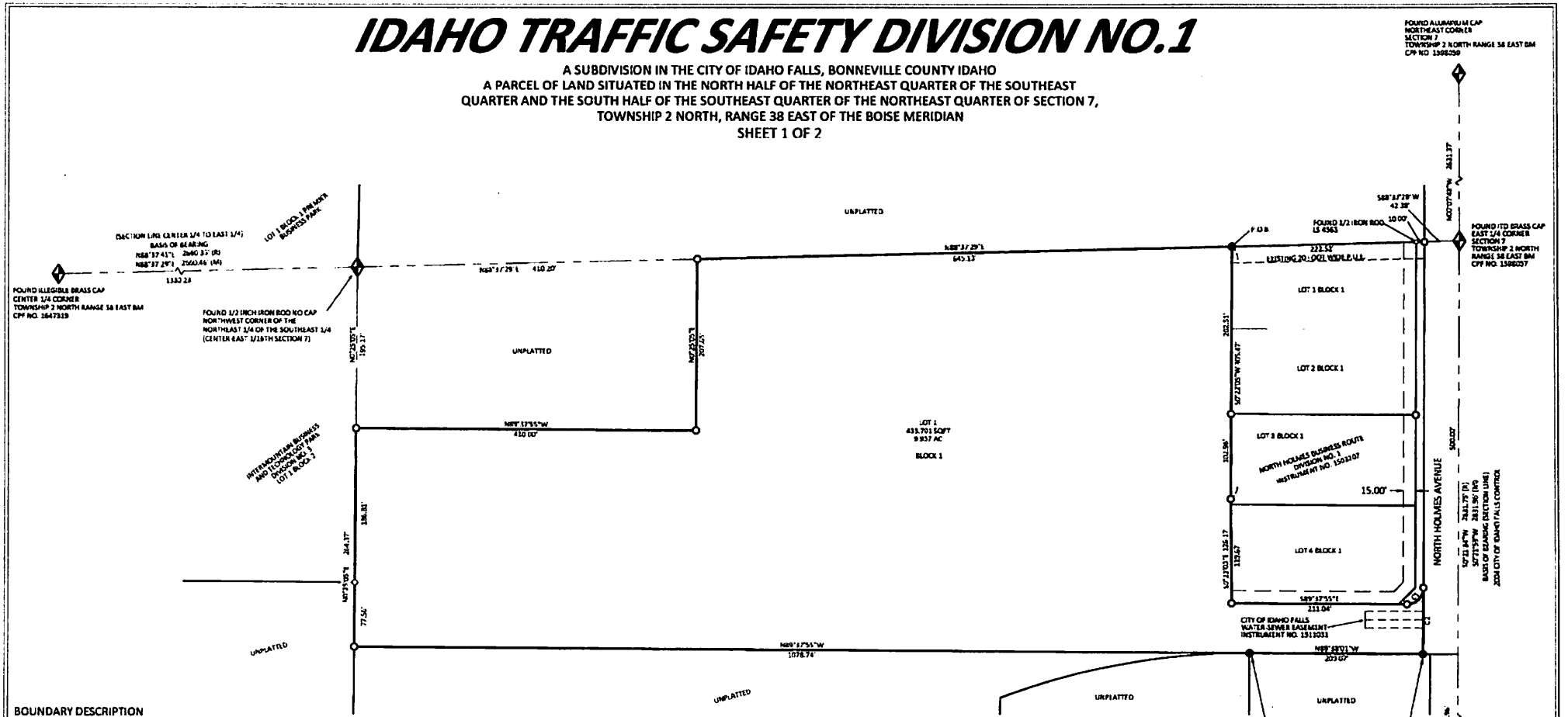
PLT25-019 Idaho Traffic Safety Div. 1

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



IDAHO TRAFFIC SAFETY DIVISION NO.1

A SUBDIVISION IN THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY IDAHO
A PARCEL OF LAND SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN
SHEET 1 OF 2



BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S.88°37'29"W. ALONG THE EAST-WEST CENTER SECTION LINE 274.90 FEET FROM THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, NORTH HOLMES BUSINESS ROUTE, DIVISION NUMBER 1, AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID NORTH HOLMES BUSINESS ROUTE, DIVISION NUMBER 1 THE FOLLOWING FOUR (4) COURSES: (1) THENCE S.00°22'05"W. 305.47 FEET; (2) THENCE S.00°22'03"E. 126.17 FEET; (3) THENCE S.89°37'55"E. 211.04 FEET TO A POINT OF CURVE WITH A RADIUS OF 20.00 FEET AND A CHORD N.45°29'36"E. 28.35 FEET; (4) THENCE TO THE LEFT ALONG SAID CURVE 31.50 FEET THROUGH A CENTRAL ANGLE OF 90°15'07" TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH HOLMES AVENUE, SAID POINT BEING A POINT ON A NON-TANGENT CURVE WITH A RADIUS OF 118381.36 FEET AND A CHORD BEARING S.00°29'56"W. 80.01 FEET; THENCE TO THE RIGHT ALONG SAID NON-TANGENT CURVE 80.01 FEET THROUGH A CENTRAL ANGLE OF 02°29'56"; THENCE N.89°38'01"W. 209.07 FEET; THENCE N.89°37'55"W. 1078.74 FEET TO THE WEST LINE OF NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE N.00°25'05"E. ALONG SAID WEST LINE 264.37 FEET; THENCE S.89°37'55"E. 410.00 FEET; THENCE N.00°25'05"E. 207.65 FEET TO SAID EAST-WEST CENTER SECTION LINE OF SAID SECTION 7; THENCE N.88°37'29"E. ALONG SAID EAST-WEST CENTER SECTION LINE 645.13 FEET TO THE POINT OF BEGINNING. CONTAINING 9.957 ACRES.

SUBJECT TO: EXISTING EASEMENTS OF RECORD.

NARRATIVE

EAGLE ROCK ENGINEERING WAS COMMISSIONED BY IDAHO TRAFFIC SAFETY INC. TO SURVEY LAND PURSUANT TO DEED INSTRUMENT NUMBER 1767969. A RECORD OF SURVEY WAS COMPLETED AND RECORDED IN MAY OF 2024 IN BONNEVILLE COUNTY RECORDS PURSUANT TO INSTRUMENT NUMBER 1767356. MONUMENTS WERE FOUND AS SHOWN ON THE PAST RECORDED SURVEY AS HALF INCH IRON RODS WITH PLASTIC CAPS L.S. 9369. MONUMENTS SET WILL BE FIVE EIGHTHS INCH IRON RODS WITH PLASTIC CAPS STAMPED L.S. 9369. SECTION CORNER USED FOR CONTROL OF THE SURVEY ARE THE EAST 1/4 CORNER PURSUANT TO INSTRUMENT NUMBER 1598057, SOUTHEAST CORNER PURSUANT TO INSTRUMENT NUMBER 1598058 AND THE CENTER 1/4 CORNER PURSUANT TO INSTRUMENT NUMBER 1647319. ALL BEARING 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) U.S. SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, (REFERENCE FRAME NAD 83 (2001), EPOCH 2010.0000. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

CURVE TABLE					
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°15'07"	31.50'	20.00'	N45°29'36"E	28.35'
C2	0°00'19"	80.01'	118381.36'	N 0°29'56"E	80.01'

LEGEND

P.O.B.	POINT OF BEGINNING
— — —	SECTION LINE
	ADJACENT LOT LINE
	PLAT BOUNDARY
- - - - -	EXISTING UTILITY EASEMENT AS NOTED
□	FOUND 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369 OR AS NOTED
○	FOUND 5/8" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369 OR AS NOTED
●	SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP P.L.S. 9369 OR AS MARKED
◈	P.L.S.S. CORNER AS NOTED
SF	SQUARE FEET
AC	ACRES

N W E S

80' 40' 0 80'

SCALE: 1" = 80'

PROFESSIONAL LAND SURVEYOR REGISTERED 9369 STATE OF IDAHO KURTIS J. ROLAND

EAGLE ROCK ENGINEERING
CIVIL PLANNING SURVEYING

OFFICES AT:		
1331 Fremont Ave. Idaho Falls, Idaho 83402	SURVEYED BY:	SNARR
	DRAWN BY:	WATZER
	APPROVED BY:	ROLAND
	PROJECT NO.	24075
343 E 4th N, Suite 119 Rexburg, Idaho 83440	DATE:	, 2025
	CAD NAME:	24075 FINAL PLAT.DWG

4

Site Photo

Looking west from N Holmes Ave



Site Photo

Looking west from N Holmes Ave (interior)

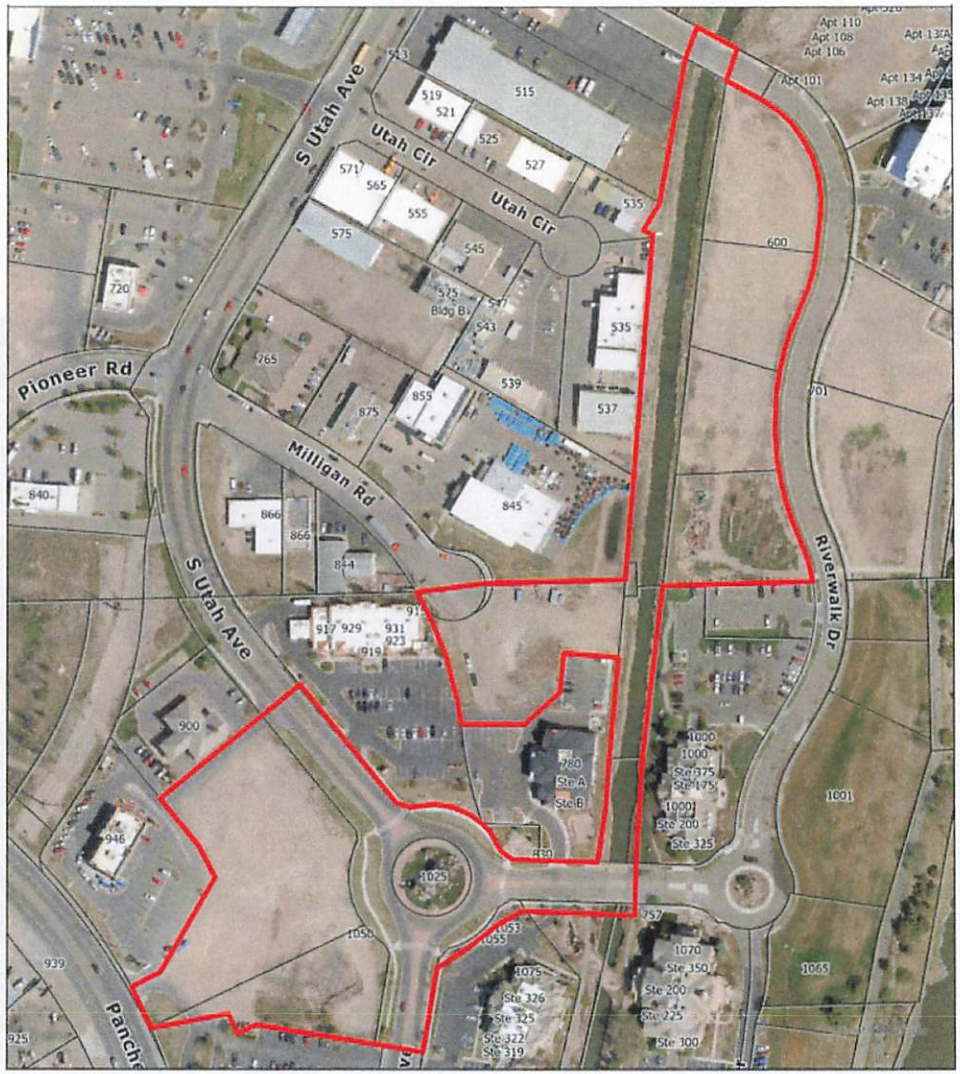


Urban Renewal Plan for the Riverwalk Urban Renewal Project

Idaho Falls City Council
December 18, 2025

This Project Area includes an estimated 10 acres (including public rights-of-way).

Project Area



Plan Approval Process

- June 18, 2025– Agency Board adopted Resolution No. 2025-07 accepting the Riverwalk Eligibility Report, prepared by Brad Cramer, Perspective Planning & Consulting LLC, and, thereafter, submitted the Report to the City Council for its consideration
- July 10, 2025– City Council adopts Resolution No. 2025-11, adopting the Riverwalk Eligibility Report and directs Agency to commence preparation of a plan
- October 16, 2025– Agency Board adopts Resolution No. 2025-15 approving the Urban Renewal Plan for the Riverwalk Urban Renewal Project and directing transmittal of the Riverwalk Plan to the Mayor and City Clerk to take the necessary action to process the Riverwalk Plan
- November 5, 2025- City Planning Commission meeting to find the Riverwalk Plan conforms to the City's Comprehensive Plan
- November 14, 2025– Notice of public hearing published in the newspaper of record and the Riverwalk Plan received by the affected taxing districts.
- November 28, 2025– Second notice of public hearing published in the newspaper
- *December 18, 2025– City Council public hearing, consider public comment, and City Council Ordinance approving the Riverwalk*

Plan Elements

Idaho Code § 50-2905 identifies what information the Plan must include with specificity as follows:

(1) A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;

- Section 502.3

(2) A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;

- Section 301 and Attachment 5

(3) An economic feasibility study;

- Attachment 5

(4) A detailed list of estimated project costs;

- Attachment 5

(5) A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;

- Section 502.8 and Attachment 5

(6) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;

- Sections 303, 304, 309, 501, 502, 503, 504 and Attachment 5

(7) A termination date for the plan and the revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan; and

- Section 800

(8) A description of the disposition or retention of any assets of the agency upon the termination date. Provided, however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets.

- Section 800

Additional Plan Requirements

The adjusted base assessed value of the existing revenue allocation areas, plus the new Project Area is estimated as follows (2025):

Total Taxable Value of the City: $8,103,605,399
10% Value Limitation: $ 810,360,540

Existing Plans:*	$107,473,839
New Area:	$ 993,015
Total:	$108,466,854

The existing base value, plus the current value of the proposed Area is well within the 10% value limitation.

*Includes estimated values for Snake River West District, Yellowstone Square District, and proposed Riverside District

River Commons District[5]	$ 154,412
Eagle Ridge District	$ 7,549,640
Jackson Hole Junction District	$ 864,666
Pancheri East Bank District	$ 5,965,637
Anderson Bush District	$ 6,536,269
Stanley Boge District	$ 42,308,702
Snake River West District (Estimated)	$ 547,415
Yellowstone Square District (Estimated)	$ 9,533,697
Riverside District Proposed (Estimated)[6]	$ 34,013,401
Riverwalk District Proposed (Estimated)	$ 993,015
Total of Existing and Proposed Districts	$108,466,854.00

[5] Adjusted to show removal of values from deannexed parcels.
[6] Includes current value of deannexed parcels.

Taxing Districts

- Bonneville County
- *Bonneville County Ambulance*
- Bannock County Road & Bridge
- City of Idaho Falls
- College of Eastern Idaho
- Flood Control No. 1
- *Idaho Falls School District # 91*

RIVERWALK
ECONOMIC FEASIBILITY STUDY

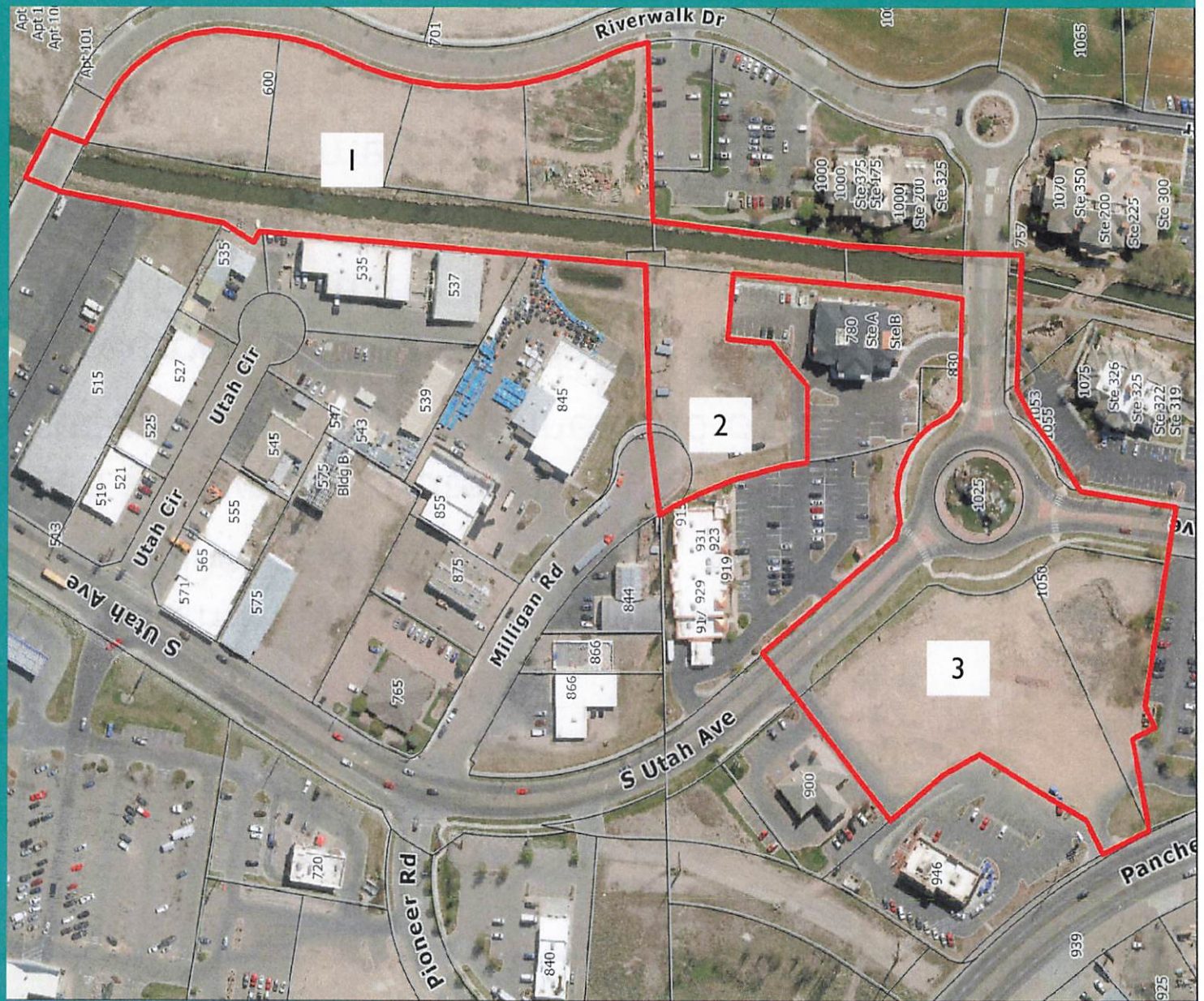


PERSPECTIVE
PLANNING & CONSULTING

STUDY APPROACH

- Reviewed potential private development projects, timelines, and valuations
- Reviewed known and potential public infrastructure projects, timelines and costs
- Considered two revenue scenarios based on trends in city valuations and levies
- Considered one potential Owner Participation Agreement

STUDY AREA BOUNDARIES



ANTICIPATED PRIVATE INVESTMENT AND PUBLIC PROJECT COSTS

Project Name	Estimated 2025 Value
Site 1 Hotel	$27,000,000
Site 2 Office	$3,000,000
Site 3 Mixed Use	$10,000,000
Total	$40,000,000

ANTICIPATED ELIGIBLE PROJECT COSTS

Project	Estimated Cost
Site 1 Blasting and Fill	$808,889
Site 2 Blasting and Fill	$622,222
Site 3 Blasting and Fill	$2,485,124
Sidewalk on Utah	$10,000
Power Pole Relocation	$75,000
Canal Pathway	$150,000
Total	$4,151,235

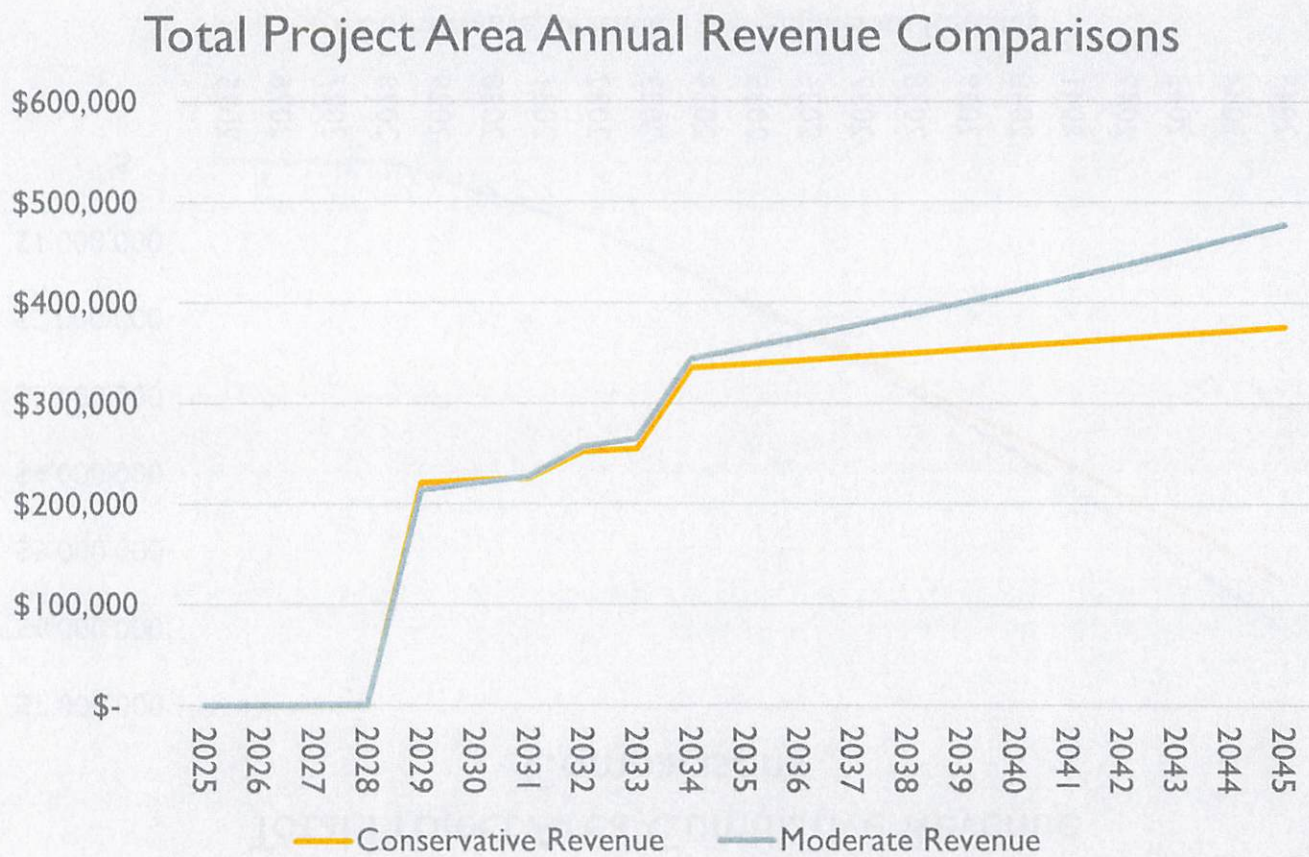
LEVY AND VALUATION TRENDS

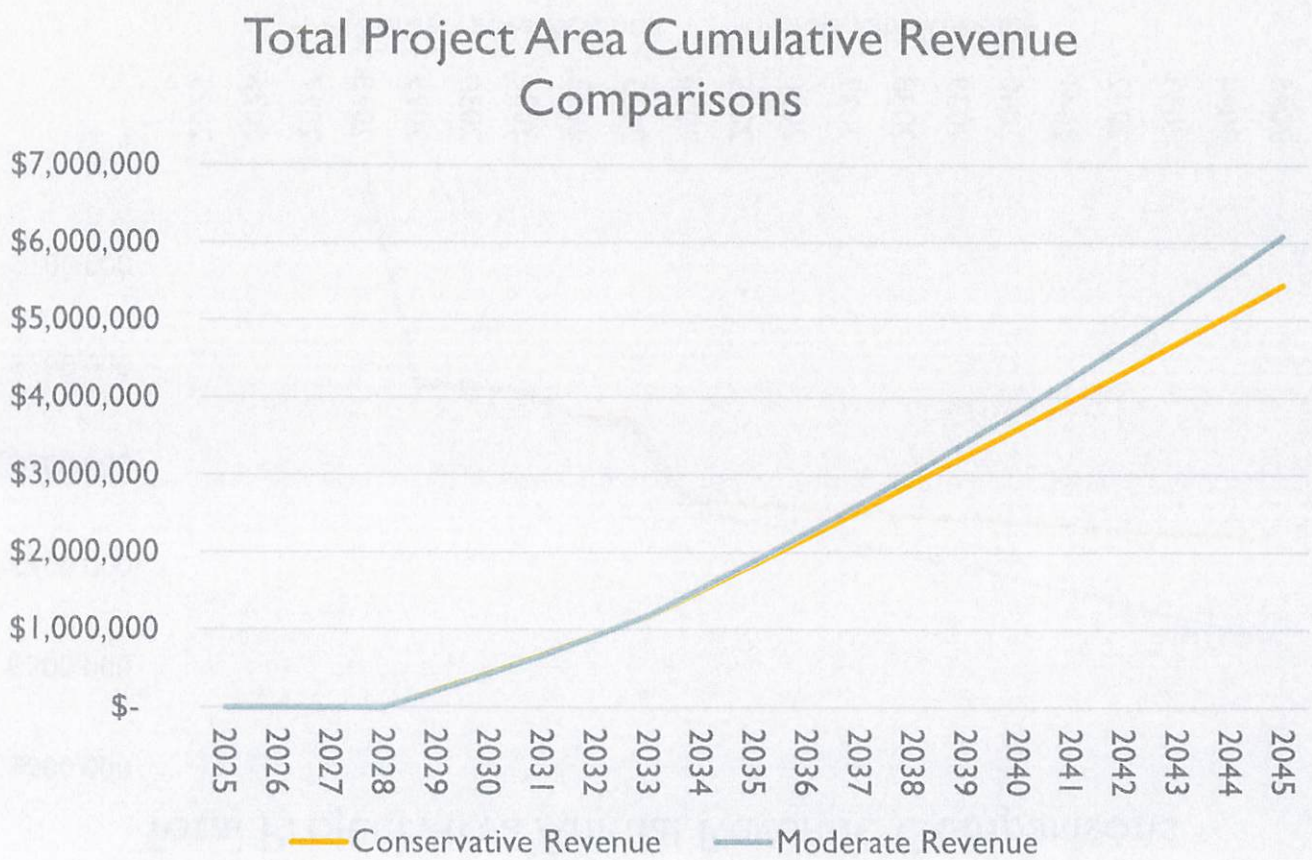




CONSERVATIVE REVENUE ASSUMPTIONS

- Conservative Revenue: Total valuation increases 2% per year
  - Applicable tax levy decreases 1% per year
- Moderate Revenue: Total valuation increases 5% per year
  - Applicable tax levy decreases 2% per year
- Base value remains unchanged
- Revenues collected year after valuation year
- Project area will be approved by the end of 2025


Total Project Area Annual Revenue Comparisons
$600,000
$500,000
$400,000
$300,000
$200,000
$100,000
$-
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
Conservative Revenue
Moderate Revenue


Total Project Area Cumulative Revenue Comparisons
$7,000,000
$6,000,000
$5,000,000
$4,000,000
$3,000,000
$2,000,000
$1,000,000
$-
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
2038
2039
2040
2041
2042
2043
2044
2045
Conservative Revenue
Moderate Revenue

TOTAL PROJECT AREA CASH FLOW ASSUMPTIONS

- Accounts for respective revenue assumptions
- Estimated revenues reflects actual year revenues received, based on prior year's valuations
- Accounts for one Owner Participation Agreement
- 75% of TIF revenues go towards OPA payments
- IFRA will collect 10% of TIF revenues for district administration
- All funds will be expended on projects by the end of the district

TOTAL PROJECT AREA CASH FLOW WITH CONSERVATIVE REVENUE

TOTAL PROJECT AREA CASH FLOW WITH MODERATE REVENUE

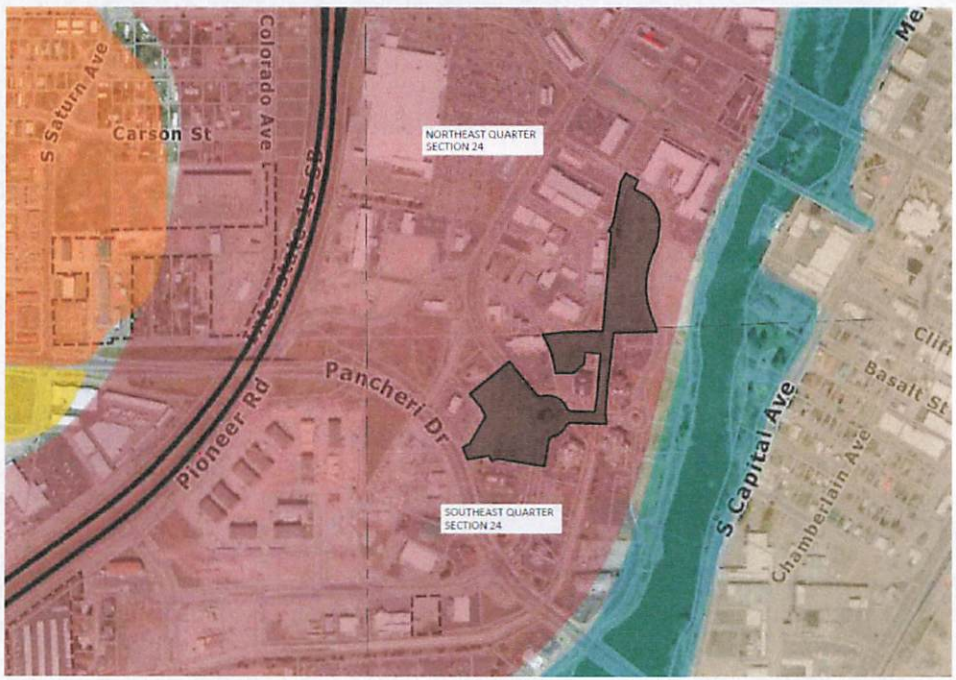
FINDINGS

- The Riverwalk project is economically feasible with a 75% OPA
- With a conservative revenue model, there may need to be a small payment in the final year of revenue receipts

QUESTIONS?

PERSPECTIVE
PLANNING & CONSULTING

FLUM and ZONING





Post-July 1, 2016, Plan and RAA

- Limitations on Amendments to the Plan – I.C. 50-2903A
  - Base reset
  - Exceptions

Next Steps

- *December 18, 2025* – City Council public hearing, consider public comment, and City Council ordinance readings
- Thereafter: publication of the ordinance summary; recordation of ordinance and separately recorded map/legal; transmittal of documents to County officials, STC and affected taxing districts
- Deadline to complete tasks 12/31/2025


Questions/Comments?

Action

Suggested Motion: Move to waive readings and approve Ordinance approving the Urban Renewal Plan for the RiverwalkUrban Renewal Project and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

From:	"Chris Canfield" <CCanfield@idahofalls.gov>
Sent:	1/10/2023 8:38:03 PM
To:	"matt.smith@summitbuildinggroup.com" <matt.smith@summitbuildinggroup.com>
Cc:	"Naysha Foster" <nfoster@idahofalls.gov>, "'Kurt Roland'" <kroland@erengr.com>, "Brian Cunningham" <BCunningham@idahofalls.gov>, "Kent Fugal" <KFugal@idahofalls.gov>, "Kerry Beutler" <kbeutler@idahofalls.gov>
Subject:	FW: Terrace Gate/Barnwood Estates Impact Fees

Matt,

Your request to present your concerns regarding impact fees to Council was forwarded to us. I have the following notes from the discussions in our meetings:

- Wastewater Connection: Concordia requested that the construction of the Sewer for a gravity line to the South to be installed to serve the development be offset with the applicable Impact fees. It was clarified that as Impact Fees are to offset costs associated with Transportation, police, fire, and parks, that the sewer improvements required by the development cannot be interchanged or offset the applicable impact fees. In our meeting on December 23, 2022 with yourself and the Engineering department, Wastewater Mainline Connection fees were questioned regarding the development. The question was if the Mainline connection fees could be waived in the event that the line in front of the development was not used. We reviewed this further and would recommend if the gravity line to the south is constructed by this development that the mainline connection fees would not be applicable and handled in the Development Agreement accordingly. The other item we can offer is the reimbursement clause for future connections made to the wastewater main that is constructed by the developer outside of His development.
- There was also discussion about the ability to reimburse the Developer from the Transportation Impact fees for capacity improvements completed along the frontage of Skyline. This could be reimbursed and handled in the development agreement as well, however please note that the reimbursement is subject to construction bids and costs that can be verified prior to reimbursement of public funds. We would be happy to work with you on this further as the development progresses.
- The subject of a potential Redevelopment district that could be set up through Community Development Services in an effort to mitigate some of the development costs to support mutual goals accordingly. IT was recommended to review this with the Idaho Falls Redevelopment Agency and see what can be done.

Regarding your question on the appeal of the Impact Fees pertaining to your project, a fee payer is entitled to an appeal for Impact fees when the fee payer applies for a Building Permit. Impact fees are calculated by the City, using the City's fee schedule at the time of application for a building permit. Idaho Falls City Code § 10-8-5(A). Alternatively, you can submit a written application for an individual assessment for the project. Idaho Falls City Code § 10-8-5(D). It is after the City has determined the specific impact fee applied to the proposed construction (either at the time of building permit application or review and acceptance/denial of a developer's written application for individual assessment) that you can present an appeal to the Impact fee administrator for consideration.

Thanks,

IDAHO FALLS

WORKS

Chris Canfield, P.E. | Assistant Public Works Director

380 Constitution Way
Box 50220
Idaho Falls, Idaho 83405-0220
Work (208) 612-8259
Cell (208) 201-5695

* Handed out by Apellant during hearing. #1

From: matt.smith@summitbuildinggroup.com <matt.smith@summitbuildinggroup.com>
Sent: Tuesday, January 3, 2023 11:40 AM
To: Naysha Foster <nfoster@idahofalls.gov>
Cc: 'Kurt Roland' <kroland@erengr.com>
Subject: Terrace Gate/Barnwood Estates Impact Fees

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.

Naysha,
Good morning. Hope you had a good New Year and Christmas break. Would it be possible for us to schedule some time at a future City Council meeting to address the impact fees for Terrace Gate/Barnwood Estates? Kurt Roland and I discussed the possibility of with the Engineering Dept. to revisit the issue with the City Council a week or so ago and while Kent was pessimistic about the outcome, he thought we could still bring up the impact fees for their reconsideration. Kurt is away for a couple of weeks but as soon as he gets back, we can come in to discuss the specifics of what we would like to present.

Thanks,
Matt Smith
Land Development
Summit Building Group/Concordia Development Group
(928) 241-2298 M

SUMMIT

CONCORDIA
DEVELOPMENT
GROUP

APPLICATION FOR DEVELOPMENT

INSTRUCTIONS: Please fill all applicable blanks in completely and accurately. This application should accompany your Special Conditions exhibit that will be attached to the standard-form agreement which contains the standard terms and conditions for all annexation or development agreements. A form Annexation or Development Agreement and sample special conditions have been provided to you separately. No deviations will be allowed from the standard terms and conditions in the form Annexation/Development Agreement. Your special Conditions exhibit should be uniquely drafted to fit the particular circumstances of your subdivision, however you should follow the sample special conditions as closely as possible. You should also prepare an "Exhibit A" which sets forth the legal description of your subdivision.

Name of Subdivision: Terrace Gate Apartments & Barnwood Estates

Name of Developer: Summit Development Group, LLC

Address: 901 Pier View Dr. Suite 204
Idaho Falls, ID 83402

Form of Business Entity:

(Check One)	Individual	Corporation	Limited Liability Company
	Partnership	Trust	
	Government	Other	

State of Incorporation/Principal Place of Business: Idaho

Authorized Signator: Name: Brandt Monette
Office: Managing Member

Location Where Agreement Will Be Signed: County: Bonneville State: Idaho

Anticipated Date of Development: January 2024

Consulting Engineer: Firm Name:. Eagle Rock Engineering
Contact Person: Kurt Roland
Address: 1331 Fremont Ave
City/Zip: Idaho Falls , ID 83402
Telephone: 208 757 7625

Names of Corporate Guarantors (if applicable): Brandt M. Monette

* Handed out by Appellant during hearing. #2

-EXHIBIT A-

TERRACE GATE APARTMENTS AND BARNWOOD ESTATES LEGAL DESCRIPTION

BEGINNING AT A POINT THAT IS S.00°12'14"E. ALONG THE SECTION LINE 300.01 FEET AND S.89°57'52"W. 40.00 FEET FROM THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SKYLINE DRIVE; RUNNING THENCE S.00°12'14"E. ALONG SAID WEST RIGHT-OF-WAY LINE 460.12 FEET; THENCE N.89°47'46"E. 40.00 FEET TO THE EAST LINE OF SAID SECTION 23; THENCE S.00°12'14"E. ALONG SAID EAST LINE 276.51 FEET; THENCE N.89°59'57"W. 270.02 FEET; THENCE S.00°12'14"E. 281.70 FEET TO THE SOUTHLINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE N.89°59'25"W. ALONG SAID SOUTH LINE 312.92 FEET TO THE EAST BOUNDARY LINE OF SCHOOL DISTRICT NUMBER 91; THENCE FOLLOWING ALONG SAID BOUNDARY LINE OF SAID SCHOOL DISTRICT NUMBER 91 THE FOLLOWING SIX (6) COURSES: (1) THENCE N.00°10'03"E. 350.90 FEET; (2) THENCE N.89°50'43"E. 108.38 FEET; (3) THENCE N.01°16'54"E. 6.90 FEET; (4) THENCE N.01°13'41"E. 208.76 FEET; (5) THENCE N.89°59'57"W. 112.37 FEET; (6) THENCE N.00°10'03"E. 451.00 FEET TO THE SOUTHWEST CORNER OF WESTGATE PROFESSIONAL PARK, A CONDOMINIUM PROJECT, PURSUANT TO IDAHO CODE, TITLE 55, CHAPTER 15, A PART OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO; THENCE N.89°57'52"E. ALONG THE SOUTH LINE OF SAID WESTGATE PROFESSIONAL PARK AND THE SOUTH LINE OF SAFARI 66, DIVISION NUMBER 1ST AMENDED, TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY IDAHO A DISTANCE OF 536.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.831 ACRES

-EXHIBIT B-

SPECIAL CONDITIONS FOR

TERRACE GATE APARTMENTS AND BARNWOOD ESTATES

S.C. 1.00. Traffic Signs. Developer agrees to install all street signs designating the names of all streets within the Subdivision. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by the City Engineer.

S.C. 2.00. Access to Skyline Drive. Shall be in accordance with the Bonneville Metropolitan Planning Organization Access Management Plan.

S.C. 3.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to the CITY and not within the CITY Right-of-Way, the DEVELOPER will coordinate such activities with the applicable owner, (e.g. poles owned by Pacificorp dba Rocky Mountain Power). Any existing electrical infrastructure owned by Pacificorp dba Rocky Mountain Power will require a buy-out from the DEVELOPER prior to receipt of electrical service from the CITY. Request for the buy-out is to be initiated by the DEVELOPER after annexation.

S.C. 4.00. Arterial Street Section Improvements. DEVELOPER shall design and construct the Roadway improvements in Skyline Drive in accordance with the City Approved Improvement Drawings/Site Plan. DEVELOPER shall be reimbursed for this work and be subject to the requirements of this Agreement. The reimbursement schedule is subject to the City's ability to collect impact fees and final acceptance of the Roadway. DEVELOPER shall also provide for the landscaping in the park strip between the curb and the sidewalk. Maintenance of the landscape buffer shall be the responsibility of the DEVELOPER or the DEVELOPER's heirs, successors, or assigns.

S.C. 5.00 Water Line Connection. The City agrees to allow the Developer to connect to the water main located in Skyline Drive, subject to the Developer's payment of the water main connection fees in the amount of One Thousand Seven Hundred Fifty-One Dollars and Eighty Cents ($1.751.80; 38 feet currently at $46.10 per foot), upon execution of this agreement, pursuant to section 8-4-14 (C) of the City Code. Pursuant to section 8-4-14 (B) of the City Code, the Developer or his heirs or assigns shall also pay individual water system connection fees each time an individual water service line is connected to the City water systems. Such fees shall be paid in the amounts and manner set forth in such Code Sections.

S.C. 6.00 Sewer Main Connection Fee. The City agrees to allow the Developer to connect to the sewer previously constructed within the development, subject to the Developer's payment of the sewer main connection charge pursuant to section 8-1-23(C) of the City Code in

the amount of Twenty Thousand One Hundred Sixty-Nine Dollars and Ninety Cents ($20,169.00; 747 feet; currently at $27.00 per foot). Mainline connection fee costs will be adjusted accordingly if the connections are not made at a time when the City fee resolution reflects the rate referenced herein. Pursuant to section 8-1-23(B) of the City Code, the Developer or his heirs or assigns shall also pay individual sewer connection fees each time an individual sewer service line is connected to the City sewer system. Such fees shall be paid in the amounts and manner set forth in such Code Section.

The sewer main in Skyline Drive, where this development will connect, is shallow with respect to other developments in this area. The Developer will address this issue with the building design and provide additional measures necessary to mitigate the potential freezing of sewer service lines. The Developer acknowledges that sewer service lines will be maintained by the Developer or the Developer's heirs, successors, or assigns.

S.C. 7.00 Storm Drainage. Storm Drainage will be designed and constructed to accommodate drainage of the lots within the development by the Developer. The storm drainage system shall meet the volume requirements of the City Storm Drainage Policy. The storm pond will be constructed as shown on the improvement drawings and Site Plan. Maintenance of the storm pond shall be the responsibility of the Developer or the Developer's heirs, successors, or assigns.

Requested Amount	
Land Credit - 0.17 Acre Strip for Road	106,931
Road Construction	328,213
Land Credit - 0.423 Acres Right of Way	266,070
Exemption for Prior Home (Granted)	5,273
Total	**706,487**

3.02 Acres appraised for $1,900,000 = $14.44 per SQFT

0.17 Acres = 7,405.2 SQFT 7,405.2 SQFT x $14.44 = $106,931

0.423 Acres = 18,425.88 SQFT 18,425.88 SQFT x 14.44 = $266,070

(43,560 SQFT per Acre)

* Handed out by Apellant during hearing. #3

APPRAISAL REPORT

OF

PROPOSED

Terrace Gate Condominiums Buildings 1 and 2
And Foundation of Building 3
To be located at
Approximately 1020 South Skyline Drive
Idaho Falls, Idaho 83401

Appraisal No. 25-118

FOR

CITIZENS COMMUNITY BANK,
A DIVISION OF GLACIER BANK

BY

CHAD RIGBY, MAI

Handed out by apellant during hearing. #4

RIGBY & COMPANY

APPRAISERS AND CONSULTANTS

LARRY A. RIGBY MAI
CHAD L. RIGBY MAI

JEFF H. RIGBY

May 9, 2025

Laura Ditto
Citizens Community Bank a Division of Glacier Bank

Re: Appraisal of two condominium buildings consisting of a total of 48 units, and one proposed building to be completed up to the foundation, located at approximately 1020 South Skyline Drive, Idaho Falls, Idaho 83402

Dear Ms. Ditto:

Pursuant your request, I have performed an appraisal on the above referenced property. This appraisal considers the market value of the subject underlying land as well as the two proposed condominium buildings to contain a total of 48 units with each building having 24 units with a unit mix of one-bedroom, two-bedroom and three-bedroom condominium units. Building 3 is also considered up to the point of completion of the foundation. The value calculations made in this appraisal are considered in an as is condition as well as at completion of the proposed improvements. Please refer to the Description of Improvements section of the appraisal for information regarding the proposed improvements.

The following narrative appraisal report is in full conformance with USPAP regulations. This appraisal also conforms to the reporting requirements set forth by FIRREA. The appraisal also conforms to the Code of Ethics of the Appraisal Institute.

The marketing time estimated in this report is less than one year with exposure time also estimated to be less than one year with no additional discounting necessary.

The intended user of this appraisal is Citizens Community Bank a Division of Glacier Bank.

No hypothetical conditions are considered as part of this appraisal. It is the extraordinary assumption of this appraisal that the subject proposed improvements will be built according to the plans and cost information provided to the appraiser. The use of these extraordinary assumptions may impact assigned results.

1466 North Highway 89, Suite 220, Farmington, Utah 84025, (801) 298-3205 Fax (801)451-0443
E-mail: chadrigbymai@gmail.com

It is my opinion that the market values per the respective dates of appraisal in fee simple estate are:

Market value—as is—April 23, 2025

ONE MILLION NINE HUNDRED THOUSAND DOLLARS
($1,900,000)

Prospective market value at completion of vertical improvements—Buildings 1 and 2, with Building 3 foundation—bulk value—April 1, 2026

TWELVE MILLION NINE HUNDRED THOUSAND DOLLARS
($12,900,000)

Combined retail value at completion—Buildings 1 and 2 only—April 1, 2026

Unit types	No. units		Value/unit	Retail value
1-bed	12	@	$230,000	$2,760,000
2-bed	12	@	$255,000	$3,060,000
2-bed	12	@	$275,000	$3,300,000
3-bed	12	@	$300,000	$3,600,000
Total				$12,720,000

Should you have any questions concerning this analysis, please do not hesitate to contact my office.

Respectfully submitted,

Chad L. Rigby, MAI

Idaho State-Certified General Appraiser
Certificate CGA-4690 Expires 5-3-26

CERTIFICATION

The undersigned does hereby certify that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have made a personal inspection of the subject property.
- I have performed no services, as an appraiser or in any other capacity, on the property that is the subject of this appraisal in the prior three years.
- No person has provided professional assistance to the person signing the certification.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.

May 9, 2025
Date

Chad L. Rigby, MAI

Idaho State-Certified General Appraiser
Certificate CGA-4690 Expires 5-3-26

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

Identification of the property:	The subject of this appraisal is Buildings 1 and 2, with Building 3 foundation value also included as part of the proposed Terrace Gate Condominiums to be located at approximately 1020 South Skyline Drive, Idaho Falls, Idaho 83402.
Property right appraised:	Fee simple estate
Effective date of appraisal:	April 23, 2025—as is April 1, 2026—prospective date of completion
Date of report:	May 9, 2025
Land size:	8.055 acres 3.02 acres allocated to subject Buildings 1, 2, and 3
Highest and best use:	Proposed development
Year built:	Proposed
Unit sizes:	1-bed 691 SF 2-bed 964 SF 2-bed 1,045 SF 3-bed 1,317 SF
Description of improvements:	The subject is proposed to be built out with two condominium buildings—Buildings 1 and 2. The buildings will have a combined area of 48,204 square feet with a gross area including the breeze ways and patios at 54,618 square feet. The unit mix is six one-bedroom, six three-bedroom, and 12 two-bedroom units. The subject also considers Building 3 at completion of the foundation before vertical improvements take place. Please refer to the Description of Improvements section of the appraisal for detailed information regarding the proposed improvements.

Value Indicators

	As is	At completion
As is	$1,900,000	
Cost approach		$14,100,000
Sales comparison approach		$12,900,000
Income approach		$12,400,000
Values	**$1,900,000**	**$12,900,000**

The value calculations above for the subject in an as is condition considers the pad value associated with Buildings 1, 2, and 3.

Amounts paid by Terrace Gate Property Fund for Knife River to widen Skyline Drive

Item		Quantity	Units	Unit Cost	Scheduled Value	Notes
Specification Section No.	Description					
30	1-Saw Cutting	1740	LF	$2.00	$3,480.00	
50	1-Removal of Pavement Section - Skyline	810	CY	$9.75	$7,897.50	
90	1-Connect to Existing Waterline	1	LS	$3,395.00	$3,395.00	
100	1-Install 12" Waterline	725	LF	$99.00	$71,775.00	
110	1-Install 12" Water Fittings (Tee & Plug)	2	EA	$1,275.00	$2,550.00	
120	1-Install 12" Valve	2	EA	$5,070.00	$10,140.00	
160	1-Install Fire Hydrant	2	EA	$9,665.00	$19,330.00	There were 5 hydrants in phase 1, 2 were on skyline
290	1-Install Underground Retention System (Area 5&7)	1	LS	$25,000.00	$25,000.00	Area 5 and 7 were combined. Area 5 is on skyline and was about 25K
330	1-Install 30" Curb and Gutter	770	LF	$37.00	$28,490.00	
360	1-Pavement Section for Skyline (2"/4"/9")	1935	SY	$26.00	$50,310.00	This was originally called out as the same section as the rest of the development, after bid we had to add the required city section
780	2-Pavement Section for Skyline (2"/4"/9")	160	SY	$26.00	$4,160.00	
4	DELETE Pavement Section SKYLINE (ITEM 360 &780)	2095	SY	($26.00)	($54,470.00)	
4.1	ADD New Pavement Section SKYLINE	2095	SY	$53.00	$111,035.00	
4.2	ADD Additional EX for SKYLINE	728	CY	$15.00	$10,920.00	
310	1-Sidewalk	3800	SF	$9.00	$34,200.00	Total quantity is 11660 SF but this is the quantity along skyline.
				Total Cost:	**$328,212.50**	

Paid out by Terrace Gate Property Fund for Knife River to widen Skyline Drive

1/31/2024 6:21:17PM

Proposal

Knife River Corporation - Mountain West

4055 Professional Way

Idaho Falls, ID 83402

Contact: **James Hammer**

Phone: **208.220.0659**

Fax: **(208) 562-5045**

Quote To: Concordia Development
Matt Smith

Job Name: Terrace Gate/Barnwood Estates
Date of Plans: 12/5/2023
Addendums:

Phone:
Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	Removal of Fence	1,675.00	LF	1.50	2,512.50
20	Removal of Existing Foundation/Garbage	1.00	LS	22,770.00	22,770.00
30	Saw Cutting	1,740.00	LF	2.00	3,480.00
40	Clear and Grub	16,810.00	SY	0.80	13,448.00
50	Removal of Pavement Section - Skyline	810.00	CY	9.75	7,897.50
60	Cut/Fill to Subgrade	2,370.00	CY	10.50	24,885.00
70	Import Pit Run for Subgrade	630.00	CY	29.00	18,270.00
80	Tosoil Respread	1.00	LS	8,565.00	8,565.00
90	Connect to Existing Waterline	1.00	LS	3,395.00	3,395.00
100	Install 12" Waterline	725.00	LF	99.00	71,775.00
110	Install 12" Water Fittings (Tee & Plug)	2.00	EA	1,275.00	2,550.00
120	Install 12" Valve	2.00	EA	5,070.00	10,140.00
130	Install 8" Waterline	1,480.00	LF	70.00	103,600.00
140	Install 8" Water Valve	9.00	EA	3,065.00	27,585.00
150	Install 8" Water Fitting (Tee, 90*)	6.00	EA	950.00	5,700.00
160	Install Fire Hydrant	5.00	EA	9,665.00	48,325.00
170	2" Water/Fire Service to Clubhouse	1.00	EA	16,000.00	16,000.00
180	4" Water & Fire Service to Condo	2.00	EA	17,700.00	35,400.00
190	1" Water Service to Townhouse Unit	28.00	EA	2,600.00	72,800.00
200	Install 12" Sewer Line	1,200.00	LF	78.00	93,600.00
210	Install 8" Sewer Line	70.00	LF	68.00	4,760.00
220	Install Sewer Manhole	9.00	EA	4,650.00	41,850.00
230	Install 4" Sewer Service to Townhouse Units	28.00	EA	1,840.00	51,520.00
240	Install Storm Catch Basin	6.00	EA	3,800.00	22,800.00
245	Install 12" Storm	910.00	LF	47.50	43,225.00
250	Install Strom Manhole	12.00	EA	3,700.00	44,400.00
260	Install Infiltration Manhole	1.00	EA	9,695.00	9,695.00
270	Install 24" Storm	15.00	LF	80.00	1,200.00
280	Install Infilt. Beds w/6' Drain Rock (Pond 4)	1.00	LS	3,050.00	3,050.00
290	Install Underground Retention System (Area 5&7)	1.00	LS	65,750.00	65,750.00

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
810	Mobilization/General Conditions	1.00	LS	69,250.00	69,250.00
820	Traffic Control	1.00	LS	750.00	750.00
830	Signs	1.00	LS	12,650.00	12,650.00
840	Pavement Markings	1.00	LS	5,185.00	5,185.00
	Phase II				**1,452,164.50**
890	Fence Removal	1,135.00	LF	1.50	1,702.50
900	Clear and Grub	12,850.00	SY	0.80	10,280.00
910	Cut/Fill to Subgrade	830.00	CY	10.50	8,715.00
920	Import Pit Run for Subgrade	160.00	CY	29.00	4,640.00
930	Topsoil Respread	1.00	LS	8,190.00	8,190.00
940	Install 8" Waterline	255.00	LF	70.00	17,850.00
950	Install 8" Fitting	1.00	EA	950.00	950.00
960	Install 8" Valve	2.00	EA	3,065.00	6,130.00
970	Install 4" Fire/Water Service to Condo	2.00	EA	17,100.00	34,200.00
980	Install Fire Hydrant	1.00	EA	9,665.00	9,665.00
990	Install 8" Sewer	210.00	LF	64.00	13,440.00
1000	Install 6" Sewer Service	3.00	EA	2,765.00	8,295.00
1010	Install Sewer Manhole	2.00	EA	4,650.00	9,300.00
1020	Install 12" Storm	215.00	LF	47.50	10,212.50
1030	Install Storm Manhole	4.00	EA	3,700.00	14,800.00
1040	Sidewalk	7,890.00	SF	9.00	71,010.00
1050	Trash Pad	1.00	EA	19,000.00	19,000.00
1060	Install 18" Curb and Gutter	1,130.00	LF	46.00	51,980.00
1070	Pavement Section (2"/4"/9")	3,035.00	SY	26.00	78,910.00
1080	SWPPP	1.00	LS	4,000.00	4,000.00
1090	Mobilization/General Conditions	1.00	LS	49,000.00	49,000.00
1100	Traffic Control	1.00	LS	750.00	750.00
1110	Signs	1.00	LS	265.00	265.00
1120	Pavement Markings	1.00	LS	1,470.00	1,470.00
	Phase III				**434,755.00**
GRAND TOTAL					**$3,464,993.00**

NOTES:

Bid Notes:

1. Price includes (1) mobilization to job. Each additional mobilization will be invoiced at quoted price.
2. Work will be completed upon a mutually agreed schedule.
3. All utilities are stubbed to within 5' of the building.
4. Concrete flat work is included for sidewalks and ADA's. Building Breeseways and townhome driveways are excluded.
5. Knife River shall provide materials in conformance with the mix design provided to it or required in the plans and specifications applicable to this Proposal.

EXCLUSIONS

1. Permits, fees.
2. Performance or payment bonds.
3. Fees for inspections or testing.
4. Surveying or staking.
5. Removal/backfill of soft or saturated soils below subgrade.
6. SWPPP or NOI filing.
7. EPA/ DEQ permit, paperwork or inspection requirements.

City Council Meeting Minutes

680 Park Avenue
Idaho Falls, ID

Thursday, January 8, 2026 | **7:30 PM** | **City Council Chambers**

1. Call to Order

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

Also present:
Pam Alexander, Municipal Services Director
Wade Sanner, CDS Director
Chris Fredericksen, Public Works Director
Zack Jones, City Attorney
Stephen Boorman, Interim GM IF Power
Jared Huish, Developer
Jim Hirrlinger, Developer
Emily Geisler, City Clerk

2. Pledge of Allegiance

Dr. Bryce Burtenshaw led those present in the Pledge of Allegiance.

3. Consent Agenda (Old Business)

A. Office of the City Clerk

1. **26-01** City Council Meeting Minutes (11.13.2025, 11.24.2025, 11.25.2025, 12.08.2025, 12.11.2025, 12.15.2025, 12.18.2025, 1.05.2026)

Motion 1: Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented.

- Moved by: Council President Burtenshaw
- Second: Councilor Larsen
- Vote: Aye: Burtenshaw, Dingman, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

4. Regular Agenda (Old Business)

A. City Attorney

1. **26-20** Reasoned Statement, Findings of Fact, and Conclusions of Law - Barnwood Estates Townhomes and Terrace Gate Condominiums

Presentation/Discussion (Attorney Jones):

- Related to a previously heard appeal.
- The appeal concerned a request for an impact fee credit or reimbursement, heard on December 18, 2025.

- The Council had previously heard arguments and voted to affirm the Impact Fee Administrator's decision.
- The City Attorney's office prepared a written reasoned statement explaining the Council's decision.
- This statement was reviewed at a recent work session, with no changes recommended.
- The document was presented for formal adoption as the Council's official findings and reasoning.
- Council members were invited to ask questions; none were raised.
- A comment was made to ensure the motion clearly reflects that the decision is supported by all Council members and the Mayor and all are authorized to sign.

Motion: Council approve and sign the reasoned statement, findings of fact, and conclusions of law for the impact fee appeal hearing held on December 18, 2025, for Barnwood Estates Townhomes and Terrace Gate Condominiums, affirming the Fee Administrator's decision made on November 6, 2025, and authorize the Mayor and City Clerk to execute the necessary documents.

- Moved by: Councilor Francis
- Second: Councilor Freeman
- Vote: Aye: Burtenshaw, Dingman, Francis, Freeman, Larsen, Radford. Nay: none
- Motion carries.

5. **Remarks from Mayor Casper**
   - As the outgoing Mayor, Mayor Casper reflected on the optimism, pride, and patriotic spirit surrounding the swearing-in ceremony and expressed deep personal gratitude for the moment.
   - She emphasized Idaho Falls' importance locally, regionally, statewide, nationally, and even internationally, noting her pride in representing the City.
   - She highlighted major accomplishments over the past 12 years, including:
     - Making Memorial Bridge pedestrian-safe.
     - Paying off hydroelectric bonds tied to post–Teton Dam recovery.
     - Building multiple fire stations and the City's first standalone fire headquarters.
     - Establishing a community college on the tech campus.
     - Hosting large-scale events such as an air show and solar eclipse gatherings.
     - Constructing a new power generation facility ahead of schedule and under budget.
     - Financing and completing a new police complex with a historically low interest rate of 1.89%.
     - Building a new water tower designed to serve the City for generations.
   - She noted Idaho Falls' recognition as one of the nation's best-performing small cities in multiple recent years.
   - Mayor Casper stressed that these achievements were made without unreasonable debt, while lowering the property tax levy rate since 2014.

- She praised City employees for their dedication, professionalism, and service—especially during the pandemic—and encouraged public appreciation of their work.
- She expressed pride in the community's respect for first responders and the strong civic culture of Idaho Falls.
- She affirmed her belief that local government is the most important level of government and warned against allowing national politics to overshadow local governance.
- Addressing the incoming City Council, she emphasized that public service is about doing what is right for the City—not what is easy or popular—and reminded them to consider voices not always heard.
- She thanked Council members, department directors, and all City staff for their intelligence, professionalism, and commitment.
- Concluding emotionally, Mayor Casper expressed deep gratitude for her 12 years of service, reaffirmed her love for Idaho Falls, encouraged continued civic engagement, and transitioned to administering the oath of office for incoming Mayor Burtenshaw.

6. Administration of the Oath of Office

A. Mayor Lisa Burtenshaw

- Mayor Lisa Burtenshaw was formally sworn in as Mayor of Idaho Falls, choosing to affirm rather than swear the oath.
- Oath: *I, Lisa Burtenshaw, do solemnly affirm that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Mayor for the City of Idaho Falls according to the best of my ability*.
- Mayor Burtenshaw made brief remarks, acknowledging the heat and large crowd and noting a recess would follow. She thanked all candidates who ran for office and everyone who volunteered during the election. She expressed appreciation for community members interested in serving on boards and commissions, stating she already feels supported by their willingness to serve.

B. Councilor Jim Freeman

- Sworn in by Mayor Burtenshaw
- Oath: *I, Jim Freeman, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Council Member for the City of Idaho Falls, according to the best of my ability*.

C. Councilor Jim Francis

- Sworn in by Mayor Burtenshaw
- Oath: *I, Jim Francis, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Council Member for the City of Idaho Falls, according to the best of my ability*.

D. Councilor Brandon Lee

- Sworn in by Mayor Burtenshaw
- Oath: *I, Brandon Lee, do solemnly swear that I will support the Constitution of the United States, and the Constitution of the State of Idaho, and that I will faithfully discharge the duties of Council Member for the City of Idaho Falls, according to the best of my ability*.

-- Recess --

7. Reconvene & Roll Call

Present:

Mayor Lisa Burtenshaw
Councilor Jim Francis
Councilor Kirk Larsen
Councilor John Radford
Emily Geisler, City Clerk
Councilor Michelle Ziel-Dingman
Councilor Jim Freeman
Councilor Brandon Lee
Zachary Jones, City Attorney

8. Remarks from Mayor Burtenshaw

- Mayor Burtenshaw expressed her love for Idaho Falls and said that love was her primary motivation for running for Mayor.
- She thanked those in attendance and expressed gratitude for the opportunity to participate in the election, noting it helped her better understand how the City can improve service to residents.
- She emphasized priorities for the City, including improving communication with residents, supporting public safety, maintaining budget accountability, and investing in projects that reflect community values. She highlighted key community assets such as roads, parks, downtown, trails, and special events as essential to making Idaho Falls a great place to live, raise a family, and grow a business.
- Mayor Burtenshaw affirmed her commitment, along with the Council and City staff, to these goals and expressed optimism for the next four years.
- She stressed the importance of building the City for the next generation, with a focus on safety and quality of life.
- She concluded by thanking the public for their support, acknowledging Mayor Casper's service.

9. Elect President of the Council

Councilor Larsen shared that he has had the opportunity to work closely with Councilor Francis and learn from him. He praised Councilor Francis as a dedicated, serious, and

hardworking Council member. Larsen described Councilor Francis as a strong mentor and expressed confidence that he would serve effectively as Council President.

Motion: Nominate Jim Francis for Council President.

- Moved by: Councilor Larsen
- Second: Councilor Freeman
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

Comments from Council President Francis:

- He outlined key priorities for his leadership, focusing on improving consistency, clarity, and efficiency in City ordinances and code. He noted that some areas of the code are unclear and said work has already begun with the City Attorney to address those issues.
- Francis emphasized his commitment to supporting the Mayor by helping turn Council priorities into Citywide action and continuing, expanding, and improving the priority-setting program started two years ago.
- He acknowledged the importance of constructive disagreement between the Council (legislative branch) and the Mayor (executive branch).
- He expressed strong support for Mayor Burtenshaw's efforts to recruit volunteers for boards and commissions and pledged to support those nominations when they come before the Council.

10. Public Comment

1. **Anthony Mongillo** – 4870 Pevero Drive - Congratulated the newly elected officials and expressed appreciation for the democratic process and the ability to have differing opinions. He suggested that the City consider developing an aquatic center, noting it would benefit children and the broader community. He concluded by thanking the Council.
2. **Evan Bastow** – 3017 Sonora Drive - Requested that the City Council consider a proposal to rename Community Park to Ida Hardcastle Community Park. He suggested the renaming as a way to honor Ida Hardcastle for her service. He thanked the Council for considering the request.

11. Consent Agenda (New Business)

A. Municipal Services

1. **26-13** Purchase of a replacement vehicle for Public Works from Smith Chevrolet for $94,897.90.

B. Public Works

1. **26-11** Bid Award to Knife River Corp of the International Way Parking in the amount of $349,963.50.
2. **26-12** Bid Award to Knife River Corp for the Anderson Water Line Railroad Crossing in the amount of $389,389.00.

C. Airport

1. **26-17** Non-Exclusive Rental Car Concession Agreement with Enterprise Rent A Car Company of UT, LLC, with a fixed revenue total of $223,195.26 plus a 10% privilege fee.
2. **26-18** Non-Exclusive Rental Car Concession Agreement with Enterprise, operating as Alamo Rent A Car and National Car Rental for a fixed revenue total of $269,205.54.

Motion 1: Approve, accept, or receive all items on the Consent Agenda according to the recommendations presented.

- Moved by: Council President Francis
- Second: Councilor Larsen
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

12. Regular Agenda (New Business)

A. Idaho Falls Power

1. **26-19** Appointment of Idaho Falls' UAMPS Member Representative and Alternate

Presentation/Discussion (Interim GM Boorman):

Interim GM Boorman explained a proposed change in the City's representative to UAMPS (Utah Associated Municipal Power Systems). Due to a staffing change, the City proposed appointing Josh Roos as the primary representative and Colter Tucker as the alternate.

No Council questions were raised, and a comment was made expressing confidence in the proposed representatives. At the Council's request, Director Boorman explained that UAMPS is a consortium of municipal power systems that manages shared energy projects and facilitates buying and selling excess power among members.

Motion: Approve the Resolution appointing Idaho Falls' UAMPS Member Representative and Alternate and authorize the City Clerk and Mayor to execute the necessary documents.

- Moved by: Councilor Freeman
- Second: Councilor Dingman
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

B. Municipal Services

1. **26-14** Sale of Used Transformer from Idaho Falls Power

Presentation/Discussion (Director Alexander): The Municipal Services Department coordinates the disbursement/disposal of City surplus property under Resolution 2015-01. The used transformer, located at the Sugar Mill site, was offered for surplus but initially received no takers. Idaho Falls Power then contacted vendors, resulting in two bids; the

highest bid came from J&J Transformers. The Council was asked to approve the sale of the transformer to J&J Transformer.

Motion: Approve the sale of a used 15 MVA transformer from Sugarmill Substation to J&J Transformers for $17,500.00, the highest of two offers received, and authorize the Mayor and City Clerk to sign the necessary documents.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

C. Office of the City Clerk

1. **26-08** Ordinance Amendment - City Council Meeting Time

Presentation/Discussion (Clerk Geisler): The City Clerk presented an ordinance amendment to change the City Council meeting time. Historically, Council meetings have been held on various Thursdays; the amendment keeps meetings on the second and fourth Thursdays but moves the start time from 7:30 p.m. to 6:30 p.m. The change aims to make meetings more accessible for the public.

Motion: Approve the Ordinance amending Title 1, Chapter 6, Section 1, to change the time for regular City Council meetings and delete an unnecessary reference to the month of November, under a suspension of the rules requiring three complete and separate readings; and request it be read by title and published by summary.

- Moved by: Councilor Radford
- Second: Councilor Larsen
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

Ordinance #3637 Title Read: AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 1, CHAPTER 6, SECTION 1, PROVIDING FOR THE NOTICE OF THE TIMES OF REGULAR MEETINGS; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

D. Community Development Services

1. **26-15** Final Plat and Reasoned Statement of Relevant Criteria and Standards, Highland Park Addition, Third Amended.

Presentation/Discussion (Director Sanner):

- Highland Park Addition, Third Amended, is a six-lot development.

- These properties were originally annexed in 1906, prior to the construction of US Highway 20, which created irregularly shaped lots.
- The properties are currently zoned TN, allowing for infill development that makes efficient use of existing utilities and resources.
- Site layout:
    - Three lots to the north and three to the south.
    - Access is provided via a cul-de-sac on Elmore and an alleyway; portions of the alley require easement over private property to achieve a full 20-foot width.
    - A Homeowners Association (HOA) will maintain the access easement.
    - Two fire-access points are planned (cul-de-sac and alleyway).
- The subdivision will consist of owner-occupied, attached single-family homes, some "back-loaded" facing Highway 20.
- The preliminary plat passed unanimously through the Planning Commission with no public comment.
- Councilors praised the development as an example of creative, thoughtful infill development, using the Traditional Neighborhood Zone to make previously underutilized historic property productive.
- The project is highlighted as beneficial amid a housing shortage, providing affordable and approachable housing.
- Councilors expressed appreciation for developer innovation and City support in facilitating the project.

Motion 1: Accept or Approve the Final Plat for Highland Park Addition, Third Amended and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

Motion 2: Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Highland Park Addition, Third Amended and give authorization for the Mayor to execute the necessary documents.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

**Director Sanner noted that a corrected version of the Reasoned Statement, which was provided to each Council member, was the one being voted on. The corrected version included the date of City Council approval.*

2. **26-10** Quasi-judicial Public Hearing-Rezone from HC, Highway Commercial to CC, Central Commercial, Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for approximately 2.45 acres consisting of a portion of Lot 2, Block 1, Taylor Crossing on the River Division No. 8.

Hearing Opened
Presentation/Discussion (Director Sanner):

- The item is a rezoning request for two properties totaling 2.45 acres, located near the Eagle roundabout between Utah Avenue and Pancheri Drive.
- The request is to change the zoning from Highway Commercial (HC) to Central Commercial (CC).
- Adjacent properties are already zoned CC, so the request aligns with surrounding land uses.
- The rezoning fits the City's comprehensive plan ("Imagine IF") goals for mixed-use centers and corridors. Both HC and CC are compatible with the transect designation.
- The properties are within the Riverwalk Urban Renewal District, allowing the developer to use tax increment financing (TIF) to offset infrastructure costs.
- The developer intends to blast lava rock on the site to allow for a commercial boutique, a use permitted only in the CC zone.
- The Planning Commission unanimously recommended approval on December 9, 2025, with no public comment.
- Councilors noted the CC zoning allows flexibility for residential and commercial development, resolves a previously challenging site, and is not a spot zone.

There was no public testimony and the hearing was closed.

Motion 1: Approve the Ordinance Rezoning approximately 2.45 acres consisting of a portion of Lot 2, Block 1, Taylor Crossing on the River Division No. 8. from HC, Highway Commercial to CC, Central Commercial, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

Ordinance #3638 Title Read: AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 2.45 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM

HC, HIGHWAY COMMERCIAL TO CC, CENTRAL COMMERCIAL; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

Motion 2: Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from HC to CC and give authorization for the Mayor and City Clerk to execute the necessary documents.

- Moved by: Councilor Larsen
- Second: Councilor Radford
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

3. **26-09** Quasi-Judicial Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Sage Lakes.

Hearing Opened
Presentation/Discussion (Director Sanner, Mr. Huish, Mr. Hirrlinger, Director Fredericksen):

- Project Overview
  - Presented by developer Jared Huish (with later input from partner Jim Hirrlinger).
  - Approximately 20 acres located west of 5th East, south of the golf course (Sage Lakes), and north of Fairway Estates.
  - Project has gone through neighborhood meetings and Planning Commission review; the proposal reflects community feedback and is intended as a "living document."
- Zoning & Planning Context
  - Property has been zoned R-2 since annexation in 2019, with adjacent R-1 and R-3A zoning.
  - Zoning pattern follows traditional density transitions from higher density near Lewisville Highway to lower density neighborhoods.
  - Site is within the General Urban Transect under the Imagine IF comprehensive plan, which supports mixed housing types, walkability, and connected streets.
  - Development complies with airport-compatible land use requirements and lies outside the main noise corridor.
- Development Program & Density
  - PUD focuses on townhomes, while 74 single-family homes surrounding the site were previously approved through a preliminary plat.
  - Proposal includes 246 townhomes, a 20% density reduction from what zoning would otherwise allow (R-2 permits up to 17 units/acre; proposal is ~11 units/acre).

- Density was intentionally reduced to maintain higher quality, neighborhood compatibility, and property values.
- All units are for-sale and can be owner-occupied (not just rentals).

- Design & Housing Types
  - Mix of single-family homes and townhomes supports multiple price points, aging in place, and multigenerational living.
  - Townhomes are two-story only, with front-load and rear-load designs; rear-load units use alleys to minimize garage/vehicle visibility.
  - Townhome widths range, all with two-car garages.
  - Buildings range from 4–8 attached units.
  - Architecture is designed to be cohesive with nearby neighborhoods and golf course homes.
- Open Space & Amenities
  - Approximately 4.5 acres of open space with two playgrounds, two dog parks, pavilion, walking trails, patios, landscaping, and buffers
  - Most open space is common area maintained by an HOA; homeowners own only their unit footprint ("pad lot" style).
  - Potential for shared park access with neighboring HOAs, subject to maintenance agreements.
- Access, Streets & Connectivity
  - Primary access is directly from the highway (Lewisville) to reduce cut-through traffic in existing neighborhoods.
  - Surrounding streets are public; interior streets are private (no drive aisles).
  - Two access points provided to meet fire code requirements.
  - A street stub is shown only to preserve future access for a separate triangular parcel to the north; it is not required for this PUD and not related to this development.
  - Internal trails connect to sidewalks along Sage Lakes Boulevard and to future planned bike/pedestrian facilities along Lewisville Highway.
- Traffic, Utilities & Infrastructure
  - Traffic study found no expected level-of-service issues, with a reduction being shown for the Pevero Drive/5th West intersection.
  - Water pressure concerns raised by neighbors were investigated:
    - Issues traced to temporary valve shutdowns during bridge construction.
    - City verified 55 PSI at residences; system meets standards and has capacity for added demand.
  - Bridge (from Lewisville Hwy) and Sage Lakes Boulevard:
    - Certificates of occupancy will not be issued until the bridge is completed and approved.

        - Financial assurance is in place to ensure completion even if the developer fails.
- Public & Planning Commission Input
    - Neighborhood and Planning Commission comments were included in the Council packet.
    - Concerns addressed included traffic, water pressure, property values, crime/safety, building height, and lack of nearby commercial services.
    - Staff noted commercial zoning exists nearby, but commercial development typically follows residential growth.
    - Planning Commission recommended approval by a 5–1 vote.
- Council Discussion Highlights
    - Councilor Francis asked whether building height could be formally limited to two stories in the PUD approval.
        - Legal staff cautioned that imposing a height restriction below what R-2 allows could raise legal "takings" concerns, though PUDs allow more conditions and developers can self-impose limits.
    - Clarified that the project uses private streets only and no drive aisles.
    - Confirmed zoning has not changed since 2019 and that the future access to the North shown does not apply to the current development.
- Next Steps
    - Council opened the process for public testimony, with speakers asked to state their name and address and were given approximately three minutes each
    - Developer allowed rebuttal following public comment.

<u>Public Comment</u>:

- Allison Hicken, 375 Pevero Drive
    - Perspective
        - Supports smart growth that respects existing residents and neighborhoods.
        - Does not oppose growth, but asks the City to ensure it is done safely and thoughtfully.
    - Primary Concern: Access & Emergency Response
        - Fairway Estates currently has limited access to the City, with residents traveling over a mile via Pevero Drive to East River Road (5th West).
        - Only one functional access route.
        - Sage Lakes Boulevard and the bridge are not yet operational, despite being discussed for years.
        - Cited past experience where planned future roads never materialized, leaving neighborhoods without promised access.
    - Emergency Response Examples

- Recounted a lightning storm that caused multiple road closures and a backyard fire.
- Emergency services took 17 minutes to respond; residents extinguished the fire themselves.
- Referenced a recent grass fire in the Hatch Pit where emergency access was again limited, requiring wildland fire units.
- Expressed serious concern about adding 200–250+ new homes without improving access.

- Bridge & Bonding
  - Explained that the bridge (access from Lewisville Hwy) was only bonded and guaranteed after years of residents advocating and expressing concern that it might never be built.
  - Asked the Council to provide similar protection now, rather than relying on future promises.
- Neighborhood Equity & Amenities
  - Noted that although the new development is adjacent, it is treated as a separate HOA, limiting Fairway Estates residents' access to green space and amenities.
  - Golf course green space is not public and explicitly marked as off-limits.
  - Stated Fairway Estates lacks:
    - Walkable access to the City
    - Sidewalks on East River Road and Lewisville Highway
    - Usable public green space
  - Lives in an older (1998) home with a large lot and mature landscaping.
  - Expressed concern about protecting home values and neighborhood character near the golf course.
- Infrastructure Concerns
  - Questioned water pressure assurances, noting that measurements were taken in winter.
  - Requested testing during peak summer irrigation months, when residents already experience low pressure.
- Overall Message
  - Urged the City to prioritize roads, sidewalks, access, and emergency safety before approving large new developments.
  - Framed her request as a call for protection of existing residents, not opposition to new neighbors.

- Darick Sontag, 5188 Grassy Hill
  - Questioned how the property was zoned R-2 or R-3, stating that this level of density does not fit the existing neighborhood.
  - Reported that many neighbors oppose the project and are not supportive of the development.
  - Raised concerns about increased traffic, noise, and overall neighborhood impacts associated with higher-density development.

- Emphasized the potential loss of property values, noting that denser development changes buyer preferences and reduces the pool of potential homebuyers.
- Stated they are not opposed to growth but believe this project does not make sense in this location.
- Urged the City Council to prioritize existing Idaho Falls residents and neighborhood compatibility over the interests of out-of-state developers.

- Amber Reynolds, 5288 Cypress Creek
  - Lives five houses from the proposed PUD in a quiet, family-oriented neighborhood with many young children who regularly play outside.
  - Expressed serious safety concerns about adding 250 or more additional vehicles to neighborhood streets, noting that children, despite safety guidance, can act unpredictably.
  - Clarified she is not opposed to housing or growth, but believes the density and scale of the PUD do not fit the neighborhood's aesthetics, lifestyle, or expectations when residents purchased their homes.
  - Works at Ethel Boyes Elementary School and noted District 91 elementary schools are already over 90% capacity.
  - Raised concerns that combined with other nearby developments, the area could see 500–600+ new homes, further overwhelming school capacity.
  - Asked the Council to consider whether the proposed PUD would truly make the area a safe and happy place for families.

- Zack Bennett, 480 Pevero Drive
  - Lives near the 5th West outlet, a high-traffic intersection.
  - Urged the Council that if the project is approved, they should strictly require completion of a functional, usable bridge.
  - Emphasized that language must be clear and unambiguous about what "completed and finished" means.
  - Stated that a true bridge completion should provide direct traffic access to the City, not routing traffic down Pevero to Fifth West, but instead allowing access from Lewisville.
  - Requested the Council "hold the line" on bridge requirements to ensure meaningful access and traffic relief.

- Curtis St. Michel, 275 Pevero
  - Lives near the end of the affected area and stated most concerns had already been raised but emphasized infrastructure and access issues.
  - Warned that East River Road is already overburdened, with multiple current and planned developments funneling traffic onto it.
  - Noted physical constraints on East River Road (power lines on one side, canal on the other) that make widening or major improvements difficult.

- Argued that adding a turn lane alone will not address traffic volumes created by existing and future development.
- Stated there is no safe access to town except by car, and even driving is marginal; walking or biking is unsafe, especially for children.
- Highlighted that children have limited access to schools and destinations due to lack of infrastructure.
- Expressed frustration that development has proceeded without adequate supporting infrastructure along the corridor.
- Acknowledged that East River Road and related roads are county roads, questioning what authority the City has to make necessary improvements.
- Concluded that residents feel left to simply "live with it" without solutions.

- Terri McIsaac, 6724 N. Orlinda Lane
  - Lives in J & K Estates and expressed concern about increased traffic on 65th North due to new development.
  - Noted that construction vehicles and large trucks have damaged roads multiple times.
  - Highlighted that biking and walking are difficult in the area due to traffic and lack of infrastructure.
  - Stated that J & K Estates lacks green space or pedestrian paths, and while this is currently acceptable under county jurisdiction, it is concerning as part of future City growth.
  - Requested that the City take a broader look at development impacts and consider slowing the pace of growth to address these issues.

- Alice Durfree, 5214 Cypress Creek
  - Lives on Cypress Creek and appreciates the developer's efforts to work with the community.
  - Praises her neighborhood for being safe, family-friendly, and community-oriented, with children playing outside.
  - Expressed concern that adding townhouses or two-story units could increase crime and disrupt the current neighborhood atmosphere.
  - Worried about school capacity and the impact of additional families moving into the area.
  - Suggested considering more single-family homes instead of two-story units to better fit the neighborhood and accommodate older residents.

- McKenzie Burden, 5279 Eaglewood
  - Lives at 5279 Eaglewood and has deep personal/family ties to the neighborhood (grandfather donated land for Sage Lakes Golf Course and helped start Fairway Estates).

- Appreciates the developers' efforts to accommodate the community but remains opposed to the proposed development.
- Emphasizes the importance of preserving the neighborhood's character, safety, and happiness for her family and the broader community.
- Strongly supports the principle of keeping the neighborhood and town safe and family-friendly, aligning with prior remark.

- Allen Rainsdon, 5675 Eaglewood
  - Lives on Eaglewood near the end of the street.
  - Acknowledges that the developer is trying to work with the community, but his main concern is City infrastructure.
  - Key infrastructure concerns include:
    - Road capacity
    - Water supply
    - Schools
    - Buffer zones / green space
  - Suggests expanding the green space between single-family homes and townhomes to create a solid green belt, which could help with capacity and neighborhood cohesion.
  - Questions whether private roads and access to amenities (dog park, green areas) will truly be available to existing homes.
  - Notes that future developments and connector roads may also face capacity challenges, and recommends planning infrastructure improvements with a long-term perspective.

- Jim Matheson, 5315 Rock Hollow Lane
  - Acknowledges that the developers have made efforts to address neighborhood concerns.
  - Access concerns:
    - 5th West is not a safe entrance or exit for the neighborhood.
    - Turn lanes and modifications are inadequate.
    - Road safety is a major issue for all vehicles.
  - Housing mismatch concerns:
    - Townhomes are being built next to high-value single-family homes, creating a market value mismatch.
    - Examples include townhomes nearby next to Heritage Hills single-family homes.
    - Worries that this mismatch could negatively affect property values long-term.
  - Infrastructure concerns:

    - Additional 246 townhomes in Fairway Estates will stress existing infrastructure.
    - Urges City Council to consider long-term development, infrastructure, and neighborhood compatibility when approving zoning and construction plans.
  - Personal context: moved to Fairway Estates for its single-family home character and values neighborhood safety and aesthetics.

- Brad Whipple, 1205 Susanne Ave
  - Supportive of the project: Defends the development against concerns raised.
  - Infrastructure access: Notes that roads, schools, and water are public responsibilities, and townhome residents have equal rights to these services.
  - Bridge and road access: Acknowledges that the bridge and roads are bonded, providing guaranteed access.
  - Overall impression: sees no major flaws with the project and believes the design appropriately addresses common neighborhood concerns.

- Sarah Williams, 5355 Eaglewood
  - Neighborhood buffer: Suggests using parks instead of houses as a buffer between existing and new development for a more appealing layout.
  - School concerns: Highlights the inability to pass bonds for new schools in District 91, stressing that additional housing will exacerbate overcrowding and strain on schools like Idaho Falls High School.
  - Support for growth: Supports development in principle but emphasizes the need for smart, planned growth.
  - Traffic concerns: Notes that cumulative development in the area will create significant traffic, potentially adding hundreds of cars and congestion.
  - Overall message: Advocates for thoughtful planning that balances growth, community aesthetics, school capacity, and traffic management.

- Christian Ashcraft, 1065 Orlin Drive
  - Perspective: Offers an outside perspective, acknowledging residents' concerns about neighborhood change and increased density.
  - Developer engagement: Praises the developer for being highly involved and trying to integrate the development with the existing neighborhood.
  - Housing diversity: Supports the concept of mixed housing types and multi-generational options, noting benefits of having apartments and single-family homes in one area.

- Community focus: Emphasizes that the success of a neighborhood depends on the community built, not just the types of houses.
- Overall view: Sees this development as a positive example for future neighborhoods, balancing growth, integration, and community cohesion.

- Hayley Baird, 5279 Cypress Creek
  - Location & context: Lives on Cypress Creek, directly adjacent to where new townhomes are planned.
  - Appreciation for developer efforts: Commends thoughtful design elements like garages on the backside to reduce front-facing traffic and enhance safety.
  - Neighborhood character: Emphasizes the idyllic nature of the neighborhood, with a balance of empty nesters and children, making it peaceful and family-friendly.
  - Concerns & suggestions:
    - Recommends shifting green space to act as a buffer between new townhomes and existing single-family homes.
    - Notes the impact on recently moved-in families and stresses safety and traffic management with increased density.
  - Overall stance: Appreciates townhomes as a housing type but advocates for design adjustments to preserve neighborhood safety, character, and infrastructure.

- Kyle Hicken, 375 Pevero Drive
  - Location & context: Lives at 375 Pevero Drive, on the road heavily used by the neighborhood.
  - Traffic concerns:
    - High traffic volume, including construction vehicles and speeding (40–50 mph) on a residential street.
    - Concerned that the new high-density townhomes will increase congestion without providing meaningful relief for the neighborhood.
  - Access & City planning issues:
    - Criticizes the development's reliance on residential roads instead of major arterials for high-density access.
    - Warns that future high-density developments north and east will exacerbate traffic problems and landlock the neighborhood.
  - Infrastructure & long-term planning: Emphasizes that this project doesn't account for broader neighborhood infrastructure needs and calls for smart City planning with proper access and consideration of cumulative density.
  - Overall stance: Opposes the development's current design due to traffic, access, and long-term planning concerns.

Further Discussion by Council and Developer:

1. Project Overview and Construction Updates:
    - The development involves Sage Lakes Boulevard and adjacent residential areas. Construction of the road is nearly complete; curb, gutter, sewer, and irrigation lines are installed, with the final asphalt layer pending plant availability and suitable temperatures. Road completion is expected early in the year (Feb–Apr).
    - Once Sage Lakes Boulevard opens, it will significantly improve traffic flow, allowing residents south of the area to avoid long detours. Some shifts in traffic patterns are expected but are considered manageable.
2. Housing and Market Considerations:
    - Homes are primarily single-family, ~1,800 sq. ft., two-story.
    - The PUD includes a mix of townhomes and detached homes, designed to fit neighborhood character and include green space, trails, and rear-facing homes to minimize visual impact.
3. Zoning, Density, and Prescriptive Rights:
    - Current zoning (R2/R3A) allows up to 340 units by-right; the PUD proposes 246 units, reducing density while adding amenities.
    - "Prescriptive rights" mean developers could build to the maximum allowed under R2/R3A without Council approval. The PUD offers more controlled, neighborhood-friendly development compared to by-right development.
    - Height restrictions and density cannot be arbitrarily changed by Council; conditions must comply with existing ordinance.
4. Infrastructure and Public Services:
    - Water and sewer improvements have addressed prior low-pressure issues, including a completed loop and redundant water lines.
    - Transportation infrastructure plans are in progress: 5th West and Lewisville Highway are being upgraded, with a five-lane facility proposed to accommodate future traffic from the I-15/US-20 connection.
    - A new fire station, funded by impact fees, is located near the development, ensuring rapid response.
    - The PUD also provides pedestrian connections, green space, and pathways, enhancing walkability and safety.
5. The hearing was closed and followed by Council deliberation and rationale:
    - Council's role is to apply the PUD ordinance, not to address school capacity or population growth directly.
    - Traffic concerns were addressed via studies, and road improvements are planned; construction traffic routing cannot be legally conditioned.
    - Council members emphasized that the PUD is preferable to by-right development because it reduces density, preserves green space, and creates a more aesthetically pleasing and functional neighborhood.

- Positive aspects highlighted include the developer's responsiveness to neighborhood input, thoughtful design (rear-facing homes, no driveways on certain streets), and inclusion of mixed housing types.
- While school capacity remains a concern, Council members support broader solutions, including school bonds for new elementary facilities.
- Overall, the PUD is seen as a well-planned, community-oriented compromise that balances growth, infrastructure, neighborhood character, and livability, avoiding unchecked sprawl.

Motion 1: Approve the Planned Unit Development (PUD) for Sage Lakes as presented.

- Moved by: Councilor Radford
- Second: Councilor Larsen
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

Motion 2: Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Sage Lakes and give authorization for the Mayor to execute the necessary documents.

- Moved by: Councilor Radford
- Second: Councilor Larsen
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none
- Motion carries.

13. Announcements

- **None**

There being no further business, the meeting adjourned at 11:05 PM.

/s/ Emily Geisler_____
Emily Geisler, City Clerk

/s/ Lisa Burtenshaw_____
Lisa Burtenshaw, Mayor

IDAHO FALLS

City Council

January 8, 2026

IDAHO FALLS

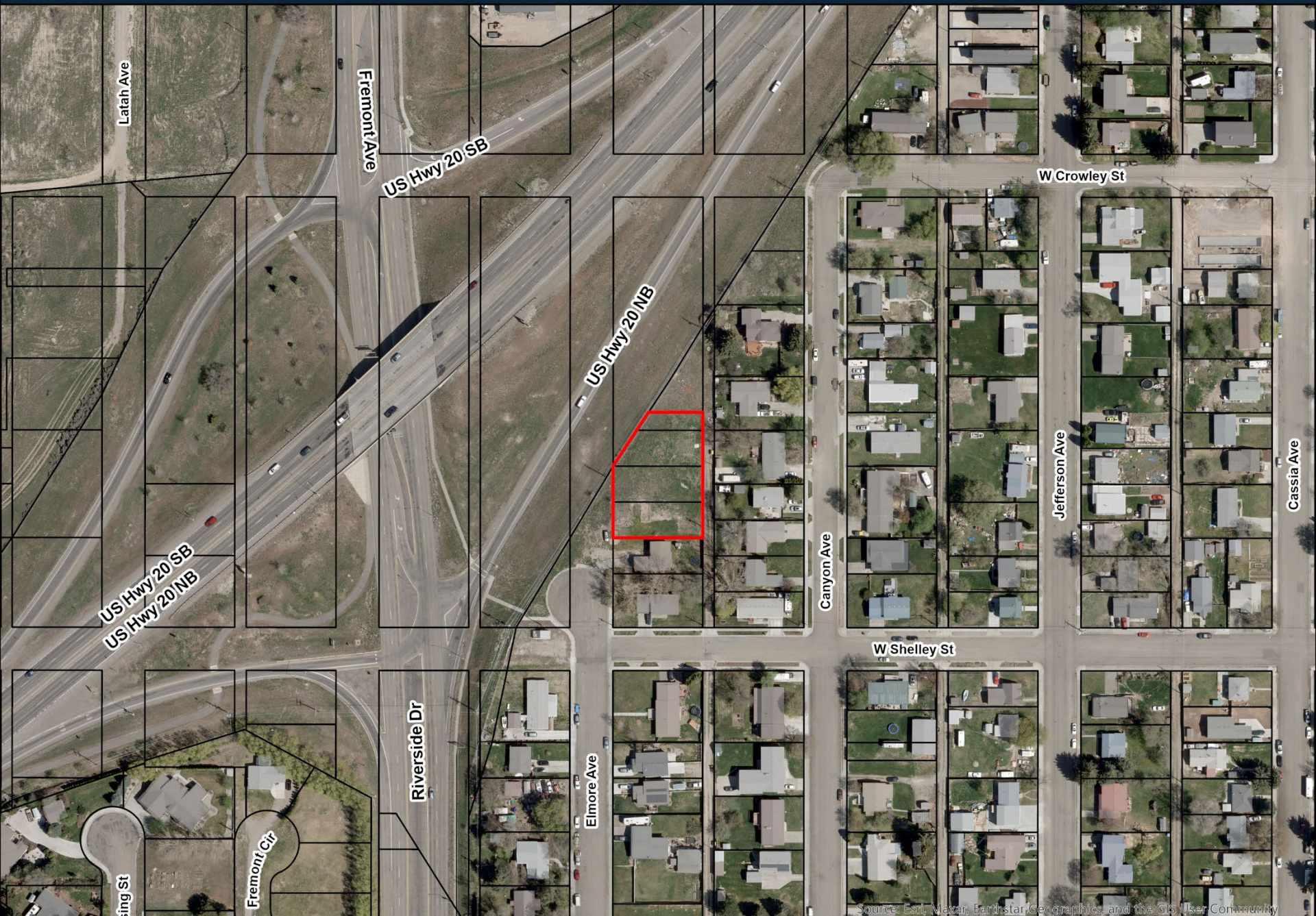
Final Plat

PLT25-008

Highland Park Addition, Third Amended

Aerial

PLT25-008 Highland Park Addition, 3rd Amended

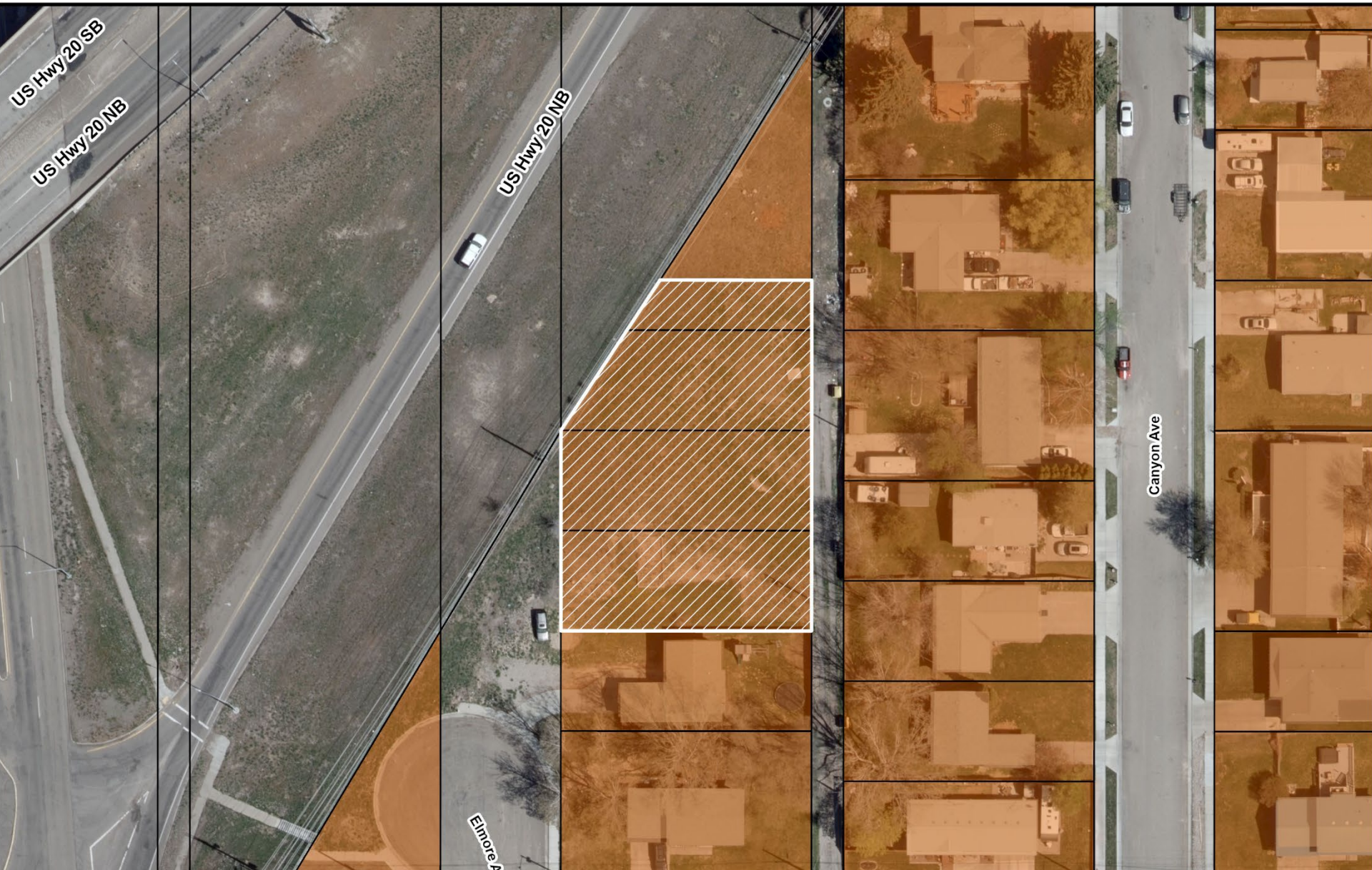


Zoning

PLT25-008 Highland Park Addition, 3rd Amended

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

N



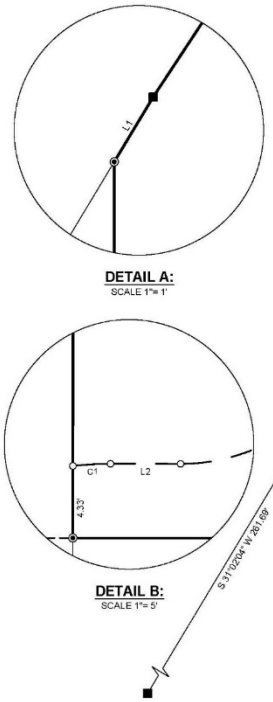
HIGHLAND PARK ADDITION, THIRD AMENDED

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING A RE-PLAT OF PORTIONS OF LOTS 37, 38, 39, 40, 41, 42, AND 43 OF BLOCK 45, OF HIGHLAND PARK ADDITION LOCATED IN THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 37 EAST, B.M.

LEGEND

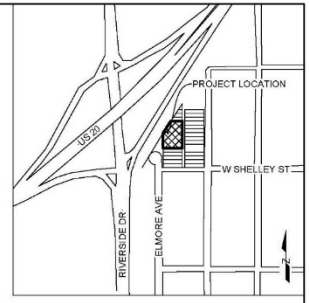
- PLSS SECTION CONTROL (AS NOTED)
- FOUND BRASS CAP RIGHT-OF-WAY MONUMENT
- FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC CAP
- FOUND RAILROAD SPIKE
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED PLS 18405
- SET 1/2" REBAR WITH PLASTIC CAP STAMPED PLS 18405
- SUBDIVISION BOUNDARY
- LOT LINE
- CROSS ACCESS EASEMENT & PUBLIC UTILITY EASEMENT
- CROSS ACCESS EASEMENT
- ADJOINING BOUNDARY LINE
- SECTION LINE
- DIMENSIONAL TIE LINE
- CP&F — CORNER PERPETUATION AND FILING RECORD
- PWE — PRIVATE WATER EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- CAE — CROSS ACCESS EASEMENT

(IN FEET)
1 inch = 20 ft.



DETAIL A:
SCALE 1"= 1'

DETAIL B:
SCALE 1"= 5'



VICINITY MAP

NORTHEAST CORNER OF SECTION 13
FOUND BRASS CAP PURSUANT TO CP&F
INSTRUMENT No. 1657308

RAILROAD SPIKE
FOUND AT THE INTERSECTION OF
ELMORE AVENUE AND HIGHAM STREET.

US 20
ON RAMP
ITD PROJECT No. F-6471(31) R/W

SEE DETAIL A

SEE DETAIL B

LOT 35

LOT 36
BLOCK 45
HIGHLAND PARK ADDITION
OLD PLAT BOOK, PAGE 5

LOT 49
0.050 ACRES

LOT 50
0.049 ACRES

LOT 51
0.108 ACRES

LOT 52
0.115 ACRES

LOT 53
0.062 ACRES

LOT 54
0.075 ACRES

LOT 44

BLOCK 45
HIGHLAND PARK ADDITION
OLD PLAT BOOK, PAGE 5

LOT 45

ELMORE AVENUE

ALLEY

BLOCK 45
HIGHLAND PARK ADDITION
OLD PLAT BOOK, PAGE 5

LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4

NE CORNER, LOT 6, BLOCK 45
HIGHLAND PARK ADDITION
OLD PLAT BOOK, PAGE 5

MONUMENTED BASIS OF BEARING
S 00°02'32" W 2641.07'

EAST QUARTER CORNER OF SECTION 13
FOUND ALUMINUM CAP MONUMENT PER
TO CP&F INSTRUMENT No. 661988

POB

S 89°56'55" E 74.87'
14.01'
56.36'
4.51'
16.00'
S 89°57'03" E 92.31'
S 89°57'03" E 106.46'
N 89°57'05" W 49.82'
N 89°57'05" W 125.00'
S 89°57'05" E 49.25'
S 89°57'04" E 125.00'
N 89°57'04" W 125.00'
S 89°56'55" E 30.00'
120.54'
N 89°56'55" W 125.00'
16.00'
N 89°56'59" W 125.00'
511.13'
N 89°57'28" W 527.13'
S 00°03'05" W 1165.00'
N 00°03'05" E 66.75'
S 00°03'05" W 175.00'
S 00°02'55" W 44.42'
S 00°00'00" E 44.58'
S 00°03'05" W 25.00'
N 33°23'09" E 30.34'
N 33°21'55" E
N 16°05'05" E
N 09°04'01" E
N 15°39'39" E 63.18'
N 25°43'22" E
1100.02'
1541.05'

SURVEYOR NARRATIVE

THIS SURVEY WAS DONE AT THE REQUEST OF TETON PEAKS DEVELOPERS, LLC WITH THE INTENTIONS OF DIVIDING THE LAND SHOWN TO FURTHER UTILIZE THE LAND SHOWN WITHIN THIS SUBDIVISION.

THE NORTHWEST BOUNDARY OF THIS SUBDIVISION WAS RESOLVED BY FOUND RIGHT-OF-WAY MONUMENTS AND INFORMATION FOUND IN DEEDS INSTRUMENT No. 1780826, 366042 AND ITD RIGHT-OF-WAY PLAN SET F-6471(31) R/W.

THE NORTH, EAST SOUTH AND WEST BOUNDARIES WERE DETERMINED BY RECORD INFORMATION SHOWN ON THE PLAT OF HIGHLAND PARK ADDITION FILED IN PLAT BOOK PAGE 5, DEEDS INSTRUMENT No. 1780826, 1780778, 1681537 AND FOUND MONUMENTS AS SHOWN. USING THE RAILROAD SPIKE AT THE INTERSECTION OF ELMORE AVENUE AND HIGHAM STREET ALONG WITH THE THE FOUND 1/2 INCH REBAR AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 45 OF THE SAID HIGHLAND PARK ADDITION. RECORD INFORMATION FROM THE SAID HIGHLAND PARK ADDITION MATCHES EXISTING FENCE LINES ON THE EAST SIDE OF THE ALLEY, THE SOUTH SIDE OF THIS SUBDIVISION AS WELL AS THE BACK OF SIDEWALK ALONG W. SHELLEY STREET QUITE WELL. THIS EVIDENCE WAS USED TO DETERMINE THESE BOUNDARIES.

REFERNCES:

1) ITD PROJECT No. F-6471(31) R/W
2) HIGHLAND PARK ADDITION INSTRUMENT No. 1597107
3) DEED INSTRUMENT No. 366042
4) DEED INSTRUMENT No. 594298
5) DEED INSTRUMENT No. 1163156
6) DEED INSTRUMENT No. 1780778
7) DEED INSTRUMENT No. 1780826
8) DEED INSTRUMENT No. 1681537
9) CP&F'S AS LISTED ON THE FACE OF THIS PLAT

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N 31°02'04" E	0.91'
L2	S 89°57'12" E	4.22'
L3	N 09°04'01" E	3.68'
L4	N 25°43'22" E	3.12'

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	2.27'	19.50'	6°39'43"	N 86°42'56" E	2.27'
C2	14.83'	11.50'	74°24'17"	N 52°50'38" E	13.91'
C3	23.79'	30.00'	45°26'13"	N 53°40'15" E	23.17'
C4	7.15'	30.00'	13°39'34"	N 83°13'09" E	7.14'
C5	46.75'	30.01'	89°16'19"	S 44°35'33" E	42.16'
C6	46.75'	30.00'	89°16'34"	S 44°41'24" W	42.16'
C7	0.52'	55.00'	0°32'12"	S 89°46'50" W	0.52'
C8	44.60'	60.50'	42°14'29"	S 68°26'25" W	43.60'

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 1.000277285 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.

PRELIMINARY

PROFESSIONAL LAND SURVEYOR LICENSED STATE OF IDAHO CARDON T. PAYNE

IDAHO FALLS, ID

DRAWN BY: NK	REVIEWED BY: CTP
JOB NO: 24-156	DATE: May 20, 2025

CONNECT ENGINEERING
CIVIL ENGINEERING | SURVEYING | CONSTRUCTION
IDAHO FALLS / CHUBBUCK
208-497-5081

HIGHLAND PARK ADDITION
THIRD AMENDED

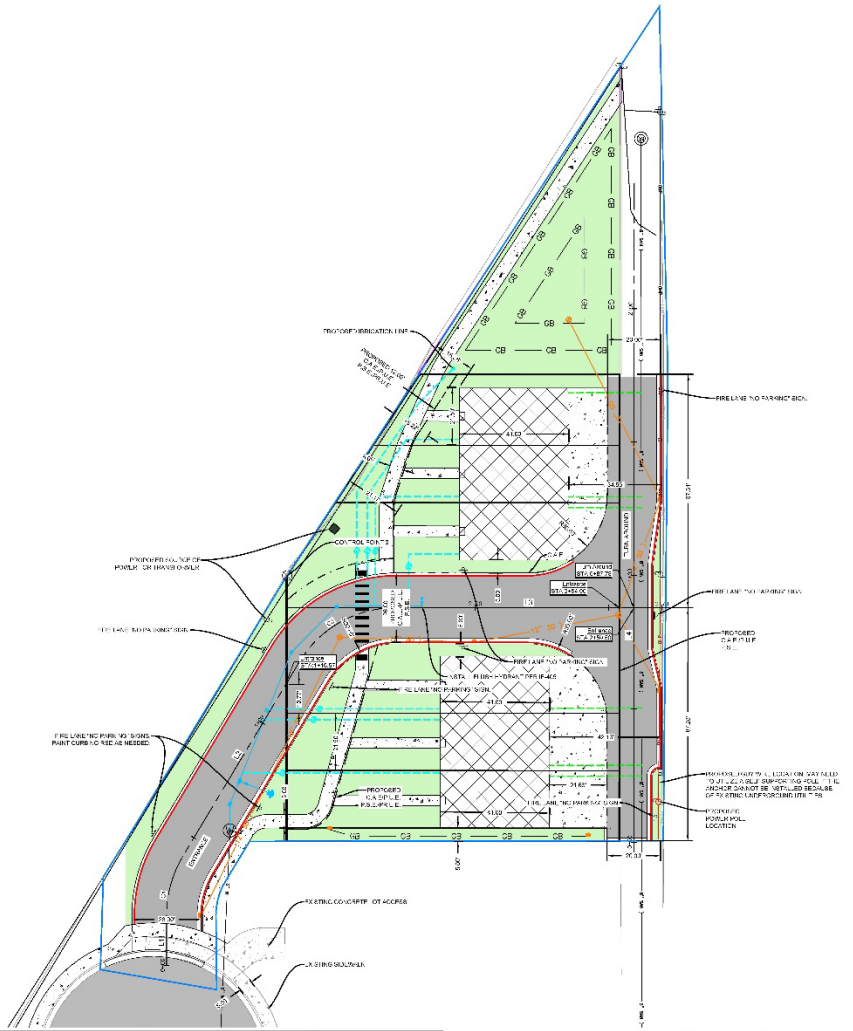
1 OF 2 SHEETS

Site Photo

Looking southeast from Hwy 20



Docusign Envelope ID: 50F1DB8-0372-430C-A8A2-7B5910609501



NOTE:
ANCHORS, CONFORMING TO ITD STANDARDS, SHALL BE PROVIDED AT EVERY JOINT AND AT A MAXIMUM SPACING OF 10 FEET FOR ALL CURB AND GUTTER, UNLESS OTHERWISE SPECIFIED BY ENGINEER.

BASIS OF BEARING
2004 CITY OF IDAHO FALLS CONTROL

BENCHMARK
T.1N., R.38E., SECTION 17 AND 18
WITH A BRASS CAP MONUMENT AT THE INTERSECTION OF SHELLEY ST. AND CANYON AVE. THE SAME BEING ON A LINE BETWEEN THE SOUTHWEST CORNER OF THE CITY OF IDAHO FALLS WATER DEPARTMENT BUILDING AND THE SOUTHWEST CORNER OF THE CITY OF IDAHO FALLS WATER DEPARTMENT BUILDING.
ELEVATION = 4726.58 FEET

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

SITE INFORMATION
PARCEL ADDRESS: N
TOTAL SITE AREA: 2
UNITS: 8
TOTAL AREA OF PROPERTY: 35,778 SQ. FT. (.845 ACRES)
DENSITY: 8 UNITS PER ACRE

BUILDING COVERAGE: 20,470 SQ. FT. (57.21%)
LOT 49 SQ. FT.: 7,500 SQ. FT. (.17AC)
LOT 50: 1,183 SQ. FT. (2,154 SQ. FT. (.05%);
LOT 51: 1,233 SQ. FT. (4,061 SQ. FT. (.09%);
LOT 52: 1,233 SQ. FT. (4,322 SQ. FT. (.10%);
LOT 53: 1,432 SQ. FT. (2,791 SQ. FT. (.06%);
LOT 54: 1,581 SQ. FT. (3,311 SQ. FT. (.08%);

R.O.W. WIDTH: 24'
BLDG TYPE: VB
BLDG SIZE: VARIES MIN. 965 SQ. FT., MAX. 1,581 SQ. FT.

SANITATION
SIGN OFF RESPONSIBLE FOR THEIR OWN RESIDENTIAL SANITATION ROLL CARTS.

PROPOSED PARKING:
REQUIRED: 12
ONE PER UNIT
GARAGE: 16

GENERAL NOTE:
1. ALL PUBLIC IMPROVEMENTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS PUBLIC WORKS STANDARD SPECIFICATIONS AND STANDARD DRAWINGS.
2. ALL ON SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF IDAHO FALLS LIGHTING AND STANDARD SPECIFICATIONS & AREA LIGHTING AS SHOWN ON PLAN.
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DETAILS.
4. ALL FIRE ACCESS ROADS SHALL MEET THE LATEST VERSION OF THE INTERNATIONAL FIRE CODE REQUIREMENTS FOR FIRE APPARATUS ROAD.
5. SOME UTILITIES MAY NOT BE SHOWN FOR CLARITY. SEE ARCHITECTURAL IMPROVEMENT PLANS FOR CONTINUATION.
6. CONTACT IDAHO FALLS POWER DEPARTMENT FOR POWER MAP FOR APPROVED TRANSFORMER LOCATIONS.
7. ALL SETBACKS ARE MEASURED FROM FOUNDATION WALL.
8. THIS PROJECT MAY REQUIRE FIRE ZONE SIGNS AND RED PAINTED CURBING. CONTACT THE FIRE PREVENTION DIVISION OF THE IDAHO FALLS FIRE DEPARTMENT (208) 529-1480 FOR ON SITE FIRE LANE SIGN PLACEMENT AND PAINTED CURB REQUIREMENTS.

Control Point Table

Point #	Elevation	Northing	Easting	Description
1	4726.58	671143.43	688281.15	ROW MON
2	4726.75	671370.44	688426.84	ROW MON
3	4726.12	671283.67	688592.00	4SR_PUSH-THROUGHCAP
4	4726.58	671126.67	688580.12	SSMH

Entrance

Number	Station	Radius	Length	Line/Chord Direction	Start Point	End Point
L1	Start: 0+00.00 End: 0+18.64		18.64	N9° 00' 00.93"W	Northing: 671224.52 Easting: 688381.20	Northing: 671243.15 Easting: 688381.20
C1	Start: 0+18.64 End: 0+41.68	43.00	23.04	N15° 28' 04.72"E	Northing: 671243.16 Easting: 688381.29	Northing: 671265.29 Easting: 688387.42
L2	Start: 0+41.68 End: 1+26.73		84.65	N39° 57' 08.64"E	Northing: 671265.29 Easting: 688387.42	Northing: 671338.05 Easting: 688431.06
C2	Start: 1+26.73 End: 1+70.05	42.99	43.32	N69° 39' 02.18"E	Northing: 671338.09 Easting: 688431.08	Northing: 671368.45 Easting: 688467.11
L3	Start: 1+70.05 End: 2+70.00		99.95	S89° 57' 04.58"E	Northing: 671358.45 Easting: 688467.11	Northing: 671358.37 Easting: 688567.06

Turn Around

Number	Station	Radius	Length	Line/Chord Direction	Start Point	End Point
L4	Start: 2+00.00 End: 1+99.91		199.91	N0° 02' 56.42"E	Northing: 671210.69 Easting: 688556.48	Northing: 671410.61 Easting: 688556.68

WATER RETENTION AREA BOUNDARY

STORM WATER INFORMATION FOR AREA 1

STORM WATER AREA	WATERSHED AREA (SQ. FT.)	REQUIRED VOLUME ON SITE (ASPH. 30 MIL + REQ. OF 4")	PROVIDED RETENTION WATER VOLUME (CU. FT.)
GRASS AREA	33,778	3,744	3,828
TOTAL	33,778	3,744	3,828

	VOLUME (CU. FT.)	BASE MATERIAL	INFILTRATION AREA (SQUARE FT.)	INFILTRATION RATE*	RETENTION TIME**
POND	3,915	SANDY LOAM	813.41	54 in./hr.	72 hrs.

* INFILTRATION RATE WAS CALCULATED USING A SURVEY JOINT TRANSMISSION RATE OF .25 IN/HR.

DRAWN BY	CHECK BY
WPJ	TKP

REVISIONS	DATE

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

Know what's below. Call before you dig.

SHEET NAME: SITE OVERVIEW

PROJECT: THIRD AMENDED OF HIGHLAND PARK ADD.

LOCATION: IDAHO FALLS, ID

PROFESSIONAL ENGINEER — TRAVIS K. PARKINSON — 23297 — 2/15/2025 — STATE OF IDAHO

SHEET REVISION:	
JOB NO:	2024-153
DATE:	December 15, 2025
SHEET SIZE:	24" X 36" (ARCH D)
VERTICAL EXAGGERATION:	N/A
PROJECT CONTACT:	TRAVIS PARKINSON, CIVIL PROJECT MANAGER, 208 881 0001

SHEET C-05 OF C-11

Aerial

PLT25-008 Highland Park Addition, 3rd Amended



IDAHO FALLS

RZN25-016

Rezone from HC to CC

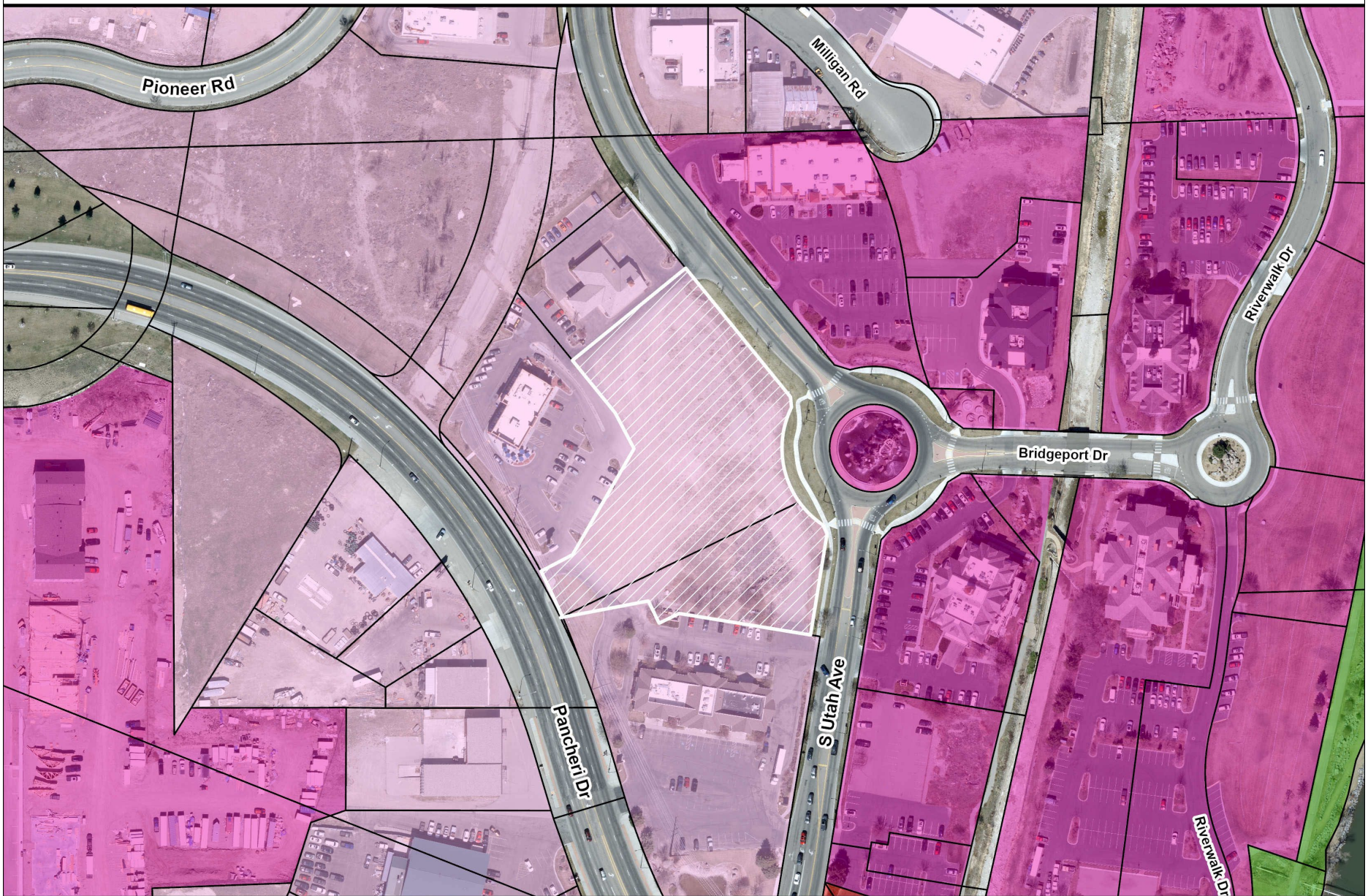
Taylor Crossing on the River, Division No. 8


N
Aerial
RZN25-016 2.58 Acres HC to CC
Pioneer Rd
Milligan Rd
S Utah Ave
Riverwalk Dr
Bridgeport Dr
Pancheri Dr
Riverwalk Dr
City of Idaho Falls

Zoning

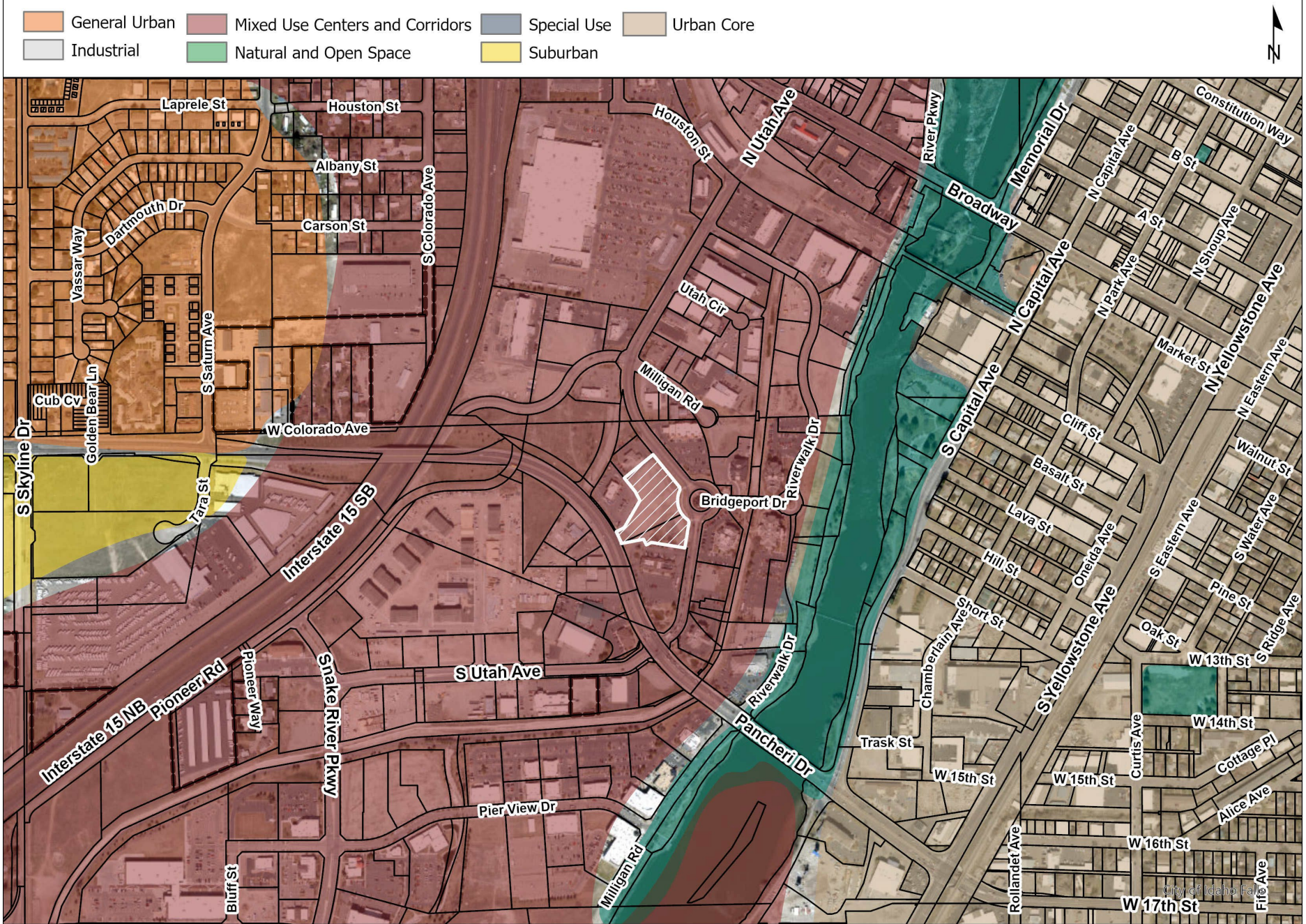
RZN25-016 2.58 Acres HC to CC

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



Comprehensive Plan

RZN25-016 2.58 Acres HC to CC



Site Photo

Looking down into rezone area



Site Photo

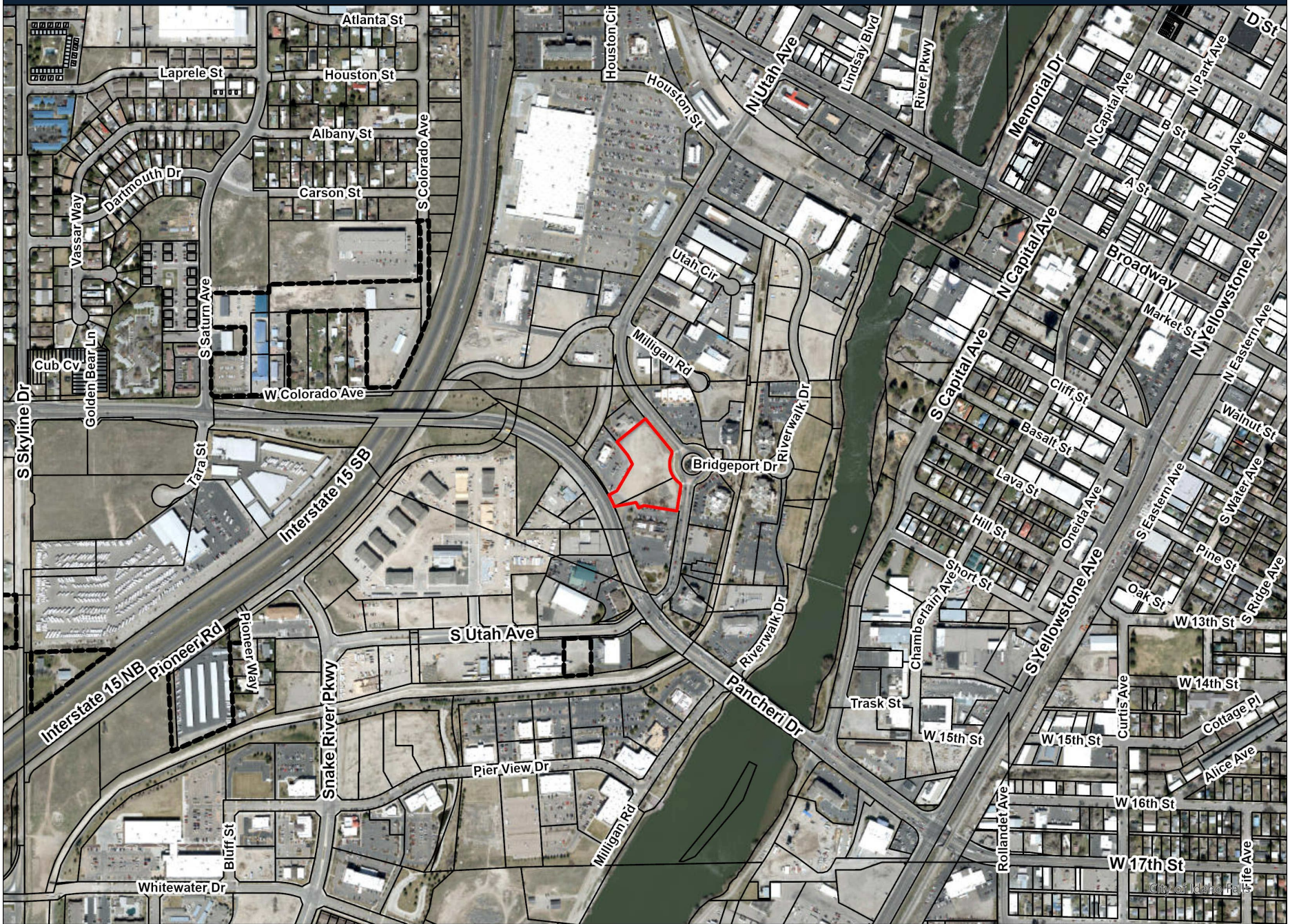
Looking Northeast from Pancheri



Site Photo

Looking generally west from South Utah Ave near Eagle Fountain




Aerial
RZN25-016 2.58 Acres HC to CC
Atlanta St
Laprele St
Houston St
Albany St
Carson St
Houston Cir
Houston St
N Utah Ave
Lindsay Blvd
River Pkwy
Memorial Dr
N Capital Ave
N Park Ave
B St
A St
N Shoup Ave
D St
Broadway
N Yellowstone Ave
Market St
N Eastern Ave
Walnut St
S Capital Ave
Cliff St
Basalt St
Lava St
Hill St
Oneida Ave
S Eastern Ave
S Water Ave
Pine St
Oak St
S Ridge Ave
W 13th St
W 14th St
W 15th St
W 16th St
W 17th St
Curtis Ave
Cottage Pl
Alice Ave
Rollandet Ave
Fife Ave
Trask St
Chamberlain Ave
S Yellowstone Ave
Short St
Riverwalk Dr
Pancheri Dr
Utah Cir
Milligan Rd
Bridgeport Dr
Vassar Way
Dartmouth Dr
S Saturn Ave
S Colorado Ave
W Colorado Ave
Cub Cv
Golden Bear Ln
S Skyline Dr
Tara St
Interstate 15 SB
Interstate 15 NB
Pioneer Rd
Pioneer Way
S Utah Ave
Snake River Pkwy
Pier View Dr
Milligan Rd
Bluff St
Whitewater Dr
City of Idaho Falls

IDAHO FALLS

Planned Unit Development

PUD25-003

Sage Lakes

Sage Lakes Planned Unit Development



Jared Huish & Jim Hirrlinger // City Council //January 8, 2026

Presentation Agenda

Project Details and Benefits

Comprehensive overview of the Sage Lakes development, including site specifications, unit mix, and enhanced amenities that exceed standard requirements.

Alignment with City Vision

How the proposal supports Imagine IF goals including aging in place, housing diversity, and sustainable community development.

Sage Lakes Planned Unit Development

Both the site plan for the PUD and the single-family homes surrounding the townhomes. Also, elevation examples of the product types and how a PUD is a better development for the community, both density and site plan design.

Addressing Neighbor Concerns

Direct responses to feedback from the August 27 neighborhood meeting, supported by independent traffic studies and research.

Recommendation and Q&A

Summary of benefits and request for approval.

This presentation responds to feedback from attendees at our August 27, 2025 neighborhood meeting and the Planning Commission

meeting, addressing key themes including density, traffic, and community character.

Project Overview

Location & Zoning

The Sage Lakes development encompasses approximately 20 acres in the Fairway Estates neighborhood, positioned west of Lewisville Highway. The property is zoned R2 and R3 (Mixed Residential), which permits a diverse range of housing types.

Development Composition

- 246 individually owned townhome units
- 74 single-family detached homes (not part of PUD)
- 320 total residential units
- All units for sale

Community Amenities

4.51 acres of dedicated open space (25.1% of total area)

- Two children's playgrounds with modern equipment
- Community pavilion for gatherings
- Two dedicated dog parks
- Landscaped grassy hills and natural areas
- Walking trails connecting amenities
- Enhanced buffer zones with mature landscaping

Access & Infrastructure

Primary access north of Sage Lakes Boulevard includes a new bridge and roadway. Internal circulation via private roads designed to prevent cut-through traffic.

Alignment with Imagine IF Comprehensive Plan



Adopted by the City Council on February 24, 2022, the Imagine IF Comprehensive Plan provides strategic guidance for Idaho Falls' growth and development. This forward-thinking document emphasizes diverse, thoughtful development that serves residents across all life stages while utilizing existing infrastructure efficiently.

Mixed Residential Development

Supports combining townhomes and single-family homes within R2 zones to create vibrant, varied neighborhoods that accommodate different household needs and preferences.

Middle-Market Housing Near Amenities

Encourages development of attainable housing options in established areas with existing infrastructure, schools, and services rather than forcing continued suburban sprawl.

Compact Development Over Sprawl

Promotes efficient use of land and infrastructure through thoughtful density that maintains quality while reducing the fiscal and environmental costs of sprawling development patterns.

Embracing Appropriate Density

Recognizes that well-designed density enhances housing affordability and choice while supporting the commercial viability of neighborhood services and reducing per-unit infrastructure costs.

Variety in Housing Types and Prices

Advocates for neighborhoods that offer multiple housing forms and price points, enabling residents to find suitable homes regardless of life stage, household composition, or economic circumstances.

Strategic Infill Development

Prioritizes development in areas where water, sewer, roads, and other infrastructure already exist, maximizing return on public investment and reducing long-term maintenance burdens.

Supporting Aging in Place and Lifecycle Housing



The Imagine IF Vision

> "The City should support 'aging in place' by encouraging a variety of housing options that allow residents to remain in their neighborhoods as their needs change over time. This includes providing accessible single-level homes, townhomes, and senior housing that enable transitions from larger family dwellings to smaller, more manageable units without requiring relocation."
>
> *—Imagine IF Comprehensive Plan, Page 59, Chapter 4: Housing, Goal H-2*

> "Aging in place is a key strategy for Idaho Falls, where residents can downsize within the same community, fostering intergenerational connections and reducing the economic and emotional costs of moving. The plan prioritizes zoning and development standards that accommodate accessory dwelling units (ADUs) and multi-generational homes to support this transition."
>
> *—Imagine IF Comprehensive Plan, Page 61, Chapter 4: Housing, Policy H-2.1*

The Challenge

> As Fairway Estates residents age, many face difficult choices: maintain large homes that no longer suit their needs or leave the neighborhood entirely. This out-migration breaks community bonds and forces residents away from familiar surroundings, friends, and local connections built over decades.

Creating Housing Diversity for Long-Term Community Retention

The Foundation: Balanced Housing Mix

> "To meet the needs of a growing and changing population, Idaho Falls must provide a balanced mix of housing product types, including single-family detached homes, attached townhomes, multifamily apartments, and senior living options. This diversity ensures that families, young professionals, and older adults can find suitable housing within established neighborhoods, promoting long-term residency and neighborhood stability."
>
> *—Imagine IF Comprehensive Plan, Page 58, Chapter 4: Housing, Objective H-1*

Right-Sizing Within Communities

> "Residents should be able to 'right-size' their housing—moving from larger homes to smaller ones or from independent living to assisted options—while staying in the same area. By integrating a range of product types (e.g., duplexes, triplexes, and cottage clusters) into suburban and urban neighborhoods, the City can create vibrant, inclusive communities that adapt to life stages."
>
> *—Imagine IF Comprehensive Plan, Page 60, Chapter 4: Housing, Policy H-1.3*

Preventing Out-Migration

> "The lack of diverse housing product types contributes to out-migration when families or seniors can no longer afford or maintain their current homes. Imagine IF envisions neighborhoods where residents can seamlessly transition between housing forms—such as from a four-bedroom single-family home to a low-maintenance townhome—keeping economic contributions local and strengthening community bonds."
>
> *—Imagine IF Comprehensive Plan, Page 62, Chapter 4: Housing, Implementation Strategy H-4*

Sage Lakes Alignment: By combining 74 single-family homes with 246 townhomes, our development creates opportunities for seamless transitions within the same neighborhood, supporting residents through different life stages while maintaining their connection to Fairway Estates.

Building Resilient, Multi-Generational Neighborhoods

Community Character Through Diversity

> "Diverse housing mixes are essential for creating resilient neighborhoods that support all life stages, from young families starting out to seniors aging in place. This approach minimizes the need for long-distance moves and aligns with the City's goal of compact growth, where product variety (e.g., bungalows, rowhouses, and apartments) coexists with green spaces and amenities."
>
> *—Imagine IF Comprehensive Plan, Page 87, Chapter 6: Community Character, Neighborhood Design Principles*

The Sage Lakes Approach: Our integration of townhomes and single-family homes, supported by 25.1% open space and comprehensive amenities, creates the type of vibrant, inclusive community envisioned in Imagine IF—one that welcomes residents across all life stages while fighting sprawl through thoughtful density.

Young Families Starting Out	Established Households	Downsizing and Aging in Place

A More Thoughtful Approach to Density

The Sage Lakes PUD proposes significantly lower density than entitled under current zoning, prioritizing quality and community harmony over maximum unit count. This reduction represents a deliberate choice to balance growth with neighborhood character.

R2 Maximum Entitlement

17 units per acre

340-350 potential units on 20 acres

Minimal open space requirements

Standard R2 amenity provisions

Sage Lakes Proposal

<12 units per acre

320 total units (74 SF + 246 townhomes)

25.1% dedicated open space

Enhanced amenities package

The Difference

20% below maximum density

94 fewer units than entitled

Significantly more greenspace

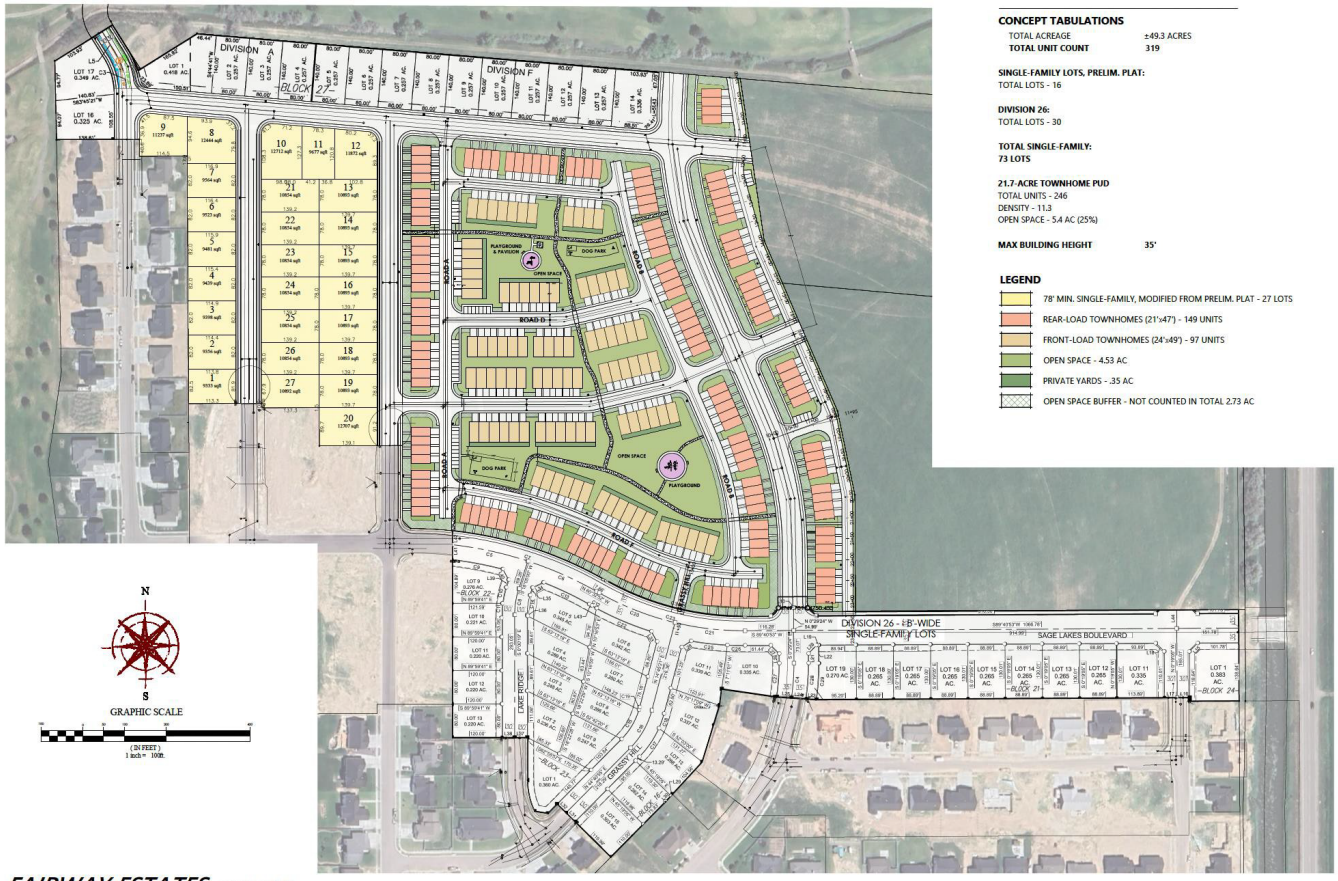
Superior community features

By utilizing the Planned Unit Development framework, we can deliver amenities and design features that exceed standard R2 requirements while maintaining lower overall density than maximum entitlements would allow.

Sage Lakes Planned Unit Development + Fairway Estates



Sage Lakes PUD + Fairway Estates Single Family Homes



CONCEPT TABULATIONS

TOTAL ACREAGE	±49.3 ACRES
TOTAL UNIT COUNT	**319**

SINGLE-FAMILY LOTS, PRELIM. PLAT:
TOTAL LOTS - 16

DIVISION 26:
TOTAL LOTS - 30

TOTAL SINGLE-FAMILY:
73 LOTS

21.7-ACRE TOWNHOME PUD
TOTAL UNITS - 246
DENSITY - 11.3
OPEN SPACE - 5.4 AC (25%)

MAX BUILDING HEIGHT **35'**

LEGEND

- 78' MIN. SINGLE-FAMILY, MODIFIED FROM PRELIM. PLAT - 27 LOTS
- REAR-LOAD TOWNHOMES (21'x47') - 149 UNITS
- FRONT-LOAD TOWNHOMES (24'x49') - 97 UNITS
- OPEN SPACE - 4.53 AC
- PRIVATE YARDS - .35 AC
- OPEN SPACE BUFFER - NOT COUNTED IN TOTAL 2.73 AC

***FAIRWAY ESTATES** concept C*

43°32'41.16"N, 112° 1'51.54"W - IDAHO FALLS, BONNEVILLE COUNTY
8/27/2025
25-5018

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

Sage Lakes Blvd. (NE corner – Pevero & Sage Lakes Blvd.)



Sage Lakes Blvd. (Northside – Sage Lakes Blvd.)



Sage Lakes Blvd. (East facing- Pevero & Sage Lakes Blvd.)



Sage Lakes Blvd. (East facing- Pevero & Sage Lakes Blvd.)



Sage Lakes Blvd. (East facing, East of Pevero & Sage Lakes Blvd.)



Sage Lakes Planned Unit Development - Site Plan



CONCEPT TABULATIONS

TOTAL ACREAGE	±49.3 ACRES
TOTAL UNIT COUNT	**319**

SINGLE-FAMILY LOTS, PRELIM. PLAT:
TOTAL LOTS - 16

DIVISION 26:
TOTAL LOTS - 30

TOTAL SINGLE-FAMILY:
73 LOTS

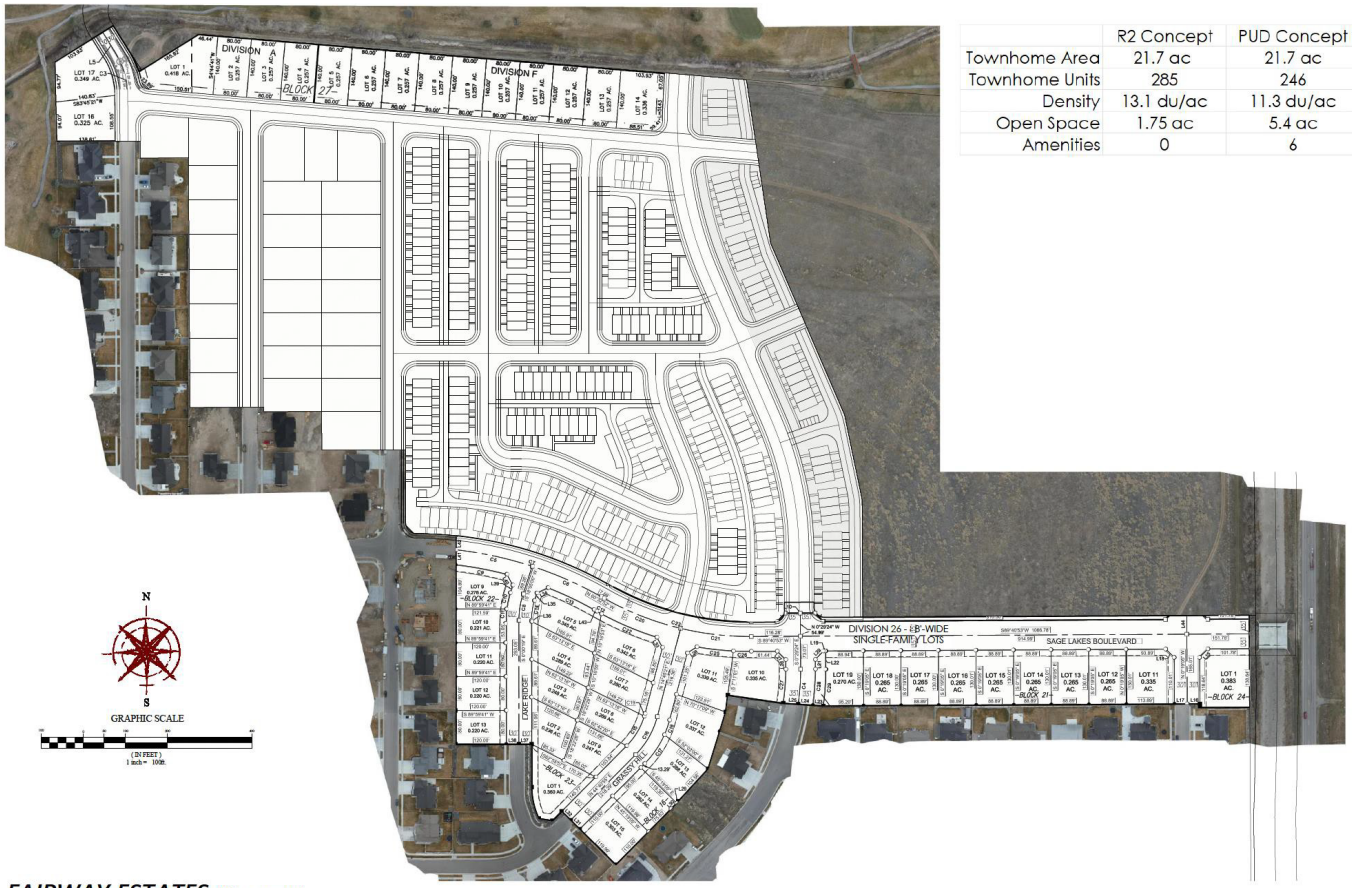
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- OPEN SPACE - 4.53 AC
- PRIVATE YARDS - .35 AC
- OPEN SPACE BUFFER - NOT COUNTED IN TOTAL 2.73 AC

Sage Lakes R2 (Non-PUD) - Site Plan



	R2 Concept	PUD Concept
Townhome Area	21.7 ac	21.7 ac
Townhome Units	285	246
Density	13.1 du/ac	11.3 du/ac
Open Space	1.75 ac	5.4 ac
Amenities	0	6

***FAIRWAY ESTATES** R2 concept*

43°32'41.16"N, 112° 1'51.54"W - IDAHO FALLS, BONNEVILLE COUNTY
10/7/2025
25-5018

Note: This plan is for illustrative purposes. Boundaries may be based on information obtained through public data and we can't confirm it's accuracy. It is recommended that a boundary survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

Enhanced Amenities Through PUD Design

The PUD Advantage

The Planned Unit Development approach enables us to exceed standard R2 zoning requirements, delivering exceptional community features that would not be required under conventional development. With over 25% of the site dedicated to open space—far surpassing minimum standards—residents gain access to thoughtfully designed gathering places and recreational opportunities.

What Maximum Density Would Mean

If developed at the full R2 entitlement of 17 units per acre, this site could accommodate 340+ units with minimal open space and no requirement for the enhanced amenities package we're proposing. The result would be significantly higher traffic generation, greater infrastructure demands, and reduced quality of life for both new and existingresidents.

Included Community Features

- **Two Modern Playgrounds:** Safe, age-appropriate equipment for families
- **Community Pavilion:** Covered gathering space for events
- **Dual Dog Parks:** Dedicated areas for pets and their owners
- **Grassy Hills:** Natural play areas and visual interest
- **Walking Trail Network:** Connecting all amenities
- **Landscaped Buffers:** Enhanced privacy and aesthetics

Townhome and Single-Family Elevations

Townhome Elevations – Front Loaded

Oak & Pine Plan

Front Loaded Townhome Product







Townhome Elevations – Front Loaded

visionary HOMES

Oak & Pine Plan

Front Loaded Townhome Product

Oak & Pine Floor Plan

Livability FEATURES:

24’wide x 49’deep
1764-2445 square feet
3 Bedrooms
2.5 Bathrooms
2 Living Spaces
Large Kitchen Area
2-Car Garage
2-Car Driveway



Townhome Elevations – Alley Loaded

SITKA Plan

Rear Loaded Townhome Product

Sitka Floor Plan

Livability FEATURES:

21’wide x 47’deep
1530 square feet
3 Bedrooms
2.5 Bathrooms
2 Living Spaces
Large Kitchen Area
2-Car Garage
2-Car Driveway
Variety of Elevation Styles



Townhome Elevations – Alley Loaded

SITKA Plan

Rear Loaded Townhome Product







Single-Family Elevations

CAMBRIDGE Plan Renderings

Fairview Product









Single-Family Elevations

visionary HOMES

SUMMERLYNN Plan Renderings

Fairview Product









Single-Family Elevations

REMINGTON Plan Renderings

Fairview Product

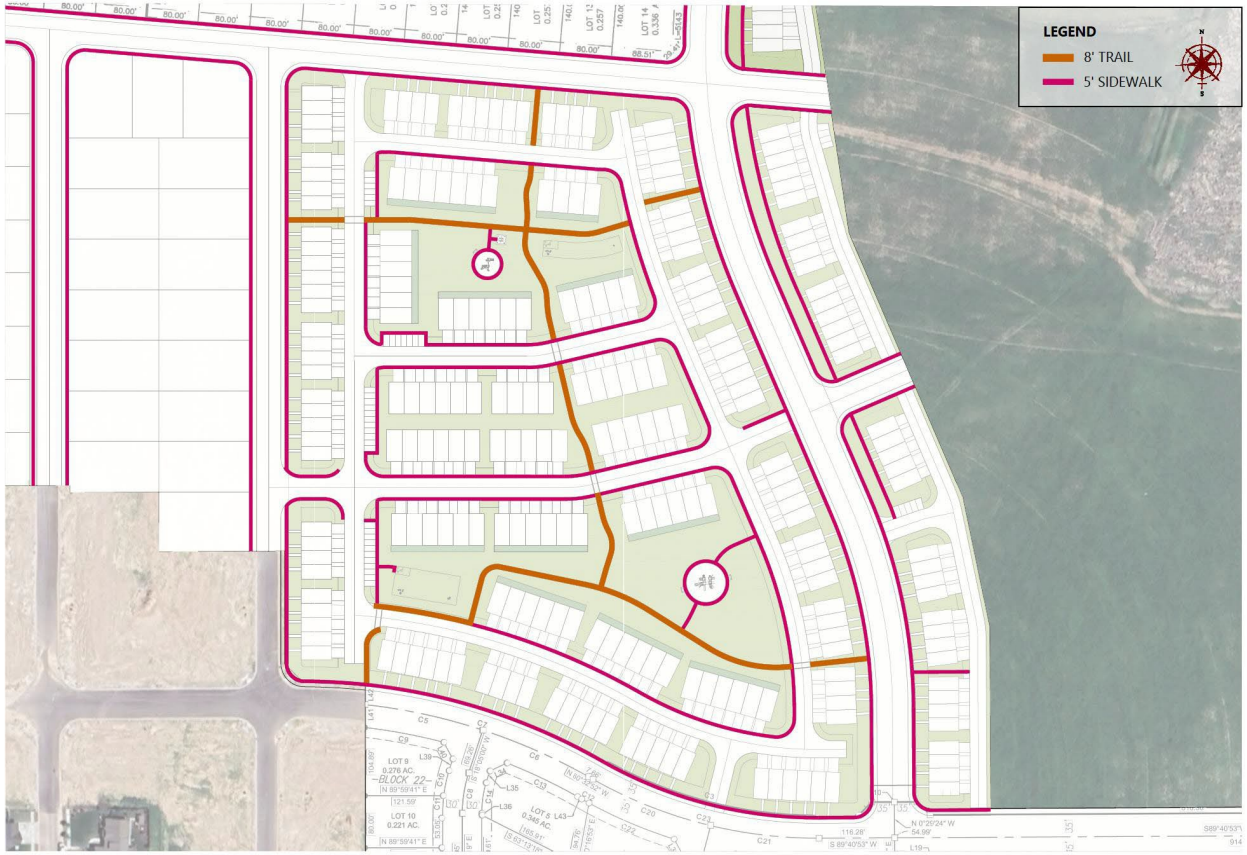








Sage Lakes PUD – Walking Paths



Traffic and Infrastructure: Comprehensive Analysis

The Concerns Raised

Residents at our neighborhood meeting expressed concerns about overwhelming roads and bridges with increased traffic volumes, potential infrastructure strain on water and gas systems, and impacts on local schools. These concerns warranted thorough, independent analysis.

Understanding Level of Service (LOS)

Traffic engineers measure intersection efficiency using Level of Service, which grades performance from A (Excellent) to F (Failing) based on average delay time per vehicle:

- **LOS A (Excellent):** Less than 10 second delay
- **LOS B (Good):** 10-15 second delay
- **LOS C (Stable):** 15-25 second delay
- **LOS D (Acceptable):** 25-35 second delay
- **LOS E (Congested):** 35-55 second delay
- **LOS F (Failing):** More than 55 second delay

Idaho Falls requires new developments to maintain minimum LOS D at affected intersections. Sage Lakes exceeds this standard significantly.

Professional Traffic Impact Assessment

Focus Engineering completed an independent Traffic Impact Analysis (TIA) on October 2, 2025, examining impacts through 2033. The study analyzed two key intersections using actual traffic counts from September 2025:

- 5th East & Sage Lakes Boulevard
- 5th West & Pevero Drive

Infrastructure Coordination

The new Sage Lakes Boulevard bridge and roadway will be phased to match development, with all utility systems sized and reviewed by city engineers. Private internal roads prevent cut-through traffic while maintaining emergency access. Water, gas, and sewer capacity has been confirmed adequate for the proposed density.

Addressing Property Value Concerns

The Concern

At our August 27 neighborhood meeting, residents expressed concerns that townhomes would decrease surrounding property values. This belief, while understandable, is not supported by market research or economic analysis.

The Builder's Perspective

Our development team—building both the townhomes and single-family homes—has a direct financial stake in maintaining high quality standards. Lower-quality townhomes would cannibalize sales of the adjacent single-family homes we're also marketing. This economic reality ensures quality remains paramount across all housing types.

Quality Specifications

- Townhomes average 1,800+ square feet
- Two-car attached garages standard
- Premium finishes and materials
- Modern architectural design
- Owner-occupied

What Research Shows

70%

No Impact or Positive

Studies finding neutral or beneficial effects on surrounding values

30%

Varies by Context

Outcomes depend on design quality and amenities

Academic and Industry Research:

- **NYU Furman Center:** "Positive effects... on surrounding property values" from well-designed multifamily
- **MassLandlords:** "Gently increased density... slight boost to property values"
- **National Association of Realtors:** "No impact or positive" from low-income/multifamily housing
- **Virginia Tech Study:** Homeowners associations (like our HOA) boost values through maintained standards

The market demands diverse housing options, as emphasized in Imagine IF. Similar PUDs throughout Idaho Falls have enhanced their surrounding areas through quality design and community amenities rather than diminishing property values.

Safety, Crime Prevention, and Family-Friendly Design

Addressing Crime Concerns

Neighborhood meeting comments raised concerns about increased crime and disruption to Fairway Estates' family-friendly character. These concerns deserve serious consideration and evidence-based response.

Why Ownership Matters

Sage Lakes consists entirely of individually owned townhomes and single-family homes. Research consistently shows owner-occupied housing correlates with:

- More stable, long-term residents
- Greater investment in property maintenance
- Stronger neighborhood connections
- Active participation in community life

These ownership characteristics promote the same family-oriented environment that existing Fairway Estates residents value.

Evidence from Similar Developments

Similar PUD projects in Idaho Falls, including the recently approved Creekside Townhomes, show no correlation with increased crime rates. Well-designed, owner-occupied communities contribute positively to neighborhood safety.

Safety Through Design

The Sage Lakes site plan incorporates multiple features specifically designed to enhance safety and foster community:

- **Comprehensive Lighting:** LED pathway and street lighting throughout common areas
- **Open Sight Lines:** Playgrounds and gathering spaces visible from multiple homes
- **Natural Surveillance:** Windows and entries oriented toward common areas
- **Defined Spaces:** Clear transitions between public and private areas
- **Active Amenities:** Playgrounds and dog parks encourage regular use, creating natural oversight
- **Landscaped Buffers:** Visual screening without creating hiding places
- **Maintained Trails:** Connected walking paths promote healthy activity and "eyes on the street"

Building Community Connections

The pavilion, playgrounds, and dog parks serve as natural gathering points where neighbors meet and form relationships. These social bonds—supported by ownership stability—create the strongest foundation for safe, family-friendly neighborhoods that align with Imagine IF's vision for community character.

Thoughtful Buffers and Visual Harmony

Concerns raised by meeting attendees regarding proximity and aesthetic clash with Fairway Estates are directly addressed through substantial physical separation and cohesive design standards.

Physical Separation Strategy

Sage Lakes provides buffering between existing Fairway Estates homes and the townhomes, substantially exceeding typical development standards:

- **Three complete rows of single-family homes** buffer the development's southern edge.
- **Two full internal roadways** (32 ft wide) with enhanced landscaping zones.
- **Enhanced landscaping zones** including trees, shrubs, and berms.

Architectural Cohesion

The townhome and single-family home designs share consistent architectural elements that respect Fairway Estates' character:

- Modern traditional styling with clean lines.
- Neutral color palettes (grays, tans, whites) and quality exterior materials (fiber cement, stone accents).
- Thoughtful roof lines and window proportions.
- Two-car garages (preventing street parking clutter).

The PUD framework enables these enhanced buffer and design standards, which exceed what would be required under standard R2 development. This extra investment directly responds to neighbor feedback and ensures a cohesive, high-quality environment.

Community Benefits: A Comprehensive View

The Sage Lakes PUD delivers measurable benefits to existing residents, future homeowners, and the broader Idaho Falls community through thoughtful design that balances growth with quality of life.

Enhanced Neighborhood Amenities

4.51 acres of open space including two playgrounds, pavilion, dual dog parks, walking trails, and landscaped gathering areas—facilities that existing Fairway Estates residents can enjoy through trail connections.

Responsible Development

At < 12 units per acre, density stays 20% below maximum entitlements, reducing traffic, infrastructure demands, and visual impact compared to what could be built by-right under current zoning.

Housing Choice and Stability

Mixed housing types enable aging in place and lifecycle transitions, keeping residents in Fairway Estates as needs change rather than forcing moves to other communities.

Quality Standards

Owner-occupied homes with HOA-maintained standards, enhanced buffers, and premium design features protect property values while fostering stable, engaged community members.

Alignment with City Goals

Imagine IF Comprehensive Plan Implementation:

- Supports aging in place (Goal H-2)
- Provides diverse housing mix (Objective H-1)
- Prevents out-migration (Strategy H-4)
- Promotes compact growth over sprawl
- Strengthens community character through design
- Maximizes existing infrastructure investment

Direct Response to Neighbor Feedback:

- Larger townhome units (1,800+ SF) with two-car garages
- Substantial buffers
- 100% for sale products
- Independent traffic analysis confirming minimal impact
- Enhanced landscaping and visual screening
- Phased development matching infrastructure capacity

Recommendation for Approval

We Request Planning Commission Approval

The Sage Lakes Planned Unit Development represents thoughtful, community-oriented growth that balances property rights and entitlements with neighbor concerns and city planning goals. This proposal deserves advancement to City Council based on:

- **Compliance with Imagine IF:** Directly implements adopted comprehensive plan policies on housing diversity, aging in place, and compact development
- **Neighbor Responsiveness:** Incorporates feedback from August 27 meeting with not maximizing density or unit count, including larger units, and ownership focus
- **Technical Validation:** Independent traffic analysis confirms minimal impact; all intersections exceed city standards through 2033
- **Planning Precedent:** Consistent with recent Commission approvals for Creekside Townhomes, Highland Park, and setback flexibility
- **Council Direction:** Aligns with expressed support from multiple councilors for density, housing options, and anti-sprawl development
- **Evidence-Based Design:** Research supports property value stability and community benefits from well-designed, owner-occupied developments

Sage Lakes offers Fairway Estates a rare opportunity: growth that enhances rather than diminishes community character, providing housing choices that keep residents local while delivering amenities that benefit the entire neighborhood.

Thank You

Appendix

Appendix:

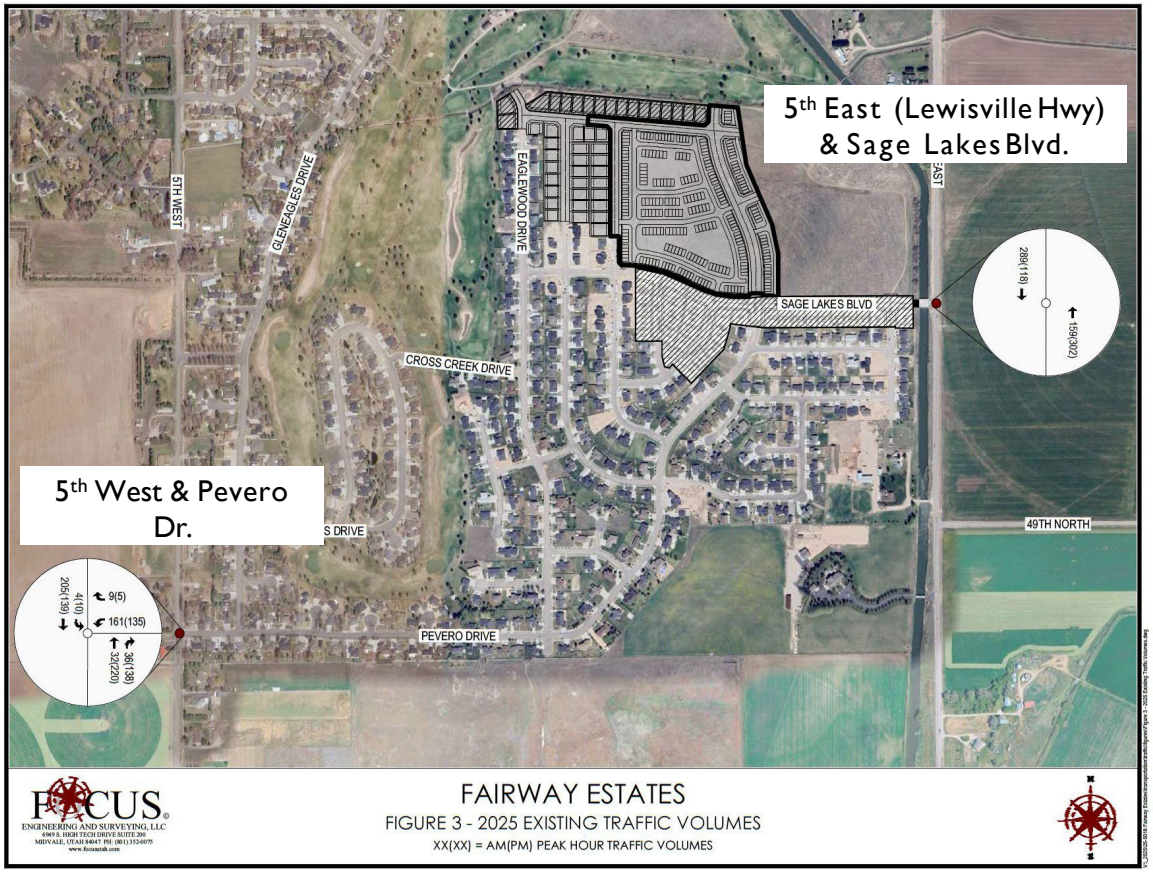
Fairway Estates Traffic Impact Study

Overview of Traffic and Level of Service (LOS)

Idaho Falls, Idaho | October 2025

Appendix:

Traffic Study – 2 intersections



Appendix:

Understanding Level of Service

Table 5 - Signalized and Unsignalized intersection LOS and Delay Parameters

	Level of Service (LOS)	Vehicular Delay (seconds/vehicle)	
		Signalized Intersection	Stop Controlled Approach
Excellent	A	0.0 ≤10.0	0.0 < 10.0
Good	B	>10.0 ≤ 20.0	> 10.0 < 15.0
Stable	C	> 20.0 ≤ 35.0	> 15.0 < 25.0
Acceptable	D	> 35.0 ≤ 55.0	> 25.0 < 35.0
Congested	E	> 55.0 ≤ 80.0	> 35.0 < 50.0
Failing	F	> 80.0	> 50.0

What is LOS?

Traffic engineers use Level of Service (LOS) to measure road and intersection efficiency based on average vehicle delay (seconds per vehicle).

Performance Scale

LOS ranges from A (Excellent) to F (Failing), with D considered the acceptable standard for city operations.

Appendix:

Traffic Study Parameters

Existing Traffic (2025)

Traffic numbers recorded in September 2025

Background Traffic

Forecasted numbers based on growth rates and modeling (2028 & 2033)

1 2 3 4

Project Traffic (2028)

Projected traffic with full buildout in 2028

Total Traffic

Background Traffic + Project Trafficcombined

Appendix:

Traffic Study Parameters

2025

2028

2033

Table 6 – 2025 Existing Level of Service

Intersection		MOE's	AM Peak	PM Peak
1	5TH West & Pevero Drive	WB LOS	B	B
		WB Delay (s/veh)	11.6	14.1
		Worst Lane Group MOEs	B / 0.25 (WBL)	B / 0.27 (WBL)

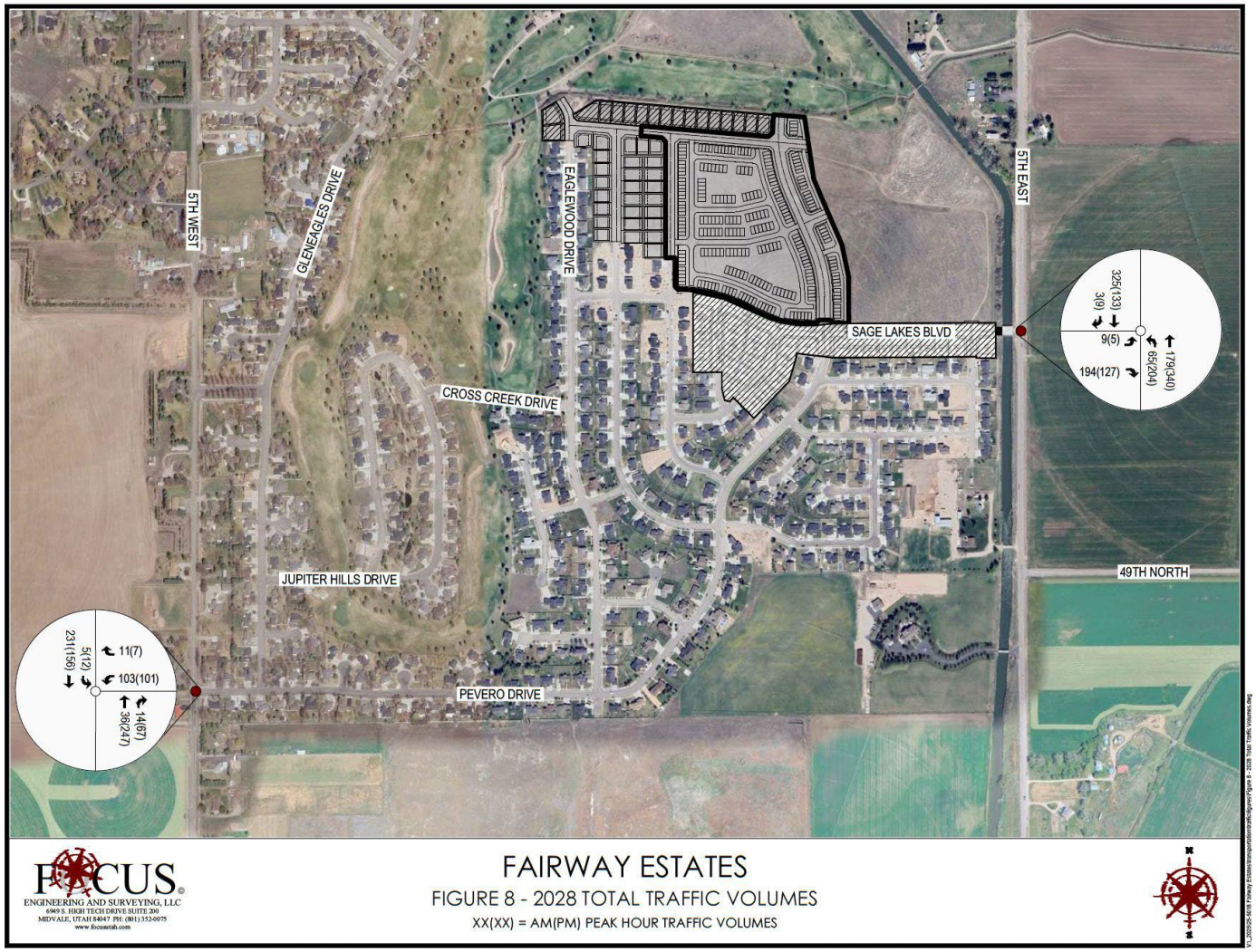
Table 8 – 2028 Total Traffic Level of Service

Intersection		MOE's	AM Peak	PM Peak
1	5TH West & Pevero Drive	WB LOS	B	B
		WB Delay (s/veh)	11.0	13.5
		Worst Lane Group MOEs	B / 0.16 (WBL)	B / 0.21 (WBL)
2	5TH East & Sage Lakes Blvd	EB LOS	B	B
		EB Delay (s/veh)	12.6	10.1
		Worst Lane Group MOEs	B / 0.31 (EBR)	A / 0.16 (NBL)

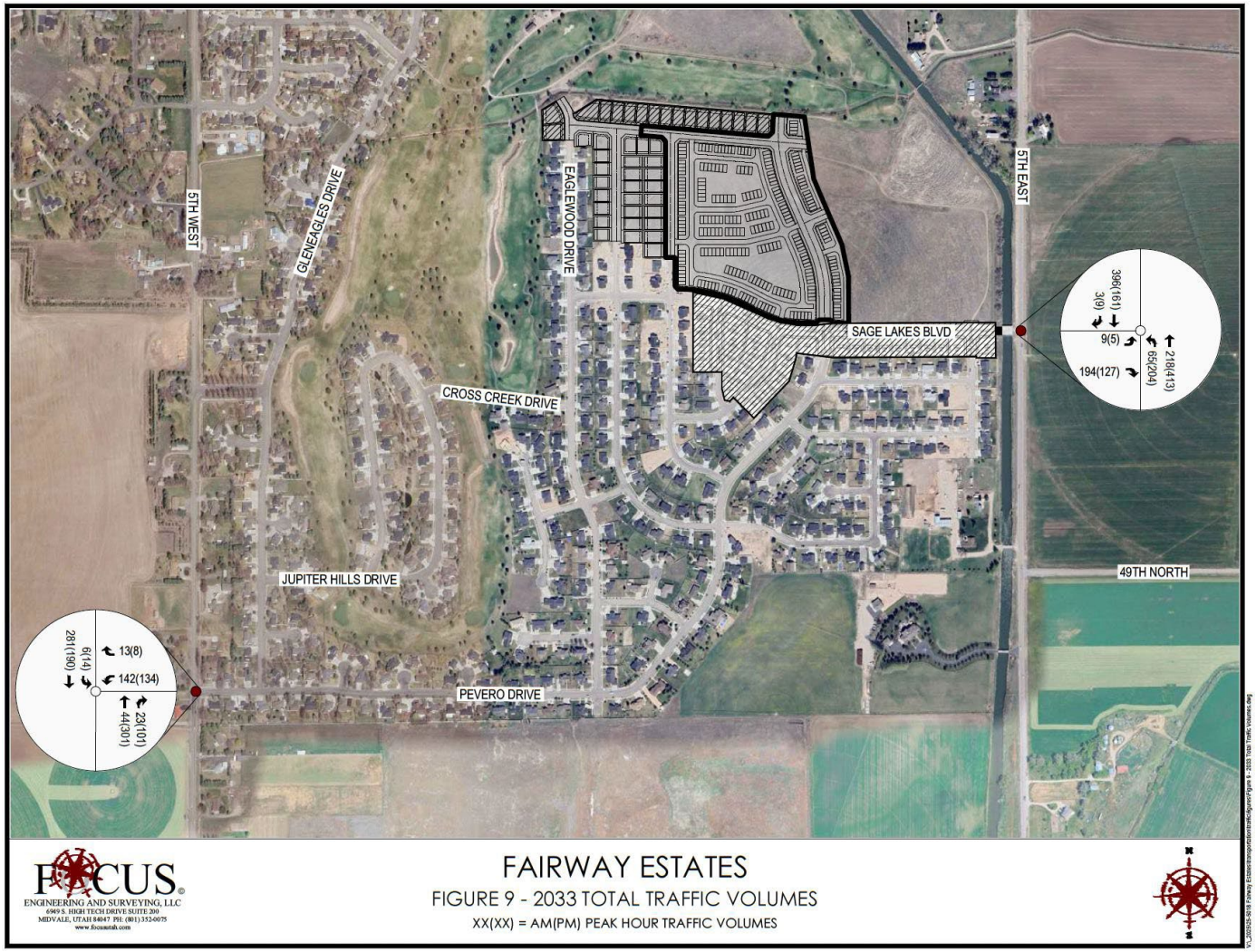
Table 10 – 2033 Total Level of Service

Intersection		MOE's	AM Peak	PM Peak
1	5TH West & Pevero Drive	WB LOS	B	C
		WB Delay (s/veh)	12.4	16.6
		Worst Lane Group MOEs	B / 0.25 (WBL)	C / 0.33 (WBL)
2	5TH East & Sage Lakes Blvd	EB LOS	B	B
		EB Delay (s/veh)	13.8	10.4
		Worst Lane Group MOEs	B / 0.34 (EBR)	A / 0.16 (NBL)

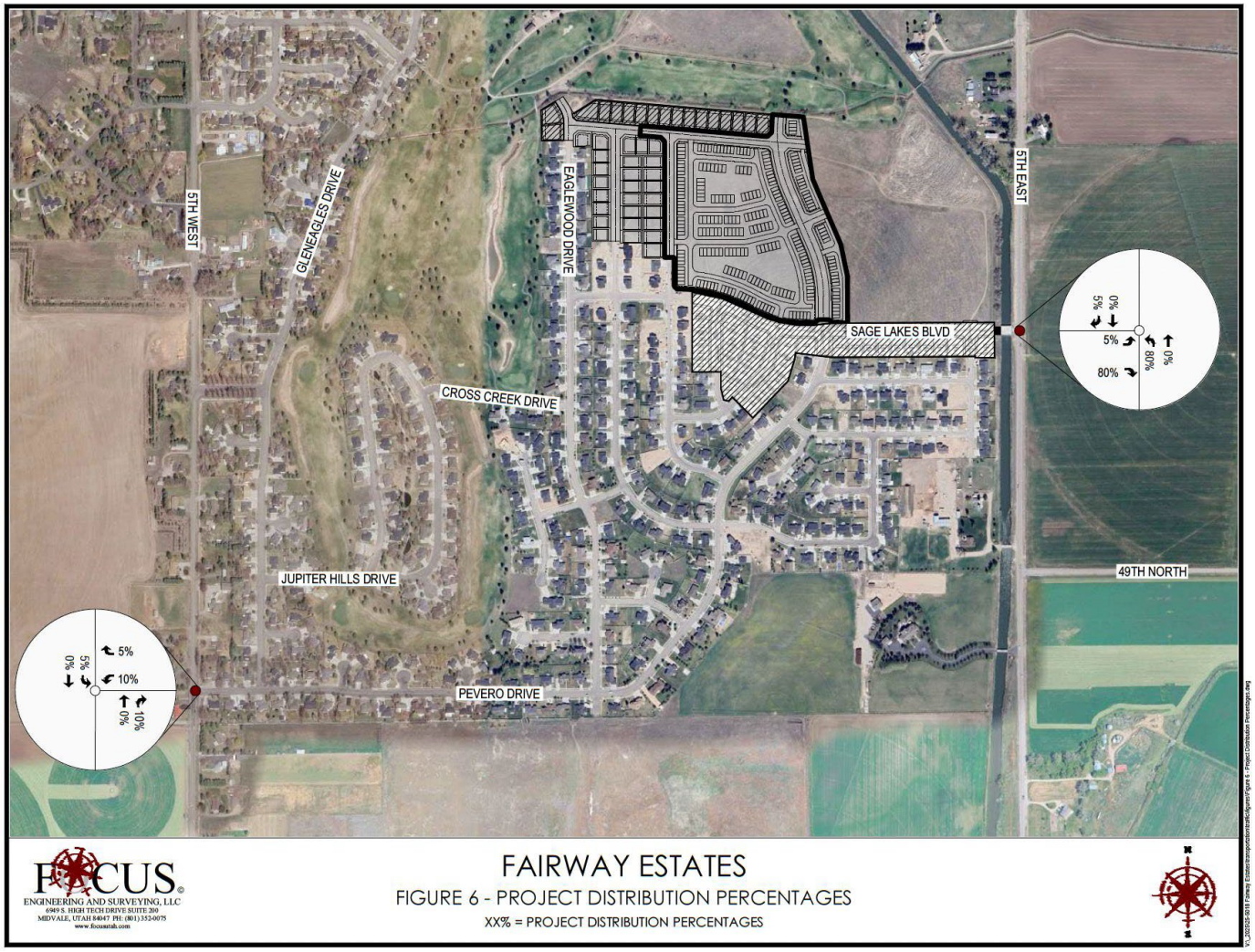
Appendix:


5TH WEST
GLENEAGLES DRIVE
EAGLEWOOD DRIVE
5TH EAST
SAGE LAKES BLVD
CROSS CREEK DRIVE
JUPITER HILLS DRIVE
49TH NORTH
PEVERO DRIVE
325(133)
319)
9(5)
194(127)
179(340)
65(204)
231(156)
5(12)
11(7)
103(101)
36(247)
14(67)
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6960 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com
FAIRWAY ESTATES
FIGURE 8 - 2028 TOTAL TRAFFIC VOLUMES
XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

Appendix:


5TH WEST
GLENEAGLES DRIVE
EAGLEWOOD DRIVE
5TH EAST
SAGE LAKES BLVD
CROSS CREEK DRIVE
JUPITER HILLS DRIVE
49TH NORTH
PEVERO DRIVE
396(161)
3(9)
9(5)
194(127)
65(204)
218(413)
6(14)
281(190)
13(8)
142(134)
23(101)
44(301)
FOCUS
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www.focusutah.com
FAIRWAY ESTATES
FIGURE 9 - 2033 TOTAL TRAFFIC VOLUMES
XX(XX) = AM(PM) PEAK HOUR TRAFFIC VOLUMES

Appendix:


5TH WEST
GLENEAGLES DRIVE
EAGLEWOOD DRIVE
5TH EAST
SAGE LAKES BLVD
CROSS CREEK DRIVE
JUPITER HILLS DRIVE
49TH NORTH
PEVERO DRIVE
5%
10%
0%
10%
0%
5%
5%
80%
80%
0%
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FAIRWAY ESTATES
FIGURE 6 - PROJECT DISTRIBUTION PERCENTAGES
XX% = PROJECT DISTRIBUTION PERCENTAGES

Appendix:

Key Takeaways

Excellent Performance

All intersections operate at LOS A–C through 2033, well above city standards.

No Improvements Needed

No new signals or roadway improvements are required for development.

Smooth Integration

Fairway Estates integrates seamlessly into the existing road network with minimal impact.

Appendix: Supporting Planning Documents

Planning Commission Meeting Minutes - July 1, 2025

These minutes document the Planning Commission's approval of reduced rear setbacks for alley-loaded homes, demonstrating support for flexible development standards that enable diverse housing types.

Setback Amendment Key Points

- Reduced rear setbacks to 3 feet for homes with alley access
- Increases housing type flexibility and efficiency
- Enables better lot utilization in urban contexts
- Approved unanimously by Commission

Commissioner Comments

> "A step in the right direction [for flexibility]."
>
> —Commissioner Meehan

> "Lives in TN... 3' rule... maximizes property."
>
> —Commissioner Ihler

Relevance to Sage Lakes

This amendment reflects the Commission's recognition that thoughtful flexibility in development standards can enhance housing options without compromising quality or neighborhood character. The Sage Lakes PUD similarly seeks appropriate variances that enable superior outcomes through planned development rather than rigid adherence to conventional zoning.

The Commission's support for this amendment demonstrates openness to creative solutions that address housing needs while maintaining design quality—the same philosophy underlying the Sage Lakes proposal.

Appendix: Planning Commission Precedents

Meeting Minutes - June 3, 2025

These minutes document three significant approvals demonstrating Planning Commission support for townhome developments, thoughtful density, and creative infill solutions.

1

Creekside Townhomes PUD

145-unit townhome development approved at 10.4 units/acre with enhanced amenities including pickleball courts and playground. Commissioners praised the developer for preserving Willowcreek and addressing neighbor concerns—establishing positive precedent for similar projects.

2

Highland Park Plat

Infill development featuring attached homes received Commission approval for creative solutions that efficiently utilize available land while respecting neighborhood context. Commissioners specifically applauded the innovative approach to infill challenges.

3

Sage Lakes Comparison

At 13.65 units/acre, Sage Lakes proposes lower density than Creekside while providing similar amenity packages and thoughtful design. The project follows the same principles that earned Commission praise in recent approvals: responding to concerns, preserving natural features, and delivering quality development.

Appendix: Neighborhood Meeting Documentation

August 27, 2025 Meeting Summary

On August 27, 2025, the development team hosted a neighborhood meeting attended by 31 Fairway Estates residents. This session provided opportunity for direct dialogue about the Sage Lakes proposal and generated valuable feedback that shaped design refinements.

Key Themes from Meeting

1. **Density Concerns:** Residents questioned whether 273 units would overwhelm the area
2. **Traffic Impact:** Worries about increased congestion and bridge capacity
3. **Property Values:** Fear that townhomes would decrease neighboring home values
4. **Crime and Safety:** Concerns about security and family-friendly character
5. **Aesthetic Fit:** Questions about architectural compatibility
6. **Proximity:** Desire for maximum separation from existing homes
7. **Infrastructure:** Questions about water, sewer, and school capacity

Design Responses Implemented

- Committed to density 20% below maximum entitlement
- Commissioned independent Traffic Impact Analysis
- Increased townhome sizes to 1,800+ SF with 2-car garages
- Enhanced buffer zones with 515' total separation
- Emphasized 100% ownership model (no rentals)
- Coordinated with city utilities on infrastructure capacity
- Refined architectural elevations for visual harmony

Ongoing Engagement

The development team remains committed to continued dialogue with Fairway Estates residents throughout the approval and construction process, ensuring concerns are addressed proactively.

Appendix: Neighbor Comment Examples

Written Feedback from Fairway Estates Residents

During the public input process, residents submitted written comments expressing concerns about the Sage Lakes proposal. These comments, including handwritten notes from attendees, helped identify key themes requiring response and analysis.

Sample Comment Themes

From Meeting Attendee: "Home values... will decrease. Crime... schools overloaded. Keep townhomes away... harmony with aesthetic."

This comment captures several core concerns that the presentation addresses through multiple lines of evidence:

- **Property Values:** Addressed through research showing no negative impact from well-designed, owner-occupied developments, plus economic logic of shared builder maintaining quality across all housing types
- **Crime:** Addressed through ownership structure, safety-conscious design features, and precedent from similar communities showing no correlation
- **School Capacity:** Addressed through phased development timeline and recognition that owner-occupied homes attract similar demographics to existing neighborhood
- **Aesthetic Harmony:** Addressed through cohesive architectural design, and enhanced landscaping

Response Philosophy

Rather than dismissing neighbor concerns, the development team has:

1. Taken each concern seriously
2. Sought objective evidence and expert analysis
3. Made design refinements where appropriate
4. Provided transparent, data-driven responses
5. Maintained open communication channels

This approach recognizes that existing residents have legitimate interests in how their neighborhood evolves, while also balancing property rights, market demand, and city planning goals.

Appendix:

Planning Commission Precedents

The Idaho Falls Planning Commission has recently approved multiple projects demonstrating consistent support for townhomes, thoughtful density, and flexible development standards. These precedents establish clear alignment between the Sage Lakes proposal and current planning priorities.

1

June 3, 2025

Creekside Townhomes PUD

- 145 townhome units approved
- 10.4 units per acre density
- Enhanced amenities: pickleball courts, playground
- Integrated creek as open space feature
- Thoughtful buffer design

2

June 3, 2025

Highland Park Plat

- Infill development with attached homes
- Creative design solutions for existing neighborhood
- Efficient use of available land

Commissioner Ihler: "Good example of infill."

Commissioner Meehan: "Applauds... creative solution."

3

July 1, 2025

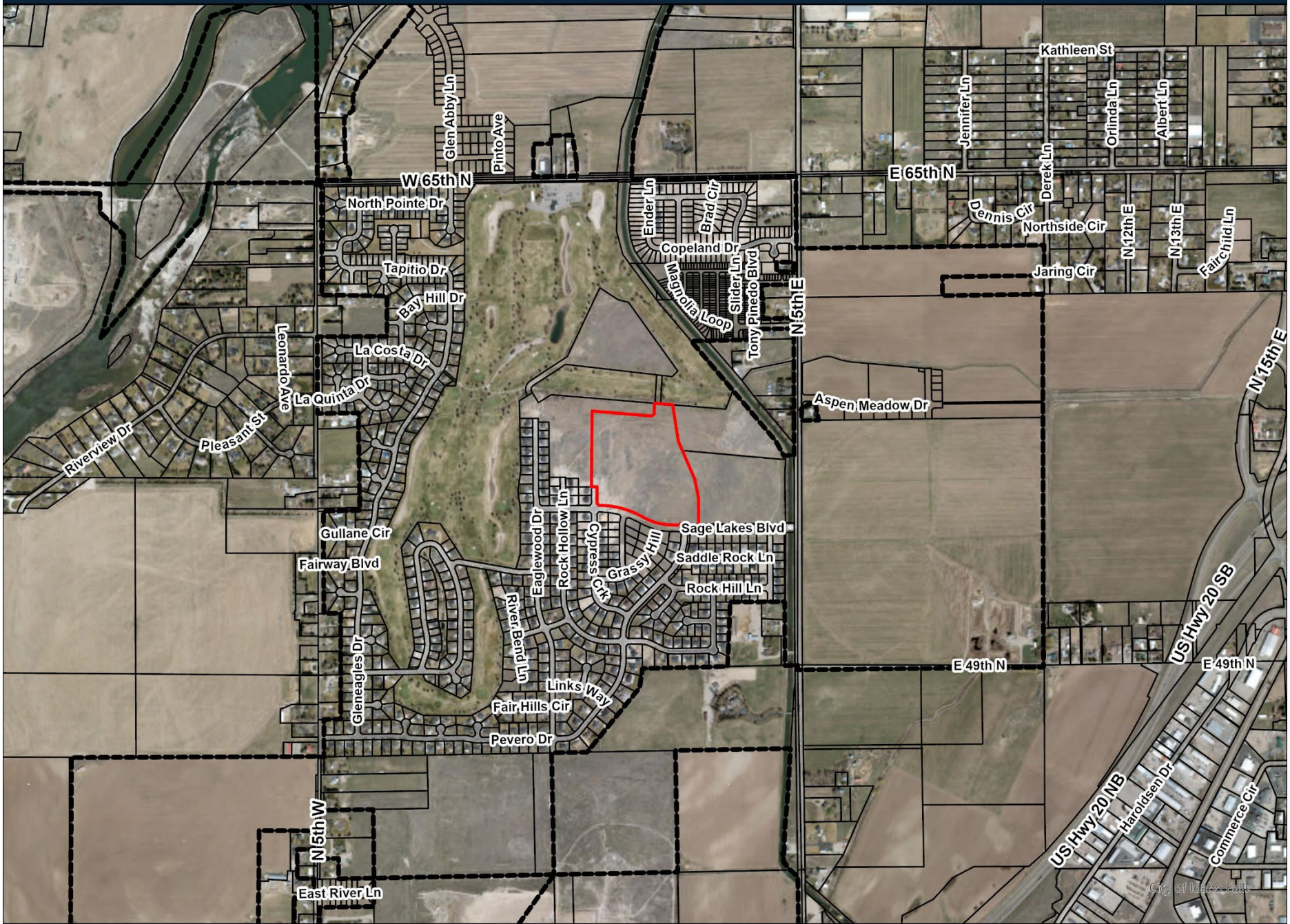
Setback Amendment

- Reduced rear setbacks to 3 feet for alley-loaded homes
- Increased flexibility for diverse housing types
- Enables more efficient land use

Commissioner Meehan: "A step in the right direction [for flexibility]."

Commissioner Ihler: "Maximizes property."

These approvals demonstrate the Planning Commission's recognition that townhome developments, when thoughtfully designed with appropriate amenities and buffers, enhance neighborhoods while addressing critical housing needs. Sage Lakes follows this proven approach at a lower density than Creekside (13.65 vs. 10.4 units/acre).


Aerial
PUD25-003 Sage Lakes PUD
W 65th N
E 65th N
N 5th E
N 5th W
N 15th E
E 49th N
US Hwy 20 SB
US Hwy 20 NB
Kathleen St
Jennifer Ln
Orlinda Ln
Albert Ln
Derek Ln
Dennis Cir
Northside Cir
N 12th E
N 13th E
Fairchild Ln
Jaring Cir
Glen Abby Ln
Pinto Ave
North Pointe Dr
Ender Ln
Brad Cir
Copeland Dr
Magnolia Loop
Slider Ln
Tony Pinedo Blvd
Tapitio Dr
Bay Hill Dr
La Costa Dr
La Quinta Dr
Leonard Ave
Riverview Dr
Pleasant St
Aspen Meadow Dr
Sage Lakes Blvd
Gullane Cir
Fairway Blvd
Eaglewood Dr
Rock Hollow Ln
Cypress Crk
Grassy Hill
Saddle Rock Ln
Rock Hill Ln
River Bend Ln
Links Way
Fair Hills Cir
Pevero Dr
Gleneagles Dr
East River Ln
Harold sen Dr
Commerce Cir
City of Idaho Falls

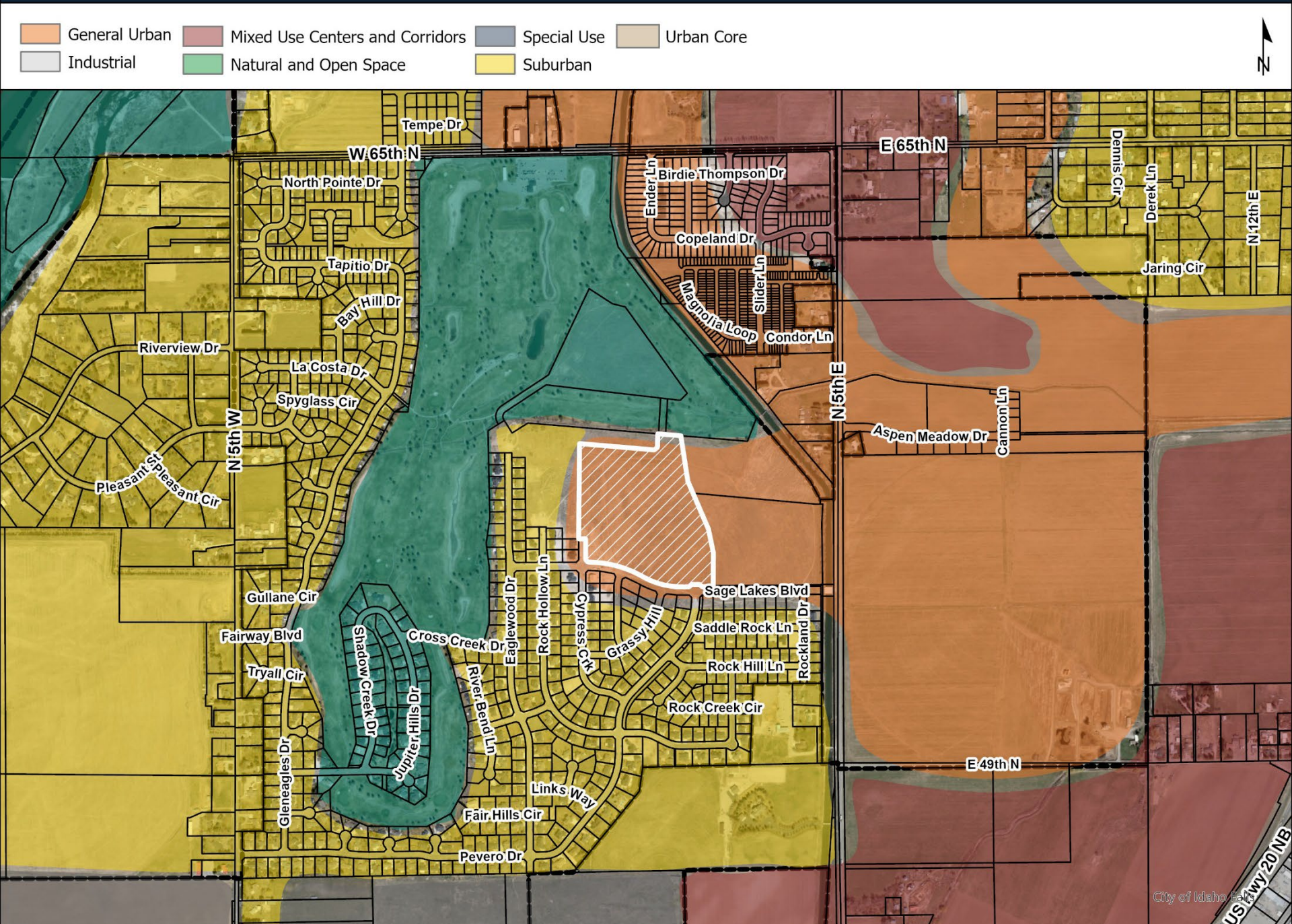
Zoning

PUD25-003 Sage Lakes PUD



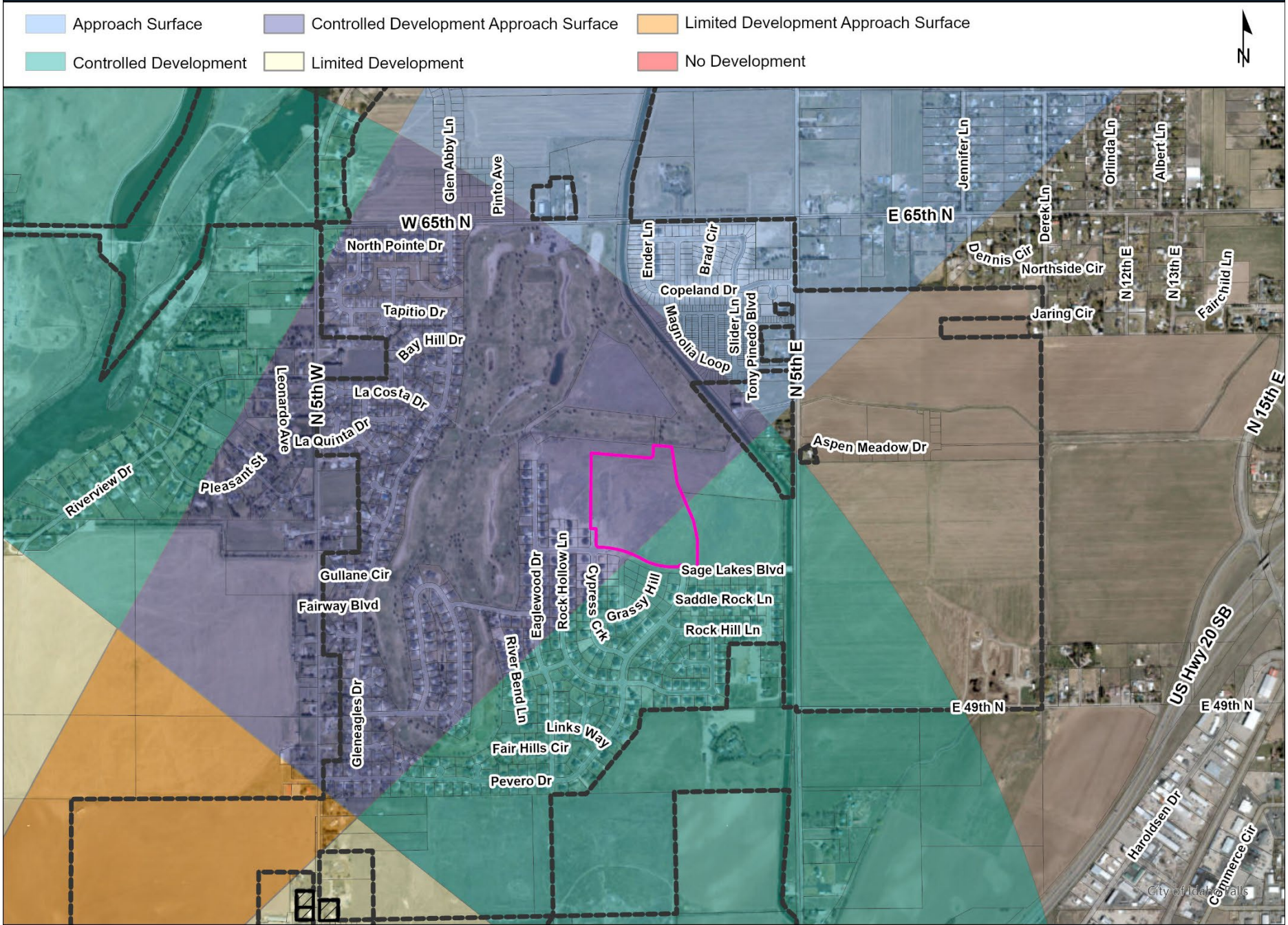
Comprehensive Plan

PUD25-003 Sage Lakes PUD



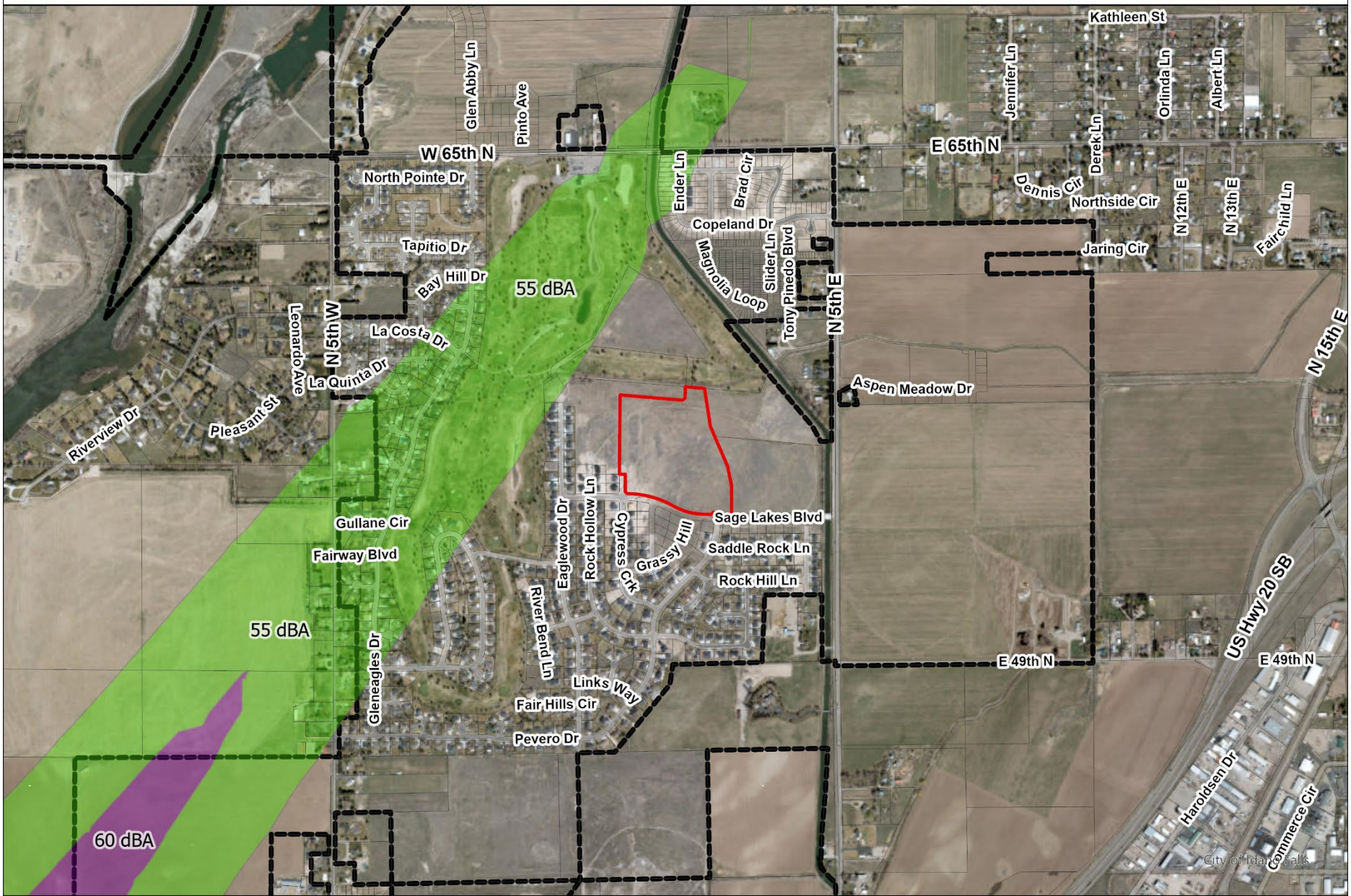
Airport Compatible Land Use

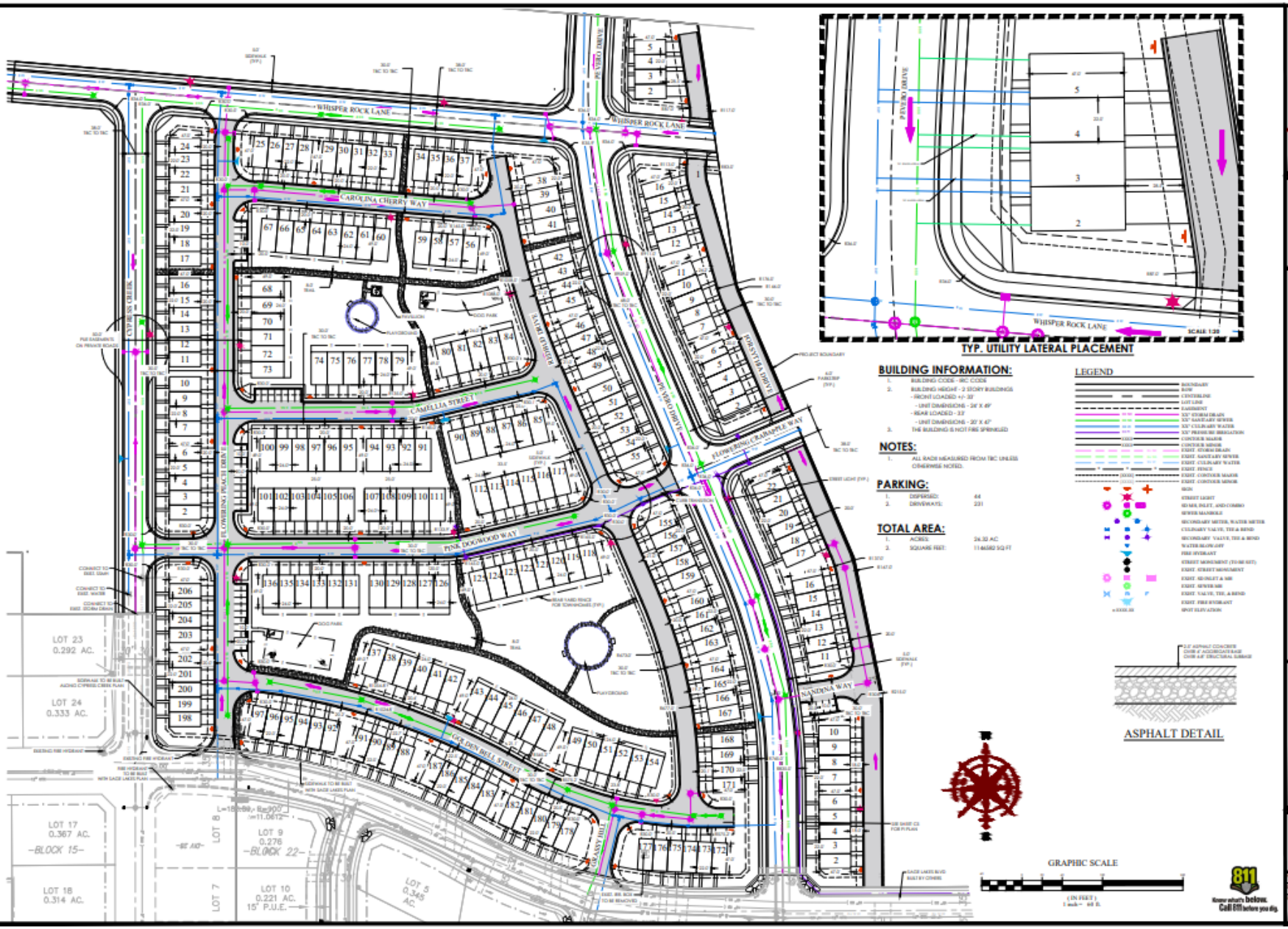
PUD25-003 Sage Lakes PUD



Airport Current Noise Contour

PUD25-003 Sage Lakes PUD





TYP. UTILITY LATERAL PLACEMENT

BUILDING INFORMATION:

1. BUILDING CODE - IRC CODE
2. BUILDING HEIGHT - 2 STORY BUILDINGS
   - FRONT LOADED +/- 30'
   - UNIT DIMENSIONS - 24' X 49'
   - REAR LOADED - 33'
   - UNIT DIMENSIONS - 20' X 47'
3. THE BUILDING IS NOT FIRE SPRINKLED

NOTES:

1. ALL RADII MEASURED FROM TBC UNLESS OTHERWISE NOTED.

PARKING:

1. DISPERSED: 44
2. DRIVEWAYS: 231

TOTAL AREA:

1. ACRES: 24.32 AC
2. SQUARE FEET: 1146582 SQ FT

LEGEND

ASPHALT DETAIL

GRAPHIC SCALE

(IN FEET)

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

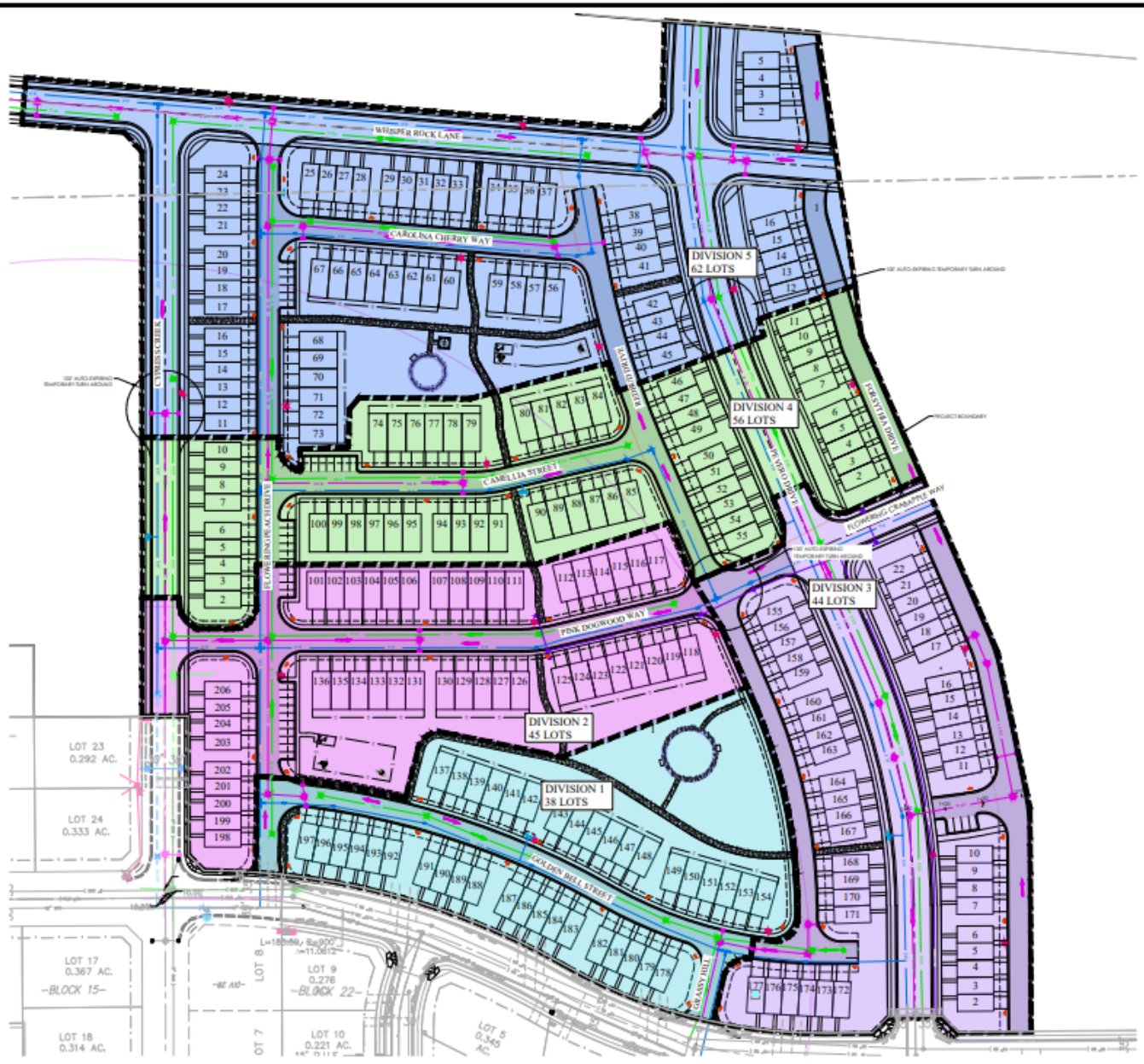
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FOR REVIEW ONLY

SAGE LAKES PUD
IDAHO FALLS
SITE PLAN

SITE PLAN

C3



LEGEND

NOTES:

1. DIVISIONS TO BE DEVELOPED IN NUMERICAL ORDER.
2. TEMPORARY TURNAROUNDS SHOWN HEREON.

PARKING:

1.	DISPERSED:	43
2.	DRIVEWAYS:	245

TOTAL AREA:

1.	ACRES:	24.30 AC
2.	SQUARE FEET:	1146382 SQ FT

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

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

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4844 W. 2150 S. SUITE 101
MIDVALE, UTAH 84047 PH: (801) 352-0075
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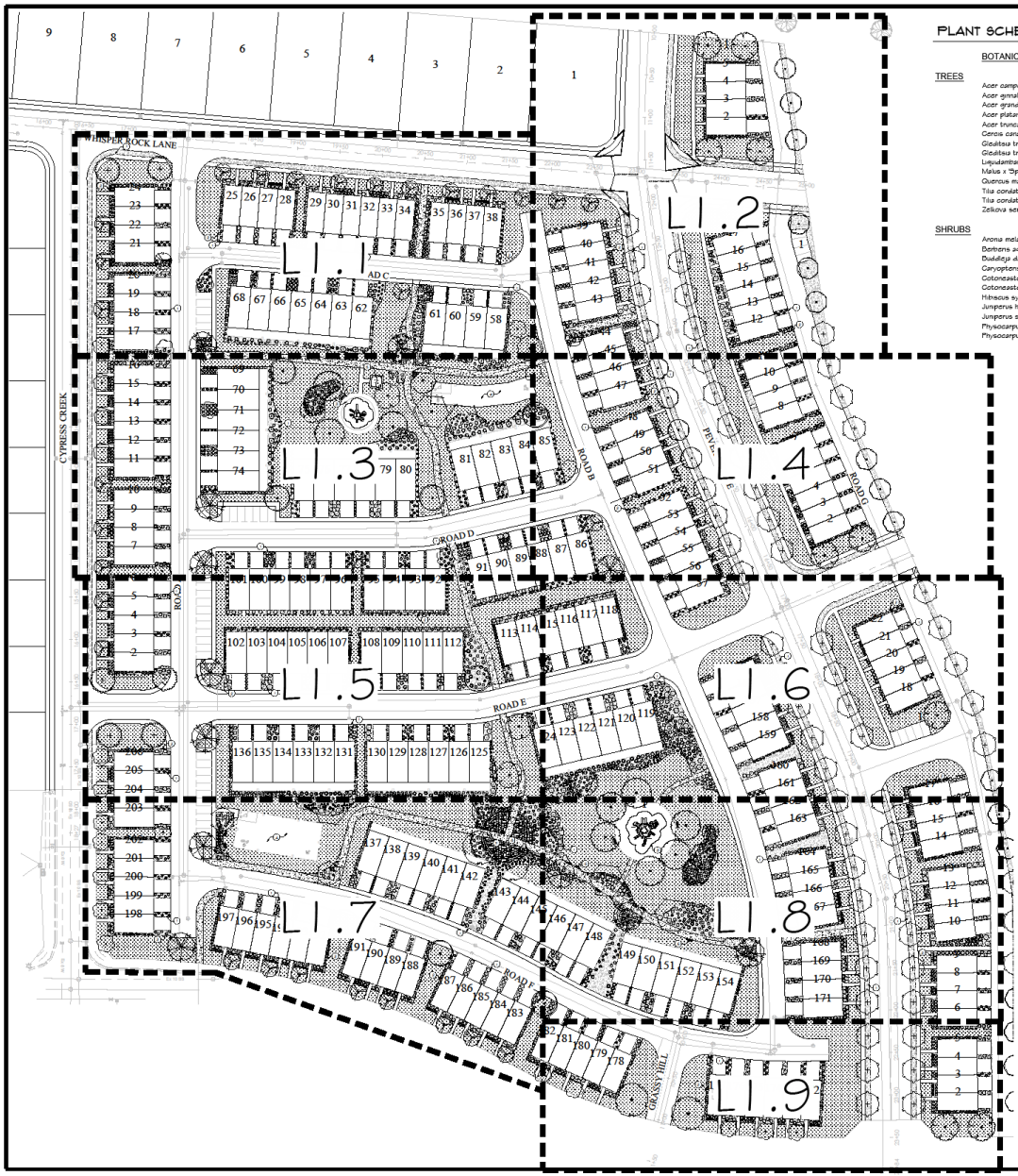
SAGE LAKES PUD
IDAHO FALLS
DIVISION PLAN

DESCRIPTION	DATE

DIVISION PLAN

Scale:	1"=60'
Drawn:	NR
Date:	11/20/23
Job #:	23-5018
Sheet:	C4

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PLANT SCHEDULE

	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	Acer campestre	Hedge Maple	1.5" Cal.
	Acer ginnala	Amur Maple	1.5" Cal.
	Acer grandidentatum	Bigtooth Maple	1.5" Cal.
	Acer platanoides 'Crimson King'	Crimson King Norway Maple	1.5" Cal.
	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset® Maple	1.5" Cal.
	Cercis canadensis 'Forest Pansy'	Eastern Redbud	1.5" Cal.
	Gleditsia triacanthos inermis 'Skycole'	Skyline Honey Locust	1.5" Cal.
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	1.5" Cal.
	Liquidambar styraciflua 'Slender Silhouette'	Slender Silhouette Sweet Gum	1.5" Cal.
	Malus x 'Spring Snow'	Spring Snow Crabapple	1.5" Cal.
	Quercus macrocarpa	Bur Oak	1.5" Cal.
	Tilia cordata	Littleleaf Linden	1.5" Cal.
	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	1.5" Cal.
	Zelkova serrata 'Green Vase'	Green Vase Japanese Zelkova	1.5" Cal.
SHRUBS			
	Aronia melanocarpa 'Low Scape Hedger'	Black Chokeberry	2 gal.
	Berberis aquifolium 'Compacta'	Compact Oregon Grape	5 gal.
	Buddleja davidii 'Buzz Hot Raspberry'	Hot Raspberry Butterfly Bush	2 gal.
	Caryopteris x clandonensis 'Blue Mist'	Blue Mist Bluebeard	2 gal.
	Cotoneaster apiculatus	Cranberry Cotoneaster	5 gal.
	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster	5 gal.
	Hibiscus syriacus 'Antong Two'	Lil Kim® Dwarf Rose of Sharon	5 gal.
	Juniperus horizontalis 'Blue Chip'	Blue Chip Creeping Juniper	2 gal.
	Juniperus sabina 'Monna'	Calgary Carpet® Juniper	2 gal.
	Physocarpus opulifolius 'Little Devil'	Little Devil™ Dwarf Ninebark	5 gal.
	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	5 gal.
	Physocarpus opulifolius 'Nugget'	Nugget Ninebark	5 gal.
	Pinus mugo 'Mughus'	Mughus Mugo Pine	5 gal.
	Potentilla fruticosa 'Gollelingor'	Gollelingor Bush Cinquefoil	2 gal.
	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.
	Rosa shrub 'Knock Out'	Knock Out Rose	5 gal.
	Sorbaria sorbifolia 'Sem'	Sem False Spiraea	2 gal.
	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	2 gal.
	Taxus x media	Anglo-Japanese Yew	5 gal.
	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	2 gal.
GRASSES			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.
	Carex/hus elatior/aurea 'Hameln'	Hameln Fountain Grass	1 gal.
	Festuca ovina glauca 'Boulder Blue'	Boulder Blue Fescue	1 gal.
	Helictotrichon sempervirens	Blue Oat Grass	1 gal.
	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.
	Pennisetum alopecuroides 'Red Head'	Red Head Fountain Grass	1 gal.
PERENNIALS			
	Hemerocallis muldenlothii	Daylily	1 gal.
	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.
	Rudbeckia amplexicaulis	Black-eyed Susan	1 gal.
	Salvia nemorosa 'East Friesland'	East Friesland Meadow Sage	1 gal.
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
GROUND COVERS			
	Poa pratensis	Kentucky Bluegrass	sod

REFERENCE NOTES SCHEDULE

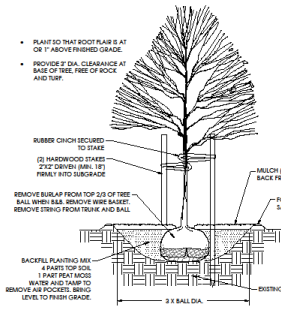
SYMBOL	CODE	DESCRIPTION	QTY
	1	RIVER COBBLE	150,018 sf
	2	STEEL EDGING	
	3	PLAYGROUND STRUCTURE, TBD.	
	4	DOG PARK.	
	5	PAVILLION, TYP. TBD.	
	6	BENCH	
	7	SEAT WALL	
	8	PAVERS, TBD.	

N

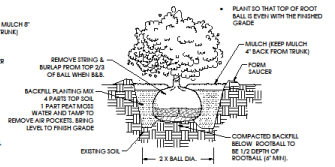
S

GRAPHIC SCALE

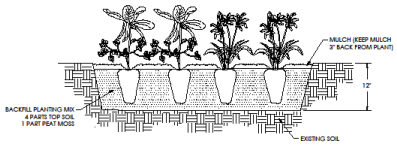
(IN FEET)
1 inch = 60 ft.



A TREE PLANTING & STAKING
NOT TO SCALE



B SHRUB PLANTING
NOT TO SCALE



C PERENNIAL PLANTING
NOT TO SCALE

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FOR REVIEW ONLY

SAGE LAKES
DAHO FALLS

LANDSCAPE PLAN

REVISION BLOCK		
#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

Scale:	1"=60'
Drawn:	MH
Date:	08/27/25
Job #:	25-5018
Sheet:	L1.0

V:_2025\25-5018 Idaho Falls\Design\25-5018 dwg\sheets\L1.0-L1.09 - LANDSCAPE PLAN.dwg



Site Photo

Upper Left Photo looking North Site Primarily north and East

Lower Right Photo looking East down road that connects to Bridge Site Primarily Northeast.





Site Photo
Looking Southeast




Aerial
PUD25-003 Sage Lakes PUD
N
N 5th E
Sage Lakes Blvd
Saddle Rock Ln
Rockland Dr
Eaglewood Dr
Rock Hollow Ln
Cypress Crk
Lake Ridge
Grassy Hill
Pevero Dr
Cross Creek Dr
City of Idaho Falls

Memorandum

File #: 26-414 **City Council** RETURN TO AGENDA

DATE: Thursday, October 15, 2026
AGENDA: Consent
FROM: Chris Canfield, Public Works Director
DEPARTMENT: Public Works

Title
Thermoplastics Citywide 2026 - Change Order #1

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

Action(s) Requested:
Approve the Change Order for the Thermoplastics Citywide 2026 project for $46,409 and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The Public Works Seal Coat Contractor experienced significant delays to complete the work contracted this summer. As a result it became necessary to install straight line thermoplastic markings at critical intersections throughout the City. This change order provides for the markings necessary by providing an additional 4,484 square feet of 8”, 12”, and 24” straight-line thermoplastics at $10.35 per square foot of straight-line thermoplastics at designated locations throughout the City. Contract time will be adjusted to accommodate the order of materials and installation as directed. The original bid was approved and awarded by City Council on May 7, 2026, in the amount of $144,949.48. Additional costs associated with this change order are offset by liquidated damages charged against the seal coat contract

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

26-414

CITY OF IDAHO FALLS

ENGINEERING DEPARTMENT

Contract Change Order

Project: Thermoplastics Citywide 2026 **Change Order No:** 1
Project No: TRF-2026-02 **Page Number:** 1 of 1
Date: October 14, 2026

To: Falls Striping

You are directed to perform the following changes or additional work, which were not included in the plans and specifications of your Contract.

This change order provides for an additional 4,484 square feet of 8", 12", and 24" straight line thermoplastics at designated locations throughout the City of Idaho Falls. Contract Time will be adjusted to accommodate order of materials and installation as directed.

C01A Line Thermoplastic 4,484 SF @ $10.35 per SF	=	$46,409.00
Total Increase	=	$46,409.00
Net Change Total:	=	**$46,409.00**

New Contract Completion Date: **November 20, 2026**
Original Contract Amount: **$144,949.48**
Contract Amount Before Change Order: **$144,949.48**
Total Estimated **Increase** in Contract Amount: **$46,409.00**
New Contract Amount: **$191,358.48**

We, the undersigned Contractor, agree that if this proposal is approved, we will perform the work detailed above and accept payment at the prices shown for the respective items, in accordance with the terms of the original contract or as herein provided.

Contractor Acceptance

By: Zac Lords — 10/14/2026
Contractor — Date

By: [signature] — Owner
Signature — Title

Approved for City of Idaho Falls

Date

Mayor — Attest, City Clerk

Memorandum

File #: 26-415 **City Council** RETURN TO AGENDA

DATE: Thursday, October 15, 2026
AGENDA: Consent
FROM: Chris Canfield, Public Works Director
DEPARTMENT: Public Works

Title
Bid IF26016 - Water Inventory Replenishment

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

Action(s) Requested:
Approve the bid awards for the annual Water Division inventory replenishment to (1) Core & Main in the amount of $846,665.00 for Group 1 and (2) Ferguson Waterworks in the amount of $401,106.00 for Group 2 and authorize the Mayor and City Clerk to execute the necessary documents (or take other appropriate action).

Description, Background Information, Purpose:
This purchase will provide the annual water material inventory for the 2027 Water Division projects. Bids were received on Thursday, October 8, 2026, with a total of four bids received. The bid was broken into two groups; Group 1 (watermain pipe) will be awarded to Core & Main for $846,665 and Group 2 (services and accessories) will be awarded to Ferguson Waterworks for $401,106, for a project total of $1,247,771. The contract award recommendation is to award to the lowest bids, by group respectively.

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

26-415

				CORE & MAIN				MOUNTAINLAND SUPPLY				HD FOWLER				FERGUSON WATERWORKS			
Project Name	**Group ID/Name**	**UOM**	**Quantity**	Comment	Price	Quantity	Total Cost	Comment	Price	Quantity	Total Cost	Comment	Price	Quantity	Total Cost	Comment	Price	Quantity	Total Cost
WTR Materials for 2027 Projects A	1 - MAIN PIPE	Foot	13500		35.61	13,500.00	480,735.00	9 day lead time	35.97	13,500.00	485,595.00		35.61	13,500.00	480,735.00		35.78	13,500.00	483,030.00
WTR Materials for 2027 Projects A	1 - MAIN PIPE	Foot	5500	5508' required. $323,209.44	58.68	5,500.00	322,740.00	9 day lead time	61.29	5,500.00	337,095.00		58.7	5,500.00	322,850.00		58.98	5,500.00	324,390.00
WTR Materials for 2027 Projects A	1 - MAIN PIPE	Foot	500	504' required. $43,535.52	86.38	500	43,190.00	9 day lead time	89.27	500	44,635.00		86.41	500	43,205.00		88.13	500	44,065.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	400		651.2	400	260,480.00	BABA CERTS CAN BE PROVIDIDED	657.78	400	263,112.00		589	400	235,600.00		576	400	230,400.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	400		120.06	400	48,024.00		125	400	50,000.00		115.26	400	46,104.00		115.62	400	46,248.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	100		184.64	100	18,464.00		155	100	15,500.00		265.87	100	26,587.00		166.2	100	16,620.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	400		26.53	400	10,612.00	BABA CERTS CAN BE PROVIDIDED	59.57	400	23,828.00		32	400	12,800.00		31.95	400	12,780.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	10000		0.46	10,000.00	4,600.00		0.52	10,000.00	5,200.00		0.44	10,000.00	4,400.00		0.41	10,000.00	4,100.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	600		24.66	600	14,796.00	BABA CERTS CAN BE PROVIDIDED	24.53	600	14,718.00		21.79	600	13,074.00		21.35	600	12,810.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	600		24.07	600	14,442.00	BABA CERTS CAN BE PROVIDIDED	23.94	600	14,364.00		21.27	600	12,762.00		20.84	600	12,504.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	600		39.96	600	23,976.00	BABA CERTS CAN BE PROVIDIDED	50.71	600	30,426.00		35.14	600	21,084.00		34.6	600	20,760.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	600		34.91	600	20,946.00	BABA CERTS CAN BE PROVIDIDED	34.73	600	20,838.00		30.74	600	18,444.00		30.27	600	18,162.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	150		102.89	150	15,433.50	BABA CERTS CAN BE PROVIDIDED	102.37	150	15,355.50		90.49	150	13,573.50		89.1	150	13,365.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	100		24.45	100	2,445.00	BABA CERTS CAN BE PROVIDIDED	24.33	100	2,433.00		21.49	100	2,149.00		21.16	100	2,116.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	100		26.22	100	2,622.00	BABA CERTS CAN BE PROVIDIDED	26.06	100	2,606.00		21.49	100	2,149.00		22.68	100	2,268.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	100		37.98	100	3,798.00	BABA CERTS CAN BE PROVIDIDED	31.09	100	3,109.00		23.03	100	2,303.00		27.05	100	2,705.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	100		57.55	100	5,755.00	BABA CERTS CAN BE PROVIDIDED	80.12	100	8,012.00		50.6	100	5,060.00		49.82	100	4,982.00
WTR Materials for 2027 Projects A	2 - SERVICE & ACC	Each	100		11.29	100	1,129.00	BABA CERTS CAN BE PROVIDIDED	12.9	100	1,290.00		12.75	100	1,275.00		12.86	100	1,286.00

VENDOR	CORE & MAIN	MOUNTAINLAND SUPPLY	HD FOWLER	FERGUSON WATERWORKS
SUM BID FOR GROUP 1	846,665.00	867,325.00	846,790.00	851,485.00
SUM BID FOR GROUP 2	447,522.50	470,791.50	417,364.50	401,106.00

PROPOSED WINNING BID BASED ON GROUP COST ANALYSIS:
GROUP 1 - CORE & MAIN
GROUP 2 - FERGUSON WATERWORKS

Memorandum

File #: 26-416 **City Council** RETURN TO AGENDA

DATE: Thursday, October 15, 2026
AGENDA: Consent
FROM: Chris Canfield, Public Works Director
DEPARTMENT: Public Works

Title
Bid Award IF-26-012, Annual Purchase of Chlorine and Sodium Bisulfite

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

Action(s) Requested:
Approve the bids from the lowest responsive and responsible bidders, Thatcher Company and Adelle Way, in an amount of $244,862.80 to Thatcher Company and in an amount of $290,760.00 to Adelle Way and authorize the Mayor and City Clerk to execute the necessary documents (or take other appropriate action).

Description, Background Information, Purpose:
The City purchases Chlorine and Sodium Bisulfite annually for Water and Wastewater treatment operations. Bids for the annual purchase of these items were received on Thursday, September 17, 2026. The lowest responsive, responsible bidder for Items 1, 2, and 4 is Thatcher Company for $244,862.80. Item 3 is awarded to Adelle Way for $290,760.00 for a total project cost of $535,622.80.

Line Item Bid Award			
1	Chlorine, 150 Pound Cylinders	Thatcher Company	$56,062.50
2	150 Pound Cylinder demurrage	Thatcher Company	$0.30
3	Chlorine, 1-Ton Container	Adelle Way	$290,760.00
4	Sodium Bisulfite (NaHSO3)	Thatcher Company	$188,800.00

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

26-416

2026 furnishing Cylinders/Containers of Chlorine and Sodium Bisulfite
Bid No. IF-26-012

Chemical

Chemical (Chemical)

Item No	Description	UOM	
1	Chlorine, 150 Pound Cylinders	Each	Thatcher Company
2	150 Pound Cylinder demurrage	Day	Thatcher Company
3	Chlorine, 1-Ton Container, (2,000 lb/Cylinder)	Each	Adelleway.com
4	Sodium Bisulfite (NaHSO3): 40% Basis Solution	Gallon	Thatcher Company

Adelleway.com

Item No	Quote type	Manufacturer	Part #	Quantity	Price	Total Cost	Bid Rank
1	Bid	lindedirect.	001	115	$3,607.00	$414,805.00	3
2	Bid	Adelle Way	002	1	$6.54	$6.54	3
3	Bid	Indian Springs	003	120	$2,423.00	$290,760.00	1
4	Bid	like Alliance Chemical	004	80000	$12.25	$980,000.00	4

Group Total : $ 1,685,571.54

Project Total : $ 1,685,571.54

Land View, Inc.

Item No	Quote type	Manufacturer	Part #	Quantity	Price	Total Cost	Bid Rank
4	Bid	Land View, Inc.		80000	3.68	$294,400.00	3

Group Total : $ 294,400.00

Project Total : $ 294,400.00

Morgan Ingland LLC

Item No	Quote type	Manufacturer	Part #	Quantity	Price	Total Cost	Bid Rank
1	Bid			115	672	$77,280.00	2
2	Bid			1	0	$0.00	1
3	Bid			120	3800	$456,000.00	3
4	Bid			80000	0.33	$26,400.00	1

Group Total : $ 559,680.00

Project Total : $ 559,680.00

Thatcher Company, Inc.

Item No	Quote type	Manufacturer	Part #	Quantity	Price	Total Cost	Bid Rank
1	Bid	Thatcher Company, Inc	1336305	115	487.5	$56,062.50	1
2	Bid	Thatcher Company, Inc	1336305	1	0.3	$0.30	2
3	Bid	Thatcher Company, Inc	1336309	120	2700	$324,000.00	2
4	Bid	Thatcher Company, Inc	2237000	80000	2.36	$188,800.00	2

Group Total : $ 568,862.80

Project Total : $ 568,862.80

Memorandum

File #: 26-418 **City Council** RETURN TO AGENDA

DATE: Wednesday, September 16, 2026
AGENDA: Consent
FROM: Linda Lundquist, City Clerk
DEPARTMENT: Mayor's Office

Title
September 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 September 2026 (or take other action deemed appropriate).

Description, Background Information, Purpose:

2026 SEPTEMBER LICENSING

54	New Business Permits &
109	Renewed Business Lice
7	New & Renewed Contra

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

SEPTEMBER NEW BUSINESS LICENSES

	NAME	NUMBER	TYPE	STATUS	DATE
1	Peru d paso	379893	Mobile Food Vendor	APPROVED	9/11/2026
2	Berry Drizzl Co.	7369731	Mobile Food Vendor	APPROVED	9/24/2026
3	Lupa Inc DBA Bowl-Ero Lanes	1610393	Alcohol License	APPROVED	9/10/2026
4	Masquerade Ball	5326946	Alcohol Catering Permit Nonprofit	APPROVED	9/3/2026
5	Naughte Latte	1575505	Mobile Food Vendor	APPROVED	9/3/2026
6	New Fords Bar	627984	Alcohol Catering Permit	APPROVED	9/3/2026
7	Club Charleys	4442344	Alcohol Catering Permit	APPROVED	9/3/2026
8	Club Charleys	607485	Alcohol Catering Permit	APPROVED	9/3/2026
9	Club Charleys	3987661	Alcohol Catering Permit	APPROVED	9/3/2026
10	Club Charleys	660296	Alcohol Catering Permit	APPROVED	9/3/2026
11	Bee's Knees Pub & Catering Co.	260007	Alcohol Catering Permit	APPROVED	9/4/2026
12	Adakai, Karen	4921295	Public Transportation Operator	APPROVED	9/17/2026
13	Wadsworth, Eathan	6625895	Public Transportation Operator	APPROVED	9/17/2026
14	Club Charleys	8154341	Alcohol Catering Permit	APPROVED	9/14/2026
15	Club Charleys	6465071	Alcohol Catering Permit	APPROVED	9/14/2026
16	Soiled Dove LLC	5554048	Alcohol Catering Permit	APPROVED	9/14/2026
17	Soiled Dove LLC	5695255	Alcohol Catering Permit	APPROVED	9/14/2026
18	Roadhouse Saloon	2147482	Alcohol Catering Permit	APPROVED	9/14/2026
19	Bee's Knees Pub & Catering Co.	9884127	Alcohol Catering Permit	APPROVED	9/11/2026
20	Samoa Club	6975743	Alcohol Catering Permit	APPROVED	9/14/2026
21	The Snakebite	8037870	Alcohol Catering Permit	APPROVED	9/14/2026
22	Marshall	5195108	Door-to-Door Sales	APPROVED	9/22/2026
23	City Bagels & Bakery	6658890	Alcohol Catering Permit	APPROVED	9/14/2026
24	City Bagels & Bakery	5343290	Alcohol Catering Permit	APPROVED	9/14/2026
25	Arriaga, Amber	5395688	Public Transportation Operator	APPROVED	9/24/2026
26	Bee's Knees Pub & Catering Co.	1477971	Alcohol Catering Permit	APPROVED	9/17/2026
27	Bee's Knees Pub & Catering Co.	1992482	Alcohol Catering Permit	APPROVED	9/24/2026
28	Club Charleys	7258389	Alcohol Catering Permit	APPROVED	9/17/2026
29	Club Charleys	6278506	Alcohol Catering Permit	APPROVED	9/17/2026
30	Club Charleys	2048136	Alcohol Catering Permit	APPROVED	9/17/2026
31	BlackRock Fine Wine & Craft Beer	8905956	Alcohol Catering Permit	APPROVED	9/18/2026
32	Summit Idaho Retail LLC DBA Peak Stop #1003	6104708	Alcohol License	DENIED- Out of City Limits	9/29/2026
33	TAP-N-FILL INC	1954211	Alcohol Catering Permit	APPROVED	9/23/2026
34	Makers Night - Book Binding	1913993	Alcohol Catering Permit Nonprofit	APPROVED	9/23/2026
35	CIELITO LINDO	3037391	Alcohol Catering Permit	APPROVED	9/18/2026
36	TIMELESS TAPHOUSE	1247677	Alcohol Catering Permit	APPROVED	9/23/2026
37	The House Bar & Grill	9454309	Alcohol Catering Permit	APPROVED	9/23/2026
38	BlackRock Fine Wine & Craft Beer	7321807	Alcohol Catering Permit	APPROVED	9/23/2026
39	Bee's Knees Pub & Catering Co.	6786983	Alcohol Catering Permit	APPROVED	9/23/2026
40	New Fords Bar	7532673	Alcohol Catering Permit	APPROVED	9/23/2026
41	Sully's GastroPub	4363395	Alcohol Catering Permit	APPROVED	9/23/2026
42	Club Charleys	670922	Alcohol Catering Permit	APPROVED	9/28/2026
43	Club Charleys	8946413	Alcohol Catering Permit	APPROVED	9/29/2026
44	Club Charleys	9079123	Alcohol Catering Permit	APPROVED	9/29/2026
45	Bee's Knees Pub & Catering Co.	2635881	Alcohol Catering Permit	APPROVED	9/29/2026
46	City Bagels & Bakery	6758174	Alcohol Catering Permit	APPROVED	9/29/2026
47	City Bagels & Bakery	5261182	Alcohol Catering Permit	APPROVED	9/29/2026
48	The Snakebite	7527773	Alcohol Catering Permit	APPROVED	9/30/2026
49	Soiled Dove LLC	6651459	Alcohol Catering Permit	APPROVED	9/29/2026
50	Bee's Knees Pub & Catering Co.	7592705	Alcohol Catering Permit	APPROVED	9/29/2026
51	Pachangas Mexican Restaurant	6910293	Alcohol Catering Permit	APPROVED	9/29/2026
52	Bee's Knees Pub & Catering Co.	976835	Alcohol Catering Permit	APPROVED	9/29/2026
53	Bee's Knees Pub & Catering Co.	441822	Alcohol Catering Permit	APPROVED	9/29/2026
54	Bee's Knees Pub & Catering Co.	3521871	Alcohol Catering Permit	APPROVED	9/29/2026

SEPTEMBER BUSINESS LICENSE RENEWALS

	NAME	NUMBER	TYPE	STATUS	DATE
1	Albertson's LLC (17th Street #138)	31	Alcohol License	APPROVED	9/28/2026
2	Albertson's LLC (W. Broadway #145)	23	Alcohol License	APPROVED	9/21/2026
3	Jakes of Idaho Falls Inc dba Jaker's Bar & Grill	127	Alcohol License	APPROVED	9/4/2026
4	Eagle's Lodge	119	Alcohol License	APPROVED	9/28/2026
5	La Union Market	120	Alcohol License	APPROVED	9/17/2026
6	Fred Meyer #156	148	Alcohol License	APPROVED	9/15/2026
7	Homestead Pizza & Bowling	331	Alcohol License	APPROVED	9/17/2026
8	Stinker Stores Inc. #28	308	Alcohol License	APPROVED	9/21/2026
9	Sully's GastroPub	176	Alcohol License	APPROVED	9/4/2026
10	Midget Market	230	Alcohol License	APPROVED	9/17/2026
11	Sam's Club No. 6345	2567	Alcohol License	APPROVED	9/1/2026
12	Samoa Club	303	Alcohol License	APPROVED	9/4/2026
13	Papa Tom's Pizza	275	Alcohol License	APPROVED	9/29/2026
14	Pockets Inc.	270	Alcohol License	APPROVED	9/17/2026
15	Garcias	1622	Alcohol License	APPROVED	9/17/2026
16	Stinker Stores Inc. #27	306	Alcohol License	APPROVED	9/21/2026
17	Morenitas	2534	Alcohol License	APPROVED	9/10/2026
18	Outback Steakhouse-Evergreen Restaurant #1311	3688	Alcohol License	APPROVED	9/29/2026
19	The Snake Bite Restaurant LLC	3123	Alcohol License	APPROVED	9/28/2026
20	Applebee's Neighborhood Grill & Bar	3575	Alcohol License	APPROVED	9/17/2026
21	Tobacco Connection #15	4202	Alcohol License	APPROVED	9/4/2026
22	Jalisco's	4039	Alcohol License	APPROVED	9/17/2026
23	Puerto Escondido Inc OL	4246	Alcohol License	APPROVED	9/28/2026
24	Muddy's Place	3591	Alcohol License	APPROVED	9/28/2026
25	Casa Jaliscos Inc.	5159	Alcohol License	APPROVED	9/17/2026
26	Winco Foods #42	3880	Alcohol License	APPROVED	9/21/2026
27	Idaho Falls Arts Council	4241	Alcohol License	APPROVED	9/17/2026
28	Walmart #5494	4854	Alcohol License	APPROVED	9/1/2026
29	GMRI Inc dba The Olive Garden Italian Restaurant #1705	5108	Alcohol License	APPROVED	9/17/2026
30	Jacksons #73	3941	Alcohol License	APPROVED	9/22/2026
31	Gator Tail Enterprises LCC dba The Frosty Gator	3705	Alcohol License	APPROVED	9/17/2026
32	Lucy's New York Style Pizzeria (Broadway)	5548	Alcohol License	APPROVED	9/17/2026
33	Los Albertos Inc.	6325	Alcohol License	APPROVED	9/29/2026
34	The Celt and Heads and Tails	5915	Alcohol License	APPROVED	9/10/2026
35	Bee's Knees Pub & Catering	6114	Alcohol License	APPROVED	9/21/2026
36	Oman Ventures LLC dba D'Railed	5825	Alcohol License	APPROVED	9/28/2026
37	New Yummy House Restaurant	6567	Alcohol License	APPROVED	9/4/2026
38	Hampton Inn	7355	Alcohol License	APPROVED	9/4/2026
39	Stockmans Restaurant	5703	Alcohol License	APPROVED	9/29/2026
40	Mackenzie River Pizza Grill & Pub	6600	Alcohol License	APPROVED	9/28/2026
41	Chili's Grill & Bar	4026	Alcohol License	APPROVED	9/17/2026
42	Snow Eagle Brewing & Grill	5742	Alcohol License	APPROVED	9/17/2026
43	Paula's Meat Market	5503	Alcohol License	APPROVED	9/4/2026
44	Artitorium On Broadway - Idaho Falls Arts Council	7052	Alcohol License	APPROVED	9/28/2026
45	Quick Stop of Idaho Falls	4593	Alcohol License	APPROVED	9/17/2026
46	Garcia's Meat Market #2 (Northgate)	5650	Alcohol License	APPROVED	9/29/2026
47	The Shop Bar LLC	5743	Alcohol License	APPROVED	9/4/2026
48	Roadhouse Saloon, LLC	7723	Alcohol License	APPROVED	9/28/2026
49	Smitty's Pancake & Steak House	5769	Alcohol License	APPROVED	9/17/2026
50	Tap-N-Fill Inc	7926	Alcohol License	APPROVED	9/21/2026

51	Tandoori Oven	6875	Alcohol License	APPROVED	9/21/2026
52	Tobacco Connection #30	5509	Alcohol License	APPROVED	9/4/2026
53	Los Panchos	7485	Alcohol License	APPROVED	9/29/2026
54	Lucy's New York Style Pizzeria (Hitt)	7830	Alcohol License	APPROVED	9/17/2026
55	Cafe Mike's at Pinecrest	8305	Alcohol License	APPROVED	9/21/2026
56	Walmart #5494 (Fuel Station)	8300	Alcohol License	APPROVED	9/4/2026
57	Cafe Mike's at Sandcreek	8304	Alcohol License	APPROVED	9/29/2026
58	Cafe Mike's at Sage Lakes	8303	Alcohol License	APPROVED	9/21/2026
59	The Alibi	8229	Alcohol License	APPROVED	9/4/2026
60	El Rinconcito Authentic Mexican Food Inc	7567	Alcohol License	APPROVED	9/29/2026
61	Rogelio La Yesca	9431	Alcohol License	APPROVED	9/28/2026
62	The House Bar and Grill	9241	Alcohol License	APPROVED	9/30/2026
63	City Bagels & Bakery	8926	Alcohol License	APPROVED	9/29/2026
64	Sushi Time LLC	8912	Alcohol License	APPROVED	9/28/2026
65	Smokin Fins	9377	Alcohol License	APPROVED	9/21/2026
66	Costco Wholesale #1379	10137	Alcohol License	APPROVED	9/4/2026
67	Longhorn Steakhouse #5627	10212	Alcohol License	APPROVED	9/17/2026
68	Calakas Tacos & Miches	10399	Alcohol License	APPROVED	9/4/2026
69	Mama Fla LLC	10575	Alcohol License	APPROVED	9/21/2026
70	Holiday Inn	10050	Alcohol License	APPROVED	9/4/2026
71	Fast Stop 1147	10438	Alcohol License	APPROVED	9/21/2026
72	New Ford's Bar LLC	10649	Alcohol License	APPROVED	9/30/2026
73	Park Avenue Grill	10778	Alcohol License	APPROVED	9/28/2026
74	XVIII	10882	Alcohol License	APPROVED	9/30/2026
75	HOKKAIDO RAMEN HOUSE	10752	Alcohol License	APPROVED	9/2/2026
76	Idaho Rib and Chop House	10924	Alcohol License	APPROVED	9/28/2026
77	Tacos Las Penitas 3 Inc	468815	Alcohol License	APPROVED	9/29/2026
78	Diamond Concessions IF Arena LLC	4699969	Alcohol License	APPROVED	9/29/2026
79	Fast Stop 2249	8622878	Alcohol License	APPROVED	9/21/2026
80	Fast Stop 2247	8088824	Alcohol License	APPROVED	9/21/2026
81	Fast Stop 2248	8412050	Alcohol License	APPROVED	9/21/2026
82	Off The Rails Cafe	9452398	Alcohol License	APPROVED	9/29/2026
83	Actors' Repertory Theatre of Idaho	523170	Alcohol License	APPROVED	9/29/2026
84	Kin enterprises DBA Pop -N- Cork	8574266	Alcohol License	APPROVED	9/10/2026
85	Diamond Concessions Inc (Chuckars)	7092087	Alcohol License	APPROVED	9/29/2026
86	Bob's Indoor Golf & Games	9644326	Alcohol License	APPROVED	9/29/2026
87	Park & A Italia LLC	3729308	Alcohol License	APPROVED	9/30/2026
88	Romita Mexican Market	5818712	Alcohol License	APPROVED	9/30/2026
89	Hops N Paws	5709306	Alcohol License	APPROVED	9/29/2026
90	Outpost Taphouse	6416910	Alcohol License	APPROVED	9/30/2026
91	Kempner Restaurant Group LLC, DBA Elevate Bake Shop	9452323	Alcohol License	APPROVED	9/30/2026
92	Leavitt Restaurants, LLC (Rodizio Grill)	3024566	Alcohol License	APPROVED	9/29/2026
93	Gill Investments LLC (Nextstop)	9915771	Alcohol License	APPROVED	9/29/2026
94	La Chinita Mexican Restaurant LLC (Plum Loco)	9449080	Alcohol License	APPROVED	9/29/2026
95	Hotel Developers-Idaho Falls 4, LLC DBA Fairfield by Marriott Inn & Suites Riverfront	2830094	Alcohol License	APPROVED	9/4/2026
96	Lupa Inc DBA Bowl-Ero Lanes	1610393	Alcohol License	APPROVED	9/28/2026
97	Marshall, Benson	5195108	Door-to-Door Sales	APPROVED	9/9/2026
98	Guns-N-Gear Sports LLC	7145	Secondhand Store	APPROVED	9/21/2026
99	RJR Coins & Stuff	6039	Secondhand Precious Metals	APPROVED	9/21/2026
100	The Gun Shop LLC	6177	Pawn Broker	APPROVED	9/4/2026
101	World's Best Corndogs	7125546	Mobile Food Vender	APPROVED	9/29/2026
102	Churrolicious LLC	7425425	Mobile Food Vender	APPROVED	9/23/2026

103	B&A Collectibles Inc	6294562	Secondhand Precious Metals	APPROVED	9/10/2026
104	U-Pick Red Barn	2298903	Mobile Food Vender	APPROVED	9/17/2026
105	Eastern Idaho Edges	4047256	Itinerant Merchant	APPROVED	9/29/2026
106	Lupita's Munchie's	4179018	Mobile Food Vender	APPROVED	9/23/2026
107	Berry Drizzl Co.	7369731	Mobile Food Vendor	APPROVED	9/23/2026
108	Tarver, Teresa	8631218	Public Transportation Operator	APPROVED	9/4/2026
109	Wadsworth, Ethan	6625895	Public Transportation Operator	APPROVED	9/4/2026

SEPTEMBER CONTRACTOR LICENSES

	Number	Name	Type	Issued
1	BLDC20-039	Uncommon Builders LLC	Bldg Contractor - Class B	9/14/2026
2	BLDC21-009	Place Services Inc	Bldg Contractor - Class B	9/2/2026
3	BLDC20-023	Hapco Construction LLC	Bldg Contractor - Class B	9/2/2026
4	LRW24-018	Galicia's Concrete LLC	Right-of-Way Contractor	9/2/2026
5	LBC26-048	Foothills Commercial Builders, Inc	Bldg Contractor - Class B	9/14/2026
6	BLDC23-050	Bri Co Basements	Bldg Contractor - Class C	9/16/2026
7	BLDC16-017	Teton West of Idaho	Bldg Contractor - Class A	9/30/2026

Memorandum

File #: 26-391 **City Council** RETURN TO AGENDA

DATE: Monday, October 5, 2026
AGENDA: Consent
FROM: Linda Lundquist, City Clerk
DEPARTMENT: Mayor's Office

Title
City Council Meeting Minutes

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

Action(s) Requested:
Approve the Utility Board meeting minutes from September 9 and the City Council meeting minutes from September 21 & 24, and October 5, 2026 (or take other action deemed appropriate)

Description, Background Information, Purpose:
Attached are the following minutes:

- September 9, 2026 - Utility Board
- September 21, 2026 - Work Session
- September 24, 2026 - City Council
- October 5, 2026 - Work Session

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

Utility Board Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Wednesday, September 9, 2026 | **8:00 AM** | **City Council Chambers**

Call to Order and Roll Call
There were present:
Mayor Lisa Burtenshaw
Councilor Michelle Ziel-Dingman
Councilor Kirk Larsen
Councilor John Radford
Council President Jim Francis
Councilor Jim Freeman
Councilor Brandon Lee

Also present:
Ian Turner, Airport Director
Jason Bird, IF Power
Bowen Campos, IF Power
Colter Tucker, IF Power
Dave Richards, Water Superintendent
Tyler Smith, Parks and Recreation
Gregg Roderick, Wastewater Superintendent
Mark Hagedorn, Finance Manager/Treasurer
Linda Lundquist, City Clerk
Chris Fredericksen, IF Power GM
Sarah Wheeler, IF Power
Jason Cooper, IF Power
Chis Canfield, Public Works Director
PJ Holm, Parks and Recreation Director
Jordan Rechenmacher, Sanitation Supt/
Pam Alexander, Municipal Services Director
Zack Jones, City Attorney

Mayor Burtenshaw called the meeting to order at 8:05 a.m. with the following items:

Mayor, City Council - Mayor and Council Reports: Announcements, Liaison Reports, Events, Calendaring, Citywide Updates, Concerns, Questions, Proclamations, Notes and/or Minutes from Boards and Commissions:

Council discussed upcoming police events, including the planned presentation regarding Flock/license plate reader options, which was moved from October to the first Council meeting in November to allow additional preparation time. Council also discussed the upcoming *On Patrol: Live* program in Idaho Falls, a police award and K-9 retirement event, and the annual stair climb memorial for first responders.

Council discussed a potential feasibility study regarding a possible joint powers agreement/merger involving the City and the fire district. The study would be jointly funded by the City and fire district.

Councilors reported on the Western Energy Summit, including transmission constraints, permitting and planning challenges, the need for additional generation, geothermal technology, data center growth, cybersecurity and national defense concerns, and the changing role of decarbonization in energy planning. Council also discussed concerns regarding Western energy markets, including Markets+ and CAISO, transmission costs, and uncertainty related to market participation.

Council discussed a possible future financial training work session regarding the settlement run and accounting procedures, including appropriate separation between employees initiating and approving transactions.

Council also discussed bringing forward a work session regarding the extension of the Planned Development (PUD) ordinance before the matter proceeds to the Planning Commission. The discussion focused on better understanding the standards and negotiations associated with private streets, public parking, and development proposals.

Additional reports included the potential expansion of Greater Idaho Falls Transit (GIFT) service into Ammon, Rexburg's continued exploration of public transportation, and recognition of Transportation Coordinator Kade Marquez as Transportation Champion of the Year and his induction into ITD's Public Transit Hall of Fame.

Airport – FBO Request for Proposal Report (Director Turner):

Presentation/Discussion (Director Turner): Director Turner presented an update on the Idaho Falls Regional Airport's Request for Proposals for a Fixed Base Operator (FBO) and hangar development. He explained that an FBO provides required aviation services at the airport and may also provide optional services such as flight training, aircraft sales, chartering, and ground handling.

The RFP was issued following multiple inquiries regarding a second FBO and significant demand for private hangars. Director Turner explained that federal grant assurances prohibit the airport from granting an exclusive right to an FBO unless the airport sponsor elects to provide the service itself. The City did not elect to exercise an exclusive right.

The RFP was issued April 23, 2026. Two pre-proposal meetings were held, with 18 individuals attending the first and 12 attending the second. Four proposals were received: three FBO proposals from Beacon Air Group, Right Rudder LLC, and JJ Jet Center, and one hangar-development-only proposal from Integra CRE.

JJ Jet Center and Beacon Air Group were the two highest-scoring proposals and were invited to make presentations. Following the presentations, JJ Jet Center ranked first. Its proposal included a Phillips 66 fueling partnership, access to the Contract Fuel Network and Aviation Partners Into-Plane Program, a sound financing and business plan, an FAR Part 145 aircraft maintenance operation, a Robinson helicopter dealership, and safety programs addressing fuel supply, quality, and training.

Council discussed the effect of a second FBO on the existing Aramark operation, the demand for hangars, the possibility of negotiating additional hangar development, and the potential effect on airport revenues. Director Turner stated that JJ Jet Center had committed to developing some hangars, although the number and size would be determined during negotiations.

Motion: Council direction to staff to proceed with negotiating a lease agreement.

- Moved by: Councilor Dingman
- Second: Councilor Freeman
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

Idaho Falls Power - Kleinschmidt Proposal for Consulting:

Presentation/Discussion (GM Fredericksen) : Staff presented an update regarding the proposal to continue consulting services with Kleinschmidt in connection with the City's four hydroelectric projects and the Federal Energy Regulatory Commission (FERC) licensing process. Staff explained that the City is nearing the end of the licensing process, with a draft license application submitted at the beginning of September.

The proposed consulting work would assist with managing the license application process, drafting required management plans, and finalizing reports submitted with the application. The projected cost for the upcoming fiscal year is approximately $250,000, compared with approximately $500,000 in the current fiscal year.

Council discussed how information gathered through the FERC licensing process could support the City's future River Corridor Master Plan. Staff noted that completed studies include recreation, fish entrainment, fish species, sediment, and other river-characterization studies. The fish study examined species, size, quantities, presence, and general population health over four seasons. The information will be made available to Council.

Idaho Falls Power - City Runner Hub Progress Update:

Presentation/Discussion (Mr. Cooper): Jason Cooper provided an update on the City Runner Hub and Controls Project, which began in earnest in March and is currently scheduled for completion in December. The project was reported to be slightly ahead of schedule.

The runner hub has been rebuilt in Parma, Idaho, including replacement of bushings and seals and repairs to cavitation damage on the four blades. The hub passed pressure testing and was scheduled to return to Idaho Falls. Control panels were approximately 75% wired and tested, while the automatic voltage regulator had been installed and tested. Remaining work includes coordination of protection relays, slip-ring machining, and final commissioning, which is expected to take approximately one to one-and-a-half weeks.

Staff explained that the project is primarily a 20-year maintenance refurbishment and is not expected to increase generation efficiency. Electromechanical switches are being replaced with digital relays, and a new communications rack is being installed. The digital protections are intended to protect the generator from overspeed, under speed, overvoltage, and similar conditions rather than specifically providing cybersecurity improvements.

Council also discussed the City's recent tour of Bonneville Dam and comparisons between the City's hydroelectric facilities and Bonneville's larger-scale operations, fish passage, maintenance requirements, and FERC inspections. Staff reported that the City's high-hazard dams are inspected annually, with broader inspections occurring on a three-year cycle. The annual inspection was scheduled for September 15.

The project outage was discussed, with staff estimating that the City was losing approximately 168 MWh of generation per day while the plant was offline, representing approximately $6,700 per day in lost revenue.

Idaho Falls Power – Energy Conservation Update

Presentation/Discussion (Mr. Bird): Jason Bird provided an update on Idaho Falls Power's energy conservation programs, which have historically produced approximately 2–3 million kWh in annual

savings, with approximately 3 million kWh saved during the previous year. Programs include rebates, zero-interest loans, residential and commercial efficiency measures, heat pumps, weatherization, lighting, energy audits, and custom energy-efficiency projects.
Staff discussed the current $1,600 heat-pump incentive, consisting of an $800 EPA contribution matched by Idaho Falls Power. Heat-pump costs were reported to range from approximately $6,000 to $20,000 depending on the system and contractor. The loan program provides up to $10,000 for residential projects and $50,000 for commercial projects at 0% interest for up to 60 months, subject to payment-history requirements.

Council discussed the Northwest Power and Conservation Council's Ninth Power Plan and concerns that proposed regional conservation targets could negatively affect Idaho and Montana residential programs. Staff explained that proposed separate targets for different portions of the Northwest could make Idaho and Montana's residential programs less cost-effective under the methodology being considered. The potential loss of the Douglas heat-pump program was specifically discussed.

Council also discussed the potential inclusion of tree planting as an energy-efficiency measure, noting that strategically placed trees can reduce air-conditioning demand. Staff stated that tree-planting programs are being used in other states and could potentially qualify depending on the state plan.

Commercial and residential LED lighting conversion was discussed. Staff reported that substantial commercial opportunities remain, particularly in parking lots and other high-use applications, while residential LED conversion is largely complete.

Staff reported approximately 3 million kWh of annual savings across residential, commercial, and industrial programs. Recent projects included City facilities, wastewater treatment facilities, fire stations, the ice arena, apartment complexes, and other commercial properties. The City wastewater treatment plant filter and pump project was highlighted as producing approximately 651,500 kWh in annual savings.

Idaho Falls Power – Public Outage Map Update, Surge Protection Program, Net Distribution Metering, South Fork Archers Lease

a. *Public Outage Map Update*
Presentation/Discussion (Sarah Wheeler): Staff reported that its new public outage map is now live on the Idaho Falls Power website. The map allows customers to view outages affecting three or more homes and see information similar to what Idaho Falls Power staff see internally. Staff planned a public release and outreach through City media channels.

b. *Surge Protection Program*
Presentation/Discussion: Staff reported that approximately 126 customers participate in the City's surge protection program, generating slightly more than $500 per month. Residential customers pay $4 per month and commercial customers $7 per month, while Idaho Falls Power purchases and installs the surge protection equipment.

Staff recommended considering discontinuation of the program because of concerns about the level of protection provided, customer expectations, warranty limitations, installation costs, and the

program's overall value. Staff explained that the devices are generally more effective against large surges, while lower-level surges common in the Idaho Falls area may not be covered. Customers must generally pursue homeowners insurance before the equipment warranty applies.

Council supported evaluating termination of the program while grandfathering existing customers. Staff also proposed providing customers with information about modern whole-home surge protection installed by electricians.

c. *Net Distribution Metering*
Presentation/Discussion: Staff discussed the City's distributed generation/net-metering program, which currently includes solar generation and also allows for wind, geothermal, and small hydro systems. Customers must submit an application and receive appropriate permits so Idaho Falls Power can maintain system capacity and necessary grid protections.

Staff reported an increase in misleading solar sales tactics in the community. Some companies were reportedly using Idaho Falls Power letterhead or logos and making inaccurate claims regarding future electricity rates and the ability of solar systems to eliminate utility bills. Staff stated that customers may still have significant costs for solar systems while continuing to receive charges for water, sewer, sanitation, and other services.

Idaho Falls Power plans to develop a customer checklist, update its website with additional net-metering information and a potential calculator, and continue offering energy audits and energy-bill profiles. Council discussed whether the City could take legal action against companies improperly using City logos or information. Staff agreed to investigate the issue.

Council also discussed reminding residents that door-to-door salespeople are required to obtain a City license and should be able to provide proof of that license.

d. *South Fork Archers Lease*
Presentation/Discussion: Staff discussed the South Fork Archers' lease of City-owned property near Sandy Downs. A 2021 letter provided notice that Idaho Falls Power would eventually need the property for a potential substation and gave the organization five years to identify another location. The existing agreement expires at the end of September 2026.

Staff reported that residential development has expanded closer to the property and residents have raised safety concerns after finding arrows in adjacent areas. Idaho Falls Power plans to meet with the South Fork Archers regarding relocation and will encourage them to identify another site. Council discussed whether another City-owned property might be suitable and noted concerns about a private organization using public property while restricting public access.

Idaho Falls Power – Wasatch Agreement Amendment

Presentation/Discussion: Staff presented an amendment to the agreement with the Wasatch Group, also known as Orchard Park, which previously requested a special rate arrangement because of its use of solar generation and battery storage.

The arrangement allows the customer to charge its batteries from solar generation and discharge the batteries during peak demand periods, reducing its demand during Idaho Falls Power's higher-cost peak period. Staff explained that additional historical data now allows the City to better establish the appropriate rates. The proposed amendment would change the non-peak energy rate from $0.037/kWh to $0.04/kWh and the demand charge from $5.50/kW to $6.00/kW.

Staff reported that the historical data showed the battery system was functioning as intended, with the customer generally discharging during peak periods and charging during solar-production hours. The amendment is intended to ensure that the special rate structure accurately reflects the customer's usage and does not result in other Idaho Falls Power customers subsidizing the arrangement.

Council discussed the innovative nature of the agreement, the customer's use of multiple smaller batteries, and the possibility of using similar concepts more broadly through virtual power plants, distributed batteries, smart thermostats, and microgrids. Staff indicated that further work would be undertaken to explore a potential virtual power plant model.

The amendment was expected to return to Council for approval at a subsequent meeting.

Break

Public Works – Irrigation Utility Status

Presentation/Discussion (Director Canfield, Superintendent Richards): Staff provided an update on the City's transition of parks and private developments to pressurized irrigation using surface water.

Five City parks are either converted or in the process of being converted. Pinecrest and Erickson Park were identified as having transitioned, Community Park was operating with ongoing system issues, Freeman Park was under construction, and Tautphaus Park was being partially converted. Staff also discussed the potential future conversion of the soccer fields on the west end of town.

For private development, staff reported 13 planned developments that are under construction or preparing for construction and are expected to eventually have pressurized irrigation pump stations. The first private-development systems are expected to come online in spring 2027.

The proposed initial rate for pressurized irrigation would be $15 per month, with no volumetric charge until sufficient operating and maintenance data is available to establish an appropriate rate. Staff explained that irrigation funds would remain separate from culinary water funds.

Council discussed problems experienced at Community Park, including repeated main-line breaks and the resulting costs and staff time. Parks staff reported approximately ten main-line breaks at Community Park during the year, with each repair costing approximately $2,500 in parts and labor. Council emphasized the need for closer coordination between Public Works and Parks, evaluation of existing systems before additional conversions, and consideration of enterprise or water-conservation funds rather than relying solely on General Fund resources.

Staff stated that Community Park's existing irrigation system contains infrastructure of varying ages and materials and that the City is evaluating whether repairs or replacement of portions of the

system are appropriate. Staff also agreed to work toward a smoother transition process in which the installation team and Parks staff coordinate operation and maintenance responsibilities.

Council discussed the possibility of using water-conservation funds for future irrigation-system replacements and the potential implications of federal recreation funding for improvements at Tautphaus Park.

Public Works – Well Site/Cyber Security

Presentation/Discussion (Tyler Smtih): Mr. Smith provided an update on cybersecurity threats affecting water and wastewater utilities. He explained that recent attacks have increasingly targeted SCADA systems and the electronic controls used to operate water and wastewater facilities.

Staff reported that some attacks nationally have affected smaller systems with limited IT resources and have exploited preset or weak passwords on programmable logic controllers. The City has multiple cybersecurity protections in place and is working with counterparts at AIC to evaluate lessons learned and maintain proactive security measures.

Council discussed whether Idaho Falls' systems are adequately protected and how attackers have identified vulnerable systems. Staff explained that bad actors often search broadly for weak links rather than specifically targeting a particular utility.

Public Works – Dewatering-Emulsion Status

Presentation/Discussion (Director Canfield, Superintendent Roderick): Wastewater Superintendent Roderick provided an update on the City's sludge-dewatering process. The City's goal is to achieve 15–18% dry solids. Under the previous dry-polymer process, the City generally averaged approximately 9% and only occasionally reached 11%.

The City has begun using liquid emulsion polymer, which has improved sludge binding and dewatering. Staff reported achieving approximately 17.5% dry solids on several occasions using a pilot system. A new polymer skid has been ordered and is expected to provide greater control and allow further optimization.

Improved dewatering will provide additional options for solids handling, including drying, composting, and potentially achieving Class A sludge. Staff explained that Class A sludge undergoes additional treatment and sterilization, creating more potential uses and disposal options.

The City currently uses Class B sludge primarily on agricultural fields and has an agreement with the landfill for emergency disposal. Staff also discussed efforts to reduce the remaining wastewater lagoon, which is an important source of odor. The lagoon was reported to be approximately 39% full.

Staff is evaluating composting as a possible future use of wastewater solids and has discussed a potential pilot project with the County. However, staff emphasized the need to evaluate PFAS concerns before establishing a permanent composting facility.

Public Works – 65th South Line Discussion

Presentation/Discussion (Director Canfield, Superintendent Roderick): Staff provided an update on discussions regarding a potential extension of the 65th South sewer line to properties near the golf course. The extension could eliminate three lift stations from the City's wastewater system and provide additional benefits to the water system.

Staff explained that the proposed line would be approximately 25 feet deep and would be expensive to construct. The City is discussing a potential collaborative project with developers because the line would provide regional service beyond an individual development.

Council discussed the existing right-of-way, future development, roadway improvements, turn lanes, and potential use of impact-fee funds. Staff emphasized that the discussions are preliminary and that the City is evaluating the feasibility and benefits of the project.

Public Works – County Tipping Fee Status

Presentation/Discussion (Director Canfield, Superintendent Rechenmacher): Staff provided an update regarding Bonneville County's new tipping fees. Beginning December 1, 2026, the County will charge an $80-per-ton tipping fee, representing a significant increase and the first time the County has implemented a weight-based fee.

Idaho Falls' residential sanitation fee is expected to increase from $9.90 per month to $16.80 per month beginning December 1. The City will implement its new fees when the County's fees take effect. Staff explained that the County fee will be separately identified on customers' bills.

Council discussed the potential effects on private garbage providers, commercial customers, recycling, illegal dumping, and the feasibility of weighing individual residential garbage cans. Council expressed concern about the accuracy and practicality of truck-mounted scales, particularly because of snow, ice, water, and other materials that can affect weight. Staff indicated that a wait-and-see approach would be appropriate regarding residential can weighing.

Public Works – Streets and Sanitation Administration Building

Presentation/Discussion (Director Canfield): Staff provided an update on a proposed new Streets and Sanitation administrative building. The proposed building is approximately 11,000 square feet with a preliminary cost estimate of slightly more than $5 million.

The building would include offices, training space, a break room, cleanup room, public reception area, and related administrative space. The existing building would ultimately be removed. Staff anticipated advertising the project for bids in fall 2026, with approximately 12–14 months of construction and potential occupancy during the following winter.

Council discussed the estimated construction cost, which includes site work, utility connections, permitting, and demolition. Staff noted that some work could potentially be completed by City crews to reduce costs. Future phases may address additional indoor equipment storage.

Mayor – Department of Finance Discussion

Presentation/Discussion (Mayor Burtenshaw): The Mayor presented a proposal to create a separate Department of Finance within the City organization. The proposed ordinance would remove several finance functions from the Municipal Services Department and establish a new Chapter 11 creating the Department of Finance.

The Mayor explained that the City's growth, including a budget approaching $400 million and an increasing number of departments, supports establishing Finance as its own department. She credited Director Pam Alexander with developing the finance division within Municipal Services and discussed the opportunity to transition Mark Hagedorn back into a finance leadership role following his work on the City's ERP implementation.

The Mayor recommended that Hagedorn serve as Finance Director and Treasurer. She noted that several other Idaho cities use a combined Finance Director/Treasurer structure.

Council discussed whether creating the new department would increase staffing. Staff explained that no immediate increase in full-time employees (FTEs) is anticipated and that the City intends to evaluate efficiencies resulting from Workday/ERP before adding positions. A grant-management position discussed during the budget process would be overseen by the Finance team to improve grant administration and address audit concerns.

Mayor Burtenshaw also discussed the potential for future expansion of the City's Information Technology staff as the City develops a more comprehensive IT plan and addresses cybersecurity, SCADA, business-analysis, and enterprise-system needs.

Councilors commended Municipal Services and the Finance team for their work on the ERP implementation and discussed the importance of distributing financial knowledge throughout the organization rather than relying on a single individual. Staff stated that the new structure would increase internal financial support for City departments.

Utility Reports

The Utility Reports included written reports from Energy Services/Customer Service, General Administration/Engineering, Operations Technology/Fiber Network, Transmission and Distribution/Generation, Water/Wastewater, Sewer/Sanitation, Federal and State Regulation/Litigation, and Organizational Membership Reports. The Mayor clarified that these were written reports rather than additional agenda items and that the Board would not reconvene after Executive Session.

Motion: Receive the recommendations from the September 1, 2026 meeting of the Planning and Zoning
Commission pursuant to the Local Land Use Planning Act.

- Moved by: Councilor Francis
- Second: Councilor Lee
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

Executive Session: *The Council will not reconvene after the executive session*.

Motion: Move into Executive Session pursuant to Idaho Code § 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation or controversies not yet being litigated but imminently likely to be litigated.

- Moved by: Councilor Francis
- Second: Councilor Freeman
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries.

Litigation topic #1: Cutler v. City of Idaho Falls, CV10-23-4845
Present: Mayor Burtenshaw, Councilor Francis, Councilor Ziel-Dingman, Councilor Radford, Councilor Freeman, Councilor Lee, Councilor Larsen, and Zachary Jones.
Start: 11:19 a.m.
Stop: 11:27 a.m.

Litigation topic #2: Eastern Idaho Homebuilders Association, Inc. v. City of Idaho Falls, CV10-24-5380
Present: Mayor Burtenshaw, Councilor Francis, Councilor Ziel-Dingman, Councilor Radford (*left meeting at 11:54 a.m.*), Councilor Freeman, Councilor Lee, Councilor Larsen, and Zachary Jones.
Start: 11:27 a.m.
Stop: 11:58 a.m.

Litigation topic #3: Notices of Tort Claim filed by Brian McKellar and Michael Rapp.
Present: Mayor Burtenshaw, Councilor Francis, Councilor Ziel-Dingman (*left meeting at 12:02 p.m.*), Councilor Freeman, Councilor Lee, Councilor Larsen, and Zachary Jones.
Start: 11:58 a.m.
Stop: 12:05 p.m.

There being no further business, the meeting adjourned at 11:13 AM. (Executive Session concluded at 12:05 PM)

/s/ Linda Lundquist
Linda Lundquist, City Clerk

/s/ Lisa Burtenshaw
Lisa Burtenshaw, Mayor



Idaho Falls Power Briefing Paper

Date: September 3, 2026

Topic: Surge Protector Program – Program evaluation and potential discontinuation

Contact: Chris Fredericksen, General Manager, Idaho Falls Power

Issue: Idaho Falls Power is evaluating whether to continue its voluntary customer Surge Protector Program. Staff have identified concerns regarding the program's effectiveness, customer expectations, cost recovery, and compatibility with newer metering equipment.

Background: IFP currently offers an opt-in Surge Protector Program in which the utility installs and maintains a meter-socket surge protector at the customer's electric meter. Customers pay a recurring monthly fee ($4/month residential, $7/month commercial). Early cancellation within the first two years triggers a $100 termination fee. The equipment costs approximately $170 per unit (varies somewhat annually) and takes 30 minutes to install. Labor costs, including staff time coordinating, scheduling and installing, are not currently isolated or tracked separately in program accounting. Devices are generally replaced every 10 years.

The program has been in place since 2000 with 127 customers participating as of September 1, 2026.

Discussion: Reasons for discontinuation

1. Limited protection, concerns regarding customer expectations and actual warranty. Meter-socket surge protectors are effective primarily against high-voltage momentary events such as lightning strikes. However, most customer-reported "surge" damage in Idaho Falls is caused by *low-voltage* conditions following outages or grid disturbances, a failure mode these devices do not protect against. This creates a gap between what customers believe they are purchasing and what the product actually delivers.

2. False sense of security. Because the product's name and marketing imply broad protection, customers may forgo more effective precautions (e.g., whole-home panel protection, point-of-use surge strips, or unplugging equipment during storms), potentially leaving them more exposed, not less.

3. Claims process concerns. Program documentation indicates that damage claims are typically payable *after* the customer has first filed a claim through their homeowner's insurance. This secondary-payer structure has generated dissatisfaction and does not align with customer expectations of a utility-backed protection product.

4. Incomplete cost accounting. Current program fees do not appear to fully capture all associated costs, including staff scheduling time, administrative overhead, and periodic hardware replacement. A full cost-of-service review would be needed to determine whether the current fee structure is sustainable even if the program continues.

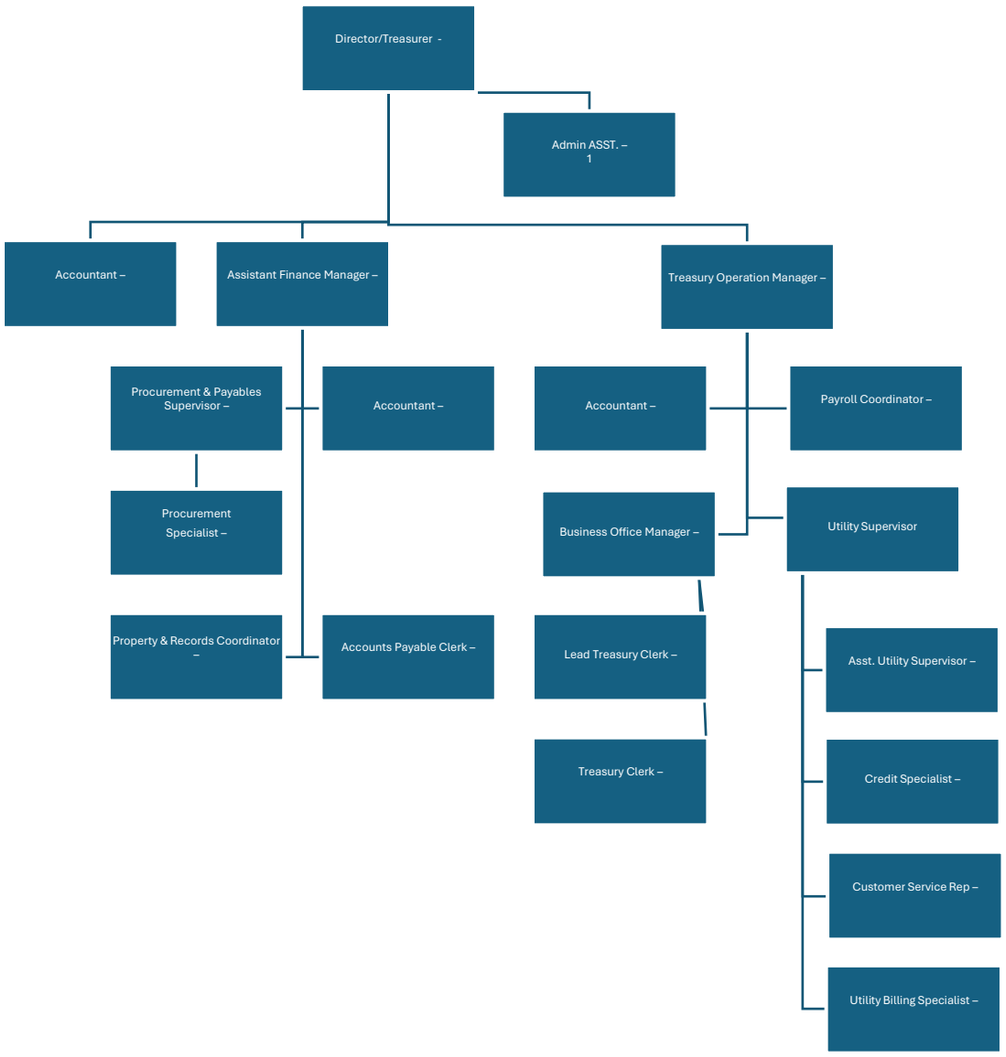
5. Equipment compatibility issues. Some existing surge protector hardware is incompatible with IFP's newer meter infrastructure, creating a growing technical and logistical liability as the utility continues its meter modernization efforts.

Recommendation: Staff recommends that Idaho Falls Power phase out the Surge Protector Program, beginning with discontinuing new enrollments and developing a reasonable transition plan for existing customers.

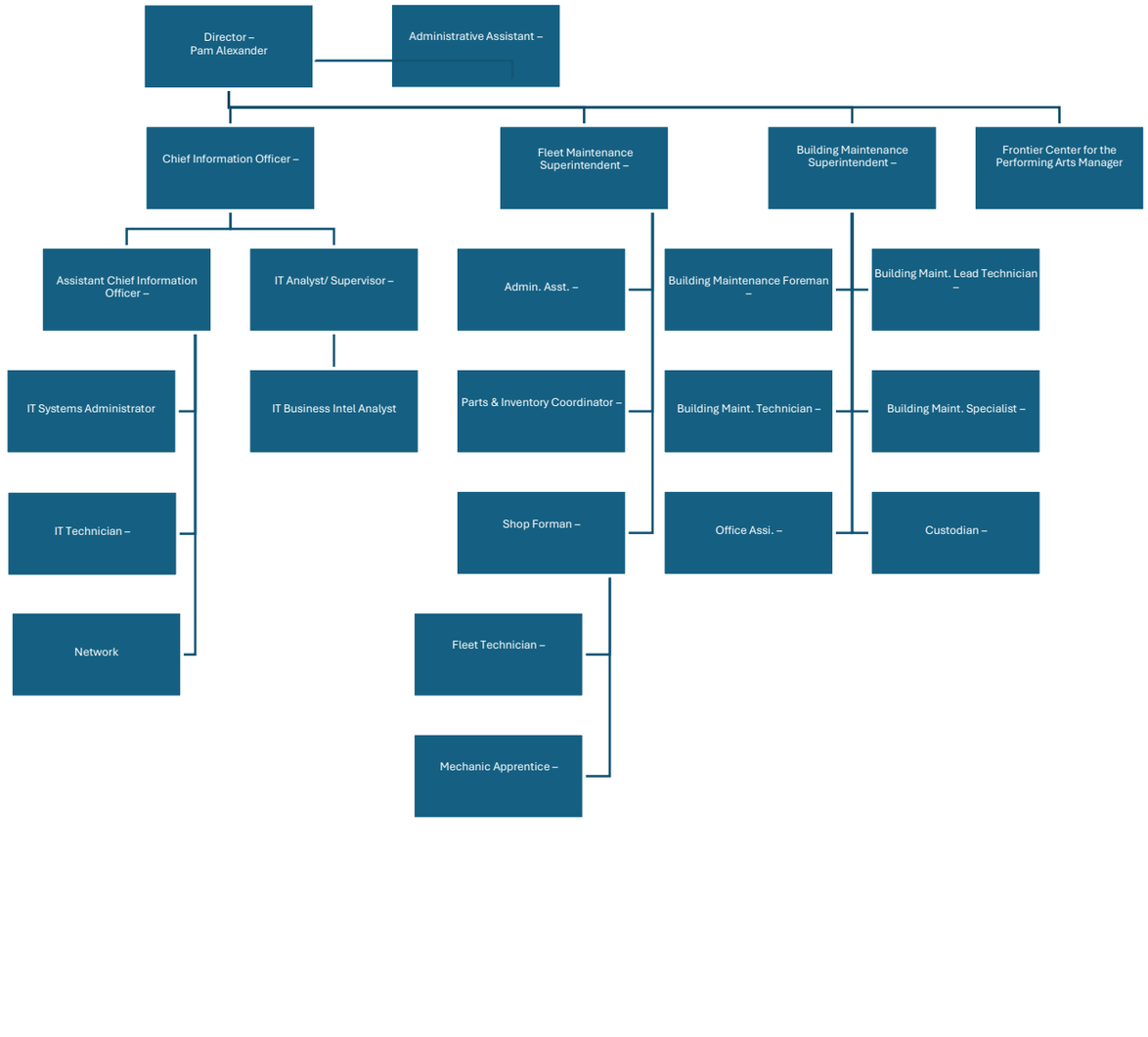
Next Steps: Staff requests Board discussion and direction on whether to proceed with a formal discontinuation plan.

If leadership is not comfortable eliminating the program, staff could conduct a formal cost-of-service and technical review to determine whether the monthly fee should be adjusted to fully recover the actual cost of providing the service.

Finance



Municipal Services



City Council Work Session Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Monday, September 21, 2026 **3:00 PM** **City Council Chambers**

Call to Order and Roll Call
There were present:
Mayor Lisa Burtenshaw
Councilor Michelle Ziel-Dingman
Councilor Kirk Larsen
Councilor John Radford
Council President Jim Francis
Councilor Jim Freeman
Councilor Brandon Lee

Also present:
Wade Sanner, CDS Director
Kerry Beutler, Assistant CDS Director
Nick Terry, TOK Commercial Real Estate
Zack Jones, City Attorney
Pam Alexander, Municipal Services Director
Brian Cunningham, Asst Public Works Director
Chris Fredericksen, IF Power GM
Linda Lundquist, City Clerk

Mayor Burtenshaw called the meeting to order at 3:03 p.m. with the following items:

Mayor, City Council – Discussion: Citywide updates, concerns, questions, reports:

- Council discussed upcoming police neighborhood meetings being held in the City's four police beats. Councilors were encouraged to attend and participate with residents.
- Mayor Burtenshaw noted that the Police Department's recent awards ceremony recognized numerous officers for heroic and exceptional service, with additional information expected in an upcoming departmental update.
- Council discussed the continued usefulness of departmental highlights, with Councilors expressing support for receiving regular updates because they provide insight into activities occurring across City departments.
- Councilor Radford provided an update on the City's work toward an ordinance addressing electric bicycles, electric scooters, electric motorbikes, and other electric vehicles. The discussion focused on creating classifications that are practical for officers to enforce while addressing safety concerns.
    - Council discussed differences between lower-speed pedal-assisted e-bikes and higher-speed electric motorbikes with throttles.
    - Concerns were raised about children operating high-speed electric bikes and motorbikes on sidewalks and paths.
    - A local pediatrician had contacted the City regarding an increase in serious injuries to children, including traumatic brain injuries.
    - Council discussed potentially establishing speed limits on the Greenbelt and other pathways, improving signage, requiring users to warn pedestrians when passing, and addressing congestion in areas such as the Broadway Bridge.
    - Members emphasized that regulations should improve safety without discouraging bicycles and other electric vehicles as alternatives to automobiles.
- Council discussed the possibility of meeting periodically with the Planning and Zoning Commission to review past cases and improve consistency in interpreting and applying City development regulations.

- Mayor Burtenshaw raised concerns about vehicles blocking sidewalks, particularly affecting people with disabilities, wheelchair users, seniors and people with visual impairments. Police and Public Information staff were asked to consider enforcement and public education.
- Council briefly discussed recent community events, including Symphony in the Park, the Downtown Street Party and the Day of the Arts.
- State Representative Erin Bingham, also a member of the Gem State Housing Alliance, will be hosting local leaders to discuss expanding housing options in Idaho. Council is invited to the community conversation scheduled for October 19.

Fire Department / Idaho Falls Power Updates

- Councilor Larsen reported that the Fire Department had issued a Request for Qualifications for a feasibility study concerning potential consolidation of Idaho Falls Fire and Bonneville County Fire District No. 1. Responses were expected later in the week.
- Council discussed an upcoming Fire Department block party at Station 1, including demonstrations, fire apparatus and food for the community.
- Council noted that Idaho Falls Power performed well during the recent severe storm, with relatively few outages despite the conditions. Staff attributed part of the success to ongoing tree-trimming efforts, with the primary outage attributed to a lightning strike rather than a tree.
- Council discussed a recent mobile-home fire on Ellsworth Drive in which firefighters rescued an unconscious resident. The resident remained hospitalized, while the resident's dog died in the fire.
- Members noted the unusually high number of structure fires recently and used the discussion to emphasize the importance of building, access and fire-safety codes, particularly when considering development standards and PUDs.

CDS - Discussion: Serving Alcohol in Limited Commercial (LC) Zones

Community Development Services — Serving Alcohol in the Limited Commercial (LC) Zone

- Staff presented a proposed amendment to the LC zoning use table that would make standalone alcohol establishments a *permitted use* rather than requiring a conditional-use process.
- Businesses would still be required to obtain the applicable state liquor/alcohol licenses, including compliance with separation requirements involving schools and churches.
- The proposed change would also address situations such as businesses in the LC zone that want to offer limited alcohol service as part of their business, including spas, retail establishments or similar uses.
- The proposal had already been considered and unanimously approved by the Planning Commission on September 1. Staff anticipated bringing the ordinance to Council in October after completion of the required notice period.
- Council discussed concerns raised by the Police Department regarding the possibility of increasing the number of establishments serving alcohol, particularly if such establishments could be located closer to residential areas
- Councilors supporting the change discussed:
    - The increasingly mixed residential/commercial character of LC areas.
    - The desire to encourage walkability rather than the concentration of alcohol-serving businesses in limited areas.

- The similarity between *limited commercial* and the *central commercial* zones, where mixed-use development and alcohol-serving establishments already exist.
- Situations in which existing businesses have been unable to offer limited wine or similar service despite it being incidental to their primary business.

- Staff noted that the principal policy question was whether Council wanted standalone alcohol establishments to be permitted in LC zones, while acknowledging the Police Department's concerns.

Municipal Services, Legal, Parks & Recreation, Public Works - City Property Update: Bel Aire Division 3 and 610 Water Ave

Bel Air Division 3 / Vernon Lot

- Director Alexander and Nick Terry of TOK Commercial provided an update on the approximately 8.6-acre City-owned property near Pinecrest Golf Course, also referred to as the Bel Air Division 3/Vernon Lot.
- Council had previously authorized a letter of intent and purchase agreement with Clearstone, LLC, for approximately $2 million.
- The agreement included several extensions, but the anticipated August 31 closing did not occur. The City subsequently issued a notice of termination and demanded the outstanding $10,000 extension payment or, in lieu of that payment, the developer's due diligence materials.
- Clearstone had shown very little recent communication. The information received indicated that engineering work had revealed that fewer units could be developed than originally anticipated and that the developer had shifted priorities to other projects.
- Staff had not received the developer's completed engineering, floor plans, plat information or other due-diligence materials.
- Council discussed the potential value of obtaining the developer's due diligence, particularly geotechnical and site information, because it could assist a future purchaser in understanding the property's development constraints.
- The property was being returned to the market at approximately $1.9 million, with staff and TOK continuing to contact other potentially interested parties.
- Potential future uses discussed included multifamily/townhome development and affordable housing. Staff noted that available Low-Income Housing Tax Credit allocations could affect the timing of an affordable-housing proposal.
- Mr. Terry reported continued interest in the property but noted that financing conditions and interest rates were affecting developers' ability to move projects forward.
- Staff recommended continuing to market the property, gathering letters of intent and bringing potential offers back to Council for consideration.
- Council also discussed whether the City could use a redevelopment/RFP approach to help shape the type of development desired on the property.

610 Water Avenue Property

- Director Alexander provided an update on the City-owned property at 610 Water Avenue, including the history of its attempted sale.
- The property had previously been appraised, with its value affected by the lack of a sewer connection. A public auction in April produced no bids, and a subsequent $30,000 offer was declined.

- The property was then listed for approximately $65,000, with the buyer originally responsible for installing the sewer connection. Although there was substantial interest, the sewer requirement discouraged potential buyers.
- Public Works identified an opportunity to install the sewer connection in conjunction with other nearby construction associated with the Boulevard/Birch Street roundabout.
- The City obtained a change-order price of $15,898.75 for the sewer connection and proceeded with the work. A new meter pit and sewer stub were installed during the week of September 8.
- Because the property is owned by the City (public works), proceeds from the eventual sale would return to that department.
- The City received a $54,000 offer on September 12. Staff recommended declining the offer because it would provide little recovery beyond the City's sewer-installation expense.
- The property remains listed at $65,000, now without the previous sewer-connection requirement for the purchaser.
- Council discussed the length of time the property had been listed and the possibility of temporarily removing and relisting it to generate renewed interest.
- Staff indicated that the property could potentially be worth approximately $65,000–$70,000 with the sewer connection now installed.

Mayor's Office, CDS, Legal - Discussion: Planned Unit Development (PUD)

- Council discussed three main options for the ordinance:
    - Rescind the existing PUD ordinance and develop a new approach.
    - Place a temporary moratorium on new PUD applications.
    - Keep the existing ordinance and make targeted, incremental amendments.
- A moratorium raised concerns about disrupting projects already in progress.
    - Staff noted that several developers were already working on PUDs in anticipation of potential ordinance changes.
    - Council discussed whether a moratorium could create unnecessary uncertainty or interrupt projects that had already been planned under the existing rules.
- There was discussion of taking a more targeted approach.
    - Rather than rewriting the entire ordinance at once, Council could address specific problems individually.
    - Potential amendments included clearer definitions, setbacks, private-road standards, neighborhood compatibility, amenities and maintenance requirements.
- The October 6 Planning Commission hearing became an immediate procedural issue.
    - A proposal to rescind the PUD ordinance had already been noticed for the Planning Commission's October 6 meeting.
    - Council could decide whether to proceed with that hearing, postpone it while staff develops amendments, or allow the Planning Commission to hear the matter and provide a recommendation.
- The discussion ultimately identified several areas needing further work, particularly:
    - Private versus public roads
    - How PUD standards relate to the underlying zoning
    - Definitions and code clarity
    - Setbacks and building height
    - Amenities and open space

- Long-term HOA and infrastructure maintenance
- Predictability for developers
- The overall PUD application and hearing process.

Council did not reach a final decision on whether to eliminate the PUD ordinance. The discussion centered on whether the City's concerns could be addressed through targeted amendments and process improvements rather than immediately replacing the entire PUD system, while also considering the already-scheduled Planning Commission hearing and the effect of any changes on developers currently working on projects.

There being no further business, the meeting adjourned at 6:06 PM.

/s/ Linda Lundquist
Linda Lundquist, City Clerk

/s/ Lisa Burtenshaw
Lisa Burtenshaw, Mayor

City of Idaho Falls

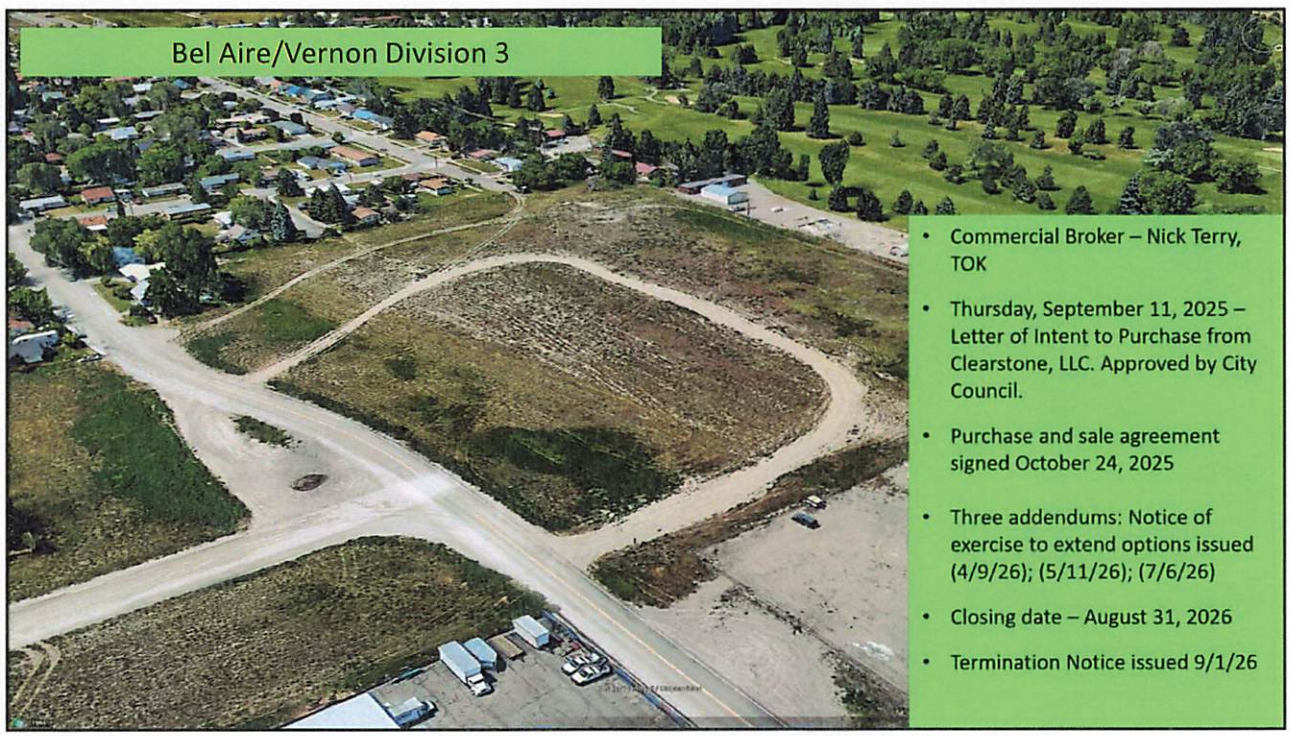
City Property Update

Bel Aire Division 3
610 Water Avenue

Monday, September 21, 2026

IDAHO FALLS

1



- Commercial Broker – Nick Terry, TOK
- Thursday, September 11, 2025 – Letter of Intent to Purchase from Clearstone, LLC. Approved by City Council.
- Purchase and sale agreement signed October 24, 2025
- Three addendums: Notice of exercise to extend options issued (4/9/26); (5/11/26); (7/6/26)
- Closing date – August 31, 2026
- Termination Notice issued 9/1/26

2



3

Buyer	Offer Earnest Money	Proposed Development	Terms: Due Diligence Closing
Clearstone, LLC	$2,000,000 $10,000 non-refundable	Townhomes	120-days 1 option of an additional 30-days with another $10,000 deposit; Expedited request for zoning, platting, lot adjustments, permitting process prior to closing Close 30-days after due diligence
Hawkins	$1,900,000 $20,000 refundable	Multi-family	180-days 2-60-day extensions, with $10,000 non-refundable deposit within 30-days of the end of due diligence Expedited request for zoning, platting, lot line adjustments Close within 30-days of due diligence
Mach, LLC	$1,650,000 $20,000 refundable	Affordable Housing; will require a low-income housing tax credit (approximately a 6-month process)	180-days 2 options of 60-day extensions with $10,000 deposit each extension No later than 60-days after due diligence

4



610 Water Avenue

- Appraisal (11/28/25)
- Public Hearing and Declaration of Value - $53,500 (3/12)
- Auction (4/10)– No bids.
- Offer for $30,000 declined (4/23).
- Listed with real estate broker for $65,000; with terms for the owner to pay for sewer connection.
- Boulevard and Birch Roundabout project awarded April 2.
- Change order to connect sewer line.
- Offer of $54,000 (Saturday, September 12)

5

Questions

Council Direction to Staff

6

Underlying Zone Give-Ups

What the city gives up in exchange for the higher standards required elsewhere in the PUD

Underlying zone give-ups

↓

Keep or amend?

↓

Item	Current Code Position	Council's Options
Lot Size	No minimum within a PUD	Keep as-is (core PUD flexibility), or set a floor if internal lots are getting too small to function
Density	Fixed by Table 11-2-4; no council discretion to exceed	Keep the table as the hard ceiling, or amend the per-zone numbers
Setbacks	Hard floor at the perimeter (can't go below adjacent non-PUD setback); internal setbacks case-by-case	Keep case-by-case, or set a defined minimum internal setback, or set a minimum for PUDs adjacent to undeveloped ground
Height	Underlying zone max, +1 ft height per 2 ft added setback	Keep the 2:1 ratio, change the ratio, or cap total additional height regardless of setback offered

Higher Standards Required

Higher standards

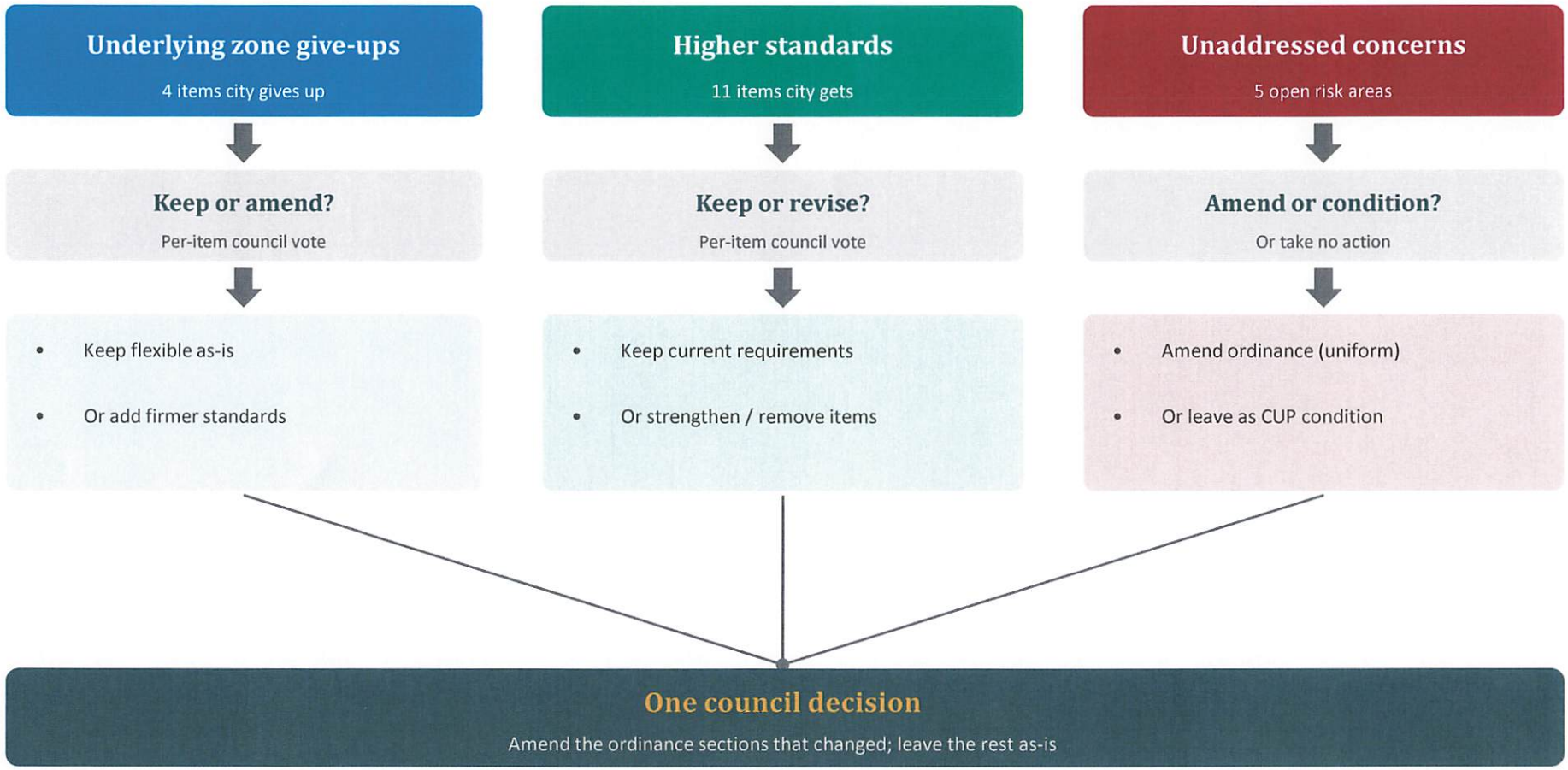
11 items the city gets (combined amenities and phases removed parkinglots

Keep or revise?

#	Higher Standard	Known Gap or Question
1	Common space (25% minimum)	Open question: what % of the 25% should be allowed from drainage facilities? Currently uncapped
2	Scaled amenities (1 per 50 units) – phased delivery	No construction-grade standard except playgrounds, Dog parks have requirements, amenity required for certificate of occupancy
3	Enhanced landscaping	Underlying zone is 20% - increases to 25% Additional trees and bushes are required landscaping plans must be included
4	Buffers (10' + fence/hedge)	7 foot to a 10 foot buffer
5	Superior streetscapes	Has not been overly strict other than through landscaping
6	Height/massing sensitivity	Elevations are provided - Staff resolves this and is addressed at staff level (very technical)
7	Architectural quality standards	Subjective language ("high quality design") — could be tightened with specific criteria
8	Pedestrian connectivity	Is only better when a trail system is part of an amenity and not just normal circulation
9	Unified maintenance responsibility	HOA responsible for maintenance and replacement

Unaddressed Concerns —

Concern	Proposed Fix	A / B / C Judgment Call
Amenity construction standard	Commercial-grade construction for all amenities (not just playgrounds); reserve study/escrow for replacement	Only playgrounds currently require "commercial" grade. Reduce the number of amenities allowed
Retention basin / common space credit	Cap % of the 25% that can be drainage-based; require drawdown analysis, max 5:1 slopes, pedestrian connectivity	Cap percentage is an open question
Private road maintenance	City's right to cure with a cost recovery -A condition allowing the city to step in and perform necessary maintenance if the HOA fails to act after notic	Largely ready to become ordinance language (ties to Section 3(a) unified control)
Private road emergency access / fire lanes	26' min. unobstructed width, mandatory fire lane designation, signage/striping, enforcement independent of HOA, retrofit trigger	Draft language already exists — needs Fire Marshal sign-off on the 26' figure and IFC alignment
Drive aisle safety	Sight-triangle compliance, physical separation at crossings, routed trash/loading access, capped dead-end length, lighting plan	Largely engineering-standard items — decide if these belong in this ordinance or the public works manual


Underlying zone give-ups
4 items city gives up
Higher standards
11 items city gets
Unaddressed concerns
5 open risk areas
Keep or amend?
Per-item council vote
Keep or revise?
Per-item council vote
Amend or condition?
Or take no action
Keep flexible as-is
Or add firmer standards
Keep current requirements
Or strengthen / remove items
Amend ordinance (uniform)
Or leave as CUP condition
One council decision
Amend the ordinance sections that changed; leave the rest as-is

City Council Meeting Minutes

680 Park Avenue
Idaho Falls, ID

Thursday, September 24, 2026 | **6:30 PM** | **City Council Chambers**

1. **Mayor Burtenshaw called the meeting to Order at 6:30 PM**

Present:
Mayor Lisa Burtenshaw
Councilor Michelle Ziel-Dingman
Councilor Kirk Larsen
Councilor John Radford
Council President Jim Francis
Councilor Jim Freeman
Councilor Brandon Lee

Also present:
Brad Cramer, Perspective Planning (*via Teams*)
Tyson Fitzgerald, Developer
Chris Fredericksen, IF Power GM
Wade Sanner, CDS Director
Bryce Johnson, Police Chief
Jacob Beck, Assistant City Attorney
Megan Conrad, Elam & Burke
Darin Jones, Human Resources Director
Chris Canfield, PW Director
Mark Hagedorn, Finance Director/Treasurer
Linda Lundquist, City Clerk

2. **Pledge of Allegiance**

Councilor Radford led those present in the Pledge of Allegiance.

3. **Staff Responses to Prior Public Comment and Other Updates**

Director Jones - City Policy 300: Discrimination and Harassment:

- Reiterated that the City maintains a zero-tolerance policy for unlawful discrimination, harassment, and disruptive behavior in the workplace and in interactions with the public.
- Confirmed protections for all legally protected classes, including race, religion, gender, sexual orientation, gender identity, national origin, age, disability, and veteran status.
- Emphasized that employees who report concerns, serve as witnesses, or participate in complaints are protected from retaliation.
- All employees must complete interactive, 60-minute respectful workplace training through the Idaho Counties Risk Management Program (ICRMP) upon hire and annually thereafter, covering employee rights, civility, harassment, discrimination, and retaliation.
- Employees may report concerns to supervisors, department directors, Human Resources, or the City Attorney. All reports are documented and reviewed.
- Supervisors first attempt to resolve concerns directly. When necessary, Human Resources or the City Attorney's Office conducts a thorough review. Substantiated violations may result in disciplinary action, up to and including termination.

Council clarification: Mayor Burtenshaw explained that the response was provided to clarify the City's existing policy and annual training requirements in light of comments received by Council.

4. **Public Comment**

A. Mosey Moran, Idaho Falls Resident

- Shared personal experiences with racism dating back to elementary school and continuing throughout his life, including after moving to Idaho Falls.
- Reported experiencing racist comments and harassment on a daily basis, both in person and online, including racial slurs and derogatory remarks.
- Stated that racism affects both Black and Hispanic residents and that he frequently hears negative comments about Hispanic people.
- Expressed frustration that his accomplishments and community involvement are often overshadowed by his race. He emphasized his love for Idaho Falls, where he raised his children and operates a business.
- Reported having screenshots involving City employees and racist comments, and stated that he was not aware of any action taken regarding the concerns.
- Request: Asked the City to make a public statement, including on Facebook, explicitly stating that racism is wrong and that Idaho Falls leadership does not support racist attitudes. He emphasized that he was seeking public acknowledgment and validation rather than policy changes or disciplinary action.

B. Drew Satterthwaite, Idaho Falls Resident, Stronger Idaho Falls

- Addressed the proposed rescission of the Planned Unit Development (PUD) ordinance.
- Explained that PUDs are a valuable development tool throughout Idaho, allowing developers to pursue creative projects that may not fit existing zoning requirements.
- Emphasized the importance of retaining development flexibility while ensuring projects meet the City's needs.
- Request: Encouraged Council to establish an alternative before rescinding the ordinance or consider revising the existing PUD ordinance to better meet Idaho Falls' needs.

C. Chris, Ammon Resident

- Expressed concerns about Flock cameras and other automated license plate readers, stating that they create databases tracking the movements of innocent residents.
- Questioned who operates and controls the cameras, what information is collected, and whether residents' movements are being tracked.
- Reported contacting the City of Ammon, Bonneville County Sheriff's Office, and Bonneville County but said he had not received clear answers about responsibility.
- Acknowledged that kidnapping investigations were cited as a benefit but questioned the broader value of the system.
- Request: Asked Council to remove Flock cameras and, if the City does not control them, use its influence with Bonneville County to have them removed.

D. Jim Harlinger, Rexburg Resident

- Supported amending rather than rescinding the PUD ordinance.
- Stated that the concerns raised during the Council's work session and August discussions could be addressed through specific code amendments.
- Identified blighted or otherwise undevelopable properties as situations where PUDs can provide a useful development option.
- Suggested that issues involving private streets, parking, and fire access could be addressed through targeted amendments, potentially requiring only minor changes to the code.
- Request: Asked Council to consider amending the ordinance rather than eliminating the PUD process entirely.

E. Terri Ireland, Idaho Falls Downtown Merchants Association

- Addressed concerns regarding the relationship between Idaho Falls Downtown Development Corporation (IFDDC) and downtown merchants, stating that communication and cooperation problems have persisted throughout her 10–11 years as a downtown merchant.
- Explained that merchants' previously limited engagement with IFDDC shifted to strong opposition following proposed parking changes approximately one year earlier.
- Reported that downtown merchants increasingly do not want to work with or communicate with the IFDDC.
- Stated that recent property tax increases have also contributed to merchants' reluctance to renew the Business Improvement District (BID).
- Request: Asked Council to consider merchants' concerns when deciding whether to renew the IFDDC management plan and emphasized the need for immediate discussions among all stakeholders.

F. Melissa, Idaho Falls Resident and Downtown Merchant

- Presented concerns from an email previously sent to Council regarding IFDDC's relationship with existing downtown businesses.
- Downtown events and traffic: Stated that Saturday events, street closures, parking restrictions, and congestion interfere with customer access during a retail day. Asked how merchants' financial impacts are considered and how much input they receive before event plans are finalized.
- Alley dumpsters and garbage fees: Requested clarification on why merchants pay for separate dumpster service while also paying for garbage through City utility bills, what each charge covers, who sets the additional fee, and whether participation is mandatory.
- Downtown events and parking: Cited recent events, including a jazz festival and Oktoberfest, that affected parking in front of her business. Reported concerns about app-based metered parking, including elderly visitors struggling to use the app and worrying about whether their payments were recorded or whether they might be towed.
- Communication and representation: Stated that merchants primarily receive notifications after decisions have already been made, with little opportunity to provide input. Expressed that she does not feel IFDDC advocates for existing merchants.
- Referenced concerns from other downtown business owners, including one who reportedly experienced a 177% increase in the business improvement district tax for the following year.
- Request: Asked for a written response addressing merchant consultation, dumpster charges, the economic impact of downtown events, the status of metered parking and merchant opposition, and the services and advocacy IFDDC provides to existing businesses.

G. James Foster, Idaho Falls Resident

- Expressed concerns about the City's Flock automated license plate reader program, arguing that it continuously collects information on vehicles belonging to people who have committed no wrongdoing.
- Thanked Council for its July unanimous vote prohibiting Flock from training its artificial intelligence on local license plate data, but argued that additional safeguards are necessary.
- Cited Idaho Code § 49-1432, arguing that license plate data should be limited to investigating crimes, traffic accidents, and missing persons rather than creating a permanent record of residents' movements.
- Challenged comparisons between automated cameras and officers taking notes, arguing that cameras enable continuous collection and rapid searches across jurisdictions.

- Raised concerns about documented misuse of license plate reader systems by law enforcement officers and the absence of published audits in Idaho Falls.
- Acknowledged that Police Chief Johnson had identified locating people with warrants as a benefit and stated that his proposed safeguards would not prevent legitimate investigative searches.
- Requests:
    - Require public quarterly audits identifying every search, the agency conducting it, and the stated reason.
    - Limit data retention to seven days and prohibit sharing with out-of-state or federal agencies without a signed warrant.
    - Require an annual City Council vote to renew the program.
- Noted that the City operates 13 cameras, distinct from the nine operated by Bonneville County, and asked Council to establish accountability for the City's system.

H. Matthew, Idaho Falls Resident

- Opposed Flock cameras and other forms of mass surveillance, citing constitutional protections for privacy, liberty, and freedom of movement.
- Argued that continuous surveillance of innocent people without warrants or probable cause raises Fourth Amendment concerns.
- Expressed concern that government agencies could access collected information to build profiles of private citizens and that safeguards could be circumvented or abused.
- Stated that he did not consent to Flock or other mass surveillance, nor to the use or sale of his personal data without his knowledge.
- Request: Asked Council to discontinue the use of all Flock cameras and Flock-style mass surveillance within Idaho Falls.

5. Consent Agenda

A. **Fire Department**
    1. **26-337** Battery-Powered Extrication Equipment

B. **Finance**
    1. **26-357** Treasurer's Report for May 2026 *Correction*

C. **Office of the City Clerk**
    1. ~~**26-354** IFDDC Extension to Management Services Agreement~~ -> moved to Regular Agenda
    2. **26-355** August 2026 Licensing through the Office of the City Clerk
        a. 62 New Business Licenses
        b. 29 Renewed Business Licenses
        c. 26 Contractor Licenses

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

- Moved by: Councilor Dingman
- Second: Councilor Radford
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

6. Regular Agenda

5.c.1 - 26-354 - IFDDC Extension to Management Services Agreement (*Moved from consent agenda*)

Discussion:

- Mayor Burtenshaw explained that the IFDDC requested additional time to meet and develop proposals regarding its parking management and enforcement agreement, BID agreement, FY 2026–27 budget, and goals.
- IFDDC's next Executive Board meeting is scheduled for October 1, 2026, followed by a full Board of Directors meeting on October 13, 2026.
- The City proposed extending the existing management services agreement through October 31, 2026, rather than allowing it to lapse. The extension would allow IFDDC to continue legally performing its duties, including parking enforcement and issuing citations, while preparing its proposals.
- Mayor Burtenshaw anticipated that IFDDC would present draft parking management and BID agreements at a future Council work session for discussion and consideration of a vote.
- Councilors expressed concerns about downtown management, billing, and outstanding bills, and encouraged further review of IFDDC's operations and finances.
- Council clarified that the extension applied only to the previous year's agreement for one additional month, not a renewal for another full year.
- Council agreed that additional time was needed for both the City and IFDDC to work through the concerns outside the Council meeting and develop proposals for future consideration.

Motion: Move to extend the IFDDC management agreement and authorize the Mayor and City Clerk to execute necessary documents, with the recommendation to work through issues that have arisen.

- Moved by: Councilor Radford
- Second: Councilor Francis
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

A. Public Works

1. 26-201 Service Agreement for Wastewater Collection and Treatment with the Iona Bonneville Sewer District (IBSD)

Presentation/Discussion (Director Canfield): Staff presented a five-year agreement for wastewater collection and treatment services for the Iona Bonneville Sewer District. The agreement aligns with the City's current wastewater facility plan and includes incremental annual rate increases of approximately 5% to cover treatment facility costs. The agreement maintains the District's existing service area and addresses the possibility of IBSD transitioning to its own wastewater treatment facility in the future, with provisions intended to minimize impacts to the City. Council recognized Director Canfield's work to protect the City's interests and maintain a mutually beneficial agreement.

Motion: Approve the Service Agreement for Wastewater Collection and Treatment with the Iona Bonneville Sewer District and give authorization for the Mayor and City Clerk to execute the necessary documents

- Moved by: Councilor Dingman
- Second: Councilor Larsen
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

B. Finance

1. 26-369 Professional Audit Services for Fiscal Year Ending September 30, 2026

Presentation/Discussion (Director Hagedorn): Staff requested approval of the final year of the City's three-year professional audit services agreement with Baker Tilly LLP, with an option to extend for an additional two years. The audit includes the City's annual financial report and internal controls, passenger facility charges, transit fund procedures, and a single audit of federal awards. The contract amount is $184,500 and covers two major federal programs. If an additional major program is identified, additional fees would require further approval.

Motion: Approve the professional services contract with Baker Tilly, LLP, for professional audit services for an estimated amount of $ 184,500 and authorize the Mayor and City Clerk to sign the necessary documents

- Moved by: Councilor Dingman
- Second: Councilor Larsen
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

C. Idaho Falls Power

1. 26-369 IFP 26-24 Substation 72.5KV SF6 Breakers Purchase

Presentation/Discussion (GM Fredericksen): Idaho Falls Power requested approval to purchase three 72.5KV SF6 substation breakers from Western Electric Alliance, the lowest responsible bidder, for $342,588. Four bids were received. The breakers will be installed at the Rack Substation as part of its reconstruction. Delivery is estimated at 55 to 65 weeks. Council discussed supply-chain improvements and the anticipated delivery timeline.

Motion: Approve the purchase of three (3) SF6 dead-tank breakers for substations and award the bid to the lowest responsive, responsible bidder, Western Electric Alliance, in the amount of $342,588.00.

- Moved by: Councilor Freeman
- Second: Councilor Francis
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

2. **26-349** Amendment to the Power Sales Agreement with Orchard Park Apartments

Presentation/Discussion (GM Fredericksen): Staff presented an amendment to the existing power sales agreement with Orchard Park Apartments, part of Idaho Falls Power's net metering pilot project. The amendment incorporates recently approved rate and fee increases of approximately 5% to 9%, effective October 1, 2026. It also allows future rate adjustments to be incorporated into the agreement as part of the City's rate-setting process, eliminating the need to bring the agreement back to Council for annual amendments.

Motion: Approve the amendment to the Power Sales Agreement with Orchard Park Energy and give authorization to the Mayor and City Clerk to execute the necessary documents.

- Moved by: Councilor Freeman
- Second: Councilor Francis
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

D. Office of the Mayor

1. **26-359** Ordinance Amending Title 4, Chapter 12, Section 7, Itinerant Merchant License

Presentation/Discussion (City Clerk Lundquist): Staff proposed removing the licensing and bonding requirements for non-food itinerant merchants participating in City Parks and Recreation special events. The change is intended to reduce the financial burden on small vendors, simplify the licensing process, and allow event organizers greater flexibility when managing vendor lists and making last-minute substitutions. Vendors must be approved by Parks and Recreation and pay the applicable booth rental fees.

Motion: Adopt the Ordinance amending Title 4, Chapter 12, Section 7 under a suspension of the rules requiring three complete readings, and request that it be read by title and published by summary.

- Moved by: Councilor Freeman
- Second: Councilor Francis
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

ORDINANCE 3678: AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 4, CHAPTER 12, SECTION 7 TO PROVIDE AN EXCEPTION TO THE ITINERANT MERCHANT LICENSE REQUIREMENT FOR SPECIAL EVENTS; PROVIDING FOR SEVERABILITY; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

2. **26-360** Ordinance Amending Title 4, Chapter 15, Sections 5, 6 and 11, Public Transportation Operator License

Presentation/Discussion (City Clerk Lundquist): Staff proposed changing public transportation operator licenses for taxi, Uber, and similar services from annual renewals to two-year licenses. The amendment also changes fingerprinting from every three years to each two-year application, aligns badge expiration dates with the actual license term, and provides for phasing in current license holders. Council requested clarification regarding the need for repeat fingerprinting and identified the need to amend the license-fee language to reflect the two-year licensing period.

Motion: Adopt the Ordinance amending Title 4, Chapter 15, Sections 5, 6, and 11 under suspension of the rules requiring three complete readings and request that it be read by title with the amendment of sentence one in 4.15.6.

- Moved by: Councilor Francis
- Second: Councilor Freeman
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

ORDINANCE 3679: AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING TITLE 4, CHAPTER 15, SECTIONS 5, 6, AND 11 TO CHANGE THE EXPIRATION DATE FOR PUBLIC TRANSPORTATION OPERATOR'S LICENSES FROM ONE TO TWO YEARS; REQUIRE A FULL SET OF FINGERPRINTS FOR EACH APPLICATION; PROVIDE FOR THE PHASING IN OF CURRENT LICENSE HOLDERS; AND PROVIDING THAT PHOTO IDENTIFICATION SHALL SERVE AS PROOF OF LICENSE; AND PROVIDING FOR SEVERABILITY; CODIFICATION; PUBLICATION BY SUMMARY; AND ESTABLISHING EFFECTIVE DATE.

E. Community Development Services

1. **26-376** Provide staff direction regarding Planned Unit Development (PUD) from the Comprehensive Zoning Code

Presentation/Discussion (Director Sanner, Mayor Burtenshaw, Council President Francis):

- Council continued its discussion from the Monday work session regarding concerns with the existing PUD ordinance and whether to rescind, amend, or temporarily suspend it.
- The October 5 Planning Commission meeting was scheduled to consider the proposed rescission and provide a recommendation to City Council.
- Council generally expressed interest in retaining PUDs as a development tool while addressing concerns with the current ordinance, including private streets, setbacks, emergency access, streetscape design, and the interpretation of development standards.
- Several Councilors expressed concern that rescinding the ordinance could leave the City without a PUD framework for an extended period while a replacement ordinance is

developed. Others favored rescission as a way to move forward with a comprehensive rewrite.

Key Discussion Points

1. Rescission, Moratorium, and Amendment Options
    - Council discussed three primary options: rescinding the ordinance, imposing a temporary moratorium, or leaving the ordinance in place while amendments are prepared.
    - A moratorium would require additional legal review. Legal counsel explained that emergency moratoriums are limited to 182 days and require evidence of imminent peril, while an interim moratorium involves a longer process and may last up to one year.
    - Council expressed concern about the legal ramifications of a moratorium, including potential impacts on applications already in process and vested development rights.
    - Some Councilors preferred exploring a moratorium or suspension before deciding whether to rescind the ordinance. Others noted that rescission and moratoriums could produce similar outcomes but with different legal requirements.
    - Council emphasized that PUDs should not be eliminated entirely and that the City should continue working toward a revised ordinance.
2. Proposed Ordinance Amendments
    - Staff indicated that certain amendments, including restrictions on varying setbacks and building heights, could be completed relatively quickly.
    - More extensive revisions involving private versus public streets would require coordination among Community Development Services, Public Works, and Fire Department staff.
    - Staff was reviewing PUD ordinances from other Idaho cities and offered to bring forward proposed issues and revisions based on Council's previous discussions.
    - Council emphasized the need for clearer communication between staff and Council regarding the purpose of PUD hearings and the City's expectations for development proposals.
3. Council's Role and the PUD Review Process
    - Council discussed its role as the land-use authority in quasi-judicial PUD hearings and the responsibility to independently evaluate whether proposals meet the intent of the ordinance.
    - Councilors expressed concern that staff presentations sometimes focus on whether applications meet the written code without adequately explaining potential conflicts, trade-offs, or conditions that could address community concerns.
    - Staff stated it was revising its reports and presentations to better explain negotiations with developers, the rationale behind design decisions, and potential conditions.

- Legal counsel explained that Council may approve an application, deny it, approve it with legally supported conditions, or table it for additional fact-finding or reflection.
- Tabling would allow staff to investigate specific concerns and return with additional information. Legal counsel recommended setting a definite date for reconsideration and cautioned against lengthy delays that could create legal concerns.
- Council discussed the importance of resolving concerns earlier in the development process while recognizing the limitations on communications during quasi-judicial proceedings.

4. Development Standards and Community Concerns
    - Councilors raised concerns about private streets, street widths, emergency access, snow removal, public infrastructure, parking, garages, setbacks, and the overall appearance of developments.
    - Some Councilors questioned whether private streets and homeowners' association responsibilities adequately serve residents and the broader community.
    - Other Councilors emphasized that PUDs have produced successful developments and may provide housing opportunities at lower prices or rents.
    - Staff noted that Fire Department personnel had reviewed and approved existing projects' emergency-access provisions, including street-width and turning-radius requirements.

Motion: Not rescinding the PUD Ordinance at this time and begin preparing amendments to the PUD Ordinance for consideration as soon as possible.

- Moved by: Councilor Freeman
- Second: Councilor Lee
- Vote: Aye: Dingman, Freeman, Larsen, Lee. Nay: Radford, Francis.
- Motion carries 4-2.

2. **25-352** Legislative Hearing for Consideration of an Ordinance approving the Urban Renewal Plan for the Willow Creek Urban Renewal Project

Presentation/Discussion (Director Sanner, Mr. Cramer): Staff presented the proposed Willow Creek Urban Renewal Plan and Revenue Allocation Area, encompassing approximately 100 acres near the northwest corner of Holmes Avenue and Science Center Drive. The project anticipates more than $91 million in private investment across three phases and includes proposed public infrastructure improvements, including Aspen View Road, Alpine Ridge Road, and utility extensions. The plan identifies approximately $12 million in potential public projects and assumes 75% reimbursement to the developer through tax increment revenues, with remaining funds available for administrative costs and future projects. Staff reported that the plan is financially feasible under the assumptions presented, with projected developer

reimbursement by 2042 under the conservative scenario and 2041 under the moderate scenario. Council discussed the revenue assumptions, statutory limitations, and potential benefits of improving access and infrastructure in the area.

Motion: Approve the Ordinance approving the Urban Renewal Plan for the Willow Creek Urban Renewal Project and revenue allocation area under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary.

- Moved by: Councilor Lee
- Second: Councilor Francis
- Vote: Aye: Francis, Dingman, Freeman, Larsen, Lee, Radford. Nay: none.
- Motion carries 6-0.

ORDINANCE 3680: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IDAHO FALLS, IDAHO, APPROVING THE URBAN RENEWAL PLAN FOR THE WILLOW CREEK URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS AND THE AFFECTED TAXING ENTITIES; PROVIDING SEVERABILITY, CODIFICATION, AND PUBLICATION BY SUMMARY; PROVIDING FOR A WAIVER OF THE READING RULES; AND PROVIDING AN EFFECTIVE DATE.

7. Announcements

- Oktoberfest: Oktoberfest events are taking place throughout the City this weekend. The event is designed to be family-friendly, with a different format and popular musical entertainment planned this year.
- INL Tour: Mayor Burtenshaw reported that a majority of Tier One leaders and directors toured Idaho National Laboratory (INL). Several attendees had never visited the facility despite growing up locally or having family members who worked there. She praised staff for their thoughtful questions, enthusiasm, and engagement in learning about INL's work and its significance to Idaho Falls.
- Greenbelt Maintenance: A community member expressed appreciation for Parks and Recreation's improvements to trees and brush along the Greenbelt pathways. Mayor Burtenshaw recognized the department's work and partnerships with local corporations and organizations that helped clear brush and improve the area.
- Frontier Fields Recognition: Councilor Lee recognized Frontier Credit Union for its community partnership and contributions to Frontier Fields. The first varsity soccer match was held at the facility that day, following five to six years of community effort to bring the project to fruition.

There being no further business, the meeting adjourned at 8:42 PM.

/s/ Linda Lundquist_____
Linda Lundquist, City Clerk

/s/ Lisa Burtenshaw _____
Lisa Burtenshaw, Mayor

IDAHO FALLS REDEVELOPMENT AGENCY
P.O. BOX 50220
IDAHO FALLS, IDAHO 83405-0220

MEMORANDUM

To: Idaho Falls Planning and Zoning Commission
From: Brad Cramer, Executive Director
Date: July 24, 2026
Re: Proposed Willow Creek Urban Renewal Area

Introduction

In 2024, the Idaho Falls Redevelopment Agency (the Agency) began evaluating the creation of a new urban renewal area known as the Willow Creek Urban Renewal Area (Willow Creek Area). Following the procedures outlined in Idaho Code §50-200 and summarized in the attached process overview, the Agency approved a resolution on August 14, 2024, finding the area eligible for designation as an Urban Renewal Area (URA).

The Idaho Falls City Council subsequently approved a resolution on September 27, 2024, confirming the area's eligibility and authorizing preparation of an Urban Renewal Plan and Revenue Allocation Area. After completion of the draft plan and accompanying Economic Feasibility Study, the Agency approved the final plan on May 21, 2026.

Before City Council consideration, Idaho Code §50-2008(b) requires that the plan be reviewed by the Idaho Falls Planning and Zoning Commission "for review and recommendations as to (the plan's) conformity with the general plan for the development of the municipality as a whole."

Project Overview

The Willow Creek Area encompasses approximately 100 acres, located generally north of Anderson Street, west of Holmes Avenue, and west and south of Highway 20. The property includes Light Manufacturing (LM), Highway Commercial (HC), and Limited Commercial (LC) zoning and is identified as part of the Industrial and General Urban Transects on the City's Future Land Use Map.

The edges of the area have existing small-scale, light industrial development. The central portion has remined vacant, largely due to shallow basalt. This is the primary factor contributing to eligibility as a URA. The costs of blasting, removal, and importing suitable fill material have discouraged investment. Other contributing factors include an inadequate street network, faulty lot layout, diversity of ownership, and unsafe conditions. These conditions have left the area in a state of economic under development and qualify it for urban renewal designation under Idaho Code §50-2018. A summary table of all qualifying conditions is attached to this report. Only one of the statutory criteria must be met for an area to be deemed eligible.

Conformity with the Comprehensive Plan

The City's comprehensive plan, Imagine IF, includes both city-wide policies and neighborhood-specific goals. This section evaluates the Willow Creek Plan for consistency with those policies.

City-Wide Policies

Imagine IF describes each transect these areas found on the Future Land Use Map:

Industrial

"The Industrial Transect denotes areas set aside for all varieties of industrial operations, from manufacturing facilities and related warehousing and distribution to machine shops or greenhouses. These areas are generally near major roadways, with frontage on arterial roadways, and they may have railroad access."

General Urban

"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."

While zoning primarily dictates the types of uses that may occur, an Urban Renewal Area enables those uses by providing tools to facilitate development. The mix of zones that exist across the proposed URA are appropriate for the type of development contemplated in the comprehensive plan. Encouraging the development of the vacant parcels and redevelopment of the peripheral areas supports the comprehensive plan's vision for a mixed-use area near a major intersection.

Connectivity and Walkability
The primary intersection in the Willow Creek Area is Anderson and Holmes. The comprehensive plan discusses the importance of implementing the Bonneville Metropolitan Planning Organization's (BMPO) High Capacity Roadway Needs study. The study identifies Anderon and Holmes an intersection which functions appropriately today, but will deteriorate to a Level of Service (LOS) D by 2050. Because TIF revenues can be used for public projects such as street and intersection improvements, the URA can provide assistance towards projects which keep the intersection at an acceptable LOS, maintaining traffic flow at a key arterial intersection. The proposed plan also proposes to assist with construction of an internal roadway network, which improves overall connectivity in the area, especially between the Willow Creek Area and the existing industrial development to the west.

Economic Development
The plan also promotes urban renewal and tax increment financing (TIF) as tools for reinvestment in older or underutilized areas, particularly where infrastructure already exists. The Willow Creek Area includes roadways and utilities on the perimeter. It is an infill site that has seen development in the surrounding area but remained underdeveloped due to the challenging characteristics of area.

Relevant economic development actions from page 101 of Imagine IF include:

- Continue to collaborate with the Idaho Falls Redevelopment Agency to identify and promote redevelopment opportunities in older parts of the City.
- Promote tax-increment financing as a primary tool for redevelopment.
- Encourage development in areas already served by public utilities, or where extensions are least costly, through infill incentive programs.
- Utilize local improvement districts (LIDs) and other financing tools to address identified infrastructure needs.

Neighborhood-Specific Policies

The Willow Creek Area lies within Area 4, which includes areas on the east side of the river including downtown and north to Fairway Estates. Urban renewal has recently been used in this area, including the Stanley Boge and Anderson Bush urban renewal districts. The Yellowstone Square urban renewal district is also located just to the east in Area 2.

The Willow Creek Area also falls within an area that identified by a Community Health Assessment, which was a supporting study of the comprehensive plan, as a Tier 1, or least healthy, area of Idaho Falls. The assessment identified higher rents, lower incomes, and lower access to jobs. The comprehensive plan states, "This area also expressed repeated concerns about the need to continue efforts to redevelop and revitalize the City's core and not just continue to expand outward. These revitalization efforts need to focus on diversifying the housing stock, improving walkability and increasing employment opportunities." (pg. 171). The proposed housing in the Willow Creek Area, which is an infill site, and connections to employment centers and services support the goals of comprehensive plan for Area 4.

One Imagine IF actions specific to Area 4 supports creation of the Willow Creek URA:

- Explore TIF, LID and other grant and financing programs to focus on redevelopment of small neighborhood crossroads in more walkable areas, such as along Lindsey Blvd, or by Freeman Park. (p.173).

The Willow Creek Plan advances the goals of the comprehensive plan by promoting infill development and enhancing bicycle and pedestrian connections to nearby commercial and residential areas.

Conclusion and Recommended Action

The proposed Willow Creek Urban Renewal Area aligns with the Imagine IF comprehensive plan by:

- Promoting infill development over sprawl,
- Utilizing urban renewal and TIF as strategic reinvestment tools, and
- Advancing key connectivity infrastructure improvements.

The Idaho Falls Redevelopment Agency respectfully requests that the Planning and Zoning Commission approve the resolution and forward the Willow Creek Urban Renewal Plan to the City Council for final adoption.

Steps in Creating a New Urban Renewal Area and Revenue Allocation Area

Steps in Creating a URA and Revenue Allocation Area

If an urban renewal agency is in existence in in a community, the creation of an urban renewal area, including a revenue allocation area (required for use of tax increment financing), begins with an eligibility report for a designated area within the community. The central question for an eligibility report whether the study area has at least one of the statutory characteristics which must be found to be considered eligible for urban renewal activities. These characteristics or criteria are:

1. The presence of a substantial number of deteriorated or deteriorating structures and deterioration of site [50-2018(9), 50-2903(8)(b) and (8)(c), and 50-2008(d)(4)(2)],
2. Age or obsolescence [50-2018(8) and 50-2903(8)(a)],
3. Predominance of defective or inadequate street layout [50-2018(9) and 50-2903(8)(b)],
4. Outmoded street patterns [50-2008(d)(4)(2)],
5. Need for correlation of area with other areas of municipality by streets and modern traffic requirements [50-2008(d)(4)(2)],
6. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness; obsolete platting [50-2018(9), 50-2903(8)(b) and (8)(c)], and 50-2008(d)(4)(2)]
7. Unsuitable topography [50-2008(d)(4)(2)],
8. Insanitary or unsafe conditions [50-2018(9), 50-2903(8)(b)],
9. Diversity of ownership [50-2018(9), 50-2903(8)(b) and (8)(c), and 50-2008(d)(4)(2)],
10. Tax or special assessment delinquency [50-2018(9), 50-2903(8)(b)], and 50-2008 (d)(4)(2)]
11. Defective or unusual conditions of title [50-2018(9), 50-2903(8)(b) and (8)(c), and 50-2008(d)(4)(2)],
12. Existence of conditions which endanger life or property by fire and other causes [50-2018(9), 50-2903(8)(b)],
13. Substantially impairs or arrests the sound growth of a municipality and is a menace to the public health, safety, morals or welfare [50-2018(9), 50-2903(8)(b) and 8(c)],
14. Conditions which retard development of the area [50-2008(d)(4)(2)], and
15. Results in economic underdevelopment of the area [50-2903(8)(b)] and economic disuse [50-2008(d)(4)(2)].

If it is determined the Study Area has characteristics which meet one or more of the statutory criteria listed above, the Agency may accept the eligibility report and request its consideration by the governing body. No URA can be formed unless the City Council adopts a resolution finding the area under consideration is deteriorated or deteriorating due to such characteristics, the redevelopment of the area is necessary for the welfare of the residents, and the area is appropriate for an urban renewal project.

The resolution approved by City Council authorizes the Agency to prepare a plan for the proposed urban renewal area. The urban renewal area plan is to include the following with specificity:

1. A statement describing the total assessed valuation of the base assessment roll of the revenue allocation area and the total assessed valuation of all taxable property within the municipality;
2. A statement listing the kind, number, and location of all proposed public works or improvements within the revenue allocation area;
3. An economic feasibility study;
4. A detailed list of estimated project costs;
5. A fiscal impact statement showing the impact of the revenue allocation area, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property on the revenue allocation area;
6. A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred;
7. A termination date for the plan and revenue allocation area as provided for in section 50-2903(20), Idaho Code. In determining the termination date, the plan shall recognize that the agency shall receive allocation of revenues in the calendar year following the last year of the revenue allocation provision described in the urban renewal plan;
8. A description of the disposition or retention of any assets of the agency upon the termination date. Provided however, nothing herein shall prevent the agency from retaining assets or revenues generated from such assets as long as the agency shall have resources other than revenue allocation funds to operate and manage such assets;

Once the plan is prepared and approved by the Agency, it is forwarded to the City Council. Prior to the public hearing before the City Council, the City Council forwards the plan to the City Planning and Zoning Commission for its determination that the plan conforms to the City's comprehensive plan. At least thirty (30) days prior to the public hearing, a copy of the notice and plan is distributed to the taxing entities overlapping the boundaries of the proposed district. After receiving the recommendation of the commission, and after notice fully published, the public hearing is held. The City Council must approve an urban renewal plan, including revenue allocation financing provisions, by an ordinance. If the ordinance is adopted by the City Council, a copy of the ordinance with legal description of the Revenue Allocation Area (RAA) is distributed to all the overlapping taxing entities, county officials and the State Tax Commission.

By state statute, following adoption of the ordinance, the RAA is effective January 1, of the year in which it is adopted. The RAA has a maximum life of twenty years under Idaho statutes. The urban renewal agency implements the plan adopted by the City Council.

Eligibility Report Summary of Findings

CRITERION	CRITERION MET	CHARACTERISTICS SUPPORTING FINDING
Substantial deterioration of structures and site	No	
Defective streety layout or inadequate street layout	Yes	There is not an internal public, developed street system in the internal portion of the study area. Approximately fifty acres is not served by a collector street or a local street system. There is no provision for vehicular or pedestrian traffic.
Faulty lot layout/obsolete platting	Yes	The central portion of the study area, approximately fifty acres, requires further subdivision to be developed at urban densities. Most of the developed portions of the study area adjacent to North Holmes and Anderson Street consist of metes and bounds parcels, many of which are combined into one ownership to have sufficient land to develop to modern commercial uses. A few of the existing unplatted properties are too narrow to be developed under today's regulations or today's modern standards.
Diversity of ownership	Yes	There are nineteen owners in roughly 80 acres.
Unusual conditions of title	No	
Tax delinquency	No	
Unsafe conditions	Yes	There is no public water or sewer system in the central portion of the study area. Nor is there a system to handle stormwater. The soil conditions for the western half of the study area present severe limitations for on-site septic systems. The lack of public utility systems creates the potential for unsafe conditions. The deterioration of the sidewalk in certain locations creates an unsafe condition.
Outmoded street patterns	Yes	There is no collector street to move traffic from the interior of the study to the adjacent arterial streets. There is no local street system in approximately 50 acres to encourage and serve urban densities.
Unsuitable topography	Yes	Basalt rock underlies the study area. Basalt, especially near the surface, substantially discourages urban development.
Age or obsolescence	Yes	Although many of the buildings are over fifty years old, a site visit did not reveal a substantial number of deteriorating buildings. The homes, of which a few are suffering from lack of maintenance, are nonconforming under the present zoning.
Lack of correlation with streets in municipality	Yes	Access from fifty acres of the study area is not provided to the arterial streets and the community or region at large by a collector street. No public local streets access the majority of the study area.
Conditions which retard development of the area	Yes	The widespread basalt rock has delayed the development of the study area. Over one half of the study area is underlain with basalt and substantially increases the costs of development.

CRITERION	CRITERION MET	CHARACTERISTICS SUPPORTING FINDING
Economic disuse or underdevelopment of the area	Yes	Development began in the study area prior to 1975. However, the presence of basalt, the lack of utilities, and the absence of an interior street system has meant the area has not developed at urban densities.
Arrests or impairs the sound growth of the municipality	Yes	The long-range plan of the City of Idaho Falls designates this area as general urban and industrial. Over half of the area is vacant, although the study area is adjacent to U.S. 20, a regional highway, and is served by two principal arterial streets.

City Council Work Session Meeting Minutes

680 Park Avenue
Idaho Falls, ID 83402

Monday, October 5, 2026 | **3:00 PM** | **City Council Chambers**

Call to Order and Roll Call
There were present:
Mayor Lisa Burtenshaw
Councilor Michelle Ziel-Dingman
Councilor Kirk Larsen
Council President Jim Francis
Councilor Jim Freeman
Councilor Brandon Lee

Absent:
Councilor John Radford

Also present:
Ian Turner, Airport Director
Darin Jones, Human Resources Director
Jacob Beck, Assistant City Attorney
Jack Penning, Volaire Aviation Consulting
Mark Hagedorn, Finance Director/Treasurer
Linda Lundquist, City Clerk

Mayor Burtenshaw called the meeting to order at 3:03 p.m. with the following items:

1. Agenda

A. **Office of the Mayor**

1. **26-385** Mayor and Council Reports: Announcements, liaison reports, events, calendaring, citywide updates, concerns, questions, proclamations, notes and/or minutes from boards and commissions

Presentation/Discussion (Council and Mayor): Council discussed several ongoing matters and upcoming activities.

- **Alcohol Ordinance:** Council President Francis reported that work on the comprehensive alcohol ordinance revision is continuing. Although no deadline has been established, meetings with the City Attorney continue to address the revisions.
- **Sidewalk Parking:** Council President Francis reported that Police are using Citizen Watch to address vehicles parked across sidewalks and obstructing pedestrian access. Citizen Watch personnel may issue citations for parking on sidewalks.
- **Police/Fire/EMS "Halo" Ordinance:** Council discussed a proposed ordinance establishing a minimum distance for members of the public who are recording police officers while officers are performing their duties. The Police Department is working with Legal to prepare an ordinance. Council discussed 15 feet versus 25 feet, with consensus favoring 25 feet as a safer distance. Council also discussed extending the concept to Fire and EMS because emergency personnel have experienced members of the public interfering with their work. Legal was asked to consider police, fire, and EMS in developing the proposed ordinance.

- **Street Striping:** Council discussed the progress of striping newly constructed streets. Staff is working to complete striping as quickly as possible.
- **Bicycle, Scooter and Greenbelt Regulations:** Council reported ongoing discussions with the Snake River Trail Alliance, Snake River Mountain Bike Club, and others regarding bicycle and mountain-bike activities, including development of the Gem Lake bike trails. The Parks and Recreation Commission is also considering bicycle and scooter rules for the Greenbelt and other areas. Council discussed asking the Commission to recommend appropriate scooter speeds, motor sizes, and related regulations, including a review of practices in the Treasure Valley.
- **Idaho Falls Power:** Council reported that the Bulb project is being reassembled and, after testing, is expected to be operational in November.
- **Utility Board:** Mayor Burtenshaw reported that the October Utility Board meeting was canceled because substantial utility business had already been addressed during the prior Council Work Session and there were insufficient additional items to warrant a meeting.
- **PUD Review:** Mayor Burtenshaw reported that the Planning Commission would be discussing PUD regulations and concerns raised by Council and the Commission. Council will have an opportunity between October 19 and November 9 to visit selected PUDs and evaluate issues such as parking on private streets, congestion, desirable characteristics, and concerns. Council will receive survey questions and an opportunity for written comments. A November 9 discussion is planned to consider potential code revisions, including "low-hanging fruit," to move revisions forward before the Christmas break if possible.
- **Upcoming PUD Hearing:** Mayor Burtenshaw reminded Council that a PUD near Freeman Park is scheduled for the October 8 Council meeting. The hearing procedure will allow the developer, staff, and public to participate while Council asks questions and deliberates during the open hearing rather than closing and reopening the hearing for deliberation. If an impasse occurs, Council may table the decision and direct Community Development Services to work with the developer rather than outright rejecting the application and requiring the process to begin again.

B. **Airport**

1. **26-372** Idaho Falls Regional Airport Leakage and Retention Study

Presentation/Discussion (Director Turner and Mr. Penning): Director Turner introduced Mr. Penning, the airport's consultant of record for 21 years, who presented the updated passenger retention and leakage study (year ended first quarter 2026), which uses the same catchment area and methodology as four prior studies.

Retention: Retention of local passengers rose from 42% in 2016 to 59% in 2019, dipped during the pandemic as the overall market grew about 20% from national park demand, and now stands at roughly two-thirds, which is the 67% goal Mr. Penning projected in 2016 would take 20 years. It was reached in

ten. About 26% of the catchment now uses Salt Lake City, down from more than 50% a decade ago. The next goal is 75%.

Passenger volume: In 2025, the airport served an average of 942 passengers per day in each direction, roughly double 2019. The catchment generates more than 1,470 passengers per day each way, with about 970 using IDA and about 500 still driving to other airports. Passengers using IDA are up 236 per day each way (32%) since 2023.

Fares: For the first time in the study's history, IDA fares are lower than Salt Lake City, about $12 less each way (airfare only, not counting driving and parking costs). The average fare paid was $253, and IDA is also lower than Boise. Competition among Delta, United, American, Alaska, and Allegiant was cited as a factor. Mr. Penning noted that sell-outs on peak days (Thursdays and Sundays) drive up last-minute fares and feed the perception that IDA is more expensive, and that capacity limits on those days are a main reason travelers still drive elsewhere. Pocatello retains only about four passengers per day each way.

Load factor: IDA fills almost 85% of seats, the highest in the Pacific Northwest (average 81%). In response to Council's question, Mr. Penning explained that low load factors make routes difficult to sustain, as in Pocatello, where revenue guarantees have been needed, and that Walla Walla and Yakima are challenged on profitability.

Industry headwinds: Jet fuel has roughly doubled from about $2 to about $4.15 per gallon, and each 10-cent increase adds about $5 per seat. IDA's short-haul routes are better positioned than long-haul flying, and airlines may redeploy aircraft to shorter routes, potentially increasing frequencies here. Overall costs are up 26% while real airfares are down about 4%. Consumer confidence is a concern, but at least 40% of IDA travelers are price-insensitive business travelers, and no demand softening has been seen in the region. Over the past 18 months, 389 routes nationally were canceled and 369 added, including Allegiant's suspended Oakland service, which was withdrawn because Allegiant closed Oakland as a base, even though IDA was its top-performing Oakland market.

Future service: The largest unserved markets are Los Angeles (about 105 passengers per day each way), San Francisco, and San Diego, which are the short-term priorities. The airport holds a $1 million Small Community Air Service Development Grant for a minimum revenue guarantee (written for Los Angeles, with a waiver allowing use for San Francisco), with a goal of service in 2027. Longer-term opportunities include Minneapolis–St. Paul, Houston, Atlanta, and potentially Honolulu in 5 to 10 years.

Council discussion: Councilors praised the report. Mr. Penning identified the airport's attractiveness as quick, easy travel, TSA efficiency, short walks, affordable parking, and good schedules and connectivity, and recommended continued in-person meetings with carriers because incentive requests may change with fuel costs. He expects one California market to be added next year. Director Turner added that the current tools should be used first, with attention to terminal facilities and operational capacity, before formulating the next step.

C. **Finance**

1. **26-388** Overview and Discussion of the City's Weekly Claims and Settlement Process

Presentation/Discussion (Director Hagedorn): Director Hagedorn explained the weekly claims and settlement process following the transition to Workday. A "claim" is an amount owed by the City, and a "settlement run" is a batch of claims prepared for payment.

Process

- Supplier invoices go through a three-way match (purchase order, invoice, receiving document) in Procurement
- A specialist reviews each invoice, then the settlement report is generated
- The weekly email to Council is created from the settlement report
- The Procurement Manager reviews each invoice
- The Treasury Operations Manager or Director Hagedorn gives a final review before payment

Payments outside the review

- Some payments are generated through the bank and appear in the next settlement run, such as:
    - Utility refunds
    - Payroll liabilities
    - Debt payments
- Emergency payments are handled carefully because urgent requests are a common fraud indicator
- Recent emergency requests turned out to be spam attacks

Internal controls

- Only Procurement can change supplier data
- Multiple approvals are required
- Duties are segregated: Procurement creates the payment type, and Treasury initiates and executes it
- An independent reconciler is used
- Workday automates these controls
- There is no internal audit function yet
- Finance conducts annual self-reviews of selected areas and may create an audit function in the future

Legal basis

- State law requires Council approval of claims before payment and an adequate system of internal controls
- The City uses a "negative confirmation" process: the weekly email is considered approved unless Council replies
- Other Idaho cities use the same practice, including Boise, Meridian, Nampa, and Caldwell
- Until 2017, Council also ratified payments after the fact; this was discontinued as redundant

Report contents

- Tabs: summary, supplier invoice, expense report, ad hoc, and miscellaneous
- This week's run was about $3.2 million, compared with the typical $1.2–$1.5 million
- The increase is because the end of the fiscal year and start of the new year bring the largest payment runs
- Checks carry the highest fraud risk
- The City encourages electronic payment but cannot require it
- Director Hagedorn said staff will work on:

- Adding fund numbers or cost centers
- Clarifying refund types in the ad hoc tab
- Removing or explaining zero-dollar P-card lines in the expense tab

What Council should look for

- Council is not expected to know every payment's purpose, but should apply a "sniff test":
  - Do the vendor and amount make sense?
  - Is anything unusual or politically or operationally sensitive?
- Questions can be sent to Director Hagedorn and the Accounts Payable email address
- The report typically arrives Monday (occasionally Tuesday)
- Payments are not released until Friday mid-morning, so Council has until then to respond
- Asking a question does not automatically stop a payment
- Council may also request a future Workday training session

D. **Human Resources**

1. **26-383** City of Idaho Falls 457 Plan – Capital Group/American Funds

Presentation/Discussion (Director Jones): Director Jones described an old, deferred compensation plan with Capital Group/American Funds, likely begun in the 1980s or 1990s, that was never terminated. Staff learned of it in June 2025 after receiving correspondence, and no plan documents could be located by the City or the provider. Three participants still held funds at that time (two retirees and one current employee). The retirees have since moved their money, and the remaining employee intends to withdraw no later than January 2027. Current plans available to employees (Nationwide, Empower, and Corebridge) have current plan documents.

Director Jones plans to bring the item as an action item on Thursday's regular Council agenda, asking Council to approve cancellation of the plan, and noted that a termination letter would not be sent until the last employee's funds are removed. In response to a Councilor's question about the form of the motion, Council discussed authorizing the Mayor (or designee) to cancel the plan when no participants remain, rather than using a fixed date, to avoid needing an amendment if the withdrawal slips past January.

E. **City Attorney**

1. **26-381** Executive Session (*Council will reconvene after the executive session.*)

Motion: Move Council into executive session pursuant to Idaho Code Section 74-206(1)(j) and 74-206A(1)(a) to consider a labor contract matter.

- Moved by: Councilor Francis
- Second: Dingman
- Vote: Aye: Dingman, Freeman, Francis, Lee, Larsen. Nay: none.
- Result: Motion carried 5-0.

Start: 4:20 PM

Present: Mayor Burtenshaw, Councilor Francis, Councilor Freeman, Councilor Dingman, Councilor Lee, Councilor Larsen, Attorney Beck, Director Jones.

End: 4:29 PM

F. **Human Resources**

1. **26-382** Union Contract with Local 1565 Memorandum of Understanding (MOU)

Presentation/Discussion: The MOU documents an agreement between the City and Local 1565 to increase the maximum sick-leave payout available to eligible Local 1565 employees from $2,500 to $3,000. Council returned to open session following the executive session and voted on the item without further discussion.

Motion: Approve the MOU between the City of Idaho Falls and Local 1565 concerning the sick-leave payout available to eligible Local 1565 employees and give the Mayor authorization to execute the necessary documents.

- Moved by: Councilor Freeman
- Second: Councilor Lee
- Vote: Aye: Lee, Dingman, Francis, Freeman, Larsen. Nay: none.
- Result: Motion carries 5-0.

3. Announcements

- This weekend is the last weekend the Zoo will be open, and Boo at the Zoo is the following weekend.
- The ice rink has been converted for the season, and ice-skating lessons are being offered.
- A speaker shared a visit to Temple View Elementary, where third graders answered what the City does to keep roads safe in winter, including plowing, salting, and putting down sand and oil.
- Councilor Freeman plans to be at the Farmers Market this weekend to answer questions from the public.
- The Mayor is participating in the Mayors' Walking Challenge (10,000 steps per day), with the City earning $1,000 for a 10,000-step average or $500 for 5,000. She will invite departments and Council members to take part, and a walk and proclamation with the White Cane community is planned for next Saturday.

There being no further business, the meeting adjourned at 4:34 PM.

/s/ Linda Lundquist
Linda Lundquist, City Clerk

/s/ Lisa Burtenshaw
Lisa Burtenshaw, Mayor

Memorandum

File #: 26-419 **City Council** RETURN TO AGENDA

DATE: Monday, October 19, 2026
AGENDA: Regular
FROM: Margaret Wimborne, Chief of Staff
DEPARTMENT: Mayor's Office

Title
IFDDC Parking Program MOU

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

Action(s) Requested:
Approve the Memorandum of Understanding (MOU) with the Idaho Falls Downtown Development Corporation (IFDDC) to manage downtown parking as the downtown enforcement organization, and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
IFDDC has managed parking in the downtown district, and this MOU will renew that agreement. This agreement novates the prior parking agreement and authorizes IFDDC to manage downtown parking as the downtown enforcement organization. The cost of the service is $92,200. The MOU is effective upon execution through September 30, 2027, with an automatic renewal and a provision of termination with a six-month written notice.

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

MEMORANDUM OF UNDERSTANDING FOR IFDDC PARKING PROGRAM BETWEEN CITY OF IDAHO FALLS, IDAHO AND IDAHO FALLS DOWNTOWN DEVELOPMENT CORPORATION

THIS MEMORANDUM OF UNDERSTANDING FOR IFDDC PARKING PROGRAM BETWEEN CITY OF IDAHO FALLS, IDAHO AND IDAHO FALLS DOWNTOWN DEVELOPMENT CORPORATION (hereinafter "MOU") is entered into this day _____ of _____, 2026, by and between City of Idaho Falls, Idaho, a municipal corporation of the State of Idaho, whose address is P.O. Box 50220, Idaho Falls, Idaho 83405 (hereinafter "CITY"), and the Idaho Falls Downtown Development Corporation, an Idaho non-profit corporation, 381 Shoup Ave, Ste. 207, Idaho Falls, Idaho, 83402 (hereinafter "IFDDC).

WHEREAS, the downtown area in Idaho Falls is a vital, vibrant, and important part of our community; and

WHEREAS, the commercial and business establishments in downtown thrive when there is efficient and effective and predictable parking usage; and

WHEREAS, CITY wishes to promote the downtown area and to continue exploring a different way to manage the availability of on-street and off-street parking in the area depicted in Exhibit "A" incorporated in this MOU; and

WHEREAS, the Idaho Falls Downtown Development Corporation ("IFDDC") is dedicated to the improvement and sustaining of the downtown area for commercial, business, and residential purposes; and

WHEREAS, CITY and IFDDC are of the opinion that IFDDC has the proper interest, organization, and staffing to regulate on-street and off-street parking in the downtown area; and

WHEREAS, CITY and IFDDC desire to allow IFDDC to regulate downtown parking for the term of this MOU in order to have an effective downtown parking program; and

WHEREAS, on February 12, 2026, CITY and IFDDC entered into a Memorandum of Understanding for IFDDC Parking Program Between City of Idaho Falls, Idaho, and Idaho Falls Downtown Development Corporation to provide for parking management services in CITY's downtown area (the "Prior MOU"); and

WHEREAS, CITY and IFDDC desires to novate the Prior MOU by entering into this MOU and making this MOU effective October 1, 2026, nunc pro tunc.

THEREFORE, in consideration of the mutual promises below, CITY and IFDDC agree as follows:

1.0 IFDDC's OBLIGATIONS

1.1 Scope of IFDDC'S Authority

IFDDC shall administer permits and enforcement of IFDDC parking program on CITY streets and public rights-of-way within the area in and around downtown Idaho Falls and as identified on the map incorporated into this MOU as Exhibit "A," including both sides

of the streets that form the borders of the area illustrated in Exhibit "A." Upon mutual written agreement, CITY and IFDDC may amend Exhibit "A."

1.2 IFDDC's Parking Regulations

IFDDC shall apply all relevant state and local on-street and off-street parking regulations on City streets and public rights-of-way within the downtown area, as identified on the map appropriated as Exhibit "A" through the term of this MOU. Such parking regulations include those contained in Idaho Code Title 49 and Idaho Falls City Code, especially those regulations within Idaho Falls City Code Title 9.

1.3 CITY's Jurisdiction

IFDDC acknowledges that this MOU is not intended to be construed in any way to void, limit, or restrict CITY's jurisdiction, control, or authority over dedicated CITY streets or public rights-of-way. Neither shall this MOU be construed as granted IFDDC an exclusive right to apply or enforce on-street and off-street parking regulations in the downtown area.

1.4 Collections and Use of Revenue

CITY agrees to pay IFDDC a total of ninety-two thousand two hundred dollars ($92,200) per year during each year of the term of this MOU, for management and enforcement of on-street and off-street parking in the area illustrated in Exhibit "A." This amount shall be split into in four equal quarterly payments. IFDDC shall submit a quarterly invoice by the following dates each year that this MOU is in effect: October 1, January 1, April 1, and July 1. CITY shall have thirty (30) days from the date the invoice is due or from the receipt of the invoice, whichever is later, to pay each invoice. IFDDC shall collect revenues associated with regulation and enforcement of the IFDDC Parking Program, including collection of administrative fines and penalties related to enforcement as described in this MOU, on dedicated CITY streets, parking lots, and public rights-of-way in the area shown in Exhibit "A." IFDDC agrees that revenues generated from parking enforcement, encompassed by this MOU, shall be specifically accounted for and used exclusively on public transportation or maintenance and improvement of CITY streets, public rights-of-way, public parking facilities, and public property, as directed by CITY. In the event that IFDDC's costs exceed ninety-two thousand two hundred dollars ($92,200), IFDDC may deduct reasonable costs directly attributable to enforcement or collection of parking revenue from the amount of revenue collected for and on behalf of CITY.

Nothing in this MOU precludes IFDDC from retaining monies collected in excess of IFDDC program expenses as reserve funds for future downtown parking enhancements.

1.5 Parking and Traffic Control Signs

CITY shall install and maintain traffic and parking control devices on designated CITY streets and public rights-of-way described in accordance with the Manual on Uniform Traffic Control Devices and applicable State and local laws. CITY Director of Public Works shall approve regulatory traffic and parking devices on CITY streets and public

rights-of-way before being posted by IFDDC. IFDDC shall correct any inadequate or improper signage or markings at the direction of CITY's Director of Public Works. Any additional signage requested by IFDDC related to this MOU shall be approved by CITY Director of Public Works.

1.6 Liability Coverage Provisions

CITY is a governmental entity subject to statutory and constitutional restrictions concerning the acceptance of liability, CITY's liabilities are further governed by the Idaho Tort Claims Act. It is the intention of the Parties that each will be responsible for its own acts and omissions and those of its officers and employees acting within the course and scope of their employment and will not be responsible for the other Party's risks or liabilities.

1.6.1 Each Party to this MOU shall be responsible for the negligent acts or omissions of its own employees, officers, or agents in the performance of this MOU. Neither Party shall be considered the agent of the other and neither Party assumes any responsibility to the other Party for the consequences of any act or omission of any person, firm, or corporation not a party to this MOU.

1.6.2 Subject to the limits of CITY liability specified in Idaho Code Sections 6-901 through 6-929, known as the Idaho Tort Claims Act, IFDDC shall defend, indemnify and hold CITY and its agents and assigns harmless from and/or against any and all claims, damages, and liabilities (including reasonable attorney's fees and costs) that may be suffered or incurred and that arise from any action, negligence, or failure to act by IFDDC (including any of IFDDC's officers, agents, subcontractors, and employees) related to IFDDC's obligations under the terms of this MOU. IFDDC, upon notice from CITY, shall defend CITY at IFDDC's expense by counsel reasonably satisfactory to CITY.

1.6.3 City shall promptly notify the IFDDC of any such claim of which it has knowledge and shall cooperate fully with IFDDC or its representatives in the defense of the same, to the extent allowed by Idaho Code and Idaho County Risk Management Program (ICRMP).

1.6.4 IFDDC shall maintain Automobile Insurance, Workmen's Compensation Insurance coverage, Employer's Liability, and Comprehensive General Liability Insurance coverage. The Comprehensive General Liability Insurance shall have a minimum limit of liability of one million dollars ($1,000,000.00) Combined Single Limits. IFDDC shall provide to CITY, upon request, proof of insurance for any required coverage under this paragraph.

1.7 Reporting Obligations

1.7.1 Claim Reporting. IFDDC shall provide a report to CITY of any liability or negligence claim of which it had knowledge, and shall cooperate fully with CITY or its representatives in the defense of the same.

1.7.2 Activity Reporting. On or before April 1 of each year this MOU is in effect, IFDDC shall provide an annual report to CITY summarizing the following for the period beginning March 1 of the year prior through the end of February of the current year:

a. number of parking permits sold for CITY streets and public-rights-of-way;
b. revenue from permits sold for CITY streets and public rights-of-way; and
c. revenue generated from collection of administrative fines and penalty tickets.

2.0 Grant of Authority

IFDDC employees are hereby granted the authority to issue permits and tickets or citations and to enforce CITY parking regulations on all CITY streets and public rights-of-way shown on Exhibit "A" in the manner as outlined in the Idaho Falls City Code.

3.0 General Terms

3.1 Additional Acts

Except as otherwise provided herein, the Parties to this MOU shall perform, execute and/or deliver, or cause to be performed, executed and/or delivered, any and all such further acts and assurances as any Party to the MOU may reasonably require to execute the promises in this MOU.

3.2 Notices

Any notice under this MOU shall be in writing and be delivered in person or by public or private courier services (including U.S. Postal Service Express Mail), or certified mail with return receipt requested, or by facsimile. All notices shall be addressed to the Parties at the following addresses or at such other addresses as the Parties may from time to time direct in writing:

IFDDC: Executive Director
381 Shoup Avenue, Ste. 207
Idaho Falls, ID 83402

CITY: Director of Community Development Services Department
P.O. Box 50220
Idaho Falls, ID 83405
(208) 612-8256

3.3 Term

The term of this MOU shall commence on October 1, 2026, (the "Effective Date") nunc pro tunc, and shall end September 30, 2027. This MOU shall automatically renew upon expiration for an additional one (1) year renewal term, unless notification of termination is provided subject to paragraph 3.4, Termination.

3.4 Termination

Either Party may terminate this MOU by providing written notice six (6) months in advance of the proposed termination. Monies and resources paid to or collected by IFDDC shall be apportioned pro rata, at the termination of this MOU. IFDDC shall remit CITY a detailed accounting of amounts paid to IFDDC from CITY, IFDDC's costs directly incurred by IFDDC's parking management, amounts collected by IFDDC, and any money withheld by IFDDC for its costs or retained as reserve funds for future downtown parking enhancements.

3.5 Open Records and Retention

IFDDC agrees that all records created as part of IFDDC's day-to-day business performance of the MOU shall be treated as public records, as that term is defined in Idaho Code Title 74 Chapter 1. All public records shall be subject to and disclosed pursuant to Title 74, Chapter 1, of the Idaho Code (the Idaho Public Records Act). In addition, IFDDC agrees to retain public records in accordance with Idaho Code § 50-907 and City's Retention Policy, Resolution No. 2023-12. The records of IFDDC that do not pertain to its day-to-day business performance of this MOU shall not be considered public records under this Paragraph unless otherwise required by law.

3.6 Modification

This MOU may be modified or amended by mutual agreement of the Parties. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the Parties.

3.7 Headings

The headings contained in this MOU are for reference purposes only and shall not in any way affect the meaning or interpretation hereof.

3.8 Entity Authority

Each individual executing this MOU on behalf of a Party hereto represents and warrants that he or she is duly authorized to execute and deliver this MOU on behalf of said Party in accordance with duly adopted organizational documents or agreement and, if appropriate, a Resolution of the Party, and that this MOU is binding upon said Party in accordance with its terms.

3.9 Nondiscrimination

IFDDC shall not discriminate against any employee or applicant for employment on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin. In addition, IFDDC shall ensure that it administers the parking regulations and work under this MOU without discrimination on the basis of race, color, religion, creed, political ideals, sex, age, marital status, physical, or mental handicap, gender identity/expression, sexual orientation, or national origin.

3.10 Anti-Boycott Against Israel Act

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

3.11 Anti-Boycott of Certain Sectors

Pursuant to Idaho Code § 67-2347A, if payments under this Agreement exceed one hundred thousand dollars ($100,000) and IFDDC employs ten (10) or more persons, IFDDC certifies that it is not currently engaged in and will not for the duration of the Agreement engage in a boycott of any individual or company because the individual or company engages in or supports either (1) the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (2) the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d). The terms in this Paragraph that are defined in Idaho Code § 67-2347A shall have the meaning defined therein.

3.12 Certification of No Chinese Ownership

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

3.13 Novation

The Parties agree that this MOU is a novation of the Prior MOU. As of the Effective Date of this MOU, the Parties' remaining obligations under the Prior MOU shall be subsumed by the obligations in this MOU. Any past obligation under the Prior MOU existing before the execution of this MOU shall remain in effect and shall be enforceable under the terms of the Prior MOU.

ATTEST:

CITY OF IDAHO FALLS

_____

Linda Lundquist, City Clerk

By: _____

Lisa M. Burtenshaw, Mayor

IFDDC

By: _____

STATE OF IDAHO)
) SS.
County of Bonneville)

On the _____ day of _____, 2026, before me, the undersigned, a notary public for Idaho, personally appeared Lisa M. Burtenshaw, known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that he is authorized to execute the same for and on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for State of Idaho

Residing at Idaho Falls, Idaho
(Seal) My Commission Expires: _____

STATE OF IDAHO)
) SS.
County of Bonneville)

On the _____ day of _____, 2026, before me, the undersigned, a notary public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same on behalf of the Idaho Falls Downtown Development Corporation.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal, the day and year in this certificate first above written.

_____
Notary Public for State of Idaho

Residing at Idaho Falls, Idaho
(Seal) My Commission Expires:_____

Exhibit A


0 125 250 500 750 1,000
Feet
E St
Memorial Dr
N Eastern Ave
Cliff St
S Eastern Ave
Esri Community Maps Contributors, Bonneville GS, © OpenStreetMap,
Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA,
USGS, Bureau of Land Management, FPA, NPS, US Census Bureau, USDA

Memorandum

File #: 26-420 **City Council** RETURN TO AGENDA

DATE: Monday, October 19, 2026
AGENDA: Regular
FROM: Margaret Wimborne, Chief of Staff
DEPARTMENT: Mayor's Office

Title
IFDDC Management Services Agreement

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

Action(s) Requested:
Approve the agreement with the Idaho Falls Downtown Development Corporation (IFDDC) to provide management services for the Business Improvement District (BID) and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
The management agreement retains IFDDC to continue providing management services for the BID for the fiscal year 2026/27 (term is from October 1, 2026, through September 30, 2027). Compensation shall not exceed the BID revenue, which is estimated to be $119,063.94. The amount will be paid in two equal installments based on the actual tax revenues collected. It is IFDDC's responsibility for recordkeeping, district administration, managing revenue projects, and holding public meetings.

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

MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT ("AGREEMENT"), entered into on this _____ day of _____, 2026, by and between the CITY OF IDAHO FALLS, State of Idaho, a municipal corporation, ("CITY") P. O. Box 50220, Idaho Falls, Idaho 83405, and the IDAHO FALLS DOWNTOWN DEVELOPMENT CORPORATION, an Idaho non-profit corporation, 381 Shoup Avenue Ste. 207, Idaho Falls, Idaho, 83402, ("IFDDC" and, collectively with CITY, the "PARTIES").

WITNESSETH:

WHEREAS, the CITY, pursuant to Ordinance No. 3125 (the "Ordinance"), as authorized by Idaho Code Section 50-2601, *et seq.,* did establish a Business Improvement District, hereinafter referred to as the "DISTRICT," and

WHEREAS, IFDDC was organized and established for the purpose of revitalizing the Idaho Falls Downtown area and operates primarily within the boundaries of the DISTRICT as established by the Ordinance, and

WHEREAS, IFDDC is willing to and is capable of providing certain administration and management services to the CITY regarding operation of the DISTRICT; and

WHEREAS, on February 12, 2026, CITY and IFDDC entered into a Management Agreement (the "Prior Agreement"); and

WHEREAS, on September 24, 2026, CITY and IFDDC agreed to extend the Prior Agreement by entering into the Extension to Management Agreement; and

WHEREAS, CITY and IFDDC desires to novate the Prior Agreement and Extension to Management Agreement by entering into this Agreement and making this Agreement effective

October 1, 2026, nunc pro tunc.

NOW, THEREFORE, for good and valuable consideration set forth herein, the PARTIES agree as follows:

1. Pursuant to Idaho Code Section 50-2611, the CITY hereby retains IFDDC to provide certain management services as set forth in Exhibit A attached hereto, regarding the management and operation of the DISTRICT. IFDDC warrants it has adopted By-Laws necessary to fulfill the terms of this AGREEMENT and further covenants such administration complies with all applicable provisions of state and local law including, but not limited to, Chapter 26, Title 50, of the Idaho Code.

2. The principal office of IFDDC and registered agent thereof is presently located at 381 Shoup Avenue, Idaho Falls, Idaho 83402, and all notices required by this AGREEMENT to be sent to IFDDC shall be mailed to such office or such other address designated in writing by IFDDC to the CITY.

3. On or before May 1, 2027, IFDDC shall provide to the CITY a projection of anticipated revenues and recommended expenditures of the DISTRICT for the 2027/2028 fiscal year of the CITY. IFDDC shall also establish and identify goals, objectives, projects and marketing and advertising campaigns for which Business Improvement District ("BID") revenues are to be utilized and shall simultaneously submit such information to the CITY. The Idaho Falls City Council shall thereafter review such reports and recommendations and provide any comments or exceptions to IFDDC.

4. On or before June 1, 2027, IFDDC shall hold a public meeting for the purpose of allowing public comments and input regarding proposed projects, goals, objectives and

expenditures of the DISTRICT for the 2027/2028 fiscal year. Such meeting shall be open to all persons against whom assessments are levied under the Ordinance and all persons who own or operate businesses within the DISTRICT. IFDDC shall mail a written notice of the meeting stating the date, time, place and purpose of the meeting to all such businesses not less than fifteen (15) days prior to the date of the meeting.

5. Upon receipt by the CITY of any appeal of any BID member of his or her assessment, the CITY may forward the same to IFDDC. Upon receipt of such appeal, IFDDC shall forthwith review the appeal and make recommendations to the Idaho Falls City Council regarding an appropriate disposition of the appeal.

6. IFDDC shall keep correct and complete books and records of accounts, shall keep minutes of the regular and special meetings of the Board of Directors of IFDDC and shall keep at the principal office a record of the names and addresses of all BID members. All books and records of IFDDC may be inspected by the CITY or its agents for any proper purpose at any time during normal business hours.

7. In consideration of the management services provided to the CITY by IFDDC, the CITY agrees to pay IFDDC an amount that shall not exceed a total of One Hundred Nineteen Thousand Sixty-Three Dollars and Ninety-Four Cents ($119,063.94) for the initial term of this Agreement and, if renewed, an amount that shall not exceed the total revenue from the assessed values of the BID for the then-current year according to the following:

a. CITY will make two payments to IFDDC, with the first payment comprising assessment amounts collected by CITY through the end of January and the second

payment comprising assessment amounts collected by CITY through the end of July. CITY will notify IFDDC by February 15, 2027, and August 15, 2027, of the assessment amounts collected through January and July, respectively, and to be billed by IFDDC for management services provided. IFDDC will invoice CITY for these amounts on or before February 28, 2027, for the first payment and on or before August 30, 2027, for the second payment. CITY shall pay each invoice within thirty (30) days of the date of the invoice or from the receipt of the invoice, whichever is later.

b. By November 30, 2027, the CITY will reconcile the BID assessments collected, and if any collected assessment revenue remains in the BID fund, IFDDC may invoice the CITY a third time for the remaining balance of the funds, up to the total assessed value for the year for which the BID funds were collected. CITY shall pay this invoice within thirty (30) days of the date of the invoice or from the receipt of the invoice, whichever is later.

c. IFDDC shall submit all invoices via email to the CITY's Accounts Payable Office.

In the event a court of competent jurisdiction holds the Ordinance to be invalid or unenforceable in any respect, then the CITY and IFDDC shall be released from any and all monetary obligations under this AGREEMENT that accrue after the date of any such ruling that the Ordinance is invalid or unenforceable and this AGREEMENT shall be deemed null and void.

8. IFDDC shall hire staff as determined by its Board of Directors to coordinate and assist in the administration of the operation of the DISTRICT.

9. The CITY shall be responsible for submitting the annual assessment to Bonneville

County which will bill and collect all BID assessments and remit assessment collections to the CITY.

10. The term of this AGREEMENT shall commence on October 1, 2026, (the "Effective Date") nunc pro tunc, and shall terminate on September 30, 2027. The PARTIES may renew this AGREEMENT by mutual consent provided notification of the desire to renew this contract shall be given not less than one hundred twenty (120) days prior to the expiration of the proceeding contract term. For each renewal under this Section, the dates contained in Sections 3, 4, 7.a, 7.b, and 10 shall advance by one year.

11. IFDDC agrees that all records created as part of IFDDC's day-to-day business performance of the AGREEMENT shall be treated as public records, as that term is defined in Idaho Code Title 74 Chapter 1. All public records shall be subject to and disclosed pursuant to Title 74, Chapter 1, of the Idaho Code (the Idaho Public Records Act). In addition, IFDDC agrees to retain public records in accordance with Idaho Code § 50-907 and City's Retention Policy, Resolution No. 2023-12. The records of IFDDC that do not pertain to its day-to-day business performance of this AGREEMENT shall not be considered public records under this Paragraph unless otherwise required by law.

12. This AGREEMENT may be modified or amended by mutual agreement of the PARTIES. Such amendments shall not be binding unless they are in writing and signed by personnel authorized to bind each of the PARTIES.

13. Each individual executing this AGREEMENT on behalf of a PARTY hereto represents and warrants that he or she is duly authorized to execute and deliver this AGREEMENT on behalf of said PARTY in accordance with duly adopted organizational documents or agreement and, if

appropriate, a Resolution of the PARTY, and that this AGREEMENT is binding upon said PARTY in accordance with its terms.

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

15. Pursuant to Idaho Code § 67-2347A, if payments under this AGREEMENT exceed one hundred thousand dollars ($100,000) and IFDDC employs ten (10) or more persons, IFDDC certifies that it is not currently engaged in and will not for the duration of the AGREEMENT engage in a boycott of any individual or company because the individual or company engages in or supports either (1) the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (2) the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code § 18-3302(2)(d). The terms in this paragraph that are defined in Idaho Code § 67-2347A shall have the meaning defined therein.

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

17. Whenever used in this AGREEMENT and when required by the context, the singular number shall include the plural, gender shall include the masculine, feminine and/or neuter

genders, as may be applicable, and persons shall include corporations, trusts, partnerships or other lawful associations of any kind.

18. This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Idaho.

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

20. The Parties agree that this Agreement is a novation of the Prior Agreement and Extension to Management Agreement. As of the Effective Date of this Agreement, the Parties' remaining obligations under the Prior Agreement and Extension to Management Agreement shall be subsumed by the obligations in this Agreement. Any past obligation under the Prior Agreement or Extension to Management Agreement existing before the execution of this Agreement shall remain in effect and shall be enforceable under the terms of the Prior Agreement or Extension to Management Agreement.

ATTEST:

CITY OF IDAHO FALLS

_____ By: _____

Linda Lundquist, City Clerk Lisa M. Burtenshaw, Mayor

IFDDC

By: _____

Kerry Hammon, Executive Director

STATE OF IDAHO)
) SS.
County of Bonneville)

On the _____ day of _____, 2026, before me, the undersigned, a notary public for Idaho, personally appeared Lisa M. Burtenshaw, known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that he is authorized to execute the same for and on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public for State of Idaho

Residing at Idaho Falls, Idaho
(Seal) My Commission Expires: _____

STATE OF IDAHO)
) SS.
County of Bonneville)

On the _____ day of _____, 2026, before me, the undersigned, a notary public in and for said State, personally appeared _____, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same on behalf of the Idaho Falls Downtown Development Corporation.

IN WITNESS WHEREOF, I have hereunto set me hand and affixed my official seal, the day and year in this certificate first above written.

_____
Notary Public for State of Idaho

Residing at Idaho Falls, Idaho
(Seal) My Commission Expires:_____

EXHIBIT A

Business Improvement District Management Agreement
City of Idaho Falls & Idaho Falls Downtown Development Corporation
Updated: October 19, 2026

The goals, projects and programs described are IFDDC's plans for the term and are subject to available funding, board approval and third party cooperation, and are not performance guarantees.

Section 1: Mission Statement

The **Idaho Falls Downtown Development Corporation (IFDDC)** advances historical downtown Idaho Falls as the premier regional center for commerce, culture, and leisure activities for both residents and visitors.

Section 2: Organizational Overview

IFDDC is a registered non-profit 501(c)(6) organization governed by a volunteer Board of Directors dedicated to achieving the organization's mission and strategic goals.

- **Public Meetings:** General board meetings are open to the public and held on the second Tuesday of every month at 9:00 a.m. at the Colonial Theater (A Street).
- **Executive Committee:** Composed of the Board President, Vice President, Secretary, and Treasurer, the Executive Committee directly oversees IFDDC budgeting, staffing, grant administration, and daily operations.

Section 3: Core Objectives

1. **Promotion:** Enhance the commercial Downtown District's image by organizing, executing, and marketing district events and initiatives across local and regional media platforms.
2. **Economic Development:** Build and maintain an economic ecosystem that attracts new businesses, supports existing local merchants, secures investment, and generates foot traffic to ensure a vibrant urban core.
3. **Organization & Governance:** Maintain strong administrative infrastructure through strategic fundraising, volunteer recruitment, staff support, financial accounting, and program oversight.
4. **Design & Preservation:** Partner with the City of Idaho Falls to guide downtown architectural elements, develop incentives for building rehabilitation, and plan public infrastructure improvements.

Section 4: 2027 Goals & Key Priorities

- **BID Renewal:** Educate and inform stakeholders regarding the renewal of the 2027 Business Improvement District (BID), including timeline, legal processes, options, and historical data.
- **Strategic Alignment:** Align IFDDC goals with those of the City of Idaho Falls, the Board of Directors, and downtown property and business owners.
- **Stakeholder Engagement:** Survey district stakeholders to identify key areas for improvement, establish community priorities, and evaluate event outcomes based on direct merchant feedback.
- **Operational Efficiency:** Streamline administrative processes, review and update all annual vendor/city agreements, and increase staff productivity.
- **Records Management:** Modernize organizational archives by digitizing historical paper records and securing them with off-site cloud storage.
- **Downtown Beautification:** Right-size seasonal beautification efforts to maintain fiscal responsibility amidst rising labor and material costs, actively pursuing corporate sponsorships to offset expenses.
- **Infrastructure & Parking Management:**
    - Increase efficiency in parking citation and permit collections.
    - Upgrade parking software and hardware as budget allocations allow.
    - Research capital funding options for streetscape enhancements, including upgraded decorative lighting and intersection pavers.
- **Branding & Marketing:** Explore a full downtown rebranding campaign in celebration of IFDDC's 30th anniversary, contingent on funding.

Section 5: Major Capital & Community Projects

- Expand public art installations through dedicated grant applications.
- Upgrade district lighting infrastructure in coordination with Idaho Falls Power.
- Install additional directional signage for downtown public parking lots.
- Explore revitalization options for Civitan Plaza via crowdsourced funding and capital campaign initiatives.

Section 6: Marketing & Advertising Campaigns

IFDDC promotes both organizational programs and individual member businesses within the Downtown Business Improvement District to boost community engagement and drive local foot traffic.

- **Online Gift Certificate Program:** Transitioned the Downtown Gift Certificate program to a fully digital platform accessible directly via the IFDDC website.
- **Marketing Advisory Group:** Formed a volunteer advisory team to enhance staff marketing reach, expand video marketing, and execute targeted social media campaigns aimed at younger demographics.
    - *Active Campaign:* Holiday Gift Guide Campaign (Nov–Dec 2026).
    - *Ongoing Campaign:* "Everyday Downtown" video series featuring local residents experiencing downtown district amenities.
- **Holiday Showcase Program:** An interactive holiday merchant initiative encouraging decorated storefronts and building history displays, featuring a public voting component (Nov–Dec 2026).
- **Event Consolidation & Optimization:** Re-engineered traditional community events based on 2026 merchant feedback to maximize family-friendly engagement, increase inclusivity, and streamline staff operational demands.
- **Strategic Partnerships & Grants:**
    - Secured a $5,000 marketing grant from the Yellowstone Teton Territory.
    - Maintained primary media partnership with Sandhill Media for regional radio promotion.
    - Renewed movie trailer advertising trade agreement with Centre Twin Theatre, including monthly date-night promotional packages.

Section 7: Proposed 2027 Event & Program Schedule

Note: All proposed events and programs are subject to final Board approval following the analysis of incoming merchant survey data. IFDDC will submit its finalized 2027 schedule to the City of Idaho Falls by **January 2027**. Additional pop-up initiatives may be added as funding permits.

Community Events

Event	Proposed Date & Time	Location
Paddy's Day on Park	March 13 | 3:00 PM – 7:00 PM	Park Avenue
Gold in the District (Easter Egg Hunt)	March 27 | 12:00 PM – 3:00 PM	Civitan Plaza
Back to School Downtown Disco	August 21 | 7:00 PM – 10:00 PM	Broadway Plaza
Downtown District	September 25 | 5:00 PM – 9:00 PM	Park Avenue

Event	Proposed Date & Time	Location
Oktoberfest		
Crawl-O-Ween	October 24 | 7:00 PM	TBD
Tree Lighting & Holiday Market	November 20 | 4:00 PM – 8:00 PM *(Lighting at 6:00 PM)*	Broadway Plaza & Memorial Drive

District Programs & Recurring Initiatives

- **Public Art Initiatives:** Pet Murals, Traffic Cabinet Art, Downtown Unplugged, and general mural projects.
- **Seasonal Beautification:** Year-round landscaping and streetscape maintenance (Spring, Summer, Fall, Winter).
- **Benefit Your Body on Broadway:** Saturdays, June 6 – Sept 5 | 8:30 AM – 9:30 AM (Broadway Plaza).
- **Footloose Falls (Dance Instruction & Social):** 1st Saturday of the month, April – October | 7:00 PM – Midnight (Broadway Plaza).
- **Decorate Downtown:** November 12 – November 20.
- **The Downtown District Holiday Showcase:** November 21 – December 20 (District-wide).
- **Horse-Drawn Trolley Rides:**
    - Saturday, Nov 20 | 3:00 PM – 5:00 PM
    - Saturdays, Nov 27, Dec 4, Dec 11, & Dec 25 | 1:00 PM – 3:00 PM (Civitan Plaza)
- **Shop Small Saturday:** Saturday, November 27.

Memorandum

File #: 26-408 **City Council** RETURN TO AGENDA

DATE: Tuesday, October 13, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Arbor Estates Division No. 1.

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

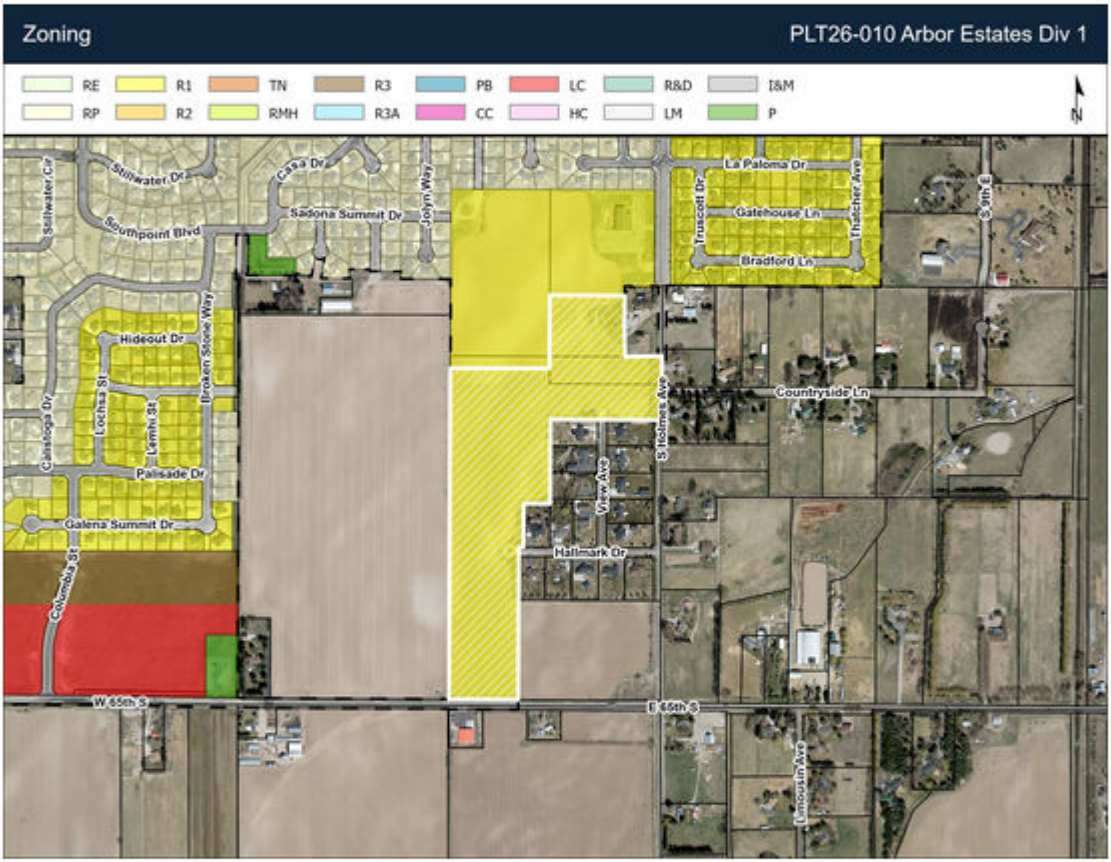
Action(s) Requested:
1. Approve the Development Agreement for the Final Plat for Arbor Estates Division No. 1 and give authorization for the Mayor and City Clerk to sign said agreement (or take other action deemed appropriate).

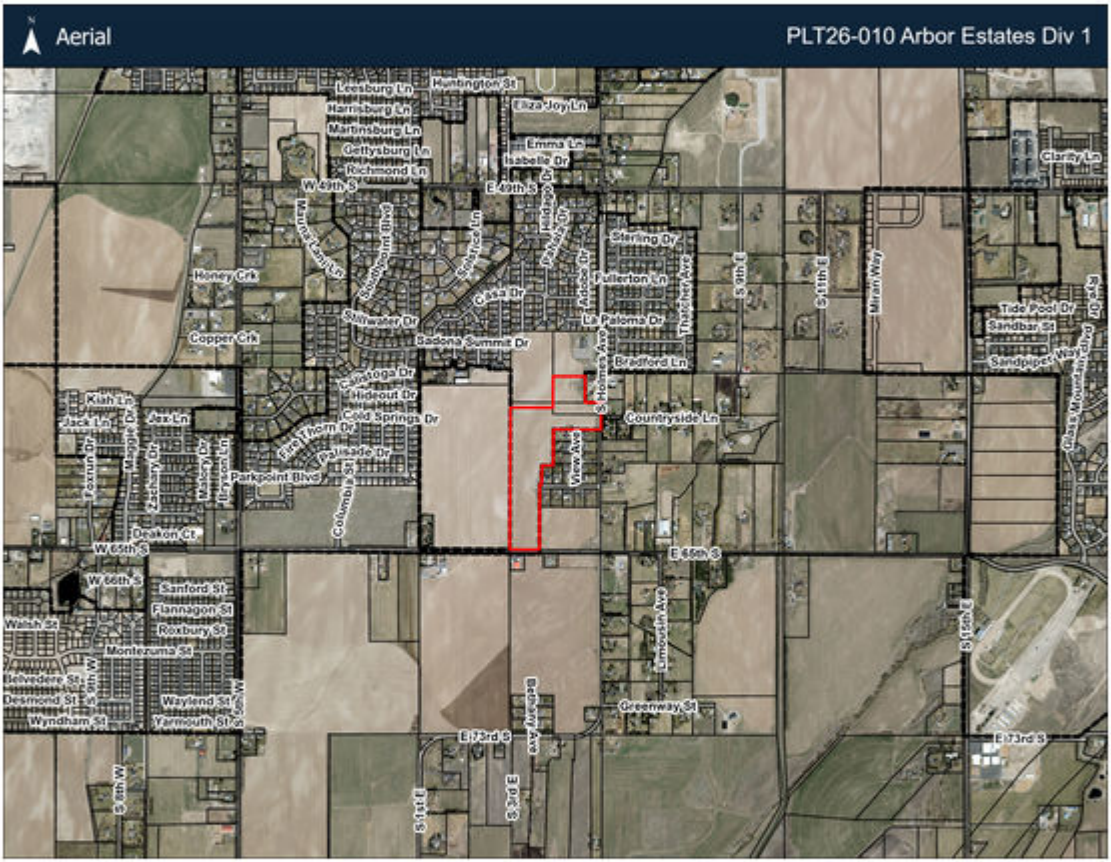
2. Approve the Final Plat for Arbor Estates Division No. 1 and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).

3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Arbor Estates Division No. 1 and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information, Purpose:
Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Arbor Estates Division No. 1. The Planning and Zoning Commission considered this item at its June 2, 2026, 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 and Municipal Services Departments.


Zoning
PLT26-010 Arbor Estates Div 1
RE
R1
TN
R3
PB
LC
R&D
I&M
RP
R2
RMH
R3A
CC
HC
LM
P
N
Stillwater Cir
Stillwater Dr
Scumpoint Blvd
Casa Dr
Sedona Summit Dr
Joslyn Way
La Paloma Dr
Truscott Dr
Gatehouse Ln
Thatcher Ave
Bradford Ln
S 9th E
Hideout Dr
Broken Stone Way
Lochaven St
Lochaven St
Calalanga Dr
Palisade Dr
Galena Summit Dr
Columbia St
Countryside Ln
S Holmes Ave
View Ave
Hallmark Dr
W 65th S
E 65th S
Lincoln Ave

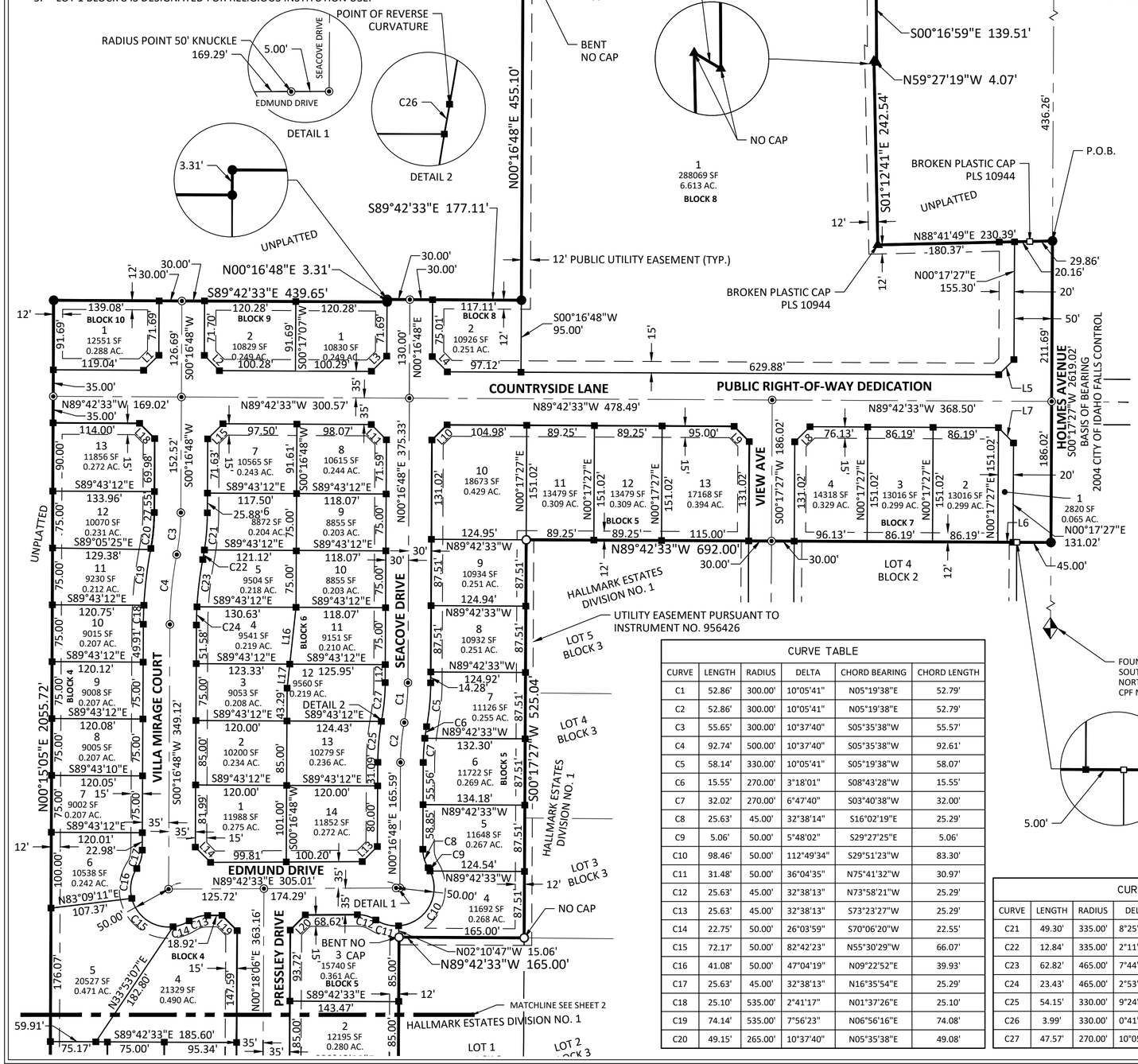

Aerial
PLT26-010 Arbor Estates Div 1
Leesburg Ln
Harrisburg Ln
Martinsburg Ln
Gettysburg Ln
Richmond Ln
Huntington St
Eliza Joy Ln
Emma Ln
Isabelle Dr
W 49th S
E 49th S
Honey Crk
Copper Crk
Stillwater Dr
Badona Summit Dr
Bradford Ln
La Paloma Dr
Fullerton Ln
Sterling Dr
Countryside Ln
Hideout Dr
Cold Springs Dr
Parkpoint Blvd
Deakon Ct
W 65th S
E 65th S
W 66th S
Sanford St
Flannagon St
Roxbury St
Montezuma St
Wayland St
Yarmouth St
Wyndham St
Greenway St
E 73rd S
Clarity Ln
Tide Pool Dr
Sandbar St
Sandpiper Way
Glass Mountain Ct
Miran Way
Kiah Ln
Jack Ln
Jax Ln
Zachary Ct
Mallory Dr
Parkpoint Ln
Columbia Dr
View Ave
Limousin Ave
S 69th E
S 73rd E
S 69th W
S 73rd W
S 1st E
S 3rd E
Saratoga Dr

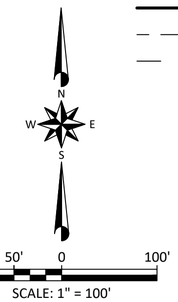
ARBOR ESTATES DIVISION No. 1

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL OF LAND INCLUDING A REPLAT OF A PORTION OF LOT 1 BLOCK 1 OF CORNERSTONE ASSEMBLY OF GOD DIVISION NO. 1 PURSUANT TO INSTRUMENT NO. 1266974 BEING SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST, BOISE MERIDIAN
SHEET 1 OF 3

NOTES

1. A 15 FOOT WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED WITHIN EACH LOT ALONG ALL ROAD FRONTAGES AS SHOWN.
2. AREA OF PUBLIC RIGHT-OF-WAY DEDICATION = 8.286 ACRES.
   (34.568 ACRES [TOTAL PLAT ACREAGE] - 26.282 ACRES [SUM OF ALL LOT ACRES IN DIVISION] = 8.286 ACRES)
3. LOT 1 BLOCK 1, LOT 1 BLOCK 2, AND LOT 1 BLOCK 7 ARE GRANTED AS BLANKET PUBLIC UTILITY EASEMENTS IN THEIR ENTIRETY PURSUANT TO THE EXECUTION OF THIS INSTRUMENT.
4. LOT 2, BLOCK 2 IS A NON-BUILDABLE LOT WITH A GRANTED BLANKET PUBLIC UTILITY AND PUBLIC STORM WATER EASEMENT PURSUANT TO THE EXECUTION OF THIS INSTRUMENT.
5. LOT 1 BLOCK 8 IS DESIGNATED FOR RELIGIOUS INSTITUTION USE.





LEGEND

CPF	CORNER PERPETUATION AND FILING RECORD
SF	SQUARE FEET
AC	ACRES
P.O.B.	POINT OF BEGINNING
	ROADWAY CENTERLINE
	SECTION LINE
	LOT LINE
	PLAT BOUNDARY
	15' PUBLIC UTILITY EASEMENT (P.U.E.) UNLESS OTHERWISE DIMENSIONED
	EXISTING UTILITY EASEMENT AS NOTED
□	FOUND 1/2" X 24" IRON ROD WITH PLASTIC CAP MARKED P.L.S. 10944 OR AS NOTED
○	FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 827 OR AS NOTED
■	PLACED 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
●	PLACED 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
⊙	PLACED 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369
▲	FOUND 1/2" IRON ROD AS NOTED, REPLACED WITH 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369 OR AS NOTED
◈	P.L.S.S. CORNER AS NOTED
△	CALCULATED POINT

LINE TABLE		
SEGMENT	BEARING	LENGTH
L1	S45°17'07"W	28.28'
L2	S44°42'52"E	28.28'
L3	N45°17'07"E	28.28'
L4	S44°42'52"E	28.28'
L5	N45°17'27"E	28.28'
L6	S89°42'33"E	20.00'
L7	N44°42'33"W	28.28'
L8	S45°17'27"W	28.28'
L9	N44°42'33"W	28.28'
L10	S45°17'08"W	28.29'
L11	S44°42'52"E	28.28'
L12	S00°16'48"W	23.75'
L13	S44°59'41"W	28.14'
L14	N45°00'19"W	28.42'
L15	N45°17'08"E	28.29'
L16	S06°17'03"W	75.41'
L17	S06°17'03"W	31.88'
L18	N44°42'52"W	28.28'
L19	N44°59'40"W	28.43'
L20	S45°00'20"W	28.14'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	52.86'	300.00'	10°05'41"	N05°19'38"E	52.79'
C2	52.86'	300.00'	10°05'41"	N05°19'38"E	52.79'
C3	55.65'	300.00'	10°37'40"	S05°35'38"W	55.57'
C4	92.74'	500.00'	10°37'40"	S05°35'38"W	92.61'
C5	58.14'	330.00'	10°05'41"	S05°19'38"W	58.07'
C6	15.55'	270.00'	3°18'01"	S08°43'28"W	15.55'
C7	32.02'	270.00'	6°47'40"	S03°40'38"W	32.00'
C8	25.63'	45.00'	32°38'14"	S16°02'19"E	25.29'
C9	5.06'	50.00'	5°48'02"	S29°27'25"E	5.06'
C10	98.46'	50.00'	112°49'34"	S29°51'23"W	83.30'
C11	31.48'	50.00'	36°04'35"	N75°41'32"W	30.97'
C12	25.63'	45.00'	32°38'13"	N73°58'21"W	25.29'
C13	25.63'	45.00'	32°38'13"	S73°23'27"W	25.29'
C14	22.75'	50.00'	26°03'59"	S70°06'20"W	22.55'
C15	72.17'	50.00'	82°42'23"	N55°30'29"W	66.07'
C16	41.08'	50.00'	47°04'19"	N09°22'52"E	39.93'
C17	25.63'	45.00'	32°38'13"	N16°35'54"E	25.29'
C18	25.10'	535.00'	2°41'17"	N01°37'26"E	25.10'
C19	74.14'	535.00'	7°56'23"	N06°56'16"E	74.08'
C20	49.15'	265.00'	10°37'40"	N05°35'38"E	49.08'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	49.30'	335.00'	8°25'54"	N04°29'45"E	49.25'
C22	12.84'	335.00'	2°11'46"	N09°48'35"E	12.84'
C23	62.82'	465.00'	7°44'26"	N07°02'14"E	62.77'
C24	23.43'	465.00'	2°53'13"	N01°43'25"E	23.43'
C25	54.15'	330.00'	9°24'09"	S04°58'52"W	54.09'
C26	3.99'	330.00'	0°41'32"	S10°01'43"W	3.99'
C27	47.57'	270.00'	10°05'41"	S05°19'38"W	47.51'

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS S.00°17'27"W. ALONG THE SECTION LINE 436.26 FEET FROM THE EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE S.00°17'27"W. ALONG SAID SECTION LINE 397.71 FEET TO THE NORTHEAST BOUNDARY CORNER OF HALLMARK ESTATES, DIVISION NO. 1, BONNEVILLE COUNTY, IDAHO; THENCE ALONG THE BOUNDARY LINE OF SAID HALLMARK ESTATES, DIVISION NO. 1 THE FOLLOWING SIX (6) COURSES: (1) THENCE N.89°42'33"W. 692.00 FEET; (2) THENCE S.00°17'27"W. 525.04 FEET; (3) THENCE N.89°42'33"W. 165.00 FEET; (4) THENCE S.00°17'27"W. 270.00 FEET; (5) THENCE N.89°42'33"W. 28.00 FEET; (6) THENCE S.00°17'27"W. 330.00 FEET TO THE SOUTHWEST BOUNDARY CORNER OF SAID HALLMARK ESTATES, DIVISION NO. 1; THENCE S.00°15'11"W. 620.79 FEET TO THE NORTH RIGHT-OF-WAY LINE 65TH SOUTH; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID 65TH SOUTH THE FOLLOWING TWO (2) COURSES: (1) THENCE N.89°19'34"W. 425.78 FEET; (2) THENCE N.89°55'38"W. 4.89 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE N.00°15'05"E. ALONG SAID WEST LINE 2055.72 FEET; THENCE S.89°42'33"E. 439.65 FEET; THENCE N.00°16'48"E. 3.31 FEET; THENCE S.89°42'33"E. 177.11 FEET; THENCE N.00°16'48"E. 455.10 FEET; THENCE S.89°43'12"E. 465.45 FEET; THENCE S.00°16'59"E. 139.51 FEET; THENCE N.59°27'19"W. 4.07 FEET; THENCE S.01°12'41"E. 242.54 FEET; THENCE N.88°41'49"E. 230.39 FEET TO THE POINT OF BEGINNING. CONTAINING 34.568 ACRES

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION DESIGNATED AS ARBOR ESTATES DIVISION NO. 1 WAS MADE UNDER MY DIRECTION, AND THAT SAID SUBDIVISION IS TRULY AND CORRECTLY SURVEYED AND STAKED AS PROVIDED BY LAW AND IN ACCORDANCE WITH THE ACCOMPANYING PLAT AS DESCRIBED HEREON.

PROFESSIONAL LAND SURVEYOR
REGISTERED
PRELIMINARY
9369
STATE OF IDAHO
KURTIS J. ROLAND

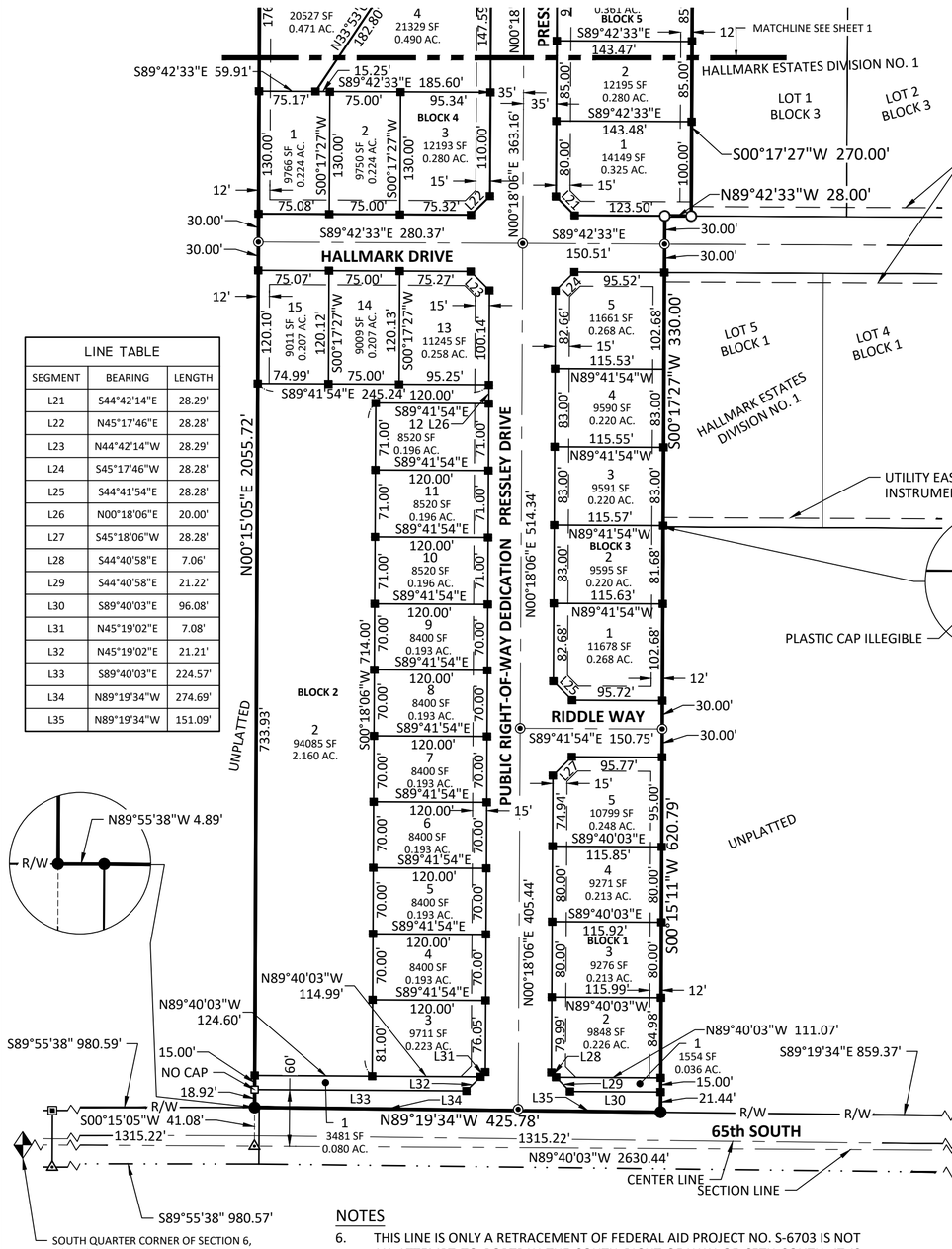
EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:
1331 Fremont Ave.
Idaho Falls, Idaho 83402
343 E 4th N, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	H. REESE
DRAWN BY:	M. PATZER
APPROVED BY:	K. ROLAND
PROJECT NO.	26041
DATE:	September 24, 2026
CAD NAME:	X_26041 FINAL PLAT.DWG

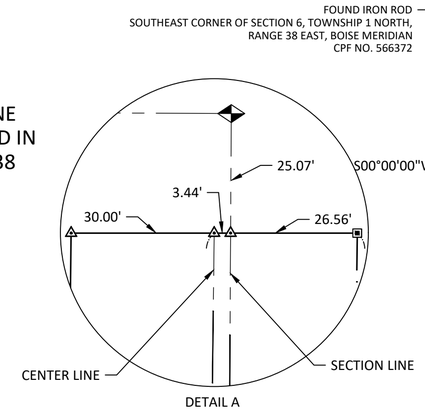
ARBOR ESTATES DIVISION 1

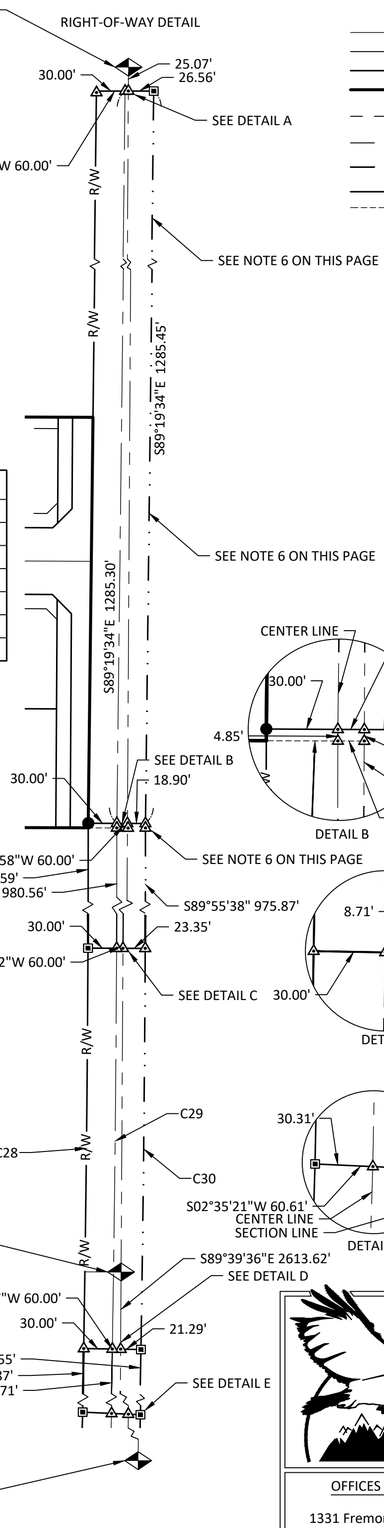
A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL OF LAND INCLUDING A REPLAT OF A PORTION OF LOT 1 BLOCK 1 OF CORNERSTONE ASSEMBLY OF GOD DIVISION NO. 1 PURSUANT TO INSTRUMENT NO. 1266974 BEING SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST, BOISE MERIDIAN
SHEET 2 OF 3

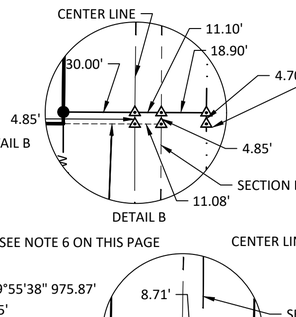


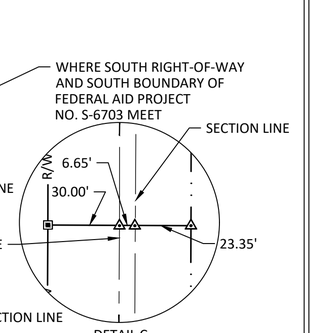
LINE TABLE		
SEGMENT	BEARING	LENGTH
L21	S44°42'14"E	28.29'
L22	N45°17'46"E	28.28'
L23	N44°42'14"W	28.29'
L24	S45°17'46"W	28.28'
L25	S44°41'54"E	28.28'
L26	N00°18'06"E	20.00'
L27	S45°18'06"W	28.28'
L28	S44°40'58"E	7.06'
L29	S44°40'58"E	21.22'
L30	S89°40'03"E	96.08'
L31	N45°19'02"E	7.08'
L32	N45°19'02"E	21.21'
L33	S89°40'03"E	224.57'
L34	N89°19'34"W	274.69'
L35	N89°19'34"W	151.09'

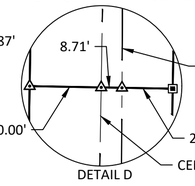
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C28	420.01'	34347.74'	0°42'02"	S89°23'07"E	420.01'
C29	420.40'	34377.74'	0°42'02"	S89°23'07"E	420.39'
C30	420.78'	34407.74'	0°42'02"	S89°23'07"E	420.78'
C31	340.47'	34407.74'	0°34'01"	S88°26'48"E	340.47'
C32	339.23'	34377.74'	0°33'55"	S88°23'40"E	339.22'
C33	337.98'	34347.47'	0°33'50"	S88°20'30"E	337.98'

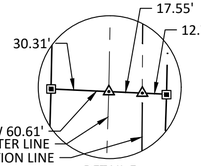


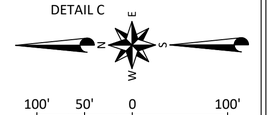












NOTES

6. THIS LINE IS ONLY A RETRACEMENT OF FEDERAL AID PROJECT NO. S-6703 IS NOT AN ATTEMPT TO PORTRAY THE SOUTH RIGHT-OF-WAY OF 65TH SOUTH, IT IS ONLY SHOWN TO AS SUPPORTING EVIDENCE TO THE NORTH RIGHT-OF-WAY AND THE CENTER LINE OF THE ROAD

LEGEND

- ROADWAY CENTERLINE
- SECTION LINE
- LOT LINE
- PLAT BOUNDARY
- 15' PUBLIC UTILITY EASEMENT (P.U.E.) UNLESS OTHERWISE DIMENSIONED
- EXISTING UTILITY EASEMENT AS NOTED
- FEDERAL AID PROJECT NO. S-6703 SOUTH BOUNDARY
- R/W — RIGHT-OF-WAY
- TIE LINE
- FOUND 1/2" X 24" IRON ROD WITH PLASTIC CAP MARKED P.L.S. 10944 OR AS NOTED
- FOUND 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 827 OR AS NOTED
- PLACED 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- PLACED 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
- PLACED 5/8" X 30" IRON ROD WITH ALUMINUM CAP MARKED P.L.S. 9369
- FOUND 1/2" IRON ROD AS NOTED, REPLACED WITH 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369 OR AS NOTED
- P.L.S.S. CORNER AS NOTED
- CALCULATED POINT
- FOUND ITD CONCRETE MONUMENT (CAP BROKEN OFF SOLID IN GROUND)

CPF	CORNER PERPETUATION AND FILING RECORD
SF	SQUARE FEET
AC	ACRES
P.O.B.	POINT OF BEGINNING

PRELIMINARY
PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
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OFFICES AT:
1331 Fremont Ave.
Idaho Falls, Idaho 83402
343 E 4th N, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	H. REESE
DRAWN BY:	M. PATZER
APPROVED BY:	K. ROLAND
PROJECT NO.	26041
DATE:	September 24, 2026
CAD NAME:	X_26041 FINAL PLAT.DWG

ARBOR ESTATES DIVISION NO. 1

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL OF LAND INCLUDING A REPLAT OF A PORTION OF LOT 1 BLOCK 1 OF CORNERSTONE ASSEMBLY OF GOD DIVISION NO. 1 PURSUANT TO INSTRUMENT NO. 1266974 BEING SITUATED IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST, BOISE MERIDIAN
SHEET 3 OF 3

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED ROCKWELL HOMES, INC. AN IDAHO CORPORATION IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS ARBOR ESTATES DIVISION NO. 1, A SUBDIVISION OF THE CITY OF IDAHO FALLS, IDAHO, BONNEVILLE COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT OWNER DOES HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNER, OR ITS HEIRS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED PURPOSES, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER OR ITS SUCCESSORS OR ASSIGNS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES FROM ANY CLAIM FOR DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER OR ITS SUCCESSORS OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, AS THE CASE MAY BE, AGAINST SAID OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____, 202__.

ROCKWELL HOMES, INC.

_____
CURTIS JOHNSON, VICE PRESIDENT

DRINKING WATER SYSTEM CERTIFICATE

PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY, CERTIFY THAT ALL LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS PURSUANT TO THE PROVISIONS OF TITLE 8, CHAPTER 4 OF THE IDAHO FALLS CITY CODE, AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____ , 202__.

ROCKWELL HOMES, INC.

_____
CURTIS JOHNSON, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS_____ DAY OF_____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CURTIS JOHNSON , KNOWN OR IDENTIFIED TO ME TO BE THE VICE PRESIDENT, OF ROCKWELL HOMES INC., AND THE OFFICER WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING OWNER'S DEDICATION, PREVIOUSLY PLATTED EASEMENTS VACATION CERTIFICATE, AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR AND ON BEHALF OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRATION DATE: _____

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED AND THE GRANTS AND DEDICATIONS ARE HEREBY ACCEPTED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS _____ DAY OF _____ , 202____.

_____ _____
MAYOR CITY CLERK

_____ _____
CITY ENGINEER CITY SURVEYOR
JONATHAN W. KNOWLES, PE 14787 KENNETH BALDWIN ROBERTS, PLS 9755

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BONNEVILLE, STATE OF IDAHO, PURSUANT TO THE REQUIREMENTS OF I.C. §50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

DATE:_____ _____
BONNEVILLE COUNTY TREASURER

IRRIGATION WATER RIGHTS DISCLOSURE

NOTICE IS HEREBY GIVEN THAT ALL PARCELS OR PROPERTY INCLUDED IN THIS PLAT ARE WITHIN THE IDAHO IRRIGATION DISTRICT AND THAT A SUITABLE SYSTEM FOR SUCH PARCELS OR PROPERTY SHALL BE INSTALLED FOR DELIVERY OF SURFACE WATER FOR IRRIGATION PURPOSES AND IS SUBJECT TO THAT CERTAIN CITY OF IDAHO FALLS SUBDIVISION IRRIGATION WATER AGREEMENT RECORDED AS INSTRUMENT NO. 1787465 IN THE RECORDS OF BONNEVILLE COUNTY, IDAHO, (AS THE SAME MAY BE AMENDED FROM TIME TO TIME). THE SYSTEM INSTALLED HAS BEEN APPROVED BY THE CITY OF IDAHO FALLS AND THE IDAHO IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE § 31-3805. ALL PROPERTY WITHIN THE PLAT, INCLUDING STREETS, WILL REMAIN SUBJECT TO ASSESSMENTS LEVIED BY THE IDAHO IRRIGATION DISTRICT WHICH SHALL BE PAID BY THE OWNERS AND THEIR SUCCESSORS-IN-INTEREST OF ANY PARCELS OR PROPERTY WITHIN THIS PLAT. THE UNPAID IDAHO IRRIGATION DISTRICT ASSESSMENTS ARE A LIEN ON THE LAND. IDAHO IRRIGATION DISTRICT MAY WITHHOLD DELIVERY OF WATER UNTIL THE UNPAID ASSESSMENTS (ALONG WITH ANY ASSOCIATED PENALTIES AND INTEREST) ARE PAID IN FULL. FOR CONNECTIONS APPROVED FOR DELIVERY OF WATER TO MORE THAN ONE LEGAL PARCEL PREVIOUSLY AUTHORIZED BY DISTRICT, NON-PAYMENT OF A DISTRICT ASSESSMENT BY ONE ELECTOR WILL SUBJECT ALL PARCELS ON THE SHARED CONNECTION TO CURTAILMENT UNTIL SUCH DELINQUENT ASSESSMENT IS PAID IN FULL. ALL RIGHTS TO VOTE IN IDAHO IRRIGATION DISTRICT MATTERS ARE HELD BY OWNERS AND THEIR SUCCESSORS-IN-INTEREST OF ANY PARCELS OR PROPERTY WITHIN THIS PLAT. PURSUANT TO TITLE 43, CHAPTER 11 OF THE IDAHO CODE, A PARCEL OWNER MAY AT A FUTURE DATE PETITION THE IDAHO IRRIGATION DISTRICT FOR EXCLUSION FROM THE IDAHO IRRIGATION DISTRICT, BUT SUCH EXCLUSION, IF GRANTED, WILL RESULT IN LOSS OF THE ABILITY TO IRRIGATE SUCH PARCEL. CONSISTENT WITH IDAHO CODE §§ 42-108 AND 42-222, ANY CHANGE IN THE NATURE OF USE OF SURFACE WATER PROVIDED BY AN IRRIGATION WATER DELIVERY ENTITY (SUCH AS THE IDAHO IRRIGATION DISTRICT) MUST BE AUTHORIZED BY THE ENTITY HOLDING THE WATER RIGHTS FOR THE AVAILABLE SURFACE WATER. AS OF THE DATE OF RECORDING OF THIS PLAT, THE IDAHO IRRIGATION DISTRICT'S ADDRESS IS 496 E 14TH ST., IDAHO FALLS, IDAHO 83404.

PREVIOUSLY PLATTED EASEMENTS VACATION CERTIFICATE

THE OWNER DOES HEREBY CERTIFY THAT THE REQUIREMENTS OF I.C. §50-1306A(5) HAVE BEEN COMPLIED WITH IN ORDER TO VACATE PORTIONS OF THE FOLLOWING EASEMENT OF RECORD WITHIN THE PLAT BOUNDARY:

1.) THE 15' PUBLIC UTILITY EASEMENT *(P.U.E.)* ALONG THE SOUTH LINE OF LOT 1, BLOCK 1, OF *CORNERSTONE ASSEMBLY OF GOD DIVISION NO. 1*, A SUBDIVISION OF THE CITY OF IDAHO FALLS, FILED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY, IDAHO AS INSTRUMENT NUMBER *1266974*, DATED: *6-18-2007*.

THE VACATED EASEMENT LISTED HAS BEEN REMOVED FROM THIS DRAWING. ALL OTHER EXISTING EASEMENTS SHOWN HEREON ARE STILL ACTIVE AND VALID.

UPON APPROVAL BY THE CITY OF IDAHO FALLS, EXECUTION AND RECORDING OF THIS DOCUMENT, THE PORTIONS OF SAID EASEMENT SHALL BE VACATED WITHOUT FURTHER FUNCTION OF LAW.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEAL AND SIGNATURE THIS_____DAY OF_____202_

ROCKWELL HOMES, INC.

_____
CURTIS JOHNSON, VICE PRESIDENT

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT, ARBOR ESTATES DIVISION NO. 1, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

_____DATE_____
BONNEVILLE COUNTY RECORDER

EXAMINING SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO AND THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES WITH I.C. §50-1305.

DATE:_____

_____
BONNEVILLE COUNTY SURVEYOR, DAVID DOUGLAS ROMRELL
P.L.S. NO. 12223

BASIS OF BEARINGS

ALL MEASURED BEARINGS SHOWN HEREON RELATE DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004", WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, [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.

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 HAVE BEEN SATISFIED BASED ON THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____ _____
ENVIRONMENTAL HEALTH SPECIALIST, REHS DATE:

NARRATIVE

1. EAGLE ROCK ENGINEERING WAS COMMISSIONED BY ROCKWELL HOMES INC. TO DESIGN A BOUNDARY FOR A NEW CITY OF IDAHO FALLS SUBDIVISION PLAT ON LAND OWNED BY ROCKWELL HOMES INC. PURSUANT TO INSTRUMENT NO. 1806816 AND RIVERWOOD DEVELOPMENT LLC PURSUANT TO INSTRUMENT NO. 1801725.

2. CORNERSTONE ASSEMBLY OF GOD, DIVISION NO. 1 PURSUANT TO INSTRUMENT NO. 1266974 ADJOINS THE NEW PLAT. MONUMENTS FOUND WERE 1/2 INCH IRON RODS WITH PLASTIC CAPS STAMPED L.S. 8795 OR NO CAP. THE PLAT IS IN THE CITY OF IDAHO FALLS BOUNDARY.

3. HALLMARK ESTATES, DIVISION NO. 1 PURSUANT TO INSTRUMENT NO. 956426. AN AFFIDAVIT OF CORRECTION WAS FILED IN BONNEVILLE COUNTY RECORDS PURSUANT TO INSTRUMENT NO. 959320. MONUMENTS FOUND WERE 5/8 INCH IRON RODS WITH PLASTIC CAPS STAMPED L.S. 827. THE PLAT IS A BONNEVILLE COUNTY PLAT.

4. RIGHT-OF-WAY ALONG 65TH SOUTH WAS ESTABLISHED FROM FOUND MONUMENTS AND RECORD INFORMATION FROM IDAHO TRANSPORTATION DEPARTMENT OF HIGHWAYS FEDERAL AID PROJECT NO. S-6703 (3). THE SAID FOUND MONUMENTS ARE RIGHT-OF-WAY MONUMENTS WITH THE TOP AND BRASS CAPS BROKEN OFF. THE DESCRIPTION OF THE RIGHT-OF-WAY IN IDAHO TRANSPORTATION DEPARTMENT OF HIGHWAYS FEDERAL AID PROJECT NO. S6703 (3) DIFFERED FROM THE RIGHT-OF-WAY DESCRIBED IN QUIT CLAIM DEED PURSUANT TO INSTRUMENT NO. 359917. FIELD DATA WAS GATHERED TO DETERMINE THE EXISTING CENTERLINE OF 65TH SOUTH. BY ANALYZING THE EXISTING CENTERLINE IT WAS DETERMINED THAT THE ROAD WAS BUILT BY FOLLOWING THE IDAHO DEPARTMENT OF HIGHWAYS FEDERAL AID PROJECT NO. S-6703 (3). THE RECORD INFORMATION FROM THE IDAHO DEPARTMENT OF HIGHWAYS FEDERAL AID PROJECT NO. S-6703 (3) AND THE FOUND MONUMENTS WERE USED TO DETERMINE THE CENTER LINE OF ROAD AND THE NORTH RIGHT-OF-WAY, THE INFORMATION ALONG THE SOUTH SIDE OF 65TH SOUTH WAS SHOWN ONLY AS A RETRACEMENT OF THE FEDERAL AID PROJECT AND DOES NOT PORTRAY THE SOUTH RIGHT-OF-WAY ALONG 65TH SOUTH AS IT IS ONLY SHOWN AS A 30.00 FOOT REFERENCE MONUMENT TO THE CENTER LINE OF 65TH SOUTH.

5. IDAHO DEPARTMENT OF HIGHWAYS FEDERAL AID PROJECT NO. S-6703 SHOWED THE CENTERLINE BEING 10 FEET NORTH OF THE SECTION LINE, IT WAS FOUND THAT THE CENTERLINE IS 3.44 FEET NORTH OF THE SECTION LINE. IT IS ASSUMED THAT THE SECTION CORNER IS NO LONGER IN THE SAME POSITION AS SHOWN IN SAID FEDERAL AID PROJECT.

PROFESSIONAL LAND SURVEYOR REGISTERED PRELIMINARY 9369 STATE OF IDAHO KURTIS J. ROLAND

EAGLE ROCK ENGINEERING
CIVIL ○ PLANNING ○ SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:
1331 Fremont Ave.
Idaho Falls, Idaho 83402
343 E 4th N, Suite 119
Rexburg, Idaho 83440

SURVEYED BY:	H. REESE
DRAWN BY:	M. PATZER
APPROVED BY:	K. ROLAND
PROJECT NO.	26041
DATE:	September 24, 2026
CAD NAME:	X_26041 FINAL PLAT.DWG

STAFF REPORT

FINAL PLAT
Arbor Estates Division No. 1

October 22, 2026

IDAHO FALLS

Community Development Services

Applicant: Eagle Rock Engineering

Project Manager: David Peterson

Property Owner:
Rockwell Homes Inc
Riverwood Development LLC

Location: Generally located north of E 65th South, east of Columbia St, south of La Paloma Dr, and west of S Holmes Ave.

Size: Approx. 34.568 acres
Lots: 74
Buildable: 70

Existing Zoning:
Site: R1
North: R1
South: County A-1
East: County A-1
West: County A-1

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

Future Land Use Map:
Suburban and Mixed Use Centers and Corridors

Attachments:
1. Subdivision and Zoning Ordinance Requirements
2. Comprehensive Plan Policies
3. Maps and aerial photos
4. Final Plat
5. Approved Preliminary Plat

Requested Action: To **approve** the final plat for Arbor Estates Division No. 1 by the Mayor and City Council.

History: The majority of the property was annexed into the City in 2026 with an initial zoning of R1 Single Dwelling Residential. A portion of Lot 2 Block 8 was annexed in 2007 with an initial zoning of R-1. A preliminary plat was approved by the Planning Commission in February 2026.

Staff Comments: The proposed final plat consists of approximately 34.568 acres and includes 70 buildable lots and four non-buildable lots. The density of buildable residential lots is approximately 2.03 lots per acre. The maximum lot size for lots in the R1 Zone is 13,500 sq ft except for corner lots, wedge-shaped lots, and lots designated for religious institutions or schools. Lot 2 Block 8 is planned for a future religious institution. Four of the non-buildable lots are landscape lots intended to buffer the development from the adjacent arterial streets of E 65th South and S Holmes Ave. Lot 2 Block 2 is designated as a public utility and storm water easement in its entirety.

Access to the subdivision will come from S Holmes Ave with the extension of Countryside Ln and from E 65th S via Pressley Dr. View Ave and Hallmark Dr will also be extended, connecting the existing Hallmark Subdivision to the new street network. Pressley Dr, Edmund Dr, Villa Mirage Ct, and the extension of Countryside Ln will be classified as residential collector streets. Riddle Way, Seacove Dr, and the extensions of View Ave and Hallmark Dr will be classified as local streets. The proposed street network and lot layout is consistent with the approved preliminary plat.

The Comprehensive Plan designates this area as primarily suburban, which denotes existing or planned residential areas in close proximity to or with easy vehicular access to regional commercial service areas that provide daily household needs.

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 for Arbor Estates Division No. 1 as presented.

Transportation Plan: Pressley Dr, Edmund Dr, Villa Mirage Ct, Countryside Ln – Residential Collectors; Riddle Way, Seacove Dr, View Ave, Hallmark Dr – Local Streets

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

REQUIREMENTS	Staff Review
Requirements listed in Section 10-1:	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	N/A
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures 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.	X – Landscape lots are proposed to buffer residential lots from the adjacent arterial streets.

Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Pressley Dr, Edmund Dr, Villa Mirage Ct, Countryside Ln – Residential Collectors; Riddle Way, Seacove Dr, View Ave, Hallmark Dr – Local 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:

11-3-3: PURPOSES OF RESIDENTIAL ZONES.

(C) R1 Single Dwelling Residential Zone. This zone provides a residential zone which is representative of a less automobile-oriented, more walkable development pattern, characterized by somewhat smaller lot widths, and a somewhat denser residential environment than is characteristic of the RP Residential Park Zone. The principal uses in the R1 Residential Zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

11-3-4: DIMENSIONAL STANDARDS FOR RESIDENTIAL ZONES.

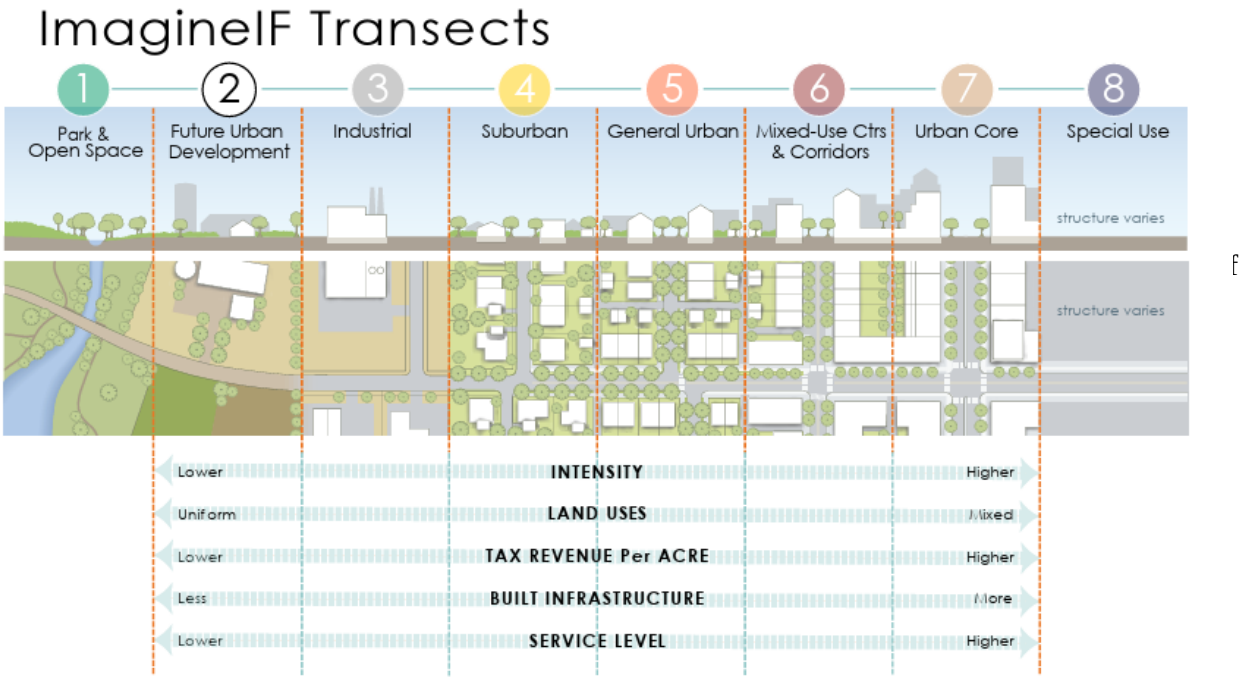
Table 11-3-1: Dimensional Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in 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.								

(Ord. 3218, 9-13-18) (Ord. 3310, 6-18-20) (Ord. 3452, 3-31-22) (Ord. 3496, 12-8-22)

(A) Minimum and Maximum Lot Area.

(1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft^2), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.





4. **Suburban**

Snapshot: The Suburban Transect denotes existing or planned residential areas in close proximity to or with easy vehicular access to regional commercial service areas that provide daily household needs. These areas contain various housing types, generally including detached and attached single-unit dwellings, accessory dwelling units, duplexes and triplex and fourplex units at a house scale. Residential development should include a mix of housing types, price points and sizes and should not be exclusively detached single-dwelling units. These areas could also include parks, schools, churches and small commercial nodes adjacent to major roadways. Curvilinear streets and cul-de-sacs are common. Although existing road patterns and lot sizes have created low levels of connectivity and convenience to services, opportunities to increase these features should be identified and planned for.

Local examples: Silverleaf, Mill Run, Fairway Estates, Ivan's Acres, Shamrock Park, Home Ranch, Stonebrook, Brookside and Southpoint Subdivisions

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.

Business:

2. PLT 26-010: FINAL PLAT FOR ARBOR ESTATES DIVISION NO. 1.

Applicant: Eagle Rock Engineering. Not Present.

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

No discussion.

Harger moved to recommend to the Mayor and City Council approval of the Final Plat for Arbor Estates Division No. 1., Ogden seconded the motion. Ihler called for roll call vote: Harger, yes; Storer, yes; Meehan, yes; Ihler, yes; Scales, yes; Scott, yes; Panter, yes; Ogden, yes. The motion passed unanimously

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE FINAL PLAT OF ARBOR ESTATES DIVISION NO. 1, GENERALLY LOCATED NORTH OF E 65TH SOUTH, EAST OF COLUMBIA ST, SOUTH OF LA PALOMA DR, AND WEST OF S HOLMES AVE.

WHEREAS, the applicant filed an application for a final plat on April 24, 2026; and

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

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on October 22, 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 approximately 34.568 acres generally located north of E 65th South, east of Columbia St, south of La Paloma Dr, and west of S Holmes Ave.
3. The plat includes 70 buildable lots and four non-buildable lots.
4. Lot 1, Block 1; Lots 1-2, Block 2; Lot 1, Block 7 are designated as public utility and stormwater easements in their entirety.
5. Lot 1, Block 8 is exempt from maximum lot size requirement of 13,500 sq ft because it is a corner lot.
6. Access to the property will come from E 65th South to the south and S Holmes Ave to the east with the extensions of Hallmark Dr and Countryside Ln.
7. A new street network will be dedicated with four residential collectors: Pressley Dr, Edmund Dr, Villa Mirage Ct, and Countryside Ln; Riddle Way, Seacove Dr, and the extensions of View Ave and Halmark Dr will be classified as local streets.
8. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
9. The Comprehensive Plan designates this area primarily as Suburban which denotes existing or planned residential areas in close proximity to or with easy vehicular access to regional commercial service areas that provide daily household needs.
10. The proposed development is consistent with the principles of the City's Comprehensive Plan and complies with the requirements of the R1, Single Dwelling Residential Zone.

II. DECISION

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

PASSED BY 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 above Applicant has the right to request a regulatory taking analysis pursuant to Idaho Code § 67-8003

DEVELOPMENT AGREEMENT
ARBOR ESTATES DIVISION NO. 1

This DEVELOPMENT AGREEMENT FOR ARBOR ESTATES DIVISION NO. 1 ("AGREEMENT"), made this _____ day of _____, 2026, by and between CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405 ("CITY"), and ROCKWELL HOME, INC., an Idaho corporation, whose mailing address is 3539 Briar Creek Lane, Suite E, Ammon, Idaho 83406 ("DEVELOPER").

W I T N E S S E T H:

WHEREAS, DEVELOPER is the sole owner, in law or equity, of a certain tract of land in the County of Bonneville, State of Idaho, which land (hereafter referred to as "Subdivision"), is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, DEVELOPER desires to develop the Subdivision within CITY and has submitted a plat bearing the Subdivision name described in the caption of this AGREEMENT; and

WHEREAS, City Engineer, and the Idaho Falls Planning and Zoning Commission, have recommended such development be allowed, subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to allow the development of the Subdivision within City of Idaho Falls, Idaho, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve Subdivision plats and the construction of streets, utility lines and other public improvements within CITY; and

WHEREAS, DEVELOPER specifically waives DEVELOPER's right to protest development requirements described in this AGREEMENT, including DEVELOPER's right of judicial review contained in Chapter 52, Title 67, Idaho Code, and pursuant to the standards set forth in § 67-5279, Idaho Code; and

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City Code, Title 10, Chapter 1, and are authorized by Idaho Code §§ 67-6513 and 67-6518; and

WHEREAS, DEVELOPER and CITY believe that without the public improvements required

herein, CITY would not be able to otherwise provide for mitigation of the effects of the Subdivision development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed Subdivision; and

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this AGREEMENT, including Special Conditions for the Subdivision, are constructed; and

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to Idaho Falls City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this AGREEMENT; and

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and

WHEREAS, DEVELOPER has read this AGREEMENT, has understood it, and has had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and

WHEREAS, DEVELOPER has submitted a preliminary plat bearing the Subdivision name described in the caption of this AGREEMENT; and

WHEREAS, City Engineer and City Planning and Zoning Commission have recommended such Subdivision be approved subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to approve the Subdivision to CITY, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto.

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the Parties agree as follows:

1. Approval of Subdivision. CITY hereby approves the Subdivision plat as described in Exhibit "A" attached hereto and made a part to this AGREEMENT by reference and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain the property dedicated to CITY on the Subdivision plat and all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement, Preliminary, and Final Improvement Plans. "Improvement Plans," used in this AGREEMENT, are engineer-designed plans showing all streets, sewer lines, water lines,

storm drains, street signs, traffic control devices, barricades, other public utilities (telephone, gas, electricity, fiber optic and irrigation facilities) and other public improvements contemplated within the Subdivision. "Preliminary Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted and considered for the Subdivision development prior to the approval of City Engineer, and not yet approved for construction. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City Engineer for the Subdivision development.

DEVELOPER anticipates that development of the entire Subdivision will occur in phases or divisions. DEVELOPER has filed, and City Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights-of-way exterior to the Subdivision, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the Subdivision and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Subdivision, DEVELOPER shall also file with, and obtain the approval of, City Engineer Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Subdivision. The filed Improvement Plans shall also show the proposed location of other public utilities (telephone, gas and electricity), and irrigation facilities affected by the development of such phase or division of the Subdivision. Preliminary Improvement Plans are incorporated herein by reference as though set out in full, and the Final Improvement Plans shall also, upon approval by City Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Exterior Improvement Plans and Interior Improvement Plans. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved Preliminary and Final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licensed within the State of Idaho to supervise, inspect and test the

construction of all public improvements within the Subdivision in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Subdivision, DEVELOPER will file "As Constructed"/ "As Built" Improvement Plans (hereafter referred to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Subdivision including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the Final Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Subdivision. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Subdivision for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Subdivision, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Subdivision and shall execute and record an instrument documenting such acceptance and that also references the recording information for this AGREEMENT and thereby releasing the Subdivision, or the accepted portion thereof, from the encumbrances of this AGREEMENT. Acceptance of the Subdivision Improvements and recording the acceptance instrument shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision

within which such improvements are located, by CITY, provided nothing herein shall limit the time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors and assigns, shall and do hereby respectively warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from and against all claims against DEVELOPER and DEVELOPER's successors or assigns, respectively, and against every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises by or through DEVELOPER and DEVELOPER's successors or assigns, respectively, as of the date of this AGREEMENT.

9. Water and Sewer Main Connection Charges. DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees. In the event DEVELOPER fails or refuses to pay any of the fees, charges or costs set forth herein, CITY may disannex any property owned by DEVELOPER within the Subdivision or declare the entire unpaid balance immediately due and payable and collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho, commencing on the date the unpaid amount is declared immediately due and written demand therefor is delivered to DEVELOPER. All fees owed by DEVELOPER are due and payable upon execution of this AGREEMENT unless otherwise specified.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost (if any) of which CITY may have expressly agreed to pay pursuant to the Special Conditions (if any conditions for reimbursement are contained therein), which may include any water or sewer line or storm line extensions, increased line size or capacity and road construction, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such increased capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality of constructing such increased capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such

facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, to the extent such is set forth in the Special Conditions. If such reimbursement for the Shared Work is set forth in the Special Conditions, prior to the commencement of the Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of such Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from when all of the following have been completed or received: (1) acceptance of the Subdivision by CITY; (2) delivery of a complete itemized statement to CITY, in a format acceptable to the CITY, setting forth in detail the total amount of the costs for which CITY is responsible; and, if any part of the Subdivision is within the boundaries of an urban renewal district, (3) a sworn statement signed by DEVELOPER, including its successors and assigns, and acknowledged by the Urban Renewal Agency for the City of Idaho Falls, Idaho, also known as Idaho Falls Redevelopment Agency (the "Agency"), that DEVELOPER paid for the costs of the Shared Work and that DEVELOPER and its successors and assigns has not contracted with and will not contract with the Agency for reimbursement of any portion of the costs of the Shared Work and has not received and will not receive reimbursement from the Agency for any portion of the costs of the Shared Work. To the extent DEVELOPER, or its successors and assigns, have contracted or contract in the future with the Agency for reimbursement for any portion of the costs of the Shared Work, the CITY's obligation to reimburse DEVELOPER under this AGREEMENT shall be reduced on a dollar-for-dollar basis. Under no circumstances will the CITY and Agency each reimburse DEVELOPER or any third party for the same costs of the Shared Work. In the event DEVELOPER is reimbursed by CITY for any portion of the costs of the Shared Work that was also reimbursed by the Agency to DEVELOPER or another third-party, the CITY may, in addition to any other legal remedies available under the law, immediately pursue DEVELOPER and require DEVELOPER to repay to CITY any amount that CITY paid DEVELOPER for the costs of the Shared Work that were also reimbursed by Agency and, if CITY prevails, CITY shall be entitled to an award of attorneys fees and costs. DEVELOPER shall indemnify, defend and hold harmless CITY and Agency from claims of any nature that any third party may assert against CITY or Agency for any costs of the Shared Work CITY pays DEVELOPER pursuant to this AGREEMENT and which same costs the third party claims are due from CITY or Agency to the third party.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct, at DEVELOPER's

expense, all ditches, headgate structures, culverts, siphons, drywells or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by City Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to City Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT up to the date the final Subdivision plat for this Subdivision is recorded. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Subdivision.

17. Occupancy. No building or structure within the Subdivision shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for any other commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;

B. Withhold the connection of water, sewer or electric service to any property located within any phase or division of the Subdivision affected by such default;

C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;

D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;

E. Withhold reimbursement of Subdivision inspection fees collected pursuant to the Idaho Falls City Code; and

F. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording and Recording Fees. CITY may record this AGREEMENT with the Bonneville County Recorder's office and prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Subdivision, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Compliance With Applicable Law and Regulation. DEVELOPER agrees to comply with all applicable rules, regulations, Ordinances, Resolutions, statutes or administrative laws having applicability to development to this Subdivision and or phase of this Subdivision including, of those of CITY, Bonneville County, the State of Idaho, the United States of America, or any agency or political subdivisions thereof having jurisdiction over the Subdivision and to obtain any permits, licenses, permissions, authorizations, etc., that are required for such development.

22. Conflict With Standard Specifications. In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Standard Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of the Standard Specifications. In the event of any conflict between the terms of this AGREEMENT and the Improvement Plans, the terms of this AGREEMENT shall prevail.

23. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Subdivision and shall be binding upon DEVELOPER's heirs, successors or assigns.

24. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

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

26. Anti-Boycott of Certain Sectors. Pursuant to Idaho Code section 67-2347A, if payments under this AGREEMENT exceed one hundred thousand dollars ($100,000) and DEVELOPER employs ten (10) or more persons, DEVELOPER certifies that it is not currently engaged in and will not for the duration of the Agreement engage in a boycott of any individual or company because the individual or company engages in or supports either (1) the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture; or (2) the manufacture, distribution, sale, or use of firearms, as defined in Idaho Code section 18-3302(2)(d). The terms in this Paragraph that are defined in Idaho Code section 67-2347A shall have the meaning defined therein.

27. Certification of No Chinese Ownership. Pursuant to Idaho Code section 67-2359, DEVELOPER certifies that DEVELOPER is not currently owned or operated by the government of the People's Republic of China and will not, for the duration of this AGREEMENT, be owned or operated by the government of the People's Republic China.

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

29. Entire Agreement. This writing evidences the final and complete agreement between the parties and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein.

30. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this day and year first above written.

ATTEST:

Linda Lundquist, City Clerk

CITY OF IDAHO FALLS, IDAHO

By _____
Lisa Burtenshaw, Mayor

ROCKWELL HOMES, INC.

By _____
Curtis Johnson, Vice President

[Notary Page to Follow]

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2026, before me, the undersigned, a notary public for Idaho, personally appeared Lisa Burtenshaw, known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires: _____

STATE OF Idaho)
) ss:
County of Bonneville)

On this 17 day of September, 2026, before me, the undersigned, a notary public, in and for said State, personally appeared Curtis Johnson, known or identified to me to be an authorized signator and whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same for and on behalf of said developer.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

SPENCER REEVES NOTARY PUBLIC Exp. 09/6/2030 Comm. No. 20243365 STATE OF IDAHO
(Seal)

_____
Notary Public of Idaho
Residing at: Iona, ID
My Commission Expires: 9/6/2030

EXHIBIT "A"
PROPERTY

LEGAL DESCRIPTION
ARBOR ESTATES DIVISION NO. 1

BEGINNING AT A POINT THAT IS S.00°17'27"W. ALONG THE SECTION LINE 436.26 FEET FROM THE EAST 1/4 CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE S.00°17'27"W. ALONG SAID SECTION LINE 397.71 FEET TO THE NORTHEAST BOUNDARY CORNER OF HALLMARK ESTATES, DIVISION NO. 1, BONNEVILLE COUNTY, IDAHO; THENCE ALONG THE BOUNDARY LINE OF SAID HALLMARK ESTATES, DIVISION NO. 1 THE FOLLOWING SIX (6) COURSES: (1) THENCE N.89°42'33"W. 692.00 FEET; (2) THENCE S.00°17'27"W. 525.04 FEET; (3) THENCE N.89°42'33"W. 165.00 FEET; (4) THENCE S.00°17'27"W. 270.00 FEET; (5) THENCE N.89°42'33"W. 28.00 FEET; (6) THENCE S.00°17'27"W. 330.00 FEET TO THE SOUTHWEST BOUNDARY CORNER OF SAID HALLMARK ESTATES, DIVISION NO. 1; THENCE S.00°15'11"W. 620.79 FEET TO THE NORTH RIGHT-OF-WAY LINE 65TH SOUTH; THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID 65TH SOUTH THE FOLLOWING TWO (2) COURSES: (1) THENCE N.89°19'34"W. 425.78 FEET; (2) THENCE N.89°55'38"W. 4.89 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE N.00°15'05"E. ALONG SAID WEST LINE 2055.72 FEET; THENCE S.89°42'33"E. 439.65 FEET; THENCE N.00°16'48"E. 3.31 FEET; THENCE S.89°42'33"E. 177.11 FEET; THENCE N.00°16'48"E. 455.10 FEET; THENCE S.89°43'12"E. 465.45 FEET; THENCE S.00°16'59"E. 139.51 FEET; THENCE N.59°27'19"W. 4.07 FEET; THENCE S.01°12'41"E. 242.54 FEET; THENCE N.88°41'49"E. 230.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 34.568 ACRES OF LAND, MORE OR LESS.

EXHIBIT "B"

SPECIAL CONDITIONS

ARBOR ESTATES DIVISION NO. 1

S.C. 1.00 Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Subdivision. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by CITY's Engineer.

S.C. 2.00 65th South and South Holmes Ave Turn Lane Improvements. DEVELOPER shall install turn lane improvements to the approaches to the Subdivision from 65th South and South Holms Avenue. Turn lane improvements shall be constructed as shown on the approved DEVELOPER shall design and construct, at DEVELOPER's sole expense, all turn lanes along 65th South and S Holmes Ave. in accordance with the Improvement Drawings filed with and approved by CITY Engineer

S.C. 3.00 Subdivision Seal Coat. In order to preserve the long-term effectiveness of required roadway seal coat in the Subdivision, DEVELOPER shall pay all seal coat costs associated with Subdivision improvements rather than applying the seal coat. In lieu of DEVELOPER seal coat application, DEVELOPER shall pay Sixty-Nine Thousand Five Hundred Forty-Nine Dollars and Fifteen Cents ($69,549.15) (22,803 square yards at $3.05 per square yard). CITY shall use such payment to apply the required seal coat at a later date, when Subdivision building permits are completed and at CITY's sole discretion on timing.

S.C. 4.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY right-of-way, DEVELOPER shall coordinate such activities with the applicable owner, (e.g., poles owned by Pacificorp, dba Rocky Mountain Power). Any existing electrical infrastructure owned by Pacificorp, dba Rocky Mountain Power, will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out, if any, is to be initiated by DEVELOPER after annexation.

S.C. 5.00 Construction of Idaho Falls Power and Idaho Falls Fiber Infrastructure. DEVELOPER shall, at DEVELOPER's sole expense, install all power infrastructure as described and illustrated on the Idaho Falls Power approved and signed contractor's map provided and reviewed by Idaho Falls Power. All power infrastructure installation shall conform with Idaho Falls Power's service policy. Typical power trench installation shall have a warranty of workmanship of one (1) year beginning at the time of City's final acceptance. However, if power infrastructure is installed during winter conditions (where frost is evident in the ground and backfill has the potential to be frozen earth) the warranty of workmanship shall be extended to two (2) full years beginning at the time of City's final acceptance. DEVELOPER will incur all costs associated with Idaho Falls Power/Idaho Falls Fiber crews removing infrastructure in order to remedy settling. This includes,

but is not limited to, all settlement of trenching, transformer bases, fiber boxes, and/or conduit separation.

S.C. 6.00 Storm Drainage. Storm Drainage shall be designed and constructed to accommodate drainage of the lots and right-of-way improvements within the Subdivision by DEVELOPER. The storm drainage system shall meet CITY's Storm Drainage Policy. The storm system shall be constructed as shown on the CITY-approved Improvement Drawings. Maintenance of the storm system shall be the responsibility of DEVELOPER or DEVELOPER's heirs, successors, or assigns.

S.C. 7.00 Construction of Water Lines. DEVELOPER shall, at DEVELOPER's sole expense, design and construct Nine Hundred Sixty-Five feet (965') of Twelve inch (12") water main line starting approximately 640 feet east from the intersection of Countryside Lane and South Holmes Ave. continuing to and across the entire frontage of this Subdivision along S. Holmes Ave. and Two Thousand Three Hundred Fifty Feet (2,350') of Twelve inch (12") water main line starting approximately 2,530 feet from the intersection of 65th South and Pressley Drive continuing to and across the entire frontage of this Subdivision and to the intersection of 65th South and S. Holmes Ave , as shown on the improvement plans approved by and on file with CITY Engineer. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all water mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Engineering Specifications and as shown on the Improvement Drawings filed with and approved by CITY Engineer, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the water mains and appurtenances have been constructed in accordance with such Specifications.. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the twelve inch (12") main line which exceeds the costs of materials for a Eight inch (8") water main line, subject to the limitations and bid procurement requirements of this AGREEMENT.

S.C. 8.00 Reimbursement of Water Main Charges. Upon connection of water service to any property owned by any person other than DEVELOPER and fronting upon that portion of the S Holmes Ave and 65th South right-of-way in which DEVELOPER has constructed a water main line, CITY shall, to the extent permitted by law, and upon written request of DEVELOPER, pay to DEVELOPER all water main connection charges collected by CITY from the owners of such property, pursuant to Section 8-4-14(C), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any water main charge collected by CITY after the expiration of ten (10) years from the date of this AGREEMENT.

S.C. 9.00 Construction of Sanitary Sewer Lines. DEVELOPER shall, at DEVELOPER's sole expense, design and construct Two Thousand Three Hundred Forty Feet (2,340') of Thirty-Six inch (36") sanitary sewer main line starting approximately 2,530 feet from the intersection of 65th South and Pressley Drive continuing to and across the entire frontage of this Subdivision and to the intersection of 65th South and S. Holmes Ave., as shown on the improvement plans approved by and on file with CITY Engineer. DEVELOPER shall design and construct, at DEVELOPER's sole expense, all sewer mains and appurtenances within the Subdivision in

accordance with CITY Standard Drawings and Engineering Specifications and as shown on the Improvement Drawings filed with and approved by CITY Engineer, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the sewer mains and appurtenances have been constructed in accordance with such Specifications. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the Thirty-Six inch (36") main line which exceeds the costs of materials for a Eight inch (8") sewer main line, subject to the limitations and bid procurement requirements of this AGREEMENT.

S.C. 10.00 Reimbursement of Sanitary Sewer Lines. Upon connection of sanitary sewer service to any property owned by any person other than DEVELOPER and fronting upon that portion of sanitary sewer which DEVELOPER has constructed outside of this Subdivision, CITY shall, to the extent permitted by law, and upon written request of DEVELOPER, pay to DEVELOPER all sewer main connection charges collected by CITY from the owners of such property, pursuant to Section 8-1-23(C), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any sewer main charge collected by CITY after the expiration of ten (10) years from the date of this AGREEMENT

S.C. 11.00 Pressurized Irrigation. DEVOLPER shall install a surface water pressurized irrigation system as shown on the improvement plans approved by and on file with CITY Engineer. The system shall have a maximum diversion rate of 8.97 gallons per minute per developed acre, except as otherwise approved, or restricted in times of emergency or drought, by the governing board of the irrigation district. The System shall draw surface water at the 8.97 gallons per minute at a continuous rate (24 hours a day, 7 days a week) subject to adjustment for weather and Irrigation District direction. The canal diversion location and irrigation system design shall be approved in writing by the governing board of the irrigation district prior to Construction. DEVOLPER to provide required approval from the Irrigation District. The irrigation system shall be operational prior to the City issuing a Certificate of Occupancy.

DEVELOPER shall arrange for a published water schedule allocated to the properties within the development to match up with the design and construction of the surface Water pressurized irrigation system. Prior to the sale of any lots within the subdivision, DEVELOPER shall notify property owners of the stipulated watering schedule, and that oversight of the watering schedule shall be the responsibility of the DEVELOPER or DEVELOPER's heirs, successors, or assigns or property owners within the Development.

Memorandum

File #: 26-409 **City Council** RETURN TO AGENDA

DATE: Tuesday, October 13, 2026
FROM: Wade Sanner, Director

AGENDA: Regular
DEPARTMENT: Community Development Services

Title
Amendment to Title 11, Comprehensive Zoning Ordinance, Sections 11-2-2: Allowing Drinking Establishments in LC, Limited Commercial Zones as a Permitted Use.

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

Action(s) Requested:
Approve the Ordinance amending Title 11, Comprehensive Zoning Ordinance, Sections 11-2-2: Allowed Uses in Commercial Zones to permit Drinking Establishments as an allowed use in the LC, Limited Commercial Zone under a suspension of the rules requiring three complete and separate readings, request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information, Purpose:
Amendment to the Comprehensive Zoning Ordinance Sections 11-2-2: Allowed Uses in Commercial Zones to permit Drinking Establishments as an allowed use in the LC, Limited Commercial Zone. On September 1, 2026, the Planning and Zoning Commission unanimously voted to recommend approval permitting Drinking Establishments in the LC Zone to the Mayor and City Council as presented.

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

STAFF REPORT

Amendment to Section 11-2-4, Table 11-2-2 Allowed Uses in Commercial Zones to permit Drinking Establishments in the LC, Limited Commercial Zone

October 22, 2026

IDAHO FALLS

Community Development Services

Applicant: City of Idaho Falls

Project Manager: Caitlin Long

Attachments:

1. Proposed amendment language.

Requested Action: To **approve** the amendment to Section 11-2-4, Table 11-2-2 Allowed Uses in Commercial Zones to permit Drinking Establishment in the LC, Limited Commercial.

Staff Comments: The City is currently working on updating ordinances city-wide as it relates to alcohol licensing and server training for alcohol. In the Zoning Ordinance, Drinking Establishments are currently permitted in two commercial zones, HC and CC, and Industrial Zones. Restaurants with bars are currently permitted in LC but not Drinking Establishments. By permitting them in LC, this use aligns more with the other commercial uses and can be a stand alone drinking establishment or an accessory use. Drinking Establishments will still have to follow state law and other city ordinances to permit the sale and serving of alcohol.

Staff Recommendation: Staff recommends approval of the amendments to permit Drinking Establishments in LC, Limited Commercial Zones.

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

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

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

	Commercial				
Proposed Land Use Classification	**PB**	**CC**	**LC**	**HC**	**PT**
Accessory Use	P	P	P	P	P
Accessory Use, Fuel Station*		P	P	P	
Accessory Use, Storage Yard*		P	P	P	
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C_2	C_2	C_2	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking Establishment		P	P	P	
Drive-through Establishment *	P*	P	P	P	P
Dry Cleaning				P	
Dwelling, Accessory Unit *		P	P	P	P
Dwelling, Multi-Unit*		P	P		P
Dwelling, Multi-Unit Attached*		P	P		P
Dwelling, Single Unit Attached*			P		
Dwelling, Single Unit Detached			P		
Dwelling, Two Unit			P		P
Eating Establishment		P	P	P	P
Eating Establishment, Limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, Small Scale				P	
Food Store		P	P	P	P
Health Care and Social Services	P	P	P	P	P
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C_2	C_2	C_2	C_2	C_2

Proposed Land Use Classification	PB	CC	LC	HC	PT
Industry, Craftsman	P	P	P	P	
Industry, Light		P		P	
Information Technology	P	P	P	P	P
Live-Work*	C_2	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C_3	C_3		C_3
Public Service Facility*	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C_2	P	P	
Storage Facility, Indoor		P	P	P	P
Storage Facility, Outdoor				P	
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C_2	C_2	P	

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

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AMENDING TITLE 11 COMPREHENSIVE ZONING CODE, SECTION 11-2-4, TABLE 11-2-2 ALLOWED USES IN COMMERCIAL ZONES TO ALLOW DRINKING ESTABLISHMENTS IN THE LIMITED COMMERCIAL ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City adopted the Comprehensive Zoning Ordinance to promote the health, safety, peace; convenience and general welfare of the inhabitants of the City by implementing the goals and principals of the City's Comprehensive Plan; and

WHEREAS, the City desires the standards of the City Zoning Code to be consistent and clear; and

WHEREAS, the City is in the process of updating alcohol licensing and permitting Drinking Establishments in LC creates a more uniform approach for permitted uses in the Commercial Zones; and

WHEREAS, the Ordinance includes changes to Section 11-2-4, Table 11-2-2 Allowed Uses in Commercial Zones standards of the Zoning Code; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing and unanimously recommend approval of the amendments of the Code on September 1, 2026; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve the proposed amendments of the Code on October 22, 2026.

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

SECTION 1: Section 11-2-4, Table 11-2-2 Allowed Uses in Commercial Zones of the City Code of Idaho Falls Idaho is hereby amended as follows:

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

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

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

	Commercial				
Proposed Land Use Classification	**PB**	**CC**	**LC**	**HC**	**PT**
Accessory Use	P	P	P	P	P
Accessory Use, Fuel Station*		P	P	P	
Accessory Use, Storage Yard*		P	P	P	
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C_2	C_2	C_2	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking Establishment		P	P	P	
Drive-through Establishment *	P*	P	P	P	P
Dry Cleaning				P	
Dwelling, Accessory Unit *		P	P	P	P
Dwelling, Multi-Unit*		P	P		P
Dwelling, Multi-Unit Attached*		P	P		P
Dwelling, Single Unit Attached*			P		
Dwelling, Single Unit Detached			P		
Dwelling, Two Unit			P		P
Eating Establishment		P	P	P	P
Eating Establishment, Limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, Small Scale				P	
Food Store		P	P	P	P
Health Care and Social Services	P	P	P	P	P
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C_2	C_2	C_2	C_2	C_2

Proposed Land Use Classification	PB	CC	LC	HC	PT
Industry, Craftsman	P	P	P	P	
Industry, Light		P		P	
Information Technology	P	P	P	P	P
Live-Work*	C_2	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C_3	C_3		C_3
Public Service Facility*	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C_2	P	P	
Storage Facility, Indoor		P	P	P	P
Storage Facility, Outdoor				P	
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C_2	C_2	P	

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

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

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and approved by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2026.

CITY OF IDAHO FALLS, IDAHO

_____
Lisa Burtenshaw, Mayor

ATTEST:

_____
Linda Lundquist, City Clerk

(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 11 COMPREHENSIVE ZONING CODE, SECTION 11-2-4, TABLE 11-2-2 ALLOWED USES IN COMMERCIAL ZONES TO ALLOW DRINKING ESTABLISHMENTS IN THE LIMITED COMMERCIAL ZONE; AND PROVIDING SEVERABILITY, 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)

September 1, 2026 6:30 p.m. Planning Department

City Annex Council Chambers

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

MEMBERS ABSENT: Dale Storer

ALSO PRESENT: Assistant Planning Director Kerry Beutler, Caitlin Long Planner, Mike Thrower Planner; David Peterson Planner; Terry Rodino, Esq, City Attorney, and interested citizens.

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

MINUTES: Meehan moved to accept the minutes of August 4, 2026 with the correction to page 4, Scales seconded the motion. The motion passed unanimously.

Public Hearing:

4. RZN 26-004: ALLOWING DRINKING ESTABLISHMENT IN LC AS A PERMITTED USE.

Applicant: CITY OF IDAHO FALLS.

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

Ihler asked if there are any restaurants that are in LC that have the accessory use as drinking. Long stated that Red Robin, Buffalo Wild Wings, or any chain restaurant that has a bar.

Scales asked if the stipulation is there is food and they can serve alcohol because they serve food. Long agreed and stated that the drinking establishment, the definition in the zoning ordinance for a restaurant includes it can have a bar. Scales stated like Fords or the Tavern could exist in an LC with this ordinance change. Long agreed they need to have the restaurant to have that.

Ihler asked if there are any restaurants that currently in LC that allow drinking. Long stated they do. Ihler asked if we are trying to fix this, so they are following the law? Long stated that a restaurant with a bar is currently permitted in LC. But a stand-alone drinking establishment is not, and an accessory is not. Long stated that there was a day spa that applied as an LC for a drinking license like a glass of wine with services, and currently that would not be permitted. If they allow drinking establishments and accessory uses in LC that would allow the day spa to serve wine.

Scott asked if there is a limited number of liquor licenses available. Beutler stated that it is limited based on population. There is a limited number of liquor licenses, but the City does not regulate that.

Meehan is passionate about this. Liquor licenses are regulated at State level. Every incorporated municipality gets 2 as a baseline and for every 1500 additional residents the City gets to issue another license. Liquor licenses are different from beer and wine licenses. They can have a drinking establishment that does not serve liquor. Local restaurants only serve beer and wine because it is easier to get a beer and wine license.

Beutler stated that restaurants in the LC zone would be around the mall and Channing and Sams Club along 17th Street, and if any of those restaurants were to serve beer or wine. A liquor store is allowed in LC because it is retail, but you could not have a drinking establishment.

Ogden asked if this is approved, they can apply for a liquor license or only serve beer and wine. Panter stated that a stand-alone bar is allowed in LC. Beutler stated that there was a spa that went through the process with the State and with Bonneville County to acquire a liquor license for beer and wine, and then the City said no because it is not allowed in that zone. A drinking establishment is not just necessarily just beer and wine, or other liquors. Scales stated that food is the trigger for accessory use. Long agreed and stated that this change will allow more accessory uses to the definition, regardless of the beverage.

Meehan asked why this was left out in the first place, and why dry cleaning is not allowed. Long stated that it is a chemical thing associated with it. Drinking establishments in LC were not allowed originally because it is a mixed zone with residential and commercial.

Meehan feels this is a no brainer.

Ihler opened the public hearing.

No one appeared in support or opposition.

Ihler closed the public hearing.

Meehan moved to recommend to the Mayor and City Council approval of the Amendment to Section 11-2-4, Table 11-2-2- Allowed Uses in Commercial Zones to permit Drinking Establishments in the LC Zone. Scales seconded the motion. Ihler called for roll call vote: Scott, yes; Harger, yes; Meehan, yes; Ihler, yes; Scales, yes; Panter, yes; Ogden, yes. The motion passed unanimously