



City Council Meeting

Agenda

680 Park Avenue
Idaho Falls, ID 83402

Thursday, July 29, 2021

7:30 PM

City Council Chambers

Welcome.

This meeting is open to any member of the public to observe (either in person or via the City's website livestream). To participate personally, we ask you to follow these City guidelines. Note that not all agenda items include the opportunity for public comment. Also, please be aware that an amendment to this agenda may be made by Council during the meeting upon passage of a motion that states a good faith reason why the desired change was not included in the original agenda posting.

Opportunity for General Public Comment.

You are invited to address the City Council but only regarding general matters that are not listed on this agenda or that are already noticed for a public hearing, subject the Public Hearing Participation Guidelines below. When you address the Council, please state your name and some general contact information (e.g., city, address, neighborhood). Please limit your remarks to three (3) minutes. For legal reasons, topics you may not comment upon include matters currently pending before the City's Planning and Zoning Commission or Board of Adjustment; pending City enforcement actions (including those on appeal); and City personnel actions.

Public Hearing Participation Guidelines.

1. *In-person Comment.* Because public hearings must follow various procedures required by law, please wait to offer your comments until comment is invited/indicated. Please address your comments directly to the Council and try to limit them to three (3) minutes.
2. *Written Comment.* The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofalls.gov. Comments will be distributed to the members of the Council and become a part of the official public hearing record. Written testimony must be received no later than forty-eight (48) hours prior to the date of the hearing to ensure inclusion in the permanent City record.
3. *Remote Comment.* The public may provide live testimony remotely via the WebEx meeting platform using a phone or a computer. Those desiring public hearing access should send a valid and accurate email address to VirtualAttend@idahofalls.gov no later than forty-eight (48) hours prior to the date of the hearing so log-in information can be sent to you prior to the meeting. Please indicate for which public hearing on the agenda you wish to offer testimony.

Regularly scheduled Council meetings are live-streamed and archived on the City website (idahofalls.gov). If communication aids, services, or other physical accommodations are needed to facilitate participation or access for this meeting, please contact City Clerk Kathy Hampton at 208-612-8414 or ADA Coordinator Lisa Farris at 208-612-8323, so that they can help accommodate your needs.

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Public Comment.**
Please see guidelines above.
4. **Consent Agenda.**

Any item may be removed from the Consent Agenda at the request of any member of the Council for separate consideration.

A. Public Works

- 1) Minutes from the Annual Public Works Department Utility Meeting **21-190**
June 30, 2021 Annual Public Works Department Utility Meeting
Attachments: Public Works Utility Meeting Minutes 2021.pdf

B. Municipal Services

- 1) Purchase of Meter Inventory for Idaho Falls Power **21-183**
This request is to purchase meter inventory for the Idaho Falls Power warehouse.
Attachments: MS_Quote for Elster Meters for Idaho Falls Power.pdf
- 2) Minutes from Council Meetings **21-204**
July 6, 2021 City Council Work Session; July 8, 2021 City Council Meeting; July 12, 2021 City Council Budget Session; July 15, 2021 City Council Budget Session; July 19, 2021 City Council Budget Session; and July 20, 2021 City Council Budget Session.
Attachments: 20210706 Work Session - Unapproved.pdf
20210708 Council Meeting - Unapproved.pdf
20210712 Budget Session - Unapproved.pdf
20210715 Budget Session - Unapproved.pdf
20210719 Budget Session - Unapproved.pdf
20210720 Budget Session - Unapproved.pdf
- 3) License Applications, all carrying the required approvals

Recommended Action:

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

5. Regular Agenda.

A. Municipal Services

- 1) Tentative Approval of the 2021/22 Fiscal Year Budget **21-181**
Pursuant to Idaho Code §50-1002, authorization is requested to publish the Notice of Public Hearing of the 2021/22 fiscal year budget with publication dates set for August 1, 2021 and August 8, 2021. The Public Hearing is scheduled for 7:30 pm, Thursday, August 12, 2021 in the Council Chambers of the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho.
Recommended Action:
Tentative approval of the 2021/22 fiscal year budget for a not to exceed amount and give the

authorization to publish the Notice of Public Hearing.

B. Parks & Recreation

- 1)** An ordinance of the City of Idaho Falls, amending City Code Section 8-3-5. **21-179**

This ordinance revision would amend City Code Section 8-3-5 to add Funland at the Zoo to be included in the list of City regulated spaces where alcohol may be sold, dispensed and consumed and would further encourage the public to utilize Funland at the Zoo as a location for fundraisers and community gatherings. Once approved, this location would be included along with the following permit able locations: The Pier at Snake River Landing, Civitan Plaza, Sportsman's Park, Idaho Falls Zoo, Tautphaus Park Multi-Use Shelter, Skyline Activity Center, the public plaza located at 330 Memorial Drive, Melaleuca Field, the Idaho Falls Public Library, a closed public street (provided the City Police Chief has approved the street closure), Sandy Downs and Noise Park.

Recommended Action:

Approve the ordinance amending City Code Section 8-3-5 to add Funland at the Zoo to be included in the list of City-regulated spaces where alcohol may be sold, dispensed and consumed, under a suspension of the rules requiring three complete and separate readings and direct 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 only, or reject the Ordinance).

Attachments: Ordinance 8-3-5

C. Idaho Falls Power

- 1)** IFP 21-033 Lower Plant Runner Hub Rebuild **21-198**

Idaho Falls Power (IFP) solicited bids from qualified contractors to rebuild the runner hub at the Lower Plant. After identifying the lowest bidder, the city received a bid protest claiming the identified low bidder was unresponsive because they failed to acknowledge Addendum #2 in the bidding documents. After reviewing the bid protest, IFP and City Legal Services recommend that the city reject all bids, clarify the language in the bidding contract documents and put the project out to rebid, pursuant to the procedures identified in Idaho Code § 67-2805(b)(xi).

Recommended Action:

To reject all bids presented with bid number IFP 21-033 Lower Plant Runner Hub Rebuild and rebid the project, or take other action deemed appropriate.

Attachments: IFP 21-033 Runner Hub Rebuild Bidding bid tab and contracts

- 2)** IF20-16, Additional Spending Request for Fiber Optic Cable Installation Services **21-201**

City Council approved Wheeler Electric, Inc.'s original contract to provide residential fiber optic cable installation services for an amount of \$400,000.00 on April 23, 2020 and later approved and extension of their contract for \$200,000.00 on June 24, 2021. Due to the

popularity and high demand for fiber, ongoing work is still required to complete this phase of the project and IFF is not aware of additional contractors interested in the work to terminate the fiber connection and optical network transmitter inside customer's homes. To prevent customer connection delays, IFF is requesting an additional extension of Wheeler's contract and spending authority to continue connecting new customers that sign up for fiber service. IFF plans to re-bid this work upon the completion of the current fiscal year 2021.

Recommended Action:

Idaho Falls Fiber (IFF) requests authorization to extend Wheeler Electric, Inc.'s original contract for a not-to-exceed amount of \$150,000, or take other action deemed appropriate.

Attachments: IF20-16 Additional Spending Request for Fiber - Wheeler

D. Police Department

1) Police Personnel Manual Updates 21-180

The Employees and Management of the Idaho Falls Police Department met and made several suggestions for updates to the Police Personnel Manual (PPM). Many of those recommended updates were taken to Council on May 24. The Council made some changes in language and approved a tentative update to the PPM. As required, that update went out to all Police Department employees for review and comment for 30 days. To our knowledge, there have been no comments made regarding the proposed update. The 30-day review/comment period has now passed and the Council may now approve the updates to the PPM.

Recommended Action:

IFPD recommends that Council approve the resolution updating the Police Personnel Manual (or take other action deemed appropriate).

Attachments: Police Policy Manual Resolution 2021.pdf
Police Personnel Manual 7.1.21.pdf

E. City Attorney

1) Ordinance Adjusting Sister Cities Advisory Committee language 21-199

The proposed Ordinance adds to Title 2, Chapter 14, language explicitly authorizing the Mayor, with the consent of the Council, to appoint Sister Cities Advisory Committee members, so that the Ordinance is clear.

Recommended Action:

Approve the Ordinance adjusting Sister Cities Advisory Committee language to authorize the Mayor, with the consent of the Council, to appoint committee members, under a suspension of the rules requiring three complete and separate readings and direct 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 only, or reject the Ordinance).

Attachments: Ordinance

F. Community Development Services

- 1)** Resolution Approving the CDBG 2021-2025 2021 Annual Action Plan and Five-Year Consolidated Plan **21-189**

For your consideration is a resolution approving the CDBG 2021-2025 2021 Annual Action Plan (AAP) and the Five-Year Consolidated Plan, which includes the Analysis of Impediments to Fair Housing (AOI). These plans are required for the City to continue to receive funding for the CDBG program. The AAP and AOI are parts of the 5-Year Consolidated Plan, which is why there is only a single resolution. The plans set goals and priorities for how to allocate future CDBG funds received from the Department of Housing and Urban Development (HUD). The funds are intended to assist low-moderate income areas and programs including addressing housing issues, removing slum and blight, promoting economic development, and improving accessibility. The 5-Year Consolidated Plan and AOI were prepared by Western Economic Services and the AAP was prepared by Lisa Farris. All appropriate and required community engagement, public hearings, and comment periods have been conducted and the plans are now ready for Council approval so they can be sent to regional HUD offices. Any questions regarding the plans should be addressed to Lisa Farris.

Recommended Action:

1. Approve the Resolution approving the CDBG 2021-2025 2021 Annual Action Plan and Five-Year Consolidated Plan (or take other action deemed appropriate).

Attachments: Resolution FY2021 CDBG Annual Action Plan and 2021 2025 ConPlan and AOI to FHC.doc
5-Year Consolidated Plan
Analysis of Impediments to Fair Housing

- 2)** Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division 15, First Amended. **21-195**

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Snake River Landing Division 15, First Amended. The Planning and Zoning Commission considered this item at its April 20, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Accept the Final Plat for Snake River Landing Division 15, First Amended, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Snake River Landing Division 15, First Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.jpg
Aerial.jpg
Plat Map.pdf
Staff Report.docx
PC Minutes.docx
Reasoned Statement.docx

3) Final Plat and Reasoned Statement of Relevant Criteria and Standards, L&S Subdivision Division 1. 21-196

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for L&S Subdivision Division 1. The Planning and Zoning Commission considered this item at its July 21, 2020, meeting and recommended approval by a unanimous vote with the stipulation that no connection be made to Duchess Drive. Staff concurs with this recommendation.

Recommended Action:

1. Accept the Final Plat for L&S Subdivision Division 1, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for L&S Subdivision Division 1 and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.pdf
Aerial.pdf
FINAL PLAT L & S Subdivision.pdf
Staff Report.doc
PC Minutes.docx
Reasoned Statement.docx

4) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Bowen Addition Division 3, First Amended. 21-194

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Bowen Addition Division 3, First Amended. The Planning and Zoning Commission considered this item at its April 20, 2021 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Accept the Final Plat for Bowen Addition Division 3, First Amended, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Bowen Addition Division 3, First Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.jpg
Aerial.jpg
Final Plat.pdf
Staff Report.docx
PC Minutes.docx
Reasoned Statement.docx

- 5) Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for M&B: 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East. 21-187

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of R1 and Airport Overlay which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for M&B: 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its February 16, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Ordinance annexing 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning .jpg
Aerial.jpg
Comp Plan.jpg
Staff Report.docx
Land Use Table.pdf
PC Minutes.docx
Ordinance
Map Exhibit.pdf
Exhibit A.pdf
Reasoned Statement Annexation.docx

- 6) Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning-Initial Zoning Ordinance and Reasoned Statement of 21-188

Relevant Criteria and Standards, M&B: 7.243 acres, in the NW1/4 NW1/4 SW1/4 of Section 6, Township 2 North, Range 38 East.

Attached is part 2 of 2 of the application for Annexation and Initial Zoning of R1 and Airport Overlay Zone which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, M&B: 7.243 acres, in the NW1/4 NW1/4 SW1/4 of Section 6, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its February 16, 2021 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Assign a Comprehensive Plan Designation of "Estate" and approve the Ordinance establishing the initial zoning for R1 and the appropriate Airport Overlay Zone as shown in the Ordinance exhibits under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R1 Airport Overlay Zone and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning .jpg
Aerial.jpg
Comp Plan.jpg
Ordinance
Exhibit A.pdf
Map Exhibit.pdf
Map Exhibit: Airport Land Use Overlay.jpg
07 Airport HL.jpg
Reasoned Statement Zoning.docx

7) Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Skyline Manor PUD.

21-193

Attached is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Skyline Manor PUD. The Planning and Zoning Commission considered this item at its January 5, 2021, meeting and recommended approval with the stipulation that the developer fence the south property line along Pancheri and move the amenity to the north portion of the retention pond. Voting was split 5 in favor and 1 opposed. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Planned Unit Development for Skyline Manor PUD as presented (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Skyline Manor PUD and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning Map.jpg
Aerial.jpg
Updated PUD.PNG
Elevations.PNG
Staff Report Pancheri Townhomes PUD.doc
PC Minutes.docx
Reasoned Statement.docx

6. **Announcements.**
7. **Adjournment.**

Memorandum

File #: 21-190

City Council Meeting

FROM: Tami Nichols, PW-ENG Office Assistant
DATE: Monday, July 19, 2021
DEPARTMENT: Public Works

Subject

Minutes from the Annual Public Works Department Utility Meeting

Council Action Desired

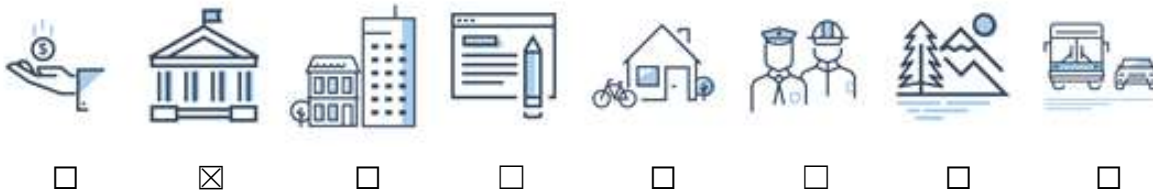
- ☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

Approve minutes as described below (or take other action deemed appropriate).

Description, Background Information & Purpose

June 30, 2021 Annual Public Works Department Utility Meeting

Alignment with City & Department Planning Objectives



The minutes support the Good Governance community-oriented result by providing assurance of regulatory and policy compliance to minimize and mitigate risk.

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A

June 30, 2021

Public Works Utility Update and Rate Discussion

The City Council of the City of Idaho Falls met in Special Meeting (Annual Public Works Department Utility Meeting), Wednesday, June 30, 2021, at the Wastewater Administration Office located at 4075 Glen Koester Lane, Idaho Falls, Idaho at 5:30 p.m.

Call to Order and Roll Call: There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Lisa Burtenshaw
Councilmember Jim Freeman
Councilmember Jim Francis via telephone
Councilmember John Radford

Also present:

Chris Fredericksen, Public Works Director
Chris Canfield, Assistant Public Works Director
Kent Fugal, City Engineer
Carl Utter, Wastewater Superintendent
David Richards, Water Superintendent
Tami Nichols, Office Assistant
Randy Fife, City Attorney

Mayor Casper called the meeting to order at 5:40 p.m. with comments and the following:

- The basic interest to being proactive to reduce the City's carbon footprint
- Idaho is the 2nd highest water consumer in the Country. Utah is number one, both primarily agricultural.

Director Fredericksen opened the presentation by thanking everyone for attending, stating he had about 45-slides to present. These will include connection fees, rates, Enterprise Group and construction. He then introduced his staff in attendance. We kicked off a customer service campaign last year to provide our citizens with "Excellent Customer Service". He also noted that Public Works recognizes their most important asset is "People". He mentioned the passing of City employee, Randy Lords from COVID as being a tragic loss. He stated that results of a recent Public Works Department employee survey showed a lack of communication across all Divisions, showing a need for 2 initiatives; Relationships and Accountability, stressing a need for improved Communication.

Director Fredericksen displayed the April Treasurer's Report showing that there are 29 City funds with 9 of them belonging to Public Works. He continued with the overview of each Division.

Sanitation:

Background:

- Employees – 23 FTE (Full Time Employee) seasonal employees as needed, one employee increase due to a downsizing overestimate
- Assets
 - 318 - 1.5 cubic yard containers (0.3% Increase);
 - 2,143 - 3 cubic yard containers (4% Increase);
 - 242 - 30 cubic yard containers (5% Increase);
 - 22 - 30 cubic yard recycling containers (Same);
 - 16 – 3 cubic yard glass recycling containers (Same)
 - 19,004 - 95-gallon residential carts (3% Increase)

Director Fredericksen noted the national recognition of Jordan Rechenmacher last year for outstanding performance for sanitation professionals under the age of 40. The expo was cancelled last year due to COVID. Jordan is at the conference today to receive his award. Last year, the crew included the City's first female CDL sanitation driver who has since been promoted.

- Fleet
 - 8 commercial container trucks (\$175k)
 - 5 tilt frame container trucks (\$150k)
 - 6 residential side load trucks (\$300k)
 - 2 hand load trucks (\$160k)
 - 1 boom truck (\$125k)
 - 1 front end loader (\$150k)
 - 4 pickups (\$40k)
 - Mulcher (\$35k)
- \$4,950,000 purchase cost of equipment
- MERF balance: \$1,640,000 (33%)

Expenditures through mid-June, 2021 (79%)

- Budget: \$6,353,200
- Expenditures: \$4,712,700
- 74% of budget expended (committed)
- Average monthly expenditures: \$496,100

Revenues through May, 2021

- Average monthly revenue: \$482,300 (Decrease 1.6% & anticipate exceeding revenue projection)

Sanitation Division Summary

- Fund balance mid-June – \$5,324,700
- Fund balance minimum is at 25% of budget – \$1,588,300
- Last rate increase in 2014 – 5% increase (\$9.00-\$9.45)
- 2021 - 2022 no change to existing rates
- Request for new FTE
- Request for add to fleet – residential autoloader truck

Director Fredericksen explained that new annexations increase the need for additional FTE and autoloader trucks. He stated that newly annexed property owners initially aren't

happy about going on City sanitation until they see our rates. Mayor Casper raised concerns regarding the rising gas prices. Councilman Freeman asked about the possibility of EV vehicles. Director Fredericksen stated that Jordan is scheduled to tour the Lion facilities but currently, they do not have right side driver vehicles available. There was continued conversation discussing funding for charging stations, costs of infrastructure, initial vehicle costs, battery life span and disposal.

Director Fredericksen briefly discussed the status of the new building construction for the Sanitation and Street Divisions. There were some delays on shipping steel that have since been resolved and we are back on track.

The recycling program has been very successful. The 13 existing free recycling locations cost \$4,300/month vs \$600/month revenue. Glass recycling cost of service is \$1,100 per month. Total recycling cost to Sanitation Division is \$4,800/month. Approximately **650 tons** of refuse have been removed from the waste stream. Since inception, 276 tons of glass have been collected.

Mayor Casper questioned whether we have considered diversion incentives with the County. Director Fredericksen stated that they would not be interested. He then showed a Local News 3 report on the challenges of recycling for Pocatello with the final outcome being that it was cheaper for them to send it all to the landfill.

Wastewater:

Background

- Employees – 36 FTE (2 administration, 23 treatment and 11 collection)
- Assets
 - 31 – Sanitary lift stations & maintain 9 for IBSD
 - 284 - Miles of gravity sewer Line & 6.9 - Miles of pressure sewer lines
 - 46 - Storm lift stations
 - 168 - Miles of storm line
 - WWTP
 - Capacity of 17 MG/D
 - Average Daily Flow of 9.6 MG/D
 - 56% of Capacity – Room to grow

GIS maps show each of the lift station locations, 31 sanitary and 46 storm lift stations in total. All lift stations are serviced daily and pumps are checked for functionality by certified operators who can make the necessary repairs. There are 2 pumps on each of the 46 storm lift stations. These stations are also connected to the SCADA systems and will alarm in the event of a malfunction. Should we lose power, our generators will kick in with a load transfer switch

- Fleet
 - Pumps (\$35k)
 - Generators (\$40k)
 - Dump trucks, sludge trucks, flusher/vacuum truck (\$85k - \$460K)
 - Camera vans (\$175k)
 - Backhoe (\$145k)
 - Misc. Equip.

June 30, 2021

- \$4,518,000 Purchase cost of equipment
- MERF Balance: \$2,569,000 (57%)

Director Fredericksen reviewed the WWTP Facilities Plan, which began in August 2010. The plan included a 20-year evaluation which identified \$59,620,000 WWTP upgrades. Approximately \$31,990,000 in projects have been completed in the last ten (10) years – 54%. Director Fredericksen stated \$2,000,000 is proposed in the annual budget for line replacement (the goal is 1% replacement). The next major focus is the Dewatering project of \$7,000,000. The design is ongoing and currently, 51,000 gallons to the lagoon daily is land applied. The dewatering project will cut the hauling costs.

Expenditures through mid-June, 2021 (79%)

- Budget: \$14,218,600
- Expenditures: \$9,270,100
- 65% of budget expended (Committed)
- Average monthly expenditures: \$975,800

Revenues through May, 2021

- Average Monthly Revenue: \$1,007,800 (Increase of 13.3% and we anticipate exceeding revenue projection due to the drop from 11 to 9 City funds which will go away next year)

Wastewater Division Summary

- Fund balance mid-July: \$27,082,400
- Fund balance goal is \$5,000,000+
- Last rate increase 2020 – 2021 -1.3% Increase (\$23.40 - \$23.70)
- 2020 – 2021 Proposed Rates – 1.3% (Industrial, special customers vary)
- Sanitary Sewer connection fee increase – vary
 - Graduated connection fee dependent on water meter size
- DEQ Fee \$1.74/ERU (Equivalent Residential Unit) – \$0.15/Connection (\$60,000.00)
- Cogeneration - \$3,000.00: Stantec contract forthcoming – uses methane gas as fuel (green initiative)
- Septage receiving upgrades

Iona Bonneville Sewer District (IBSD)

- Signed sewer service agreement
- Council consideration in July
- Connection fees (new for IBSD)
- Participation in Sunnyside trunk line rehabilitation (\$1,500,000 – 60%)
- Annual billing of \$1,100,000 before increases

Five-Year Service Agreement expires end of 2025. We provide them an 18% reduction which is not passed on to their customers. We process over 9 million gallons total and 1.1 million gallons (approximately 10%) for them.

Ucon

- *Contract negotiation ongoing*

Wastewater/Water Division Bridge

- Wastewater Reuse (9.6 MGD = 29.5 Acre-Feet Daily = 10,700 Acre-Feet Annually)
 - Mitigation (Groundwater Recharge)
 - New Preliminary Recharge Site – Prior ITD Pit off 65th S
 - Potential Legal Challenge

We lease a 70-acre pit which is a great site for testing recharge. There are two miles distance downstream from the discharge site at the WWTP to the recharge site. If we use the river to discharge, we lose the right to take it out for recharge.

Water:

Background

- Employees – 19 total (2 administration, 4 supply and 13 distribution)
- Assets
 - 21 wells (located on 16 sites)
 - 345 miles of water main line (1.2% increase)
 - 2,522 fire hydrants (2.2% increase)
 - 8,804 main line valves (2% increase)
 - 3,885 meter locations (10.5% increase)
 - 660 with meters installed (11.1% increase)
 - 3,225 without meters installed (10.3% increase)
- Production in Million Gallons Per Day & Gallons Per Minute
 - 2020 Average day demand: 23.1 MGD or 16,042 GPM (6% increase)
 - 2020 Peak day demand: 57.8 MGD or 40,139 GPM (1.8% increase)
 - 2020 Peak hour demand: 77.6 MGD or 53,889 GPM (4% increase)
 - System capacity (Wells): 97.0 MGD or 67,375 GPM
 - Well 19 is in service as a backup well at this time.

When comparing water use locally and nationally, Eastern Idaho consumes a considerable amount of water. Clean water is very precious and we take that for granted. Water system production was down from 2018 at 8,544.68 MGD to 2019 at 7,940.53 MGD but back up again in 2020 at 8,700.50 MGD

- Fleet
 - Trash pump (\$10k)
 - Dump Trucks, service truck, flusher/vacuum truck (\$45k - \$460k)
 - Backhoes (\$145K)
 - Valve Exerciser (\$85k)
 - Forklift (\$80k)
 - Misc. Equip.
- \$1,394,600 Purchase cost of equipment
- MERF Balance: \$732,800 (53%)

Water Facility Plan – August 2015

- Being updated in 2021 with a goal to replace 1% of aging water lines

June 30, 2021

- Identified five-year and 20-year Capital Plan
- Suggested dedication of \$250,000 towards metering
 - New commercial buildings to have meters (since 2016) and large landscaped properties
 - New residential to have meter pits (since 2007)
- Emphasized continued management of water rights
- Evaluated connection fees with a significant increase (20% increase annually for 5-Years) (\$1,312 - \$2,923)
- Developed a water rate structure
 - 20%-5%-5%-5%-5% (Implemented 2016-2019); 3.9% years 2021-2025
- Recommended developing a 100-Year Line Replacement Program (1%)

Mayor Casper asked about considering a 5% increase for 3 years to create a fund so that metering is a little less expensive down the road. We may need to update our fees.

Director Fredericksen reviewed the Surface Water Coalition (SWC) Mitigation Term Sheet in order to plan for growth

- Idaho Falls is required to mitigate 3,191 acre-feet based on actual pumping (2019-2020)
- Adjusting mitigation requirement of 2,707.3 acre-feet (2021) due in part to other cities signing on

Director Fredericksen explained that water flowing over the Milner Dam is wasted from the system so we applied for a temporary water use permit obtaining 462 acre-feet of free water.

2020 City Mitigation Values

- 2020 mitigation provided
 - 3,365.00 acre-feet
- 2020 mitigation obligation
 - 3,190.90 acre-feet
- 2020 surplus mitigation
 - 174.10 acre-feet

Surplus Mitigation Values

- 2019 – 725.60 acre-feet
- 2020 – 174.10 acre-feet
- Total – 899.70 acre-feet
- Can be applied to future years

Future Mitigation Values

- 2021 Obligation – 2,707.3 acre-feet

We have no Palisades stock available for recharge since the Palisades Dam did not fully fill this year. The less water we use, the more we can mitigate.

City Mitigation Water Right Leases

- 2019 – Purchase 2,400 acre-feet from Pocatello (\$31.30/acre-feet), \$75,120
- 2020 – Purchase 1,750 acre-feet from Idaho Irrigation (\$28.80/acre-feet), \$50,400
- 2020 – 462.2 High flows, 1,152.8 Palisades shares, 1,750 from Idaho Irrigation

June 30, 2021

- 2021 – Purchase of 1,550 acre-feet from Pocatello (\$25.30/acre-feet), \$39,215, Plus carrying charges to Idaho Irrigation
- 2021 – No high flows or Palisades shares available for recharge

Water Conservation Measures

1. Pinecrest Golf Course conversion
 - Conversion of Pinecrest Golf Course irrigation from groundwater to surface water
 - Will save 73 million gallons per year of potable water
2. Idaho Falls Zoo at Tautphaus Park
 - Assist with the reduction of water wasting through animal ponds
 - 2020 Reduction of 1.5 MG per month, 18 MG per year
 - Project continuing through 2021
3. College of Eastern Idaho
 - Converting landscape irrigation from groundwater to surface water in 2021
 - Reduction of approximately 25.2 MG per year

Water Division Residential Conservation Pilot Project – 2021-2023

- Project Description
 - Install 100 residential meters; customers selected by City at random; no change to non-metered billing
 - Ensure a variety of customers (home age, parcel size, landscape water type, etc.)
 - Monitor for 1st year to collect water usage data
 - Offer up to \$500 for purchase and \$500 for installation of water-efficient fixtures (toilets, faucets, showers, sprinkler timers, etc.)
 - Monitor for 2nd year to collect new water usage data to determine effectiveness
- Project Goals
 - Gather residential non-metered usage data for modeling
 - Develop a future water conservation rebate program for water fixture replacements

Expenditures thru mid-June 2021 (79%)

- Budget: \$13,015,200
- Expenditures: \$7,863,700
- 60% of budget expended (committed)
- Average monthly expenditures: \$827,800

Revenues thru May 2021

- Average monthly revenue: \$1,052,400 (19.4% increase & anticipate exceeding projected revenue)

Water Division Summary

- Fund balance mid-June (79%): \$14,743,200
- Fund balance Goal \$2,500,000+
- Last rate increase 2020 – 2021 – 5% Increase
- 2021 – 2022 Proposed Rates – 3.9%
- Water service connection fee increases – Varies
- Request for new FTE

Councilmember Burtenshaw inquired about the high fund balance. Director Fredericksen explained that the future water tower was the consideration that sits at about 65 million.

Director Fredericksen displayed a GIS map showing Public Works utility asset management. Here is where we track main lines, service lines, year installed and sizes through inspection reports. It is difficult to put a value on these for accounting audits (costs and depreciations) with our current staff. Request for new FTE.

Wastewater and Water Rates:

ARPA Water, Sewer and Broadband Infrastructure (\$10,570,000)

- Potential funding to allow suspension of wastewater and water rate increases
- Line replacements/renewals
- River sewer crossing near Pancheri replacement w/pedestrian accommodation

Councilmember Burtenshaw asked about the timeframe for the river sewer crossing project. Director Fredericksen stated that it will happen within the next 10 years and will cost approximately 10.5 million dollars for the river sewer crossing, not including the pedestrian bridge.

Public Works utility payment in lieu of taxes (pilot)

- | | |
|----------------------------|---------------------|
| • Sanitation Division – 5% | = \$235,200 |
| • Wastewater Division – 5% | = \$581,800 |
| • Water Division – 5% | = \$562,300 |
| | \$1,379,300* |

**Connection Fees Cannot Contribute to GF*

Director Fredericksen displayed a chart called Public Works Utility Contributions to the General Fund. The chart showed 2020-2021 contributions to General Fund activities at an overall of 9.2%

Mayor Casper started a discussion regarding water metering. “How do we feel?” Mayor and Council held discussion regarding the pros and cons of water metering and examples of how it has worked for other cities. Alternate watering days were discussed but there are ways to get around that almost making things worse. Concerns about an upcoming serious drought were also discussed.

There being no further business, the meeting was adjourned at 8:57 p.m.

/s/ Tami Nichols
PW-ENG Office Assistant

/s/ Rebecca L. Noah Casper
Mayor

File #: 21-183

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Tuesday, July 13, 2021
DEPARTMENT: Municipal Services

Subject

Purchase of Meter Inventory for Idaho Falls Power

Council Action Desired

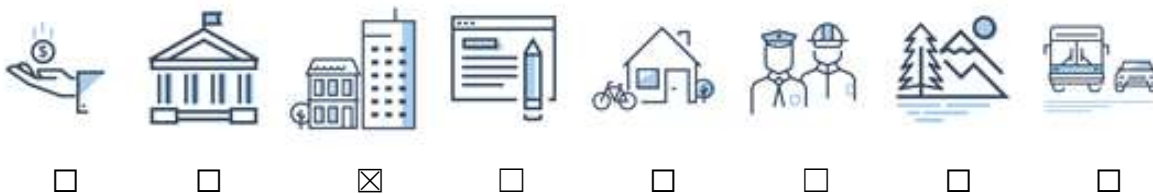
- ☐ Ordinance
 ☐ Resolution
 ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

Accept and approve two quotes from Elster Solutions Corporation for a total of \$140,160 or take other action deemed appropriate.

Description, Background Information & Purpose

This request is to purchase meter inventory for the Idaho Falls Power warehouse.

Alignment with City & Department Planning Objectives



This purchase supports the well-planned growth and development community-oriented results by replenishing meter inventory for the Idaho Falls Power.

Interdepartmental Coordination

Idaho Falls Power solicited the quotes received and recommends the purchase for the quantity and price listed in the quotes.

Fiscal Impact

Funds for the inventory are budgeted within the 2020/21 Idaho Falls Power budget.

Legal Review

Legal concurs the Council action desired is within State Statute.

80064

Honeywell**Quotation 22039684****ORIGINAL**Valid From: 06/30/2021
Valid to: 07/30/2021Elster Solutions, LLC
208 S Rogers Lane
Raleigh NC 27610
United States**Sold to: 616690**City of Idaho Falls
308 Constitution Way
Idaho Falls ID 83402
United States**Bill to: 616690**City of Idaho Falls
308 Constitution Way
Idaho Falls ID 83402
United States

TAX Reg.No:

Ship to: 1891440Idaho Falls Power
140 Scapital Ave
Idaho Falls ID 83405
United States**Currency: USD**Payment Terms: Net 30 Days After Invoice Date
Incoterms: FOB Destination
Reference No: RFQ ZD3310PH0L4 06/30/21

ITEM NO.	MATERIAL NO. DESCRIPTION	QTY	ORD	UOM	LEAD TIME DAYS REQ DEL DATE	UNIT PRICE EST DEL DATE	EXT. PRICE
000010	A3CSPOLY ZD3310PH0L4 Duty Tariff Code: 9028300000 Country of origin: United States Configured Model Nbr: ZD3310PH0L4D.00000REXIFP-10 Product Family: ZD-ZD- A3 CISPR Include Communication Options: Y-YES Service Type /Test Amps: 33-FM 16S; CL 200 Voltage / Platform: 1-120-480V; W/ 128 MEMORY Relays & External Memory: 0-NONE Communication Options: PH-MNIC EA INT ANT Miscellaneous Options: 0-STANDARD RESET Register Features: L4-A3R - LP Regulatory Compliance: D-Default- No value	192		EA	70 06/30/2021	365.00 07/21/2021	70,080.00

920 203 16200

Comments

If you have any queries, please contact the Sales Representative at the number(s) listed. The delivery date will be confirmed at the time of order placement. Lead time days represents working days. Standard prices will be charged if the quote number is not provided as a reference number when placing your order. If at any time, Seller's costs of production, including raw materials, have increased by 5% or more, then the Seller shall have the right to increase the prices on each product accordingly.

Registered No:	3580408	VAT Reg No:		Federal ID #:	16-1636768	Duns #:	125983887
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Registered Address: Elster Solutions, LLC, 208 South Rogers Lane, Raleigh, 27610-2144, United States

Customer Support: Customer Care Rep: Global Customer Care (GCC) Sales Rep: SALES TEAM

For our standard Terms and Conditions see overleaf.

Quotation 22039684

ORIGINAL

Valid From: 06/30/2021
Valid to: 07/30/2021

Elster Solutions, LLC
208 S Rogers Lane
Raleigh NC 27610
United States

ITEM NO.	MATERIAL NO. DESCRIPTION	QTY ORD	UOM	LEAD TIME DAYS REQ DEL DATE	UNIT PRICE EST DEL DATE	EXT. PRICE
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Nameplate Color: BLUE
Style Number: ZD3310PH0L4

Lead Time 12 weeks

Total before TAX	70,080.00
Total Amount	70,080.00

Registered No:	3580408	VAT Reg No:		Federal ID #:	16-1636768	Duns #:	125983887
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Registered Address: Elster Solutions, LLC, 208 South Rogers Lane, Raleigh, 27610-2144, United States

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For our standard Terms and Conditions see overleaf.

Quotation 22039686

ORIGINAL

Valid From: 06/30/2021
Valid to: 07/30/2021

Sold to: 616690

City of Idaho Falls
308 Constitution Way
Idaho Falls ID 83402
United States

TAX Reg.No:

Ship to: 1891440

Idaho Falls Power
140 Scapital Ave
Idaho Falls ID 83405
United States

Elster Solutions, LLC
208 S Rogers Lane
Raleigh NC 27610
United States

Bill to: 616690

City of Idaho Falls
308 Constitution Way
Idaho Falls ID 83402
United States

Currency: USD

Payment Terms: Net 30 Days After Invoice Date
Incoterms: FOB Destination
Reference No: RFQ ZD3210PH0L4 06/30/21

ITEM NO.	MATERIAL NO. DESCRIPTION	QTY	ORD	UOM	LEAD TIME DAYS REQ DEL DATE	UNIT PRICE EST DEL DATE	EXT. PRICE
000010	A3CSPOLY ZD3210PH0L4 Duty Tariff Code: 9028300000 Country of origin: United States Configured Model Nbr: ZD3210PH0L4D,00000REXIFP-13 Product Family: ZD-ZD- A3 CISPR Include Communication Options: Y-YES Service Type /Test Amps: 32-FM 9S; CL 20 Voltage / Platform: 1-120-480V; W/ 128 MEMORY Relays & External Memory: 0-NONE Communication Options: PH-MNIC EA INT ANT Miscellaneous Options: 0-STANDARD RESET Register Features: L4-A3R - LP Regulatory Compliance: D-Default- No value	192	EA	70	06/30/2021	365.00 07/21/2021	70,080.00

920 203 09020

Comments

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Registered Address:	Elster Solutions, LLC, 208 South Rogers Lane, Raleigh, 27610-2144, United States						
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For our standard Terms and Conditions see overleaf.

Quotation 22039686

ORIGINAL

Valid From: 06/30/2021
Valid to: 07/30/2021

Elster Solutions, LLC
208 S Rogers Lane
Raleigh NC 27610
United States

ITEM NO.	MATERIAL NO. DESCRIPTION	QTY	ORD	UOM	LEAD TIME DAYS REQ DEL DATE	UNIT PRICE EST DEL DATE	EXT. PRICE
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Nameplate Color: BLUE
Style Number: ZD3210PH0L4

Lead time 12 weeks

Total before TAX	70,080.00
Total Amount	70,080.00

Registered No:	3580408	VAT Reg No:		Federal ID #:	16-1636768	Duns #:	125963887
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Registered Address: Elster Solutions, LLC, 208 South Rogers Lane, Raleigh, 27610-2144, United States

Customer Support: Customer Care Rep: Global Customer Care (GCC) Sales Rep: SALES TEAM

For our standard Terms and Conditions see overleaf.

Memorandum

File #: 21-204

City Council Meeting

FROM: Kathy Hampton, City Clerk
DATE: Friday, July 23, 2021
DEPARTMENT: Municipal Services

Subject

Minutes from Council Meetings

Council Action Desired

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

Approve the minutes as described below (or take other action deemed appropriate).

Description, Background Information & Purpose

July 6, 2021 City Council Work Session; July 8, 2021 City Council Meeting; July 12, 2021 City Council Budget Session; July 15, 2021 City Council Budget Session; July 19, 2021 City Council Budget Session; and July 20, 2021 City Council Budget Session.

Alignment with City & Department Planning Objectives



The minutes support the Good Governance community-oriented result by providing assurance of regulatory and policy compliance to minimize and mitigate risk.

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

N/A

July 6, 2021 Work Session - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Tuesday, July 6, 2021, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

Call to Order and Roll Call:

There were present:

Mayor Rebecca L. Noah Casper

Council President Michelle Ziel-Dingman

Councilor Thomas Hally

Councilor Jim Freeman

Councilor Jim Francis

Councilor Lisa Burtenshaw

Councilor John Radford (arrived at 3:02 p.m.)

Also present:

Brad Cramer, Community Development Services Director

Catherine Smith, Idaho Falls Downtown Development Corporation (IFDDC) Executive Director

Michael Kirkham, Assistant City Attorney

Randy Fife, City Attorney

Pamela Alexander, Municipal Services Director

Mark Hagedorn, Controller

Kathy Hampton, City Clerk

Calendars, Announcements, Reports:

Mayor Casper stated Funland at the Zoo will be holding an informational event on August 21.

Liaison Reports and Councilmember Concerns:

Council President Dingman had no items to report.

Councilor Radford had no items to report.

Councilor Burtenshaw had no items to report.

Councilor Freeman stated there are several construction events occurring in the community.

Councilor Francis stated, per the Parks and Recreation (P&R) Department, the splashpad could be ready in the near future.

Councilor Hally stated the Idaho Falls Fire Department (IFFD) expenses for the July 4 activities/events amounted to approximately \$10,000, there were 80 ambulance calls of which 33 were firework related. He also stated the Fire District contract will be presented to the Council at the July 8 City Council Meeting.

Mayor Casper noted there were no major incidents related to the July 4 activities/events. She also noted the Idaho Falls Police Department (IFPD) contracted with a private security agency to assist with parking, which the IFPD believes was helpful. She believes this was a one-time contract price, in the amount of approximately \$6,000. She recognized the inter-agency cooperation for law enforcement during the July 4 activities/events.

Report: Business Improvement District (BID):

Director Cramer stated as part of the BID agreement with the IFDDC, an annual report is required to report spending of funds as well as sharing goals for the upcoming year. Ms. Smith stated the IFDDC is a non-profit corporation dedicated to establishing Historic Downtown Idaho Falls as the regional center for commercial, cultural, and leisure activities for residents and visitors alike. She noted the residents have increased over the course of the previous two (2) years. Ms. Smith reiterated the IFDDC manages the BID. She briefly reviewed the boundaries of the BID

July 6, 2021 Work Session - Unapproved

noting the properties within the BID receive the property assessment tax, .002, as set by the Council. She noted the total amount is approximately \$90,000 which is received three (3) times a fiscal year for the IFDDC operating budget. She also noted this will require approval again in 2027. Ms. Smith reviewed the State of Downtown Dashboard on the IFDDC website. She indicated this was a \$5,000 investment and is a live document that follows the census tracts. She reviewed the Dashboard with general comments throughout:

- Demographics – this will include important information.
- Year in Review – all downtown events were cancelled in 2020 due to Coronavirus (COVID-19). Ms. Smith reviewed upcoming downtown events and happenings for the 2021 year including Chalk Art with Artsy Aussie, Dogs of Downtown, Downtown in Bloom (sidewalk pots and downtown hanging baskets), Where Are We Wednesday, and Mural Monday. She stated local downtown businesses are featured, new businesses are recognized, and there is a presence on Instagram.
- Communications to Downtowners – quarterly updates, information from the Small Business Administration (SBA), Payroll Protection Program (PPP), information on the Coronavirus Aid, Relief, and Economic Security (CARES) Act, and the American Rescue Plan Act (ARPA).
- Holidays Downtown – modified tree lighting with 19 decorated trees.
- Spring Brew occurred in June 2021, and Alive After Five began in June 2021.
- Planned Events for 2021 – Ladies' Shopping Days, Oktoberfest, Fall Brew (these events raise approximately \$65,000 for operations), Help Find Santa's Puppy, downtown trolley (November through January), and Shop for a Cause Autism Fundraiser (all proceeds go to School Districts 91 and 93).
- Parking by the numbers – earned \$31,048 since October 2020, wrote 2,932 parking citations through July 6 (versus 2,563 citations from October 1-June 2020), collected on 1,732 parking tickets, collection rate of 59% (versus 41% in the previous year), 169 citations were contested (85% of those were cleared as warnings), installed eight (8) parking A Frames on downtown corners, and distributed over 15,000 parking brochures which will continue. Ms. Smith stated the goal is to be on a decline of tickets and to provide education for the public. She also stated the goal is to have 1-2 available parking spaces on each downtown block.
- Goals – meet financial goals for all events, continue to execute robust marketing plan, public art projects, improve signage on the River Walk and downtown entry ways, continue to make positive efforts managing downtown parking, and explore grants for public art funding.

Ms. Smith stated IFDDC has re-joined the Mainstream America program which is found in many downtowns. She indicated the problems in the City of Idaho Falls downtown are no different than many other downtowns across the U.S. Ms. Smith is hoping to work with Community Development Services on the downtown plan including vacant storefronts, hammocks in the parks (would need to work with P&R), murals and signage, lighting (on The Broadway and holidays), bike racks, and art works. Ms. Smith briefly reviewed financials – software costs for parking were higher than anticipated at \$19,240, the income shows a 'profit' due to the BID assessment (total for the year is \$85,000), the budget was reduced by \$45,000 but is slowly coming back as events return, management of watering downtown (total of \$22,570.37), and parking lot expenses (total of \$32,759). General discussion followed including scooters in the downtown area and the BID boundary and process. Ms. Smith noted the BID is voluntary.

Update: Block Face Parking Code Change:

Director Cramer stated the draft ordinance as previously discussed (at the May 24, 2021 Council Work Session) has been updated per Councilmembers' requests. He indicated changes clarified the distance of moving a vehicle and the timeframe was moved from three (3) hours to twelve hours. Director Cramer also stated Ms. Smith has been working on signage. Mr. Kirkham noted a street would be enforced per the sign posted on the block(s). Ms. Smith reminded the Council this ordinance would force the employees to move 500' (each block is approximately 389') to another block to re-start their two-hour timeframe of parking. She noted each block is considered a 'block face'.

July 6, 2021 Work Session - Unapproved

She displayed and explained potential signage. She also stated this code change would assist with potential parking meters in the future. Ms. Smith emphasized she does not want this to be perceived that being downtown is limited to two (2) hours. Per Council President Dingman, Ms. Smith believes a 3-hour timeframe for parking would compound the problem. Per Councilor Francis, Ms. Smith stated education would occur for 3-4 weeks prior to implementation. She indicated marketing is currently being developed. Also per Councilor Francis, Ms. Smith confirmed the goal is to get the employees to utilize other parking locations. She stated spaces are always available in the off-street parking lots. Director Cramer stated he will have discussion with Public Works as he believes there would be signage costs to implement this ordinance. Mr. Kirkham stated the language would allow the flexibility to change the blocks over time. Per Councilor Francis, Mr. Kirkham stated the City would decide which blocks would receive the signage. This item will tentatively be included on a future City Council Meeting agenda.

Discussion: Utilities Relocation Policy:

Mr. Fife stated the government does not have the right to take property without due compensation, or to impose new regulations (most of the time). He also stated the Local Land Use Planning Act (LLUPA) has given direct authority to cities who can require development standards to maintain the same level of service, taxpayers are not supposed to pay for development, development should pay for development within the City, although the City can assist, and cities can decide what level of service they can maintain per Idaho Code. Discussion followed regarding annexation and initial zoning, City streets, and City services. Mr. Fife stated the Bonneville Metropolitan Planning Organization (BMPO) reviews how streets and transportation systems work within the region and they help classify those streets as local, collector, arterial, and highways. He reviewed the process of annexing an arterial street. Mr. Fife stated the proposed resolution was reviewed internally by Idaho Falls Power (IFP), Idaho Falls Fiber (IFF), the Legal Department, Community Development Services, and Public Works. He also stated the resolution addresses public utility relocation and recovery of relocation costs from developers – where relocation is required by City regulation, where relocation is requested by a developer but not required by regulation, and where there is a question about who should bear relocation costs. Mr. Fife stated per the resolution, IFP/IFF and water/sewer would act like a utility. Discussion followed regarding the potential delay of development and the extent and cost of accommodation to the utility. Mr. Fife stated this resolution does not amend the sub-development code, development standards, or internal practices and shouldn't change any practices externally. The resolution establishes the City's view as a policy through the Council. It was noted the Exhibit attached to the resolution, describing the policy, cannot be changed without Council approval. Mayor Casper stated this resolution will be included on the July 8 City Council Meeting agenda.

Introduction and Overview: Proposed 2021/2022 Budget:

Director Alexander stated the Council budget package includes draft budget worksheets by department as of July 2, 2021, the budget calendar, salary and benefit calculations, health insurance benefit calculations, and full-time equivalent position count (position control).

Mr. Hagedorn reviewed a summary of the 2021/22 Proposed City-wide Budget:

Total By Fund	2020/21 Expenditure Budget	2020/21 Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	2020/21 Position Count
General Fund	\$49,304,612	\$8,047,241	\$53,826,172	\$8,798,302	\$4,521,560	422
Government Funds	79,427,133	31,949,883	76,415,736	31,881,256	<3,011,397>	114
Capital Improvement Funds (CIF)	9,180,000	8,506,423	35,420,000	34,712,396	26,240,000	--
Enterprise Funds	142,818,729	126,267,690	147,151,070	114,095,237	4,332,341	175
Total All Funds	\$4,332,341	\$174,771,237	\$312,812,978	\$189,487,191	\$32,082,504	711

July 6, 2021 Work Session - Unapproved

He stated the General Fund is expected to receive more than \$8M in revenue, this amount is not included in this summary. He also stated this overall number will change as contingency funds from the ARPA are received. He noted the \$4.5M/9% change in the General Fund is higher than expected, although there are other increases in revenue. He indicated the accountants are reviewing this amount. Mr. Hagedorn stated contingency from the previous year was allocated into the CIF for the Law Enforcement Complex. He also stated directors were asked not to budget for ARPA. Mr. Hagedorn stated expenditures includes change in health insurance benefits (3% tentative increase) as well as the new compensation plan. It was noted the Proposed Position Count does not include any new employee(s) requests. Mr. Hagedorn stated Government Funds are funds that have a government/taxpayer purpose that are not considered a General Fund such as golf, recreation, and streets. He also stated the accounting groups are segregated into Government Funds, Business-type Funds, Fiduciary Funds, and Internal Service Funds.

Mr. Hagedorn reviewed the Property Tax Overview – new legislation effective January 1, 2021:

- Growth and annexations – currently calculating
- 3% Statutory increase – approximately \$1,165,949
- Maximum increase 8% – approximately \$3,109,198 (capped amount that includes growth, annexation, and 3%—this goes to the base)
- Forgone 1% - approximately \$388,649 (not part of 8%—this goes to the base in perpetuity)
- Forgone 3% - approximately (only for Capital \$1,165,949—this does not go to the base)

Mr. Hagedorn noted the third option would take Forgone (approximately \$6.5M) and not take growth, annexation, and 3%. He believes this is not a good option. Per Mayor Casper, Mr. Hagedorn believes the City could get to the 8%. He also noted property tax covers approximately 55% of General Fund revenue, the remaining revenue is from Charges for Services and State-shared revenues. Per Council Radford, Mr. Hagedorn stated revenues have been increasing approximately \$1.5M annually from Fiscal Year 2019. He noted wages have been the largest impact to the budget. He also stated the City is very controlled and limited on how to grow revenues and there must be control and limits how to spend ongoing resources. He noted not all departments submitted a flat operational budget. He also noted the \$4.5M includes \$1M for the Law Enforcement Complex (LEC) which the City has already committed to, therefore, operationally the budget has increased \$3.5M. Brief comments followed regarding budgeting of the Aquatic Center dehumidification (dehydes) system and the Law Enforcement Complex. Mr. Hagedorn stated property taxes covers General Fund, Rec Fund, and Library. He indicated this will be a stressful year for the budget due to items that have been committed to, pre-pandemic issues, and growth issues. He also indicated there are not enough financial resources to meet all the needs. He reminded the Council that \$460,000 has already been allocated to the airport. Director Alexander stated next steps include department budget presentations, General Fund summary review, employee benefits and balanced budget discussion, and Council-directed budget discussion. She reviewed 2021/22 budget dates including approval of the tentative budget, publication of public hearing notifications, public hearings for budget, fees, and forgone (if applicable), and final adoption of budget. Mayor Casper stated department presentations are a time for advocacy for the needs and pressures they face. She also stated the Council needs to listen for the City as a whole including what must happen and what can be postponed. She believes the liaisons have more insight to specific directors. She also believes the liaisons need to be an advocate as well as a team player. Director Alexander recommended the use of data for continued services and ongoing costs. Council President Dingman believes the Council needs to find the balance between needs versus wants, and any decisions that have already been made are fully funded prior to any new projects, expansion, and new services. General discussion followed including the new compensation structure, the Rec Levy, the airport agreement, overtime costs, contracted services, and grant/matching-fund opportunities. Councilor Hally believes growth is important although one must live within the budget. Councilor Radford believes the Councilmembers will need to listen critically as he does not believe there will be many choices about wants, he recommended Councilmembers listen to ongoing operations, he believes money should be set aside in the General Fund, he is hopeful to receive money from the state to help with benefits/health insurance, and he believes the

July 6, 2021 Work Session - Unapproved

liaison system can be emotionally dangerous during the budget time. Councilor Burtenshaw agrees the budget must be a data-driven decision. Councilor Freeman expressed his disappointment/frustration with the State legislators and the limitations on the amount of money that can be brought in, especially with the growth that is occurring. Councilor Francis believes a goal should be not to change the benefit package if possible. Mayor Casper believes commitments should not be made until Council has heard all presentations.

Announcements:

Mayor Casper announced IFP Board Meeting and City Council Meeting on July 8, and Budget Session on July 12. Council President Dingman expressed her appreciation to all those who participated with the Community Food Basket Interfaith drive during the July 4 parade. She indicated 1,900 pounds of food and \$17,000 in cash donations were received.

There being no further business, the meeting adjourned at 5:46 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor



City Council Meeting

Minutes - Draft

680 Park Avenue
Idaho Falls, ID 83402

Thursday, July 8, 2021

7:30 PM

City Council Chambers

1. Call to Order.

Present: Mayor Rebecca L Noah Casper, Council President Michelle Ziel-Dingman, Councilor John Radford, Councilor Thomas Hally, Councilor Jim Freeman, Councilor Jim Francis, and Councilor Lisa Burtenshaw

Also present:

All available Department Directors

Randy Fife, City Attorney

Kathy Hampton, City Clerk

2. Pledge of Allegiance.

Mayor Casper requested Jon Perry, Deputy Fire Chief, to lead those present in the Pledge of Allegiance.

3. Public Comment.

Mayor Casper requested any public comment not related to items currently listed on the agenda or not related to a pending matter.

Dustin Pancheri, representing the large group of motorcycle riders in attendance, appeared. Mr. Pancheri stated he has been involved with Noise Park, now known as Idaho Falls Raceway for approximately 25 years and was the managing operator of the track for approximately seven (7) years. He also stated the track has not been operational for the previous 1-2 years, which the group is hoping to resolve. Mr. Pancheri reviewed a history of the park stating the park is owned by the State with a long-term lease to the City. He indicated one of the requirements of the lease is to use the park as a motor sports facility, and the original use of the park was for motocross. Mr. Pancheri stated the operation of the park was mainly performed by private individuals and the money was raised in the private sector in conjunction with the Lion's Club. That operation occurred for many years until the Lion's Club dwindled due to the lack of individuals to operate the park. At that time, the park went to the City and Curtis Holmes operated the motocross portion of the facility for 2-3 years, however, Mr. Holmes passed away which affected the track. Mr. Pancheri believes the track became tough for Parks and Recreation (P&R) to operate and P&R began receiving complaints. He also believes the track may have been a nuisance for P&R and due to the lack of budget, P&R stopped operating the track. Mr. Pancheri believes an operational track would be beneficial to the community. He stated this is a family opportunity and since there is no nearby facility, these families are spending their money elsewhere. He also indicated there has been a huge rise in recreational sports in the previous 12-16 months and a big opportunity was missed locally. Mr. Pancheri stated individuals from the western U.S. attend races which brings in money from hotels, fuel, food, camping, etc. He provided an estimated revenue sheet and believes there will be good economic development with the track. He believes these tax dollars will create more tax dollars which will assist with the operation of the track. Mr. Pancheri stated this community is a growing area and the riding opportunity needs to be provided in an environment that's meant for riding to reduce nuisance. He believes riding is a motivator for kids and

he believes his own children have learned values from this opportunity. He indicated there are a lot of uses for this facility that are not being taken advantage of. Mr. Pancheri provided a list of businesses that he indicated were supportive of opening the track. He also indicated the user group would support the opening and would help with the operation and maintenance of the track. Mayor Casper clarified hotel taxes come back to the area but not to City government, however a portion of sales tax does come back to cities. Mayor Casper expressed her appreciation to all those in attendance. She indicated the shutdown of the pandemic was very difficult on P&R, including the lack of staff. She apologized for the frustration that may have been felt.

4. Consent Agenda.

It was moved by Councilor Radford, seconded by Councilor Freeman, to remove item 4.B.1) from the Consent Agenda due to a clerical error. Mayor Casper noted this item will become 5.A.3) on the Regular Agenda. The motion carried by the following vote: Aye – Councilors Francis, Dingman, Freeman, Hally, Radford, Burtenshaw. Nay – none.

A. Fire Department:

1) Bonneville County Fire Protection District #1 Service Agreement.

This one-year renewal of the joint service agreement allows the two agencies to work together to provide proficient and cost-effective methods of firefighting to both the City and County residents.

B. Municipal Services

1) Quote, Software, Hardware and Subscription Maintenance Purchase for Information Technology

The City has been notified by Check Point the current operating version of the software is nearing end of vendor support and an upgrade is required. This purchase provides upgraded firewall software, hardware and subscription maintenance services for the city's firewalls.

Alignment with City & Department Planning Objectives

2) Treasurer's Report for May 2021

A monthly Treasurer's Report is required pursuant to Resolution 2018-06 for City Council review and approval. For the month-ending May 2021, total cash, and investments total \$150.9M. Total receipts received and reconciled to the general ledger were reported at \$27.1M, which includes revenues of \$25.5M and interdepartmental transfers of \$1.6M. Total disbursements reconciled to the general ledger were reported at \$22.1M, which includes salary and benefits of \$5.7M, operating costs of \$14.8M and interdepartmental transfers of \$1.6M. Funds noted with an asterisk received adjustments to cash for the 2019/20 fiscal year-end as recommended by the city's external auditors. As reported in the attached investment report, the total investments reconciled to the general ledger were reported at \$141M.

3) Minutes from Council Meetings

June 24, 2021 City Council Meeting; and June 28, 2021 City Council Work Session.

- 4) License Applications, all carrying the required approvals

Recommended Action:

It was moved by Councilor Burtenshaw, seconded by Councilor Radford, to receive all items on the Consent Agenda according to the recommendations presented. The motion carried by the following vote: Aye - Burtenshaw, Hally, Radford, Dingman, Freeman, Francis. Nay - none.

5. Regular Agenda.

A. Idaho Falls Power

1) Reimbursement and Asset Transfer Agreement with Rocky Mountain Power (RMP)

The City of Idaho Falls has over the years annexed areas encompassing RMP's historical service territory. In the past two years, RMP has filed seven cases before the Idaho Public Utilities Commission to transfer customers and service territory to Idaho Falls Power (IFP). As filing individual cases at the Commission is administratively burdensome, this agreement allows for the transfer of multiple assets and territories as described in Exhibit A, for a total sales price of \$4,152,351.00.

IFP Director Bear Prairie appeared. Director Prairie stated any annexation within the City is not tied to the electric service. He also stated IFP has been working with RMP over the previous year for a large-scale buyout as it is very arduous for single buyouts which also must go through Public Utility Commission (PUC) approval. Per Councilor Francis, Director Prairie stated a letter has been/will be distributed from RMP informing all customers of the potential change-of-service providers. These customers can then submit comments to the Idaho PUC who rules on the transfer. If the buyout is approved, IFP will notify all individual customers of the process which is anticipated to take 6-7 months for the transition. Director Prairie stated IFP will then provide a welcome packet and information for the benefits of public power. Councilor Radford commended Director Prairie and the IFP team as he indicated this is not an easy task to clean up islands within the City. He believes this is a milestone. Councilor Freeman noted these customers will become owners of the power company.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve this agreement with PacifiCorp, an Oregon corporation, d/b/a/ in Idaho as Rocky Mountain Power (RMP) of Salt Lake City, Utah to transfer assets from City annexed areas encompassing RMP's service territory at a not-to-exceed amount of \$4,152,351.00 and give authorization to the Mayor and City Clerk to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Francis, Dingman, Freeman, Hally, Radford, Burtenshaw. Nay - none.

2) Sugarmill Purchase Asset Agreement with Bonneville Power Administration

Idaho Falls Power (IFP) and BPA each own assets located at the Idaho Falls Power-owned portion of Sugarmill Substation. This agreement is to purchase all of BPA's assets at Sugarmill, resulting in IFP's full control of the 46kv yard at Sugarmill.

Director Prairie stated IFP recently performed a major upgrade and replacement of control wiring for this facility. He also stated a fair asset transfer price was achieved for take-over of the facility. He noted this is similar to the buy-out of the westside transformers. He also noted this will be the last clean-up piece of BPA distribution/transmission-type assets that are directly connected to the IFP system. Per Councilor Freeman, Director Prairie stated BPA will no longer need access to this facility, which will be more efficient for IFP during routine checks. Councilor Radford commend IFP on this item as well.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve this agreement with Bonneville Power Administration (BPA) of Vancouver, Washington for property assets located at the Sugarmill Substation as identified in Exhibit A of the agreement for a not-to-exceed amount of \$119,000.00 and give authorization to the Mayor and City Clerk to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Dingman, Radford, Freeman, Francis. Nay - none.

3) Resolution Adjusting the City of Idaho Falls' Participant Entitlement Share in the CFPP

The City of Idaho Falls, dba Idaho Falls Power (IFP) supports and is committed to the development of the CFPP to provide affordable, reliable, dispatchable and carbon free electricity. IFP resource forecasting shows that 5,000kW is the needed amount of the baseload generation in the coming years and requests the resolution to be approved. Approval will enable the city to continue in the project. This continuation of the support for CFPP helps move the project development into the next phase which allows for further de-risking of project cost estimates and subscription.

Mayor Casper noted an updated version of the resolution has been distributed. Director Prairie stated this resolution is similar to a resolution approved in the previous year. He indicated this is a new phase for the current budget and would create an off-ramp for the opportunity to increase, decrease, or stay the same in the participation of the project. Director Prairie stated a new budget passed by the project management committee at Utah Associated Municipal Power Systems (UAMPS) triggers a new state of funding to keep the project on track towards the 2029 in-service date and in order to meet the deadlines, the project must keep moving. He also stated IFP has worked with the Mayor and Council on an updated resolution to keep the participation at the same level as the prior resolution which is 5mW through the next phase with another off-ramp opportunity next September. Director Prairie stated UAMPS continues to work with NuScale and Fluor to keep this project within the budget predictions. He noted the price is a 'not to exceed' and the plant size has been scaled down to six (6) modules instead of the original twelve (12) modules with a less magnitude of capital outlay. Mayor Casper stated this item was previously discussed by the Council on July 8. She questioned the sellable output per module/usage. Director Prairie stated he is unsure if that will be available at this point. Councilor Radford believes this is a milestone and expressed his appreciation to Director Prairie and UAMPS. He believes there is not much of a carbon-free future for many municipalities if technology cannot be figured out. He also believes this project can help keep the country on the trajectory of a carbon-free future. He is proud that many good things can happen when small communities band together. He is also proud to be part of this project and

the community's heritage. Councilor Hally indicated this is a complicated process which includes risk going forward, however, he also indicated there are headwinds in hydro, including costs to mitigate fish, there are drought conditions, and there are transmission issues. He believes it's a balancing act to look at the risks and whether to proceed or not. He expressed his appreciation to Director Prairie. Council President Dingman believes ratepayers and residents care about carbon-free and want to see reliability. She indicated IFP is economically viable and sound, and the credit rating is superior for reliability. She believes all must be done to avoid non-stable systems as has been seen in other states. Councilor Francis stated he agrees with the concept, however, he indicated the lack of subscriptions makes him nervous. He also indicated the subscriptions have not come in since the previous resolution was approved. He prefers firm commitments, not letters of intent. He believes the financial risk is too great for the utility. Councilor Francis stated he supports nuclear as an option, however, he is unsure about the financing of this particular project. Councilor Burtenshaw agrees with Councilor Francis' concern with the subscriptions although she stated she trusts Director Prairie to keep the position in this organization at the correct level while recognizing the off-ramp in the next year. She strongly believes the subscriptions would need to be there. She realizes this is not the typical risk versus reward. She stated her decision is for support of the Idaho National Laboratory (INL) in the local community. Mayor Casper believes there are a lot of uncertainties in the future although she has firm conviction that relying on the current portfolio is not the right thing to do as it will change. She also believes the City must be adaptive and demonstrate the ability to adapt to changing conditions in the power landscape by investing in researching projects. She indicated IFP is also investigating other options/possibilities to expand the portfolio in green ways and economical ways. Mayor Casper stated the Council will not spend too much and will not spend too little, the Council is trying to do the right thing. She praised Director Prairie. Councilor Radford believes the diversity of the portfolio should and will continue to evolve. He recognized the forefathers of the City.

It was moved by Councilor Radford, seconded by Councilor Freeman, to approve the CFPP Entitlement Resolution. The motion carried by the following vote: Aye - Councilors Hally, Radford, Dingman, Burtenshaw, Freeman. Nay - Councilor Francis.

RESOLUTION NO. 2021-20

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AUTHORIZING AND APPROVING CITY ENTITLEMENT SHARE AND DEVELOPMENT COST SHARE THRESHOLDS IN THE UAMPS CARBON FREE POWER PROJECT; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

B. Public Works

1) Bid Rejection - Storm Drain Improvements - 2021

On Tuesday, June 29, 2021, bids were received and opened for the Storm Drain Improvements - 2021 project. A tabulation of bid results is attached. The lowest bid received from JM Concrete Inc., was approximately 162% of the Engineer's Estimate. Public Works staff reviewed

the bids and concluded that contract award is not in the best interest of the City.

Public Works Director Chris Fredericksen appeared. Director Fredericksen stated the engineer's estimate was approximately \$328,000 and the low bid received was approximately \$532,000. He indicated staff determined it is not in the best interest to move forward with the improvements at this time. Councilor Freeman noted there is not a sense of urgency to complete this project. He also noted there are few contractors and a lot of work. Councilor Radford is hopeful the voters and citizens realize the commitment of the Council using taxpayer's dollars.

It was moved by Councilor Freeman, seconded by Councilor Radford, to reject all bids received for the Storm Drain Improvements - 2021 project and that notice of such will be sent to all bidders. The motion carried by the following vote: Aye - Councilors Hally, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - none.

2) Service Agreement for Wastewater Collection and Treatment with the Iona Bonneville Sewer District (IBSD)

Attached for your consideration is a Service Agreement for Wastewater Collection and Treatment with the IBSD. The existing wastewater service agreement expired December 31, 2020 and was extended through May 31, 2021. The proposed Service Agreement under consideration shall be effective upon signing and shall expire on June 30, 2026.

Director Fredericksen stated the City has historically provided this service for a number of years. He also stated Public Works staff was able to resolve issues related to billing and connection fees. He noted the major changes from the previous agreement are the established method of billing and payment for sewer service connection fees that were previously not charged. Councilor Freeman stated this has been an onerous process, he commended Director Fredericksen. Councilor Radford expressed his appreciation to Director Fredericksen for his sustained effort. He believes this agreement is fair and is beneficial to the City. Councilor Hally believes all costs must be recovered, and some costs are not easy to determine. He indicated this agreement is recovering costs while allowing IBSD, as a utility entity, to operate as they feel they need to.

It was moved by Councilor Freeman, seconded by Councilor Radford, to approve the Service Agreement and authorization for the Mayor and City Clerk to sign the necessary documents. The motion carried by the following vote: Aye - Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Hally. Nay - none.

3) Easement Vacations - Instrument Numbers 53912 and 534834 within Sand Creek Estates.

Public Works and Idaho Falls Power recommend vacation of two (2) transmission line easements located in Block 1 of Sand Creek Estates, Division 1. The Developer desires the vacation of these easements to better enable planned development and Idaho Falls Power agrees with the vacation providing the southerly 15 feet of Instrument No. 534834 is not vacated as described within the ordinance.

Alignment with City & Department Planning Objectives

Director Fredericksen reiterated this vacation was requested by the developer. Councilor Freeman indicated the easements are still in place, they're just getting smaller. Director Fredericksen stated the first easements were issued in 1978 as plans for transmission, however, the aerial view indicated there has never been any transmission lines. The remaining 15' would accommodate IFP future needs with this development.

It was moved by Councilor Freeman, seconded by Councilor Radford, to approve the Easement Vacation Ordinance under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion carried by the following vote: Aye - Councilors Hally, Radford, Francis, Dingman, Burtenshaw, Freeman. Nay - none.

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

ORDINANCE NO. 3392

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE VACATIONS OF EASEMENTS LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENTS SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

C. City Attorney**1) Policy Regarding Utility Relocation to Accommodate Development**

City subdivision development requirements include construction of infrastructure, such as arterial and collector streets identified in the Bonneville Metropolitan Planning Organization (BMPO) and City transportation planning instruments. Expansion or enhancement of transportation systems often requires relocation of public and private utilities. This policy addresses Idaho and City law, cost allocation, and orderly process related to the relocation of utilities when necessitated by development.

City Attorney Randy Fife appeared. Mr. Fife stated this item was previously discussed at the July 6 City Council Work Session. He also stated as properties are annexed and development occurs on both sides of the property, this effects the utilities that are located in the City's rights-of-ways (ROWs). He indicated the ROWs most likely to be affected by growth are arterial collectors. He also indicated the City has its own utility and the City interacts with other utilities, therefore, Community Development Services, IFP/Idaho Falls Fiber (IFF), and Public Works worked together for a policy for orderly development. He explained the requirements of the resolution. Councilor Hally reiterated this item was discussed at length. He stated cost allocation is a detailed process based on law. Councilor Freeman stated the City does not want to stall a developer with power lines that may be in the way of development and not owned by

the City as waiting for relocation of power lines has consequences and costs. Councilor Burtenshaw commended all members of the departments mentioned. She believes this resolution is very sound due to the collective work.

It was moved by Councilor Hally, seconded by Councilor Radford, to approve the resolution regarding utility relocation to accommodate development. The motion carried by the following vote: Aye - Councilors Francis, Dingman, Freeman, Hally, Radford, Burtenshaw. Nay - none.

RESOLUTION NO. 2021-21

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ESTABLISHING A CITY POLICY FOR RELOCATION OF UTILITIES TO ACCOMMODATE DEVELOPMENT AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE.

D. Community Development Services:

- 1)** Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Equinox Townhomes.

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Equinox Townhomes. The Planning and Zoning Commission considered this item at its March 16, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation. All reviewing departments have reviewed the plat and found it in compliance with the subdivision ordinance. Section 10-1-9(A)(9) of the City's Subdivision Code states, "If the final plat conforms to the provisions of this Chapter and all other applicable State or Federal laws, or local ordinances, the Council shall approve the final plat and authorize the Mayor and Clerk to sign the original plat."

No discussion was needed.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the Development Agreement for Equinox Townhomes and give authorization for the Mayor and City Clerk to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Freeman, Francis, Hally, Radford, Burtenshaw, Dingman. Nay - none.

It was moved by Councilor Radford, seconded by Councilor Francis, to accept the Final Plat for Equinox Townhomes, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. The motion carried by the following vote: Aye - Councilors Dingman, Radford, Francis, Burtenshaw, Hally, Freeman. Nay - none.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Equinox Townhomes and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Radford, Freeman, Burtenshaw, Francis, Dingman, Hally. Nay - none.

- 2) Public Hearing-Rezone from R&D with Airport Overlay to R3A with Airport Overlay, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: approximately 18.594 acres, in the SE 1/4 of Section 1, Township 2 North, Range 37 East.

Attached is the application for Rezoning from R&D with Airport Overlay to R3A with Airport Overlay, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards for approximately 18.594 acres, in the SE 1/4 of Section 1, Township 2 North, Range 37 East. The Planning and Zoning Commission considered this item at its May 4, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record. She requested applicant presentation.

Barry Bane, Connect Engineering, appeared. Mr. Bane stated this property is located on the north end of the City. He indicated the adjacent area to the south is Research and Development and the adjacent area to the north is Residential. He believes R3A will buffer and flow well from the commercial higher-density to lower-density residential. He noted the R3A can accommodate some commercial uses.

Mayor Casper requested staff presentation. Community Development Services Director Brad Cramer appeared. Director Cramer stated this property includes 18.5 acres. He presented the following:

Slide 1 - Property under consideration in current zoning

Slide 2 - Comprehensive Plan Future Land Use Map

Director Cramer stated this is where low density and higher education centers intersect. He indicated R3A is appropriate for the higher education centers designation as higher education centers is meant to be a mixed area that would include things around a campus such as offices, research-type facilities, and housing. He stated the R3A includes housing and office.

Slide 3 - Aerial photo of property under consideration

Slide 4 - Additional aerial photo of property under consideration

Director Cramer stated this area is largely undeveloped.

Slide 5 - Airport Overlay

Director Cramer stated this particular part of the Airport Overlay does allow residential development although it's allowed at a much lower density than the R3A. The R3A allows 35 units per acre, the Airport Overlay is limited to nine (9) units per acre. The R3A allows more compact development patterns and the restriction of the overlay will apply to the property.

Slide 6 - Photo looking west across the property

Slide 7 - Additional photo looking west across the property

Per Councilor Francis, Director Cramer stated small-scale food-type services, with a maximum of 3000 square feet, is allowed.

Mayor Casper requested public comment. No one appeared. Mayor Casper closed the public hearing.

Councilor Radford believes the Comprehensive Plan is a good division and this shows some flexibility in development which allows some commercial near living areas. He also believes the Airport Overlay is important although there are no concerns. Councilor Freeman believes the Airport Overlay will take care of any density concerns. Councilor Francis noted the Airport Overlay does not prevent development in creative ways, and it is a good demonstration to other developers. Mayor Casper noted future development is being considered in the adjacent areas. Councilor Francis believes this will be a livable, walkable community.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the ordinance rezoning approximately 18.594 acres, in the SE 1/4 of Section 1, Township 2 North, Range 37 East, from R&D with Airport Overlay to R3A with Airport Overlay under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion carried by the following vote: Aye - Councilors Hally, Burtenshaw, Dingman, Freeman, Francis, Radford. Nay - none.

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

ORDINANCE NO. 3393

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 18.594 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R&D WITH AIRPORT OVERLAY ZONE TO R3A WITH AIRPORT OVERLAY ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from R&D with Airport Overlay to R3A with Airport Overlay and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Radford, Dingman, Freeman, Francis. Nay - none.

- 3)** Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for M&B: 39.543 acres, SE ¼ of Section 1, Township 2 North, Range 37 East.

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of R3A which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for M&B: 39.543 acres, SE ¼ of Section 1, Township 2 North, Range 37 East. The Planning and Zoning Commission considered this item at its May 4, 2021 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Mayor Casper noted agenda items 3 and 4 are related to one (1) property.

Mayor Casper opened the public hearing and ordered all items presented be entered into the record. She requested applicant presentation.

Barry Bane, Connect Engineering, appeared. Mr. Bane stated this property is directly west of the property that was just rezoned (in the previous hearing). He also stated the property is contiguous to the City and the owner has requested the entire property as one (1) zone to address some housing concerns and meet the surrounding areas with the R3A designation. Per Councilor Francis, Mr. Bane identified the small portion of the Airport Overlay. He indicated this small portion could be used as a park or storm water retention.

Mayor Casper requested staff presentation. Director Cramer appeared. He read the legal description of the property under consideration. He then presented the following:

Slide 1 - Property under consideration

Slide 2 - Comprehensive Plan Future Land Use Map

Director Cramer stated this is the same designation as the previous hearing.

Slide 3 - Aerial photo of property under consideration

Slide 4 - Additional aerial photo of property under consideration

Director Cramer stated the access to East River Road is currently undeveloped although this will be addressed at the time of platting.

Slide 5 - Airport Overlay

Director Cramer noted this small piece is not permitted for residential.

Per Councilor Radford, Director Cramer stated City utilities on East River Road can service the area although they must be constructed along the roadway and within the development. Per Councilor Freeman, Director Cramer confirmed there are some residences along the river and their access is from 33rd N. Per Councilor Burtenshaw, Director Cramer stated the initial zoning ordinance and the Reasoned Statement of Relevant Criteria and Standards motions could include referencing the Airport Overlay map as shown on Slide 5. Per Councilor Radford, Director Cramer reviewed uses allowed in the Airport Overlay including commercial, office uses, and small-scale restaurants which could provide small daily services near residential uses within the higher-density areas. He also identified the area (which is outside of the proposed property) that causes the highest safety or nuisance levels caused by aircraft. He indicated concerns exist outside of this area although the nuisances are not frequently at the same level. He also indicated the Federal Aviation Administration (FAA) addresses this by people per acre, therefore, staff took the average household size of the City and figured out how many units it would take with that average size per acre. This number amounted to nine (9) units per/acre. Per Councilor Francis, Director Cramer stated a public park would not be allowed as the FAA is trying to reduce congregations of people. He noted the FAA is also trying to limit the number birds/fowl that could fly into an airplane due to trees in a public park. Per Councilor Radford, Director Cramer stated there is currently nothing in City Code regarding the natural vegetation of a storm retention pond.

Mayor Casper requested public comment. No one appeared. Mayor Casper closed the public hearing.

Councilor Radford stated he questioned the utilities per his concern of infrastructure. He

believes this will be a core part of the community and he is hopeful this area will develop into a research triangle. He also sees this as infill for the area and he believes there is opportunity for this space. Councilor Burtenshaw sees this as infill and she believes this area will provide opportunity for other development as the US 20 route takes shape.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the ordinance annexing 39.543 acres, SE ¼ of Section 1, Township 2 North, Range 37 East under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary. The motion carried by the following vote: Aye - Councilors Dingman, Burtenshaw, Francis, Freeman, Hally, Radford. Nay - none.

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

ORDINANCE NO. 3394

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 39.543 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 39.543 acres, SE ¼ of Section 1, Township 2 North, Range 37 East and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Francis, Dingman, Freeman, Hally, Radford, Burtenshaw. Nay - none.

- 4) Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning-Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, M&B: 39.543 acres, in the SE1/4 of Section 1, Township 2 North, Range 37 East.

Attached is part 2 of 2 of the application for Annexation and Initial Zoning of R3A with Airport Overlay which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, M&B: 39.543 acres, in the SE1/4, Section 1, Township 2 North, Range 37 East. The Planning and Zoning Commission considered this item at its May 4, 2021 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation

It was moved by Councilor Radford, seconded by Councilor Francis, to assign a Comprehensive Plan Designation of "Low Density, Higher Density, Employment Center, and Higher Education" and approve the Ordinance establishing the initial zoning for R3A with Airport Overlay as shown on Slide 5 in the hearing under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Dingman, Radford, Freeman, Francis. Nay - none.

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

ORDINANCE NO. 3395

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 39.543 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R3A ZONE WITH AIRPORT OVERLAY ZONE, AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilor Radford, seconded by Councilor Francis, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R3A with Airport Overlay as shown on Slide 5 in the hearing and give authorization for the Mayor to execute the necessary documents. The motion carried by the following vote: Aye - Councilors Hally, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - none.

6. Announcements.

Councilor Radford expressed his appreciation to public safety for their assistance with the July 4 celebrations. Mayor Casper announced the elected officials helped bring in \$17,000 of donations and approximately 2,000 pounds of food during the July 4 parade. She expressed her appreciation to the public. Council President Dingman indicated this was the most successful food drive and donation collection.

7. Adjournment.

There being no further business, the meeting adjourned at 9:04 p.m.

July 12, 2021 Budget Session - Unapproved

The City Council of the City of Idaho Falls met in Council Budget Session, Monday, July 12, 2021, at the City Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 1:00 p.m.

There were present:

Mayor Rebecca L. Noah Casper
Council President Michelle Ziel-Dingman
Councilor John Radford
Councilor Thomas Hally
Councilor Jim Freeman
Councilor Jim Francis
Councilor Lisa Burtenshaw

Also present:

Pamela Alexander, Municipal Services Director
Mark Hagedorn, Controller
Josh Roos, Treasurer
Duane Nelson, Fire Chief
Jon Perry, Deputy Fire Chief
Paul Radford, Deputy Fire Chief
Bryce Johnson, Police Chief
Jeremy Galbreath, Training and Logistics Police Captain
Annake Scholes, Police Administrative Assistant
PJ Holm, Parks and Recreation Director
Tim Reinke, Golf Operations Manager
Chris Horsley, Recreation Superintendent
Ronnie Campbell, Parks and Cemetery Superintendent
David Pennock, Zoo Superintendent
Derrick Sorenson, Accountant
Brad Cramer, Community Development Services Director
Kerry Beutler, Community Development Services Assistant Planning Director
Cassie Auten, Accountant
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Opening Remarks, Announcements:

Mayor Casper stated this presentation is for all departments that are fed by the General Fund. She indicated the Fire, Police, and Parks and Recreation (P&R) departments see the majority of their expenditures on personnel. Mayor Casper stated the City has a lot of assets, however, she believes people are the greatest asset. She noted the previous budget included cuts due to Coronavirus (COVID-19) and this may show a large increase in this year's budget, therefore, she recommended Council compare this year's budget to two (2) years ago.

Introductory Remarks as Needed:

Director Alexander noted this year's budget request was for a flat budget pre-COVID. She indicated this year's budget will be based on data.

Department Budget Review:

Fire Department (IFFD) –

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Chief Nelson introduced staff members that were present. He then presented the following with general discussion throughout:

Department Structure: General Fund divisions within the IFFD include Administration, Fire Alarm Training (Dispatch E911), Fire Prevention, Fire Fighting, Fire Training, Fire Stations and Building, and Auxiliary Services. Special Revenue funds managed by the IFFD include the Emergency Medical Services (EMS) Fund, and Wildland Fund.

Department Budget Overview:

Department	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$12,209,866	\$1,931,072	\$12,520,636	\$1,870,572	\$310,770	3%	81

Chief Nelson stated the increase in Fire Administration is due to required firefighter physicals, which were previously included in the EMS Fund, however these costs have been broken out as a direct reflection on each fund. He noted General Fund includes 81 of the 125 IFFD personnel. He also stated Fire Alarm Training increase is due to an interfund transfer to dispatch; Fire Fighter increase is due to step and grade and increase to wages and benefits (it was noted overtime from wildland fires is reimbursable); and Auxiliary Services increase is due to maintenance of equipment. Chief Nelson stated the operating cost of the budget has been flat for the previous three (3) years, however, this is not sustainable due to personnel. He noted the full-time employee (FTE) count has been reduced from 130 to 125. He also noted the reduction in personnel was moved to attrition, however, he believes the department is asking a lot of their employees and he will need to get some positions back into the department, including a training position. He reviewed additional changes as well stating fully staffed and operational should be at 130, which he will work on in the next 3-5 years. Chief Nelson believes the department is right-sized for now but he realizes the population will grow and additional personnel will need to be added. Discussion followed regarding EMS.

Department Budget Overview:

Department- EMS	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$7,059,084	\$6,915,846	\$6,746,000	\$7,097,114	\$(313,084)	(4%)	44

Chief Nelson stated the IFFD worked to decrease the expenditures as a conservative approach to revenue while increasing EMS agreements to outside counties (3-10% increase). He also stated the Municipal Equipment Replacement Fund (MERF) schedule is being reviewed. Long-term debt/loan plan includes American Rescue Plan Act (ARPA) funding – lost revenue and a 5-year plan to resolve the negative cash flow. The IFFD is also anticipating future legislation in 2022 to capture Medicaid dollars as Chief Nelson noted Medicare/Medicaid makes up approximately 70-75% of billing accounts. Chief Nelson stated the decrease of expenditures is due to modifications made to dollars moved to dispatch, personnel training, vehicle purchases, and depreciation schedules. He reviewed EMS long-term debt for FY20 and FY21, he anticipates to end the year at \$800,000-900,000. He believes there are approximately \$470,000 lost revenue funds in the ARPA (ARPA may allow addition of personnel) and there were approximately \$100,000 in COVID expenses for the EMS fund. Chief Nelson stated there will be a 5% increase for professional services. He also stated individuals working from home, due to COVID, caused a 17% increase of calls. Per Councilor Hally, Chief Nelson stated Fire and EMS costs to dispatch are \$470,000, the overall costs amount to approximately \$2.2M. He also stated the goal is to have the EMS account in the black. Per additional discussion, Mr. Hagedorn does not believe ambulance costs are sustainable for the EMS Fund to become an Enterprise Fund.

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General discussion followed including an explanation of dispatch funding by Chief Johnson. Chief Nelson believes long-term debt can be achieved in five (5) years.

Department Budget Overview:

Department - Wildland	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2020/21 Proposed Position Count
Total	\$961,500	\$1,180,000	\$1,039,132	\$1,200,000	\$77,632	8%	0

Chief Nelson stated all costs are reimbursable including additional costs received from leased equipment. He indicated the IFFD is seeing reimbursables within 60 days, he recognized Fire Administrative staff Amanda Albertson for her assistance.

Department Budget Overview:

Department - Fire CIP	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2020/21 Proposed Position Count
Total	\$0	\$401,524	\$0	\$400,000	\$0	0%	0

Chief Nelson stated there are no changes in the Capital Improvement Projects (CIP) from the previous years. This amount is a payback for Fire Station 1 which will be paid back in 7-8 years. Chief Nelson reviewed items not included in the Capital Improvement Fund.

Chief Nelson stated there are no anticipated fee increases.

Chief Nelson reviewed ten-year review of expenditure categories. He noted there was a slight decrease in salaries and benefits and a slight increase in operating costs. Mr. Hagedorn commended Chief Nelson and his team.

Chief Nelson reviewed 2021/22 Highlights, Strategies, and Goals which include capital improvements using ARPA funding, property acquisition for future growth of City, personnel increase FY23 in the EMS Fund, and continued research and funding capabilities for usable training center. COVID-19 impacts include revenue lost and transport capabilities. Chief Nelson believes COVID-19 impacts will continue. Brief comments followed regarding COVID-19.

The Bottom Line:

	Revenues	Expenditures	Net Provided (Usage)
Fire-General Fund	\$1,870,572	\$12,520,636	\$(10,650,064)
EMS	\$7,097,114	\$6,746,000	\$351,114
Wildland	\$1,200,000	\$1,039,132	\$160,868
Fire-CIP	\$400,000	\$0	\$400,000

Police Department (IFPD) –

Chief Johnson introduced staff members that were present. He then presented the following with general discussion throughout:

Department Structure: Patrol Bureau, Investigations and Special Operations Bureau, and Training and Logistics Bureau.

Department Budget Overview:

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Department	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$17,370,894	\$1,277,169	\$19,913,332	\$1,485,602	\$2,542,438	12.8%	146
Police CIP	\$0	\$0	\$30,000,000	\$30,000,000			

Chief Johnson stated the largest expense is the new Law Enforcement Complex (LEC). Decrease of in-service training is an accounting move, other increases includes training, step and grade increases, and scheduled vacancies. Communication increase includes dispatch scheduled vacancy (Chief Johnson noted dispatch has an extremely high turnover rate), and Animal Control increase includes a scheduled vacancy.

Chief Johnson reviewed ten-year review of expenditure categories. He noted the increase in 2018 was due to additional personnel which was flat for several years.

Chief Johnson reviewed 2021/22 Highlights, Strategies, and Goals which include reduction in services, reduction in training, Greater Idaho Falls Police Foundation, grants (discussion followed regarding a segregated grant coordinator), fees, rising crime and work load, and staffing (dispatch and officer). Chief Johnson stated in 2014 the Citizens Review Committee (CRC) recommended staffing levels from 2008 which was 1.7 officers/per 1,000 population. He reviewed IFPD staffing by population for the previous ten (10) years stating the population has outpaced IFPD staff, which is currently at 94 officers. He also reviewed IFPD staffing by workload analysis – pieces of work/average time per activity (currently is 42,493/45,397.5 hours), obligated time versus unobligated time, current average of 19 officers per day (with considerable overtime), average of six (6) officers per shift (new call occurs every 10-11 minutes), needed 31 officers per day, and needed increase of 14 patrol officers plus additional detectives and supervisor. Chief Johnson requested a staffing multi-year plan including Community Oriented Policing Services (COPS) grant for four (4) officers leveraging one (1) of the scheduled vacancies to add four (4) officers, an airport sergeant (mid-year add), future years for additional three (3) officers each year for three (3) years, and “trigger” for additional new officers. Chief Johnson stated towing fees for snow removal were removed from the IFPD budget as he believes these fees should be included in the Public Works budget (although this may have been mis-communicated with Public Works). He reviewed multiple scenarios/reasons for overtime of personnel. He indicated extra officers increase short-term overtime costs due to training. Discussion followed regarding FTEs and the number of daily officers on shift. Chief Johnson noted two (2) officers recently left the IFPD and he anticipates seven (7) retirements. Chief Johnson stated priority items include tasers, a crematorium, and range improvements for the outdoor shooting range (\$30,000).

Chief Johnson stated there are no proposed changes to fees. He also stated the City of Ammon is opting out of Animal Control Services effective October 1.

The Bottom Line:

Revenues	Expenditures	Net Provided (Usage)
\$1,485,602	\$19,913,332	(\$18,427,730)

Mr. Hagedorn stated the Net Provided Usage will come from property taxes and State-shared revenues. He noted this amount includes \$2M which has been allocated to the LEC.

Parks and Recreation (P&R) –

Director Holm commended the P&R Department staff. He introduced staff members that were present. He then presented the following with general discussion throughout:

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Mission – To Enrich Community

Vision – To be leaders in providing healthy, fun experiences

Department Structure: Park Division, Rec Division, Golf Division, and Idaho Falls Zoo.

Department Budget Overview:

Division – Parks/Zoo	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$8,578,569	\$1,334,100	\$9,599,066	\$1,561,1603	\$1,020,497	11.90%	63

Director Holm stated the main Parks Administration increase is due to a Transportation Alternatives Program (TAP) Grant in 2023 to widen the Panchari sidewalk which is part of the pathway system, Parks Maintenance includes the majority of P&R personnel (wages and benefits), the revenue in Parks Maintenance is reimbursement from School District 91 for the Skyline tennis court replacement project, and expenditures include dedicated funds for the Operations and Maintenance (O&M) budget for previously deferred projects. He also stated Funland at the Zoo has been added to the Zoo budget (Director Holm believes the community will support this facility and revenue will help with expenditures), increase in Weed and Snow Removal includes a new position, and Noise Park increase is pre-COVID (motocross is not anticipated at this point although there will be follow-up discussion per the July 8, 2021 City Council Meeting). Per Councilor Hally, Mr. Campbell estimated storm ponds amount to \$150,000 for the 37 locations.

Additional capital requests include:

- Parks Administration - \$150,000 (Land and Water Conservation Fund (LWCF) mitigation)
- Parks Maintenance - \$580,000 (\$280,000 after eliminating tennis courts), \$80,000 for betonite for Ryder Park, \$150,000 Heritage Park irrigation system, \$50,000 hydraulic aerator
- Zoo - \$196,500 (\$89,000 after previously approved building payment), \$39,000 as City's contribution to Funland restoration, \$50,000 for front entrance of the zoo (repay Tautphaus Park Zoological Society (TPZS) for portion of the admin building)
- Cemeteries - \$80,000 (Niche Wall, will generate revenue to pay for this investment)

Department Budget Overview:

Division – Recreation	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$3,421,102	\$3,058,480	\$3,754,350	\$3,311,102	\$333,248	9.7%	10

Director Holm stated P&R will be looking for community sponsorships. He also stated Rec Administration increase includes a 10% increase on the Rec Levy, salaries and benefits, General Fund transfer, and grant-match funds (this will not be spent if no grants are received). Sports and Programs increase includes new programs that were eliminated during COVID and contracted officials. Aquatic Center increase includes facility repair and maintenance and the dehumidification carryover.

Department Budget Overview:

Division – Golf	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
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Total	\$2,828,457	\$2,733,173	\$3,001,154	\$3,010,540	\$172,697	6.1%	12
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Director Holm stated the golf courses are self-sustaining, there are no major increases.

Capital Improvement Funds Budget Overview:

Department	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Parks CIP	\$1,075,000	\$1,552,000	\$0	\$65,000	\$(1,075,000)	-100.00	0
Zoo CIP	\$1,065,000	\$1,167,000	\$2,000,000	\$2,000,000	\$935,000	87.79	0
Golf CIP	\$3,240,000	\$3,291,181	\$275,000	\$291,600	\$(2,965,000)	-91.51	0

Director Holm reviewed ten-year review of expenditure categories. He stated there has been a small growth for the majority of these areas, there was a small decrease during COVID, and capital projects are funded per Council priorities. Per Mayor Casper, Mr. Campbell believes the MERF has been a great asset for the P&R equipment. Brief comments followed regarding the P&R MERF, the War Bonnet Roundup Rodeo, and green spaces.

2021/22 Highlights, Strategies, and Goals:

Director Holm briefly reviewed the numerous P&R facilities. Strategies include maintain what we have, start investing back into our existing park system and not growing it, Right-of-Way (ROW) contracting, work with Municipal Services to start using work orders when we are asked to maintain or repair something, and use grants like TAP and LWCF to help with projects.

2021/22 Areas of Concern include vandalism, dilapidated irrigation systems, and minimum wage increases. Director Holm displayed several photos of vandalism, stating the frequency of vandalism is increasing.

Director Holm stated small fee increases are proposed for program fees, rental fees, and facility usages as P&R is working to cover more costs with fees charged throughout the department.

The Bottom Line:

	Revenues	Expenditures	Net Provided (Usage)
General Fund	\$1,645,603	\$9,599,066	\$(7,953,463)
Recreation	\$3,311,102	\$3,754,350	\$(433,248)
Golf	\$3,010,540	\$3,001,154	\$9,386
Capital Improvement	\$2,356,600	\$2,275,000	\$(81,600)

Community Development Services (CDS) –

Director Cramer introduced staff members that were present. He then presented the following with general discussion throughout:

Department Structure: Building, Planning (Grants Administration, Director Cramer gave a brief update on the newly approved Grants Coordinator position), and Bonneville Metropolitan Planning Organization (BMPO) (this is mainly federally funded). Brief comments followed regarding BMPO being included within the CDS Department.

Department Budget Overview:

	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
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Total	\$3,745,099	\$2,873,700	\$3,824,434	\$3,157,825	\$79,335	2%	21
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Director Cramer stated CDS administration reduction is due to a re-set of retirements, moving Code Enforcement to the IFPD, and being close to the end of the Environmental Protection Agency (EPA) grant. He indicated no additional staff is being requested at this time in CDS Administration. He noted overall expenditures in CDS Administration are reduced from two (2) years ago by approximately \$130,000. Director Cramer stated the BMPO increase is due to a grant received and Community Development Block Grant (CDBG) increase is due to COVID grants received.

Department Budget Overview:

Business Improvement District (BID)	2020/21 Proposed Expenditure Budget	2020/21 Proposed Revenue Budget	2021/22 Proposed Expenditure Budget	2021/22 Proposed Revenue Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$85,000	\$90,000	\$85,000	\$90,000	-	-	-

Mr. Hagedorn stated this is not a Council-directed budget and is intended to be reclassified as a fiduciary fund.

Director Cramer reviewed ten-year review of expenditure categories. He stated the spikes in operating expense are directly related to grants received, and the leveling off is due to BMPO.

Director Cramer reviewed 2021/22 Highlights, Strategies, and Goals which include Grants Coordinator (continue spending additional funds received, partner with other departments on grants), TRAKiT fixes OR begin process to move to a new system, Professional Services (fiscal impact analysis, Community Engagement Manual, Comprehensive Plan implementation). Director Cramer stated he prefers to have professional service dollars available so staff can continue to work on internal projects/needs.

The Bottom Line:

Revenues	Expenditures	Net Provided (Usage)
\$3,157,825	\$3,824,434	\$(666,609)

Director Cramer stated the Net Provide (Usage) is lower than two (2) years ago.

Follow-up Discussion:

Brief comments followed including an update of P&R, previous years' budgets included on graphs, scheduled vacancies, position count, policing formulas, long-term effects of needs and backlog, the difficulty of the legislators' decisions regarding the property tax structure/funding, and sales tax.

There being no further business, the meeting adjourned at 5:52 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor

July 15, 2021 Budget Session - Unapproved

The City Council of the City of Idaho Falls met in Council Budget Session, Monday, July 12, 2021, at the City Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 1:00 p.m.

There were present:

Mayor Rebecca L. Noah Casper
Council President Michelle Ziel-Dingman
Councilor John Radford (departed at 3:35 p.m.)
Councilor Thomas Hally
Councilor Jim Freeman
Councilor Jim Francis
Councilor Lisa Burtenshaw

Also present:

Pamela Alexander, Municipal Services Director
Mark Hagedorn, Controller
Josh Roos, Treasurer
Chris Fredericksen, Public Works Director
Chris Canfield, Assistant Public Works Director
Carl Utter, Wastewater Superintendent
David Richards, Water Superintendent
Derek Bates, Geographic Information System (GIS) Coordinator
Jordan Rechenmacher, Sanitation Superintendent
Brian Cardon, Street Superintendent
Robert Wright, Library Director
Mary Lund, Library Board Chair
Rod Rapp, Library Board Trustee
Tyrone Dickerson, Information Technology (IT)
Kim Rafferty, Administrative Assistant
Alicia Stout, Children's Library Supervisor
Beth Swensen, Public Services Assistant Director
Bruce Young, Accountant
Joseph Nilsson, Chief IT Officer
Alan Muir, Building Maintenance Superintendent
Dave Nelson, Fleet Maintenance Superintendent
Carla Bruington, Executive Assistant to the Mayor
Bud Cranor, Public Information Officer
Dana Briggs, Economic Development Coordinator
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Opening Remarks, Announcements:

Mayor Casper provided an update on Coronavirus (COVID-19) stating she has heard from officials and physicians that every single COVID hospitalization, every single death, and every single case is preventable. She indicated the national vaccination rate is 48-49%, Idaho vaccination rate is 38.79%, and Bonneville County vaccination rate is 37.08%. She stated there were six (6) new cases on July 14 and there are 31 active cases in Bonneville County. Mayor Casper believes this is not over for those who have not been vaccinated, and for those who have been vaccinated the rate of contracting COVID is in the less than ½% range. She recommended the public officials re-

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assert their influence for vaccinations. Mayor Casper requested any potential follow-up questions regarding the airport budget. Councilor Burtenshaw questioned a follow-up of potential fees. Mayor Casper noted the fee resolution will be addressed during an upcoming meeting. She also noted funding for Alaska Airlines is not an airport budget item. This is a segregated general ledger account.

Introductory Remarks as Needed:

There were no remarks.

Department Budget Review:

Public Works –

Director Frederickson expressed his appreciation to the finance team. He introduced staff members that were present. He then presented the following with general discussion throughout:

Department Structure: Public Works Administration (includes GIS, Greater Idaho Falls Transit (GIFT) (this is new), and Engineering), Street Division, Water Division, Sanitation Division, Wastewater Division, and Municipal Capital Funds.

Department Budget Overview:

Department – Public Works	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$1,342,700	\$1,302,100	\$1,470,600	\$168,500	13%	20 (22)

Director Fredericksen stated the expenditures and revenue associated with Administration is a pass-thru from other divisions, the funds in Public Works are administered to the three (3) enterprise accounts (water, wastewater, and sanitation) as well as the street account, and GIS costs are equally split between Public Works and Idaho Falls Power (IFP). He noted \$1M from Snow Removal has been moved from the General Fund to the Street Division, GIFT will be coordinated through the Idaho Transportation Department (ITD) and the Federal Transit Administration (FTA), and the Engineering increase is due to a new Global Positioning System (GPS) request. He also noted the full-time employee (FTE) requests are for GIS as well as the new Transit Coordinator for GIFT that was previously approved by Council.

Department Budget Overview:

Department – Street Division	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$7,478,000	\$7,477,800	\$8,561,800	\$1,084,000	14%	22

Director Fredericksen stated there are minimal increases in Administrative and Signing/Pavement Marking, the decrease in paved Street Maintenance is for the shared Street and Sanitation Building, and the increase in Snow and Ice Control is due to the movement of \$1M snow removal funds (remaining funds will remain in Streets). Discussion followed regarding snow removal including towing costs within the Idaho Falls Police Department (IFPD) as overtime costs, and two (2) lease/purchase requests for snow equipment. Per Mayor Casper, Mr. Hagedorn stated there are additional ways to track the snow towing. He also stated there is preference to track other overtime costs.

Department Budget Overview:

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Department – CIP Funds	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$6,020,000	\$3,800,000	\$2,945,000	\$(855,000)	-23%	-

Director Fredericksen stated the majority of the decrease is in Street Capital due to federal aid projects.

Department Budget Overview:

Department – Water Division	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$11,389,300	\$11,946,600	\$18,062,400	\$6,115,800	51%	19 (20)

Director Fredericksen stated the major Capital Improvement Projects (CIP) are estimated in the Water Division. He also stated the increase in Administrative is due to the water meter pilot project, the decrease in Well Operations and Maintenance (O&M) is due to decreases in professional services, the increase in Distribution System O&M is a request for a new FTE as well as a Municipal Equipment Replacement Fund (MERF) replacement item, and the increase in New Construction includes the water tower. Brief discussion followed regarding replacement of water lines (replacement is currently 1% annually) in conjunction with other street projects, and pipe break history.

Department Budget Overview:

Department – Sanitation Division	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$5,657,500	\$5,765,700	\$6,451,100	\$685,400	12%	23(24)

Director Fredericksen stated the decrease in Construction and Maintenance is due to re-budgeting of the shared Street and Sanitation Building, the increase in Collection Handload includes MERF replacement as well as an additional new autoloader truck and replacement of carts, and the decrease of Tilt Frame is due to a container. He also stated the Sanitation Division is requesting a new FTE. Per Councilor Hally, Mr. Rechenmacher stated the number of daily collections of sanitation is substantial. Director Fredericksen believes one (1) vehicle can service approximately 800 collections per day.

Department Budget Overview:

Department – Wastewater Division	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$12,145,600	\$13,941,700	\$21,301,700	\$7,360,000	53%	36

Director Fredericksen stated a large capital project is for the dewatering project, the increase in Administration is for professional services and the Department of Environmental Quality (DEQ), the increase in Collection O&M is for MERF replacement, and the increase in New Construction is for line replacement.

Director Fredericksen reviewed ten-year review of expenditure categories. He stated the spikes have occurred with Capital Outlay projects, other areas have stayed fairly flat.

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Director Fredericksen stated proposed fee increases in the Water Division include a general 3.9% increase and connection fees, which varies (Director Fredericksen explained these fees stating some fees will increase while other fees will decrease). Wastewater fee increases include a general residential 1% increase, commercial 7% increase, and connection fees, which varies. Director Fredericksen noted Iona Bonneville Sewer District (IBSD) fees were updated in June.

Department	2019/20 Revenue Budget	2020/21 Revenue Budget	2021/22 Proposed Revenue Budget	\$ Change Revenue	% Change Revenue
Total	\$37,084,000	\$37,650,900	\$39,773,900	\$2,123,000	6%

Per Councilor Radford, Director Fredericksen stated new connections are included in revenue.

The Bottom Line:

	2021/22 Expenditures	2021/22 Revenues	Net Provided (Usage)	Fund Balance (May 2021)
Total	\$58,792,500	\$39,773,900	\$(19,018,600)	\$59,508,700

Director Fredericksen believes traffic improvements have occurred due to a new traffic engineer in IFP. He briefly reviewed 2021/22 Highlights, Strategies, and Goals.

Per Councilor Francis, Director Fredericksen stated all MERF funding is now included in the Enterprise Fund. Per Councilor Hally, Director Fredericksen does not believe there have been additional costs on projects although there have been delays. Brief discussion followed regarding bids and contracts.

Library –

Ms. Lund and Director Wright introduced the Library Board Member and Library staff members that were present. Director Wright recognized Ms. Swenson as Idaho Librarian of the Year as well as a Chamber of Commerce Distinguished Under 40 recipient.

Ms. Lund presented the following with general discussion throughout:

Department Structure: Children's Library, Adult/Teen Library, Technical Services, and Administration.

Department Budget Overview:

Library	2019/20 Revenue Budget	2020/21 Revenue Budget	2021/22 Proposed Revenue Budget	\$ Change Revenue	% Change Revenue	2021/22 Proposed Position Count
Total	\$3,642,297	\$3,625,707	\$3,589,297	\$(36,410)	(1.0%)	26

Director Wright stated the revenue decrease is due to some grants not being received. He noted the position count does not include the additional 12-24 part-time employees.

Department Budget Overview:

Library	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$4,479,885	\$6,602,948	\$4,210,474	\$(2,392,474)	(56.8%)	26

Ms. Lund stated expenditures have increased over the course of the previous two (2) years.

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Ms. Lund reviewed ten-year review of expenditure categories. She stated expansion of the library was planned, however, the Library Board decided an expansion was not prudent at this time. She noted Operating Expenses increase as is the case with all businesses, and all other areas are slowing growing.

Ms. Lund reviewed 2021/22 Highlights, Strategies, and Goals which includes changes to Idaho Code (this has not been a problem in the City of Idaho Falls), Library funding going forward (static versus dynamic (Ms. Lund expressed her concern for static), personnel costs increasing every year, inflationary pressure on Library materials, maintenance, and electronic items), grants (has sustainability issues), and building expansion plans and fundraising efforts. Ms. Lund displayed several pictures and described several improvements to the library.

The Bottom Line:

	Expenditures	2021/22 Revenues	Net Provided (Usage)
Total	\$3,589,297	\$4,210,474	\$(621,177)

Ms. Lund stated Director Wright is very frugal when spending money, she expressed her appreciation to him. Director Wright noted a recent trust fund of \$10,000 has been established to purchase flowers, and an additional sizeable contribution is in the works. He indicated the variables in the budget are personnel and books. Per Councilor Francis, Director Wright believes a dynamic increase is evenly distributed across the departments, static is no increase to expenses. Also per Councilor Francis, Director Wright confirmed money for salaries and wages is included in this budget. He briefly reviewed paper and electronic materials costs. Councilor Francis explained the Mae Neuber Fund for the Library stating this fund is to be used for special projects. General comments followed regarding Library usage, library programs, and materials. Per brief discussion regarding the library levy, Director Wright stated the library levy amount is a Council decision. Mr. Hagedorn confirmed. He noted discussion has previously occurred regarding the levy. Per Mayor Casper, Ms. Lund stated negotiations will begin with Bonneville County in the near future, and the contract will be valid for three (3) years. She believes the negotiations will be productive. Director Wright noted the County usage has increased from 30% to 40.1%. He indicated future contracts will be based upon usage.

Municipal Services (MS) –

Director Alexander introduced staff members that were present. She then reviewed the following with general discussion throughout:

Department Structure: Administration, City Clerk, Information Technology, Finance, and General Services Administration. Funds: General Fund, Enterprise Funds (through interfund transfers), Health Insurance, MERF, Risk Management, and Contingency.

Director Alexander stated MS is an internal-services type of department and there is very little revenue overall.

Department Budget Overview:

Department	2019/20 Revenue Budget	2020/21 Revenue Budget	2021/22 Proposed Revenue Budget	\$ Change Revenue	% Change Revenue
Municipal Services	\$300,653	\$273,700	\$298,200	\$394,094	8.67%
MERF	-	2,200,000	2,419,100	219,100	9.96
Risk Management Fund	1,200,000	1,990,496	1,955,503	(34,993)	(1.76)
Health Insurance Fund	-	2,000,000	50,000	(1,950,000)	(97.50)
Civic Auditorium CIP Fund	200,000	-	200,000	200,000	-
Budgetary Fund	-	-	-	-	-

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Director Alexander stated the Civic Auditorium CIP Fund is from the Maeck Family, these funds were not spent due to COVID. Per Councilor Francis, Director Alexander clarified Civic Auditorium funds have only been spent for preliminary design. Director Alexander stated the MERF is anticipated to be redesigned over the course of the next year. Mr. Hagedorn noted there is preference to budget cash balances so there is capacity to spend it as needed. He also stated the Health Insurance Fund was created for the City to become self-insured, these funds are being staged.

Department Budget Overview:

	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$4,678,353	\$4,545,522	\$4,939,616	\$394,094	8.67%	71

Director Alexander stated the City Clerk increase is due to a potential run-off election (this is only a place holder) and licensing software expenses, and the IT increase is due to software costs and an additional FTE request. She also stated Utility Billing is paid by the Enterprise Fund, she noted the billing has been outsourced. Finance increase is for an FTE request as well as a staffing and training plan and software. Director Alexander stated the two (2) current vacancies in General Services are be reviewed for efficiency, Equipment Maintenance increase is for the anticipation of a fuel increase, Building Maintenance increase is for professional services and facility upkeep (there are more than 200 City facilities), and Property Coordination decrease is due to interfund transfer. She also stated Building Maintenance will be evaluating numerous buildings and parking lots over the course of the next year. Per Councilor Freeman, Director Alexander stated discussion will need to occur with School District 91 regarding the Civic Center parking lot.

Department Budget Overview:

Department	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure
MERF	\$5,687,500	\$3,120,000	\$3,899,926	\$779,926	25%
Risk Management Fund	2,350,000	3,811,292	3,849,920	38,628	1.01
Health Insurance Fund	60,000	60,000	60,000		
Civic Auditorium CIP Fund	200,000	-	200,000	200,000	-
Budgetary Fund	6,000,000	43,000,000	20,000,000	(23,000,000)	-53.49

Director Alexander stated the Budgetary Fund is for contingencies.

Director Alexander reviewed ten-year review of expenditure categories. She stated Operating Expenses have slightly increased (mainly due to IT), the Capital Outlay increase was due to Civic Center renovations, and Interfund Transfers have slightly decreased.

Director Alexander reviewed 2021/22 Highlights, Strategies, and Goals which includes continue to improve financial audits, develop fleet maintenance mechanic certification program, continue to explore internal and external processes for efficiencies, continue to work collaboratively with rate payer departments to improve the customer service experience, develop building repair and maintenance program (Director Alexander displayed several pictures of examples), and continue to analyze long-term agreements for cost savings.

Director Alexander stated proposed fee increases include a marquee for advertising packages as well as live stream events for the Idaho Falls Civic Center.

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The Bottom Line:

	Revenues	Expenditures	Net Provided (Usage)
General Fund	\$298,200	\$4,939,616	\$(4,641,416)
MERF	2,419,100	3,899,926	(1,480,826)
Risk Management	1,955,503	3,849,920	(1,894,417)
Health Insurance	50,000	60,000	(10,000)
Civic Auditorium CIP	200,000	200,000	0
Budgetary	0	20,000,000	(20,000,000)

Discussion followed regarding vehicles and maintenance of aging buildings/structures. Mr. Hagedorn believes, per previous discussion, a Building Equipment Replacement Fund needs to be established. Mayor Casper believes there will be a challenge with funding. Director Alexander stated funding has been set aside for emergency situations. She reviewed priorities that have been established for building maintenance. Per Councilor Freeman, Director Alexander believes an elevator in City Hall is estimated to cost \$500,000. She noted City Hall has been updated on the ground level for Americans with Disabilities Act of 1990 (ADA) accommodations.

Per Mayor Casper, Director Alexander noted the Human Resources and Legal Departments will not be presenting their budgets as their budgets remained flat and include very minor changes.

Mayor/Council –

Ms. Bruington presented the following with general discussion throughout:

Current Budget Structure: Council, Mayor's Office (Administration, Economic Development, Public Information Officer (PIO)), and Community Support. Proposed Budget Structure: Council, Mayor's Office (Administration, PIO), and Economic Development.

Department Budget Overview:

	2019/20 Expenditure Budget	2020/21 Expenditure Budget	2021/22 Proposed Expenditure Budget	\$ Change Expenditure	% Change Expenditure	2021/22 Proposed Position Count
Total	\$795,324	\$627,741	\$771,907	\$144,166	22.97%	10

Mr. Hagedorn stated he recommended Economic Development be moved out from the current budget structure as he believes it should be more transparent. Therefore, this increased Economic Admin by \$100,000 and decreased Community Support by \$100,000.

Mr. Hagedorn reviewed ten-year review of expenditure categories. He stated the large spike was due to the input and then output of non-departmental funds, which are now considered encumbrances in the contingency funds. He also stated the remaining items remain flat.

Ms. Bruington reviewed 2021/22 Highlights, Strategies, and Goals which includes Legistar – this has been moved from City Clerk's budget, Public Transit – Council President Dingman stated there will be no additional request, and this may move to Public Works after the transition year, Chief of Staff – Mayor Casper stated \$134,000 has been budgeted (as a place holder), however, due to this being an election year, she recommended this position not be filled until the beginning of 2022. Discussion followed including other Idaho cities that have a Chief of Staff position, duties of this position, and funding for this position as a 'wash' with a position in Community Development Services and reduced court costs. Highlights, Strategies, and Goals also include Community Support (Economic Development) – this has been removed and funds have been allocated elsewhere per previous (April 2, 2021 Council

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Budget Workshop) discussion. Council President Dingman believes this funding should benefit the entire City and not as a subcommittee making difficult decisions for individual entities. Councilor Francis agrees. He believes the grants have become uncomfortable, he also believes priority of the City should be public service. Councilor Freeman believes there should be continuity in the Mayor's Office. Comments and discussion followed including taking care of current tasks, a strong Mayor system versus a City administrator system/concept, the delegation of Mayoral duties, addressing constituents' concerns, the community events funds, and Councilmember wages increases.

The Bottom Line:

	Expenditures	Net Provided (Usage)
Total	\$771,907	\$(771,907)

Follow-up Discussion:

Mr. Hagedorn distributed updated budget information with 2018/2019 information. Mayor Casper noted there are four (4) scheduled meetings before adoption of the budget. Mr. Hagedorn stated upcoming meetings will include General Fund summary, benefits, a plan for a balanced budget, property taxes and the levy, position control and scheduled vacancies, and funding options for requests. Mayor Casper briefly reviewed the schedule for these upcoming meetings. Following brief discussion, the July 23 Council Budget Session has been eliminated and the start time for the July 26 Council Work Session has been moved from 3:00 p.m. to 1:00 p.m.

Mayor Casper announced the Great Race for Education on July 16. She also announced the 40th Anniversary Celebration for Sister Cities on July 16. Councilor Francis believes the Councilmembers' presence at the Sister Cities celebration will be greatly appreciated by Toka-mura.

There being no further business, the meeting adjourned at 4:57 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor

July 19, 2021 Budget Session - Unapproved

The City Council of the City of Idaho Falls met in Council Budget Session, Monday, July 19, 2021, at the City Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

There were present:

Mayor Rebecca L. Noah Casper
Council President Michelle Ziel-Dingman
Councilor John Radford
Councilor Thomas Hally
Councilor Jim Freeman
Councilor Jim Francis
Councilor Lisa Burtenshaw

Also present:

Pamela Alexander, Municipal Services Director
Mark Hagedorn, Controller
Josh Roos, Treasurer
Ryan Tew, Human Resources Director
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Opening Remarks, Announcements:

Mayor Casper stated the 40th Anniversary Celebration for Sister Cities was held on July 16. She expressed her appreciation to all those involved. She also stated the Metropolitan Statistical Area at the federal level has announced this may not be considered until 2030 as there was concern for national overall growth. Councilor Hally believes the growth spurt will double the number of cities that exceed the 50,000 population. Mayor Casper distributed Community Suicide Prevention Annual Conference information, and she stated a regional Opioid Summit will be held August 3-5. Councilor Radford stated per the American Public Power Association (APPA), a number of infrastructure bills include broadband roll-outs for municipal utilities/non-public power utilities which would override any state law, and the clean energy bills for the 2035 and 2050 targets have rescored hydro to a net zero carbon for all dams. He noted this will not apply to any new dams. Mayor Casper believes this may allow the state to consider setting carbon emission standards for the state as an aspirational document. Councilor Freeman stated burn ban restrictions in Bonneville County were put in place in the previous week.

Introductory Remarks as Needed:

There were no remarks.

Employee Compensation Update:

Director Tew stated there will be no increase to medical costs in the upcoming year, therefore this will have no impact to the budget. Mayor Casper noted this is not an insignificant statement. Director Tew also stated Juneteenth (June 19) has been recognized as a federal holiday. He indicated future discussion will occur regarding this holiday, including 'which' day off would apply. He also indicated it would cost approximately \$20,000-\$40,000 to add this holiday as an additional cost, and swapping this holiday for another holiday would have no additional cost. Mr. Hagedorn stated there would be no cost to the employee, the cost would be for any overtime or backpay. He also stated the estimated cost is based on other operational services that would continue to be provided on a particular holiday, such as the golf courses, the Aquatic Center, etc. Mayor Casper stated the spending authority would need to be included in requests. Mr. Fife stated there needs to be enough time to allow employee comments regarding the holiday prior to Council approval. Councilor Freeman believes this is a minimal cost, he would be in

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favor of adding an additional holiday versus a swap. Councilor Francis believes it may be difficult to swap another holiday. Per Mayor Casper, Director Tew believes another holiday would be favorable for the employees. He also stated the carrier for the life insurance and the critical illness and accident insurance is being changed. There will be no administrative cost for this change.

Mr. Hagedorn reviewed the following with general discussion throughout:

New Compensation Plan Summary (as presented at the March 22, 2021 City Council Work Session):

- Grade and step model – steps 1-4 development of skills and competencies, mid-point at year five (5), performance range year six (6) top out
- Update base pay structure to provide for consistent annual percentage increases
- Move longevity pay within the grade and step hourly rate
- Market study every two (2) years
- Structure does not preclude wage increases for positions that are currently below market

Discussion followed regarding current wages, the domino effect of raising a group of jobs, companies offering higher wages, and commodity cost increases. Mayor Casper indicated, per the federal government, the national increase in inflation and wages is not systemic and may be due to Coronavirus (COVID-19) reaction. She believes wages need to be watched cautiously and questioned if a differential amount should be approved for the time being. Mr. Hagedorn noted a low-growth community does not have a supply issue as a high-growth community. Councilor Hally believes wages may decrease although not on the same course as commodities and capital spending. He predicted gasoline prices will be decreased by \$1 per gallon in February. Per Councilor Francis, Mr. Hagedorn stated grades 2-4, that were removed from the new compensation plan summary, have been replaced; the market study will begin for the next budget season and will occur every two (2) years after that time; and a consistent increase will be yearly unless an employee is not performing.

Compensation Plan – Financial Change:

- Employer impact – estimated translation cost=\$313,043 (this is not a step and grade cost, employees will be placed in the closest step, which may be slightly higher)
- Employee impact – varied increases (0-.5%-151 employees, .5-1%-112 employees, 1-2%-112 employees, over 3%-89 employees).

Mr. Hagedorn stated there is not a way to translate employees at the exact increase. Director Alexander stated yearly steps on this plan will be more predictable for salaries and wage versus the multi-year increases. She also stated employees will remain whole. Councilor Burtenshaw also noted no wages will be decreased as there is no increase to medical costs. Per Councilor Radford, Director Alexander stated all employees were notified of these proposed changes. Mr. Hagedorn stated the change in longevity will allow employees to receive increases sooner and they will move up the scale faster. Mayor Casper stated the change of longevity will allow the city to be in full compliance of auditing and Internal Revenue Service (IRS) requirements. Director Tew stated approximately 26 employees are at the maximum range so any future increase would be market-based changes.

Compensation Plan – Theoretical Increases (assumes no table adjustments and no change in employees or positions):

- FY2023 – \$502,777
- FY2024 – \$459,867
- FY2025 – \$392,974
- FY2026 – \$344,926

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Per Councilor Hally, Mr. Hagedorn stated the standard turnover rate is 7-10%. Per Councilor Freeman, Mr. Hagedorn stated this is a three-legged table which includes the Compensation Table, Cost of Living Adjustment (COLA) (this will be based on market study), and the employee/position count. Per Councilor Radford, Mr. Hagedorn stated this plan is a higher cost in the first two (2) years due to the translation although over 19 years this will be an approximate \$22,000 decrease per position (for new employees). General comments followed. Director Tew stated the Council will need to determine where the city should be with respect to the market – lead, lag, or meet the market. Mr. Hagedorn noted this compensation structure has been included in the budget presentations. Discussion followed regarding benefits increases paid by employees and wage increases. Per Councilor Radford, Director Tew believes the no increase to the medical costs is COVID-related as several typical medical procedures did not occur. Council President Dingman expressed her appreciation to Human Resources and Municipal Services for providing personal compensation information to employees as requested.

Mr. Hagedorn reviewed Position Control (regular benefitted employees) by department for 2019/2020, 2020/2021 Additions, Current Changes, and 2021/2022 Beginning Count. Total count for 2019/2020 was 708, total beginning count for 2021/2022 is 711 (this does not include scheduled vacancies), although Mr. Hagedorn noted payroll is off by one (1) position which is being researched. Mr. Hagedorn briefly reviewed the position swaps in Community Development Services/Police and Municipal Services/Idaho Falls Power (IFP). He stated salaries are not re-budgeted, this money is allocated to the reserve account. He also stated total count in the next year will be focused on supervisors. Mayor Casper stated impact fees are for growth and infrastructure, however, she is hopeful a study for extra services will identify the need for a new employee(s). Councilor Freeman questioned if the number of IFP employees include Idaho Falls Fiber (IFF). Mayor Casper indicated this question could be discussed at the next IFP Board Meeting. Mr. Hagedorn stated the total count is a complicated issue as there is a difference between what a department is allowed to have versus what a department actually has. Director Alexander noted the ratepayer accounts have more flexibility to make employee requests, however, an employee request should be determined by data.

2020/2021 Scheduled Vacancies:

Mr. Hagedorn noted Parks and Recreation (P&R) vacancies are under review. Per Councilor Radford, Mr. Hagedorn stated a scheduled vacancy is an authorized position(s) at the beginning of the year but no budget to cover the position(s). He also stated the director(s) has chosen to spend this money on other priorities (during the COVID year), and directors are aware they cannot re-budget their salary savings. He indicated this is the first year the city has had scheduled vacancies. He also indicated these amounts are included in the budget.

Police – four (4) positions, wages=\$193,564.80, benefits=\$126,243.78

Municipal Services – two (2) positions, wages=\$96,782.40, benefits=\$63,635.52

Mr. Hagedorn recommended a salary/payroll benchmark (currently at 65%) be used for services offered versus money received. He believes a matrix is needed for public safety positions, which is approximately 60% of the General Fund. Discussion followed regarding workload versus turnover, the Public Employee Retirement System of Idaho (PERSI), and an increase in previous years. Mr. Hagedorn cautioned the Council when hiring. It was noted adding these six (6) positions takes approximately \$1.1M of a 3% statutory increase, which increases each consecutive year.

General Fund Summary Review including Balanced Budget Methodology:

Mayor Casper stated she presented a balanced budget to the Council in her first two (2) years of office, however, she believed that was being perceived as taking away Council autonomy and authority over the budget process by not allowing the Council to construct the budget. Therefore, the Council has become more involved in the process. Mayor Casper stated the current process could be changed if requested. Councilor Hally indicated the budget

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manual provided by the state indicates the mayor presents a budget based upon data with obligation by the Council to modify the budget. Director Alexander clarified all departments were requested to submit a flat budget, which did not occur. Follow-up discussion was required with these departments.

Mr. Hagedorn reviewed the following with general discussion throughout:

Current methodology:

General Revenues
Add: Department Specific Revenues
Subtract: <Department Expenditures>
Net Proceeds (Deficit) in Operations
Add: Growth and Annexation
Tentative Balanced Budget
Add: Statutory allowable Increase
Subtract: <Department Requests>
Balanced Budget

Mr. Hagedorn stated this process has occurred for the previous 3-4 years.

Future methodology:

General Revenues
Add: Department Specific Revenues
Subtract: <Department Expenditures>
Net Proceeds (Deficit) in Operations
Add: <i>Statutory allowable Increase</i>
Tentative Balanced Budget
Add: <i>Growth and Annexation</i>
Subtract: <Department Requests>
Balanced Budget

Mr. Hagedorn stated growth should pay for growth, growth should not be paying for change in operations. He also stated operations should not increase more than \$1.2M each year as this is the maximum statutory allowable (3%) unless there is preference to take 1% Forgone. He indicated, per the state, this would be a 1% increase to the maximum non-exempt property tax budget.

Initial Budget as of 7-6-2021:

General Revenues	\$ 42,514,372
Add: Department Specific Revenues	8,798,302
Subtract: <Department Expenditures>	(53,826,172)
Net Proceeds (Deficit) in Operations	\$ (2,513,498)
Add: Growth and Annexation	1,500,000
Tentative Budget	\$ (1,013,498)
Add: Statutory allowable Increase	1,140,000
Subtract: <Department Requests>	(3,148,132)
Projected Budget Difference	\$ (3,021,630)

Mr. Hagedorn stated the budget is \$2.5M short to meet the operational needs. He is predicting growth and annexation to be \$1.9M, which is 5%. He indicated data won't be received from the county until the first week in August. Mr. Hagedorn stated the finance team is trying to redefine the process based on data received from the Community Development Services Department versus the county data, which is currently within \$30M. Mayor

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Casper stated a balanced budget is a theoretical balanced budget. She also stated the city has waited for county numbers, however, most cities of similar size have stopped relying on the county numbers and have developed their own predictive formula. She indicated the city will begin making its own projection. Councilor Freeman expressed his appreciation to Mr. Hagedorn for the conservative numbers. Mr. Hagedorn stated if the city were to hit the full maximum 8% growth and annexation would be approximately \$500,000. Brief discussion followed regarding forgone. Mayor Casper noted the total forgone amount is \$6.5M. Mr. Hagedorn stated the goal was to have the tentative budget zero, or close to zero so the Council could elect the statutory allowable to fund requests.

Reductions:

Police	\$350,000
Fire	225,000
Parks	200,000
Municipal Services	100,000
Community Development Services	65,000
Changes in benefits estimate	150,000 (no changes)
Total	\$1,090,000

Mr. Hagedorn stated some reductions were still being reviewed. He noted the reduction in benefits was the elimination of a 3% medical insurance increase in the General Fund.

Initial Budget as of 7-19-2021:

General Revenues	\$ 42,514,372
Add: Department Specific Revenues	8,798,302
Subtract: <Department Expenditures>	(52,757,484)
Net Proceeds (Deficit) in Operations	\$ (1,444,810)
Add: Growth and Annexation	1,500,000
Tentative Budget	\$ 55,190
Add: Statutory allowable Increase	1,140,000
Add: Forgone	-
Subtract: <Department Requests>	(3,148,132)
Projected Budget Difference	\$ (1,952,942)

Mr. Hagedorn stated discussion will need to occur for 1% forgone (which would be added to the base) or 3% capital forgone (which would be lost against the base). He also stated the biggest impact to growth and annexation and the 3% statutory allowable is the overall city valuation, which is unknown until the county numbers are received in August. He indicated, in theory, a 1% over time has a larger impact than 3% one time.

General Fund Summary – Revenue

	FY19	FY20	FY21	FY22
Total General Fund Budget	\$46,790,933	\$48,972,711	\$49,287,797	\$51,312,674

Mr. Hagedorn stated the Taxes and Franchise Fees amount has been used from FY21 as FY22 hasn't been levied yet, Intergovernmental Revenue, which includes in lieu of, has increased due to liquor sales and state sales tax revenue sharing, Other Financing Sources includes the contribution to the airport for the Minimum Revenue Guarantee which must be held for two (2) years, and Miscellaneous Revenue includes a payment from urban renewal which has drastically decreased due to the closeout of two (2) districts.

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General Fund Summary – Expenditure

	FY19	FY20	FY21	FY22
Total General Fund Budget	\$46,380,570	\$49,972,711	\$50,322,082	\$52,757,484

Mr. Hagedorn stated Operating Expense has decreased, the Capital Outlay increase is for approved items, Debt Service is the payment for the Law Enforcement Complex, and Salaries and Wages has the largest increase which is just under \$2M (22-25% of wages are variable based on salaries). Mayor Casper noted the increase for salaries and wages barely covers the property tax. She also noted the formula for sales tax has changed, and she believes the Council needs to be aware of redefining the formulas. Mr. Hagedorn stated the largest increase in Interfund Allocation is due to a change of work orders. He noted expenditures exceed revenue by approximately \$1.5M.

The Bottom Line:

- Top expenses are wages and benefits
 - Added 20 General Fund employees over the previous five (5) years, which is a 5% increase to the General Fund

Mr. Hagedorn believes the Council must be careful when adding employees and recommended not adding a lot of employees at one time as this has a compounding effect.

- Budgeted overtime has increased from \$825,573 in 2008 to \$1,722,999 in 2022

Mayor Casper believes a deep dive may need to occur within each department to determine if the city can afford the level of service that is being offered. Mr. Hagedorn stated this was attempted through Priority Based Budget. He also stated in today's economy cities cannot offer the same level of services in all areas. Discussion followed regarding Idaho Falls Police Department staff and the level of their leadership. Mr. Hagedorn stated funding should be based on priorities.

Follow-up Discussion:

Mr. Hagedorn stated the July 20 budget presentation includes property tax methodology and department requests review, specifically the General Fund departments. General comments and discussion followed.

There being no further business, the meeting adjourned at 5:28 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor

July 20, 2021 Budget Session - Unapproved

The City Council of the City of Idaho Falls met in Council Budget Session, Tuesday, July 20, 2021, at the City Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 8:30 a.m.

There were present:

Mayor Rebecca L. Noah Casper
Council President Michelle Ziel-Dingman
Councilor Thomas Hally
Councilor Jim Freeman
Councilor Jim Francis
Councilor Lisa Burtenshaw
Councilor John Radford (arrived at 8:54 a.m.)

Also present:

Chris Fredericksen, Public Works Director
Pamela Alexander, Municipal Services Director
Mark Hagedorn, Controller
Josh Roos, Treasurer
PJ Holm, Parks and Recreation Director
Bill Squires, Police Captain
Duane Nelson, Fire Chief
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Opening Remarks, Announcements:

Per Mayor Casper's request, Director Fredericksen provided an overview of chip sealing in the downtown area. He noted arterial streets and the downtown streets are focused on Sundays due to the least amount of traffic. He stated, per discussion with the contractor, HK Contractors, all of downtown including Memorial Drive will be chip sealed over the course of two (2) Sundays. He also stated after the initial chip sealing application, sweeping will occur, followed by fog coating. Director Fredericksen noted seal coating was also performed in the Stonebrook subdivision, and a public outreach presentation has been included on the city's website.

Introductory Remarks as Needed:

There were no remarks.

Property Tax Review and Discussion:

Mr. Hagedorn stated a new process was just recently passed by the state legislators. The process includes a hypothetical levy amount as follows:

Determination of Growth and Annexation:

Estimate tax amount	
Previous Year Levy	38,392,442.00
3% Statutory	1,151,773.26
Theoretical Levy Amount	39,544,215.26
Total valuation	
Previous Year Valuation	4,766,436,340
12% increase	5,338,408,701
Preliminary levy rate	0.007407491

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Mr. Hagedorn stated the 12% increase was used as a comparison from 2020. He also stated the preliminary levy rate, which is the levy amount divided by full valuation, is applied to new construction and annexation.

Mr. Hagedorn stated the estimate growth amount based on building permit types (residential and non-residential) indicates a \$36M difference. He indicated this may be a timing issue as some permits begin in one (1) year and are finalized in a different year. He also indicated discussion will occur with the county regarding this difference. He believes 90% of new construction for 2020 will amount to approximately \$195,205,794.75 (plus or minus the \$36M difference).

Calculated amount for growth and annexation

90% of New Construction	\$195,205,794.75
Preliminary Levy Rate	0.007407491
Growth and Annexation	\$1,445,985.20

Mr. Hagedorn stated if the increase is greater than 12%, the levy rate decreases and the growth number decreases. If the increase is less than 12%, this increases the levy rate. The ceiling on the levy rate is 8%, which is based by fund and levy type. Mr. Hagedorn stated valuation will have the largest impact on the growth and annexation levy amount as well as the total value of the new construction. He noted the city is waiting to hear from the county on these numbers.

Consideration of Levy Amount:

Amounts possible to levy

Growth and Annexation –	\$1,445,985
Statutory allowable increase – up to	\$1,151,773 (will fluctuate)
Forgone – 1%=\$383,924, 3% (capital)=	\$1,151,773, total forgone=\$6.5M

Per Councilor Hally, Mr. Hagedorn stated this does not include any federal money. Mayor Casper stated committees for the federal money will begin meeting this fall. Mr. Hagedorn noted there is \$20M in contingency (which includes \$10M for federal money (which is intended to last for five (5) years), \$3M for encumbrances, and \$7M for other revenue guarantees). Per Councilor Francis, Mr. Hagedorn stated the growth and annexation sample amount was included in budget presentations. He also stated the largest factor would be the county numbers, noting the county increased their valuation in the previous year by 11%. Per Councilor Hally, Mr. Hagedorn stated valuation is done at the time of annexation. He also stated the previous process for growth and annexation was to take last year's levy rate and apply it to this year's new construction. He indicated under that method, it would bring in \$1.2M, therefore this method will be better in the current year. He also indicated he took a more conservative amount from the governor's plan, he is unsure what the county is doing. He reiterated as valuations increase, levy rates decrease.

Budget Request List Review and Discussion:

Mayor Casper stated the assumption would be that growth and annexation would cover the difference between the income and operating expenses. Additional funding (0-3% increase and/or forgone) would be required for the request list. The request list was reviewed as followed:

Enterprise Fund Requests (these requests are not affected by property taxes) –

Airport – Council President Dingman believes these requests are justified. It was noted the sergeant at the airport is funded through the airport operating budget to the Idaho Falls Police Department (IFPD) as an interfund transfer. Discussion followed regarding the custodians' request. Per Councilor Radford, Mr. Hagedorn stated the allocation

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for the revenue guarantee is not considered a pay-back. Future discussion (after year two (2)) will be required regarding this funding.

Water – the full-time employee (FTE) was requested in the budget presentation. Per Councilor Burtenshaw, Director Fredericksen stated mitigation for the water tower will be paid by the Water Division. He noted the water tower is a multi-year project that has been budgeted in one (1) year, and funding is available to address the mitigation. Discussion followed regarding the Land and Water Conservation Fund (LWCF) mitigation and resources. Mr. Fife noted a committee is meeting monthly to address the LWCF. Per Councilor Francis, Director Fredericksen indicated the water tower project would begin in late 2021/early 2022.

Sanitation – an FTE and additional equipment have been requested. These requests will be covered by fees.

Wastewater – includes the \$6M dewatering project.

Streets – Director Fredericksen expressed his appreciation to the Council for previous equipment purchases as this has provided efficiency for snow removal. It was noted this is not a request for new revenue, this is included in cash balance. Per Councilor Radford, Director Fredericksen explained the snow removal funding shift from the General Fund to the Street Division. Councilor Burtenshaw questioned if the \$80,000 request included in the Parks and Recreation (P&R) budget could be moved to the Streets budget to allow the Sunnyside Park irrigation project. Director Fredericksen noted this project is part of the pathway system through the P&R Department although he indicated he would be willing to budget a portion of the funding if needed. Discussion followed regarding the Pantheri sidewalk widening project. Director Holm believes the Transportation Alternatives Program (TAP) Grant could be applied to either budget. He indicated these grants are typically for mobility, pedestrian and/or bicycle transportation. He indicated the project is slated for 2023 and while the grant is 93% reimbursable (\$80,000), it wouldn't be reimbursable until that time. Director Holm believes this project would improve the overall trail system although the project would require other P&R cuts. Councilor Burtenshaw clarified this potential budget movement was suggested by the liaisons, not the director. Director Fredericksen noted additional TAP projects have been programmed for Parks as alternative transportation projects. Per Councilor Freeman, Director Holm stated this project is estimated to cost \$500,000, and TAP grants are limited to \$500,000. He also stated spending authority would be required knowing the reimbursement is coming back. Following additional discussion, Mr. Hagedorn believes this funding should be included in P&R.

Power – no information was provided.

Special Revenue Funds:

Golf – Director Holm stated the requests would come out of the Capital Improvement Fund (CIF) accounts. Mr. Hagedorn stated the Rec Fund tax levy increase was previously approved.

Risk Management – new FTE requested by finance, Human Resources (HR), and Legal. Mr. Hagedorn stated this request would be funded from the Risk Management Fund (funded through wages) and would be administered by HR. Director Alexander noted this position has been previously discussed. Mr. Fife indicated this individual would be a resource for safety and training. Per Councilor Francis, Mr. Hagedorn is unsure if the position would be ready October 1. He stated the Risk Management Fund is typically overbudgeted which allows the capacity in cash balance. Mr. Roos indicated the cash balance is currently at \$3.8M. Per Council President Dingman, Mr. Hagedorn and Mr. Young believe this would be a 40-hour position as a pro-active approach versus a re-active approach. Additional comments and discussed followed.

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General Fund:

Chief of Staff – Councilor Radford stated he is in favor of this position although he cannot support eliminating the Community Support Grants as he believes the city needs to support the non-profit organizations. Council President Dingman stated she cannot support the current process for Community Support Grants. She believes this a challenge for the third-party committee. Councilor Francis stated he is reluctant to move forward with the grants as he believes the process has not worked well. He believes there are other ways to show support. Mayor Casper indicated many of these organizations also receive money from the Community Development Block Grant (CDBG). Per Councilor Freeman, Mayor Casper does not believe another position, such as the Public Information Officer (PIO), could be eliminated to fund the Chief of Staff. She believes the \$90,000 previously allocated for court costs (for the next two (2) years) could help pay for the Chief of Staff and/or Community Support Grants. Mr. Hagedorn stated the \$90,000 for this year has already been reallocated although these costs could assist with the Community Support Grants in the following year. He also stated the grant funding was previously included in non-departmental funds. Councilor Francis noted, per previous discussion, it was stated any amount less than \$130,000 for these grants is not worth staff time. He believes, due to other funding received by the non-profit organizations during COVID, this funding should be suspended for a year and readdressed in the following year.

Municipal Services – Director Alexander believes the requested FTE could be mid-year. Mr. Hagedorn stated the FTE request would be partially funded by the Enterprise Funds. Director Alexander believes the lease accounting software (as a one-time cost) is a higher priority than the request for professional services (which has been cut from the previous funding request).

Discussion followed regarding the 1% forgone, 3% forgone and the American Rescue Plan Act (ARPA) monies. Mr. Hagedorn is fairly confident ARPA money cannot be used for a Fire Station payment. Mayor Casper believes there is funding source to purchase the Fire Station in the current year. She noted additional discussion regarding this funding will occur at the July 26 Council Work Session.

Human Resources – Juneteenth holiday. Mr. Hagedorn stated these costs will be for overtime costs.

Police – Captain Squires is unsure of the funding of the crossing guards with the school district. He also stated the current Tasers will no longer be serviceable, he believes this will be an on-going cost. It was noted there is no other company that provides these Tasers. Discussion followed regarding alternative tools and circumstances for policing. Captain Squires believes the lethal launcher request, including the ammo, is for approximately 25 launchers. Personnel requests include a replacement sergeant for the airport, and the four (4) Community Oriented Policing Services (COPS) Grant officers (split funding of 25-75%, 50-50%, 75-25%, 100-0% over the course of four (4) years). Discussion followed including scheduled vacancies and the need/want for additional officers, and position control. Mayor Casper believes some ARPA money could be used to fund officers. Per Councilor Francis, Captain Squires believes the priority would be officer(s) before Tasers. Mr. Hagedorn stated the authorization for the COPS grant is a future year cost as it would be fully funded in this year. He believes there should be a study for public safety staffing model including supervisor and leadership levels. Councilor Burtenshaw believes services would have to be cut to fund future officers. Per Mayor Casper, Mr. Hagedorn emphasized universally more staff does not decrease overtime. Chief Nelson stated more staff requires an operational change. He indicated the Idaho Falls Fire Department (IFFD) reduced their overtime costs due to changing the staffing of vehicles, however, he also indicated overworking of staff increases injuries and increases additional time off. He stated this model will continue with the IFFD until the city can afford additional staff, possibly through the allocation of ARPA money or grants. Chief Nelson stated his model to pay IFFD staff moving forward is different than the IFPD, and he believes by adding officers through the COPS Grant will jeopardize all departments in the General Fund. He indicated the dollars to the IFPD in

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year four (4) will impact public safety as well as other services. Brief comments followed regarding the overworking of staff and the quality of services being offered. Captain Squires indicated additional positions have been requested to the IFPD for numerous years. He believes the IFPD is not opposed to a study although a study should have occurred ten (10) years ago. He also believes the COPS Grant is a great opportunity to add positions and split the cost. Per Council President Dingman, Captain Squires stated only one (1) designated vacancy would be hired if the COPS Grant was not received. Mr. Hagedorn believes more officers are needed, however, something would need to be cut from the General Fund in year four (4) as the increase in salaries every year is greater than the ability to levy. He also believes the entire General Fund needs to be reviewed on what services are being offered, which is the purpose of Priority Based Budgeting. Discussion followed regarding the scheduled vacancy, the COPS grant, and a conditional study. Councilor Burtenshaw believes additional officers will be needed. Councilor Radford believes there are not many options to grow as there will be limited resources in the future. Mayor Casper believes House Bill 389 will require additional conversation with the state legislators. Councilor Radford believes some forgone should be taken to assist with this issue in the future. Discussion followed regarding the reclassification of the Records Manager, the Ramen analyzer (Captain Squires believes a grant may be available), range improvements (this is early in the process with other law enforcement agencies, grant funding may be available), laptops (would be replaced by need), and the crematorium (Captain Squires believes this is needed sooner than later, Director Alexander believes this may be a multi-departmental item). Council President Dingman believes the crematorium should be prioritized before range improvements. Councilor Francis and Captain Squires agreed.

Per Mayor Casper, Council President Dingman reviewed the priority list per discussion as follows: Chief of Staff (\$130,000 would come from Community Support Grants), lease accounting software (\$20,000), Juneteenth holiday (\$30,000), and IFPD to include less lethal launchers (\$50,000), less lethal ammo (\$4,500), NARCAN (\$3,000), Records Manager salary and benefits (\$1,248), and the crematorium (\$43,250) for a total of \$151,998.

Mayor Casper stated Fire and P&R requests discussion will occur at the July 26, 2021 City Council Budget/Work Session.

There being no further business, the meeting adjourned at 12:08 p.m.

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Mayor

File #: 21-181

City Council Meeting

FROM: Pam Alexander, Municipal Services Director
DATE: Friday, July 16, 2021
DEPARTMENT: Municipal Services

Subject

Tentative Approval of the 2021/22 Fiscal Year Budget

Council Action Desired

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

Tentative approval of the 2021/22 fiscal year budget for a not to exceed amount and give the authorization to publish the Notice of Public Hearing.

Description, Background Information & Purpose

Pursuant to Idaho Code §50-1002, authorization is requested to publish the Notice of Public Hearing of the 2021/22 fiscal year budget with publication dates set for August 1, 2021 and August 8, 2021. The Public Hearing is scheduled for 7:30 pm, Thursday, August 12, 2021 in the Council Chambers of the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho.

Alignment with City & Department Planning Objectives



The tentative approval of the 2021/22 fiscal year budget is in alignment with good governance by fostering

innovative and sound fiscal management and enable trust and transparency.

Interdepartmental Coordination

All City departments have participated in the budget process.

Fiscal Impact

The tentative approval of the 2021/22 fiscal year budget sets the maximum level of total expenditures that cannot be exceeded in the appropriations ordinance. This action also sets a limit on the City's property tax levy (in dollars).

Legal Review

Legal concurs this action is within Idaho Code §50-1002.



Memorandum

File #: 21-179

City Council Meeting

FROM: PJ Holm, Director, Parks and Recreation Dept.
DATE: Thursday, July 22, 2021
DEPARTMENT: Parks & Recreation

Subject

An ordinance of the City of Idaho Falls, amending City Code Section 8-3-5.

Council Action Desired

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

Approve the ordinance amending City Code Section 8-3-5 to add Funland at the Zoo to be included in the list of City-regulated spaces where alcohol may be sold, dispensed and consumed, under a suspension of the rules requiring three complete and separate readings and direct 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 only, or reject the Ordinance).

Description, Background Information & Purpose

This ordinance revision would amend City Code Section 8-3-5 to add Funland at the Zoo to be included in the list of City regulated spaces where alcohol may be sold, dispensed and consumed and would further encourage the public to utilize Funland at the Zoo as a location for fundraisers and community gatherings. Once approved, this location would be included along with the following permit able locations: The Pier at Snake River Landing, Civitan Plaza, Sportsman's Park, Idaho Falls Zoo, Tautphaus Park Multi-Use Shelter, Skyline Activity Center, the public plaza located at 330 Memorial Drive, Melaleuca Field, the Idaho Falls Public Library, a closed public street (provided the City Police Chief has approved the street closure), Sandy Downs and Noise Park.

Alignment with City & Department Planning Objectives

This revised ordinance comports with the PBB Community-Oriented results by allowing for a more livable community, economic growth and vibrancy by providing amenities and new opportunities to our customers at Funland at the Zoo.

Interdepartmental Coordination

The City Legal Department.

Fiscal Impact

N/A

Legal Review

The City Legal Department has prepared and approved this ordinance revision.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING CITY CODE SECTION 8-3-5 TO ADD FUNLAND AMUSMENT PARK TO BE INCLUDED IN THE LIST OF CITY-REGULATED SPACES WHERE ALCOHOL MAY BE SOLD, DISPENSED, AND CONSUMED, AS REGULATED BY THE CITY'S ORDINANCES AND STATE LAWS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

WHEREAS, the Funland Amusement Park at Tautphaus Park is a historic feature of the City; and

WHEREAS, the Council desires to preserve Funland Amusement Park's legacy and encourage the public to utilize Funland Amusement Park as a gathering and recreation place; and

WHEREAS, the Council desires to add Funland Amusement Park to be included in the list of City-regulated spaces where alcohol may be consumed, pursuant to State and City Code provisions.

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

SECTION 1. Title 4, Chapter 3, Section 16, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

...

(C) LOCATION AND DURATION OF PERMITTED EVENTS:

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

- a. The Pier at Snake River Landing – 12:00 p.m. to 2:00 a.m. local time.
- b. Civitan Plaza – 12:00 p.m. to 10:00 p.m. local time.

- c. Sportsman's Park at the shelters and bandshell at Freeman Park, provided that the consumption areas do not extend beyond two hundred feet from the structures—12:00 p.m. to 10:00 p.m. local time.
- d. Idaho Falls Park Zoo at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.
- e. Tautphaus Park Multi-Use Shelter, including grassy area to the east of the shelter, which shall not include the fenced baseball fields or Rodgers Street, extending four hundred fifty (450) feet east from the shelter – 12:00 p.m. to 10:00 p.m. local time.
- e.f. Funland Amusement Park at Tautphaus Park – 12:00 p.m. to 10:00 p.m. local time.
- f.g. Skyline Activity Center – 12:00 p.m. to 2:00 a.m. local time.
- g.h. The public plaza located at 330 Memorial Drive – 12:00 p.m. to 10:00 p.m. local time.
- h.i. Melaleuca Field – 12:00 p.m. to 10:00 p.m. local time.
- i.j. Idaho Falls Public Library and adjacent property – 12:00 p.m. to 10:00 p.m.
- j.k. A closed public street, provided that the City Police Chief, or designee, has approved the street closure for an event –12:00 p.m. to 10:00 p.m. local time.

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

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

...

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

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

Memorandum

File #: 21-198

City Council Meeting

FROM: Bear Prairie, General Manager
DATE: Tuesday, July 20, 2021
DEPARTMENT: Idaho Falls Power

Subject

IFP 21-033 Lower Plant Runner Hub Rebuild

Council Action Desired

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

To reject all bids presented with bid number IFP 21-033 Lower Plant Runner Hub Rebuild and rebid the project, or take other action deemed appropriate.

Description, Background Information & Purpose

Idaho Falls Power (IFP) solicited bids from qualified contractors to rebuild the runner hub at the Lower Plant. After identifying the lowest bidder, the city received a bid protest claiming the identified low bidder was unresponsive because they failed to acknowledge Addendum #2 in the bidding documents. After reviewing the bid protest, IFP and City Legal Services recommend that the city reject all bids, clarify the language in the bidding contract documents and put the project out to rebid, pursuant to the procedures identified in Idaho Code § 67-2805(b)(xi).

Alignment with City & Department Planning Objectives





This action supports our readiness for reliable public infrastructure by maintaining and improving aging infrastructure to ensure long-term reliability. This action also supports the reliability element of the IFP Strategic Plan.

Interdepartmental Coordination

Idaho Falls Power, Municipal Services and Legal Services concur that this action is appropriate.

Fiscal Impact

There is no fiscal impact with this action.

Legal Review

Legal has reviewed these contract documents and recommendations.

Idaho Falls Power

Bid Tabulation

Project: Runner Hub Rebuild

Number: IFP 21-33

Submitted: Mark Reed, Generation Superintendent

Date: June 29, 2021

	Description	Estimated Quantity	Unit	Thompson Construction Group, Inc Sumter, NC		Gracon LLC Lafayette, CO		Syblon Reid Folsom, CA	
					Total Amount		Total Amount		Total Amount
	Acknowledgement of Addendums 1 and 2 Yes/No			Yes		1 Yes 2 No		Yes	
	Runner Hub Rebuild	1			\$ 861,755.00		\$ 503,815.00		\$ 617,000.00
Recommended award							\$ 503,815.00		

CITY OF IDAHO FALLS, IDAHO

CONTRACT DOCUMENTS

for

2021 - IFP

Runner Hub Rebuild

Bid IFP 21-033

REBECCA L. NOAH CASPER, Mayor

City Council

**MICHELLE ZIEL-DINGMAN
LISA BURTENSHAW**

**THOMAS HALLY
JIM FRANCIS**

**JOHN B. RADFORD
JIM FREEMAN**

KATHY HAMPTON, City Clerk

JASON COOPER, P.E., SENIOR CIVIL ENGINEER - CDSE

2021 – IFP Lower Plant Runner Hub Rebuild - Bid IFP 21-033

Contract Documents

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ADVERTISEMENT FOR BIDS - 00111

ADVERTISEMENT FOR BIDS

**IDAHO FALLS POWER
IDAHO FALLS, IDAHO**

2021 – IFP Runner Hub Rebuild - Bid IFP 21-033

General Notice

IDAHO FALLS POWER (Owner) is requesting Bids for the construction of the following Project:

2021 – IFP Runner Hub Rebuild - Bid IFP 21-033

Bids for the construction of the Project will be received at the **City of Idaho Falls at the Office of the City Clerk** located at **308 Constitution Way, Idaho Falls, Idaho 83402**, until **Wednesday, June 29, 2021** at **2:00 pm** local time. At that time the Bids received will be publicly opened and read.

The Project includes the following Work:

Base Bid: The removal of the Lower Plant runner hub, rebuild of the runner hub and reinstallation of the runner hub. The bid will include all equipment, materials and labor to complete the project.

Bid Alternate #1: The removal of the Upper Plant runner hub, rebuild of the runner hub and reinstallation of the runner hub. The bid will include all equipment, materials and labor to complete the project.

Bids are requested for the following Contract: **2021 – IFP Runner Hub Rebuild - Bid IFP 21-033**

Separate Bids will be received for the following Contracts:

Owner anticipates that the Project's total bid price will be approximately **\$550,000.00** per runner hub rebuild. The Project has an expected duration of **135** days per runner hub rebuild.

Obtaining the Bidding Documents

Information and Bidding Documents for the Project can be found at the following designated website:

<http://www.idahofallsidaho.gov/Bids.aspx>

Bidding Documents may be downloaded from the designated website. Prospective Bidders are urged to register with the designated website as a plan holder, even if Bidding Documents are obtained from a plan room or source other than the designated website in either electronic or paper format. The designated website will be updated periodically with addenda, lists of registered plan holders, reports, and other information relevant to submitting a Bid for the Project. All official notifications, addenda, and other Bidding Documents will be offered only through the designated website. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated website.

Complete set of project bidding documents may be viewed at the office of Idaho Falls Power, 140 South Capital St, Idaho Falls, Idaho 83402. Copies may be purchased at the same office for a fee of \$25.00 per individual set. Electronic copies of the bidding documents will be provided at no charge. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be

responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the Issuing Office.

Pre-bid Conference

A mandatory pre-bid conference for the Project will be held on **Tuesday, June 22, 2021 at 10:00 am** at **Idaho Falls Power Lower Plant, 1690 W Sunnyside Road, Idaho Falls Idaho 83402**. Bids will not be accepted from Bidders that do not attend the mandatory pre-bid conference.

Instructions to Bidders

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

Bids must be accompanied by Bid Security in the form of a bid bond, certified check, cashiers check or cash in the amount of 5% of the amount of the bid proposal. Said bid security shall be forfeited to the City of Idaho Falls as liquidated damages should the successful bidder fail to enter into contract in accordance with their proposal as specified in the Instructions to Bidders.

The City of Idaho Falls reserves the right to reject any or all proposals, waive any nonmaterial irregularities in the bids received, and to accept the proposal deemed most advantageous to the best interest of the City of Idaho Falls.

This Advertisement is issued by:

Owner: **IDAHO FALLS POWER**

By: **Kathy Hampton**

Title: **City Clerk**

Date: **June 11, 2021**

Instructions to Bidders - 00200

INSTRUCTIONS TO BIDDERS FOR CONSTRUCTION CONTRACT

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ARTICLE 1—DEFINED TERMS

- 1.01 Terms used in these Instructions to Bidders have the meanings indicated in the General Conditions and Supplementary Conditions. Additional terms used in these Instructions to Bidders have the meanings indicated below:
- A. *Issuing Office*—The office from which the Bidding Documents are to be issued, and which registers plan holders.

ARTICLE 2—BIDDING DOCUMENTS

- 2.01 Bidder shall obtain a complete set of Bidding Requirements and proposed Contract Documents (together, the Bidding Documents). See the Agreement for a list of the Contract Documents. It is Bidder's responsibility to determine that it is using a complete set of documents in the preparation of a Bid. Bidder assumes sole responsibility for errors or misinterpretations resulting from the use of incomplete documents, by Bidder itself or by its prospective Subcontractors and Suppliers.
- 2.02 Bidding Documents are made available for the sole purpose of obtaining Bids for completion of the Project and permission to download or distribution of the Bidding Documents does not confer a license or grant permission or authorization for any other use. Authorization to download documents, or other distribution, includes the right for plan holders to print documents solely for their use, and the use of their prospective Subcontractors and Suppliers, provided the plan holder pays all costs associated with printing or reproduction. Printed documents may not be re-sold under any circumstances.
- 2.03 Owner has established a Bidding Documents Website as indicated in the Advertisement or invitation to bid. Owner recommends that Bidder register as a plan holder with the Issuing Office at such website, and obtain a complete set of the Bidding Documents from such website. Bidders may rely that sets of Bidding Documents obtained from the Bidding Documents Website are complete, unless an omission is blatant. Registered plan holders will receive Addenda issued by Owner.
- 2.04 *Electronic Documents*
- A. When the Bidding Requirements indicate that electronic (digital) copies of the Bidding Documents are available, such documents will be made available to the Bidders as Electronic Documents in the manner specified.
1. Bidding Documents will be provided in Adobe PDF (Portable Document Format) (.pdf) that is readable by Adobe Acrobat Reader Version 10 or later. It is the intent of the Engineer and Owner that such Electronic Documents are to be exactly representative of the paper copies of the documents. However, because the Owner and Engineer cannot totally control the transmission and receipt of Electronic Documents nor the Contractor's means of reproduction of such documents, the Owner and Engineer cannot and do not guarantee that Electronic Documents and reproductions prepared from those versions are identical in every manner to the paper copies.
- B. Unless otherwise stated in the Bidding Documents, the Bidder may use and rely upon complete sets of Electronic Documents of the Bidding Documents, described in Paragraph 2.06.A above. However, Bidder assumes all risks associated with differences

arising from transmission/receipt of Electronic Documents versions of Bidding Documents and reproductions prepared from those versions and, further, assumes all risks, costs, and responsibility associated with use of the Electronic Documents versions to derive information that is not explicitly contained in printed paper versions of the documents, and for Bidder's reliance upon such derived information.

ARTICLE 3—QUALIFICATIONS OF BIDDERS

- 3.01 Bidder is to submit the following information with its Bid to demonstrate Bidder's qualifications to perform the Work:
- A. Bidder's state or other contractor license number, if applicable. Bidders are required to submit a current and valid Idaho Public Works Contractors License as part of their Bid.
 - B. Subcontractor and Supplier qualification information. Refer to Idaho Code Title 67, Chapter 23 regarding listing of subcontractors.
 - C. Bidder must submit with bid, a reference list of at least three similar completed projects completed in the last five years. List must include name of company and contact information of company representative the project was completed for.

ARTICLE 4—PRE-BID CONFERENCE

- 4.01 A mandatory pre-bid conference will be held at the time and location indicated in the Advertisement or invitation to bid. Representatives of Owner and Engineer will be present to discuss the Project. Proposals will not be accepted from Bidders who do not attend the conference. It is each Bidder's responsibility to sign in at the pre-bid conference to verify its participation. Bidders must sign in using the name of the organization that will be submitting a Bid. A list of qualified Bidders that attended the pre-bid conference and are eligible to submit a Bid for this Project will be issued in an Addendum.
- 4.02 Information presented at the pre-Bid conference does not alter the Contract Documents. Owner will issue Addenda to make any changes to the Contract Documents that result from discussions at the pre-Bid conference. Information presented, and statements made at the pre-bid conference will not be binding or legally effective unless incorporated in an Addendum.

ARTICLE 5—SITE AND OTHER AREAS; EXISTING SITE CONDITIONS; EXAMINATION OF SITE; OWNER'S SAFETY PROGRAM; OTHER WORK AT THE SITE

5.01 *Site and Other Areas*

- A. The Site is identified in the Bidding Documents. By definition, the Site includes rights-of-way, easements, and other lands furnished by Owner for the use of the Contractor. Any additional lands required for temporary construction facilities, construction equipment, or storage of materials and equipment, and any access needed for such additional lands, are to be obtained and paid for by Contractor.

5.02 *Existing Site Conditions*

- A. *Physical Conditions; Hazardous Environmental Conditions*
 - 1. The contractor should note the conditions of the site during the site visit to inform their bid.

5.03 *Site Visit by Bidders*

- A. It is the responsibility of the Bidder to visit the Site and conduct a thorough visual examination of the Site and adjacent areas. During the visit the Bidder must not disturb any ongoing operations at the Site.
- B. A Site visit is scheduled for during the pre-bid meeting **Wednesday, June 22, 2021 at 10:00 am at Idaho Falls Power Lower Plant, 1690 W Sunnyside Road, Idaho Falls Idaho 83402.**
- C. Bidders visiting the Site are required to arrange their own transportation to the Site.
- D. All access to the Site other than during a regularly scheduled Site visit must be coordinated through the following Owner or Engineer contact for visiting the Site: **Jason Cooper, phone #: 208-612-8573, email: jcooper@ifpower.org.** Bidder must conduct the required Site visit during normal working hours.
- E. On request, and to the extent Owner has control over the Site, and schedule permitting, the Owner will provide Bidder general access to the Site to conduct such additional examinations, investigations, explorations, tests, and studies as Bidder deems necessary for preparing and submitting a successful Bid. Owner will not have any obligation to grant such access if doing so is not practical because of existing operations, security or safety concerns, or restraints on Owner's authority regarding the Site. Bidder is responsible for establishing access needed to reach specific selected test sites.

5.04 *Owner's Safety Program*

- A. Site visits and work at the Site may be governed by an Owner safety program. If an Owner safety program exists, it will be noted in the Supplementary Conditions.

5.05 *Other Work at the Site*

- A. Reference is made to Article 8 of the Supplementary Conditions for the identification of the general nature of other work of which Owner is aware (if any) that is to be performed at the Site by Owner or others (such as utilities and other prime contractors) and relates to the Work contemplated by these Bidding Documents. If Owner is party to a written contract for such other work, then on request, Owner will provide to each Bidder access to examine such contracts (other than portions thereof related to price and other confidential matters), if any.

ARTICLE 6—BIDDER'S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Express Representations and Certifications in Bid Form, Agreement*

- A. The Bid Form that each Bidder will submit contains express representations regarding the Bidder's examination of Project documentation, Site visit, and preparation of the Bid, and certifications regarding lack of collusion or fraud in connection with the Bid. Bidder should review these representations and certifications, and assure that Bidder can make the representations and certifications in good faith, before executing and submitting its Bid.
- B. If Bidder is awarded the Contract, Bidder (as Contractor) will make similar express representations and certifications when it executes the Agreement.

ARTICLE 7—INTERPRETATIONS AND ADDENDA

- 7.01 Owner on its own initiative may issue Addenda to clarify, correct, supplement, or change the Bidding Documents.
- 7.02 Bidder shall submit all questions about the meaning or intent of the Bidding Documents to Engineer in writing. Contact information and submittal procedures for such questions are as follows:
 - A. **Idaho Falls, Jason Cooper, PE, 140 South Capital, Idaho Falls, ID 83405, jcooper@ifpower.org, 208-612-8573**
- 7.03 Interpretations or clarifications considered necessary by Engineer in response to such questions will be issued by Addenda delivered to all registered plan holders. Questions received less than 5 days prior to the date for opening of Bids may not be answered.
- 7.04 Only responses set forth in an Addendum will be binding. Oral and other interpretations or clarifications will be without legal effect. Responses to questions are not part of the Contract Documents unless set forth in an Addendum that expressly modifies or supplements the Contract Documents.

ARTICLE 8—BID SECURITY

- 8.01 A Bid must be accompanied by Bid security made payable to Owner in an amount of **5%** percent of Bidder's maximum Bid price (determined by adding the base bid and all alternates) and in the form of a Bid bond issued by a surety meeting the requirements of Paragraph 6.01 of the General Conditions. Such Bid bond will be issued in the form included in the Bidding Documents.
- 8.02 The Bid security of the apparent Successful Bidder will be retained until Owner awards the contract to such Bidder, and such Bidder has executed the Contract, furnished the required Contract security, and met the other conditions of the Notice of Award, whereupon the Bid security will be released. If the Successful Bidder fails to execute and deliver the Contract and furnish the required Contract security within 15 days after the Notice of Award, Owner may consider Bidder to be in default, annul the Notice of Award, and the Bid security of that Bidder will be forfeited, in whole in the case of a penal sum bid bond, and to the extent of Owner's damages in the case of a damages-form bond. Such forfeiture will be Owner's exclusive remedy if Bidder defaults.
- 8.03 The Bid security of other Bidders that Owner believes to have a reasonable chance of receiving the award may be retained by Owner until the earlier of 7 days after the Effective Date of the

Contract or 61 days after the Bid opening, whereupon Bid security furnished by such Bidders will be released.

- 8.04 Bid security of other Bidders that Owner believes do not have a reasonable chance of receiving the award will be released within 7 days after the Bid opening.

ARTICLE 9—CONTRACT TIMES

- 9.01 The number of days within which, or the dates by which, the Work is to be (a) substantially completed and (b) ready for final payment, and (c) Milestones (if any) are to be achieved, are set forth in the Agreement.
- 9.02 Provisions for liquidated damages, if any, for failure to timely attain a Milestone, Substantial Completion, or completion of the Work in readiness for final payment, are set forth in the Agreement.

ARTICLE 10—SUBSTITUTE AND “OR EQUAL” ITEMS

- 10.01 The Contract for the Work, as awarded, will be on the basis of materials and equipment specified or described in the Bidding Documents without consideration during the bidding and Contract award process of possible substitute or “or-equal” items. In cases in which the Contract allows the Contractor to request that Engineer authorize the use of a substitute or “or-equal” item of material or equipment, application for such acceptance may not be made to and will not be considered by Engineer until after the Effective Date of the Contract.
- 10.02 All prices that Bidder sets forth in its Bid will be based on the presumption that the Contractor will furnish the materials and equipment specified or described in the Bidding Documents, as supplemented by Addenda. Any assumptions regarding the possibility of post-Bid approvals of “or-equal” or substitution requests are made at Bidder’s sole risk.

ARTICLE 11—SUBCONTRACTORS, SUPPLIERS, AND OTHERS

- 11.01 Per Idaho Code 67-2310, Bidder shall include in their bid the name(s), address(es), and Idaho Public Works Contractors License number(s) of the Subcontractors who will, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air conditioning work, and the electrical work under the general Contract. Failure to name Subcontractors as required by this section shall render any Bid unresponsive and void. Use *Naming of Subcontractors Form 00440*.

ARTICLE 12—PREPARATION OF BID

- 12.01 The Bid Form is included with the Bidding Documents.
- A. All blanks on the Bid Form must be completed in ink and the Bid Form signed in ink. Erasures or alterations must be initialed in ink by the person signing the Bid Form. A Bid price must be indicated for each section, Bid item, alternate, adjustment unit price item, and unit price item listed therein.
- B. If the Bid Form expressly indicates that submitting pricing on a specific alternate item is optional, and Bidder elects to not furnish pricing for such optional alternate item, then Bidder may enter the words “No Bid” or “Not Applicable.”

- 12.02 If Bidder has obtained the Bidding Documents as Electronic Documents, then Bidder shall prepare its Bid on a paper copy of the Bid Form printed from the Electronic Documents version of the Bidding Documents. The printed copy of the Bid Form must be clearly legible, printed on 8½ inch by 11-inch paper and as closely identical in appearance to the Electronic Document version of the Bid Form as may be practical. The Owner reserves the right to accept Bid Forms which nominally vary in appearance from the original paper version of the Bid Form, providing that all required information and submittals are included with the Bid.
- 12.03 A Bid by a corporation must be executed in the corporate name by a corporate officer (whose title must appear under the signature), accompanied by evidence of authority to sign. The corporate address and state of incorporation must be shown.
- 12.04 A Bid by a partnership must be executed in the partnership name and signed by a partner (whose title must appear under the signature), accompanied by evidence of authority to sign. The official address of the partnership must be shown.
- 12.05 A Bid by a limited liability company must be executed in the name of the firm by a member or other authorized person and accompanied by evidence of authority to sign. The state of formation of the firm and the official address of the firm must be shown.
- 12.06 A Bid by an individual must show the Bidder's name and official address.
- 12.07 A Bid by a joint venture must be executed by an authorized representative of each joint venturer in the manner indicated on the Bid Form. The joint venture must have been formally established prior to submittal of a Bid, and the official address of the joint venture must be shown.
- 12.08 All names must be printed in ink below the signatures.
- 12.09 The Bid must contain an acknowledgment of receipt of all Addenda, the numbers of which must be filled in on the Bid Form.
- 12.10 Postal and e-mail addresses and telephone number for communications regarding the Bid must be shown.
- 12.11 The Bid must contain evidence of Bidder's authority to do business in the state where the Project is located, or Bidder must certify in writing that it will obtain such authority within the time for acceptance of Bids and attach such certification to the Bid.
- 12.12 If Bidder is required to be licensed to submit a Bid or perform the Work in the state where the Project is located, the Bid must contain evidence of Bidder's licensure, or Bidder must certify in writing that it will obtain such licensure within the time for acceptance of Bids and attach such certification to the Bid. Bidder's state contractor license number, if any, must also be shown on the Bid Form.

ARTICLE 13—BASIS OF BID

13.01 *Base Bid with Alternates*

- A. Bidders must submit a Bid on a lump sum basis for the base Bid and include a separate price for each alternate described in the Bidding Documents and as provided for in the Bid Form. The price for each alternate will be the amount added to or deleted from the base Bid if Owner selects the alternate.

- B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form.

13.02 *Unit Price*

- A. Bidders must submit a Bid on a unit price basis for each item of Work listed in the unit price section of the Bid Form.
- B. The “Bid Price” (sometimes referred to as the extended price) for each unit price Bid item will be the product of the “Estimated Quantity”, which Owner or its representative has set forth in the Bid Form, for the item and the corresponding “Bid Unit Price” offered by the Bidder. The total of all unit price Bid items will be the sum of these “Bid Prices”; such total will be used by Owner for Bid comparison purposes. The final quantities and Contract Price will be determined in accordance with Paragraph 13.03 of the General Conditions.
- C. Discrepancies between the multiplication of units of Work and unit prices will be resolved in favor of the unit prices. Discrepancies between the indicated sum of any column of figures and the correct sum thereof will be resolved in favor of the correct sum.

ARTICLE 14—SUBMITTAL OF BID

- 14.01 The Bidding Documents include one separate unbound copy of the Bid Form, and, if required, the Bid Bond Form. The unbound copy of the Bid Form is to be completed and submitted with the Bid security and the other documents required to be submitted under the terms of Article 2 of the Bid Form.
- 14.02 A Bid must be received no later than the date and time prescribed and at the place indicated in the Advertisement or invitation to bid and must be enclosed in a plainly marked package with the Project title, and, if applicable, the designated portion of the Project for which the Bid is submitted, the name and address of Bidder, and must be accompanied by the Bid security and other required documents. If a Bid is sent by mail or other delivery system, the sealed envelope containing the Bid must be enclosed in a separate package plainly marked on the outside with the notation “BID ENCLOSED.” A mailed Bid must be addressed to the location designated in the Advertisement.
- 14.03 Bids received after the date and time prescribed for the opening of bids, or not submitted at the correct location or in the designated manner, will not be accepted and will be returned to the Bidder unopened.

ARTICLE 15—MODIFICATION AND WITHDRAWAL OF BID

- 15.01 An unopened Bid may be withdrawn by an appropriate document duly executed in the same manner that a Bid must be executed and delivered to the place where Bids are to be submitted

prior to the date and time for the opening of Bids. Upon receipt of such notice, the unopened Bid will be returned to the Bidder.

- 15.02 If a Bidder wishes to modify its Bid prior to Bid opening, Bidder must withdraw its initial Bid in the manner specified in Paragraph 15.01 and submit a new Bid prior to the date and time for the opening of Bids.

ARTICLE 16—OPENING OF BIDS

- 16.01 Bids will be opened at the time and place indicated in the advertisement or invitation to bid and, unless obviously non-responsive, read aloud publicly. An abstract of the amounts of the base Bids and major alternates, if any, will be made available to Bidders after the opening of Bids.

ARTICLE 17—BIDS TO REMAIN SUBJECT TO ACCEPTANCE

- 17.01 All Bids will remain subject to acceptance for the period of time stated in the Bid Form, but Owner may, in its sole discretion, release any Bid and return the Bid security prior to the end of this period.

ARTICLE 18—EVALUATION OF BIDS AND AWARD OF CONTRACT

- 18.01 Owner reserves the right to reject any or all Bids, including without limitation, nonconforming, nonresponsive, unbalanced, or conditional Bids. Owner also reserves the right to waive all minor Bid informalities not involving price, time, or changes in the Work.
- 18.02 Owner will reject the Bid of any Bidder that Owner finds, after reasonable inquiry and evaluation, to not be responsible.
- 18.03 If Bidder purports to add terms or conditions to its Bid, takes exception to any provision of the Bidding Documents, or attempts to alter the contents of the Contract Documents for purposes of the Bid, whether in the Bid itself or in a separate communication to Owner or Engineer, then Owner will reject the Bid as nonresponsive.
- 18.04 If Owner awards the contract for the Work, such award will be to the responsible Bidder submitting the lowest responsive Bid.
- 18.05 *Evaluation of Bids*
- A. In evaluating Bids, Owner will consider whether the Bids comply with the prescribed requirements, and such alternates, unit prices, and other data, as may be requested in the Bid Form or prior to the Notice of Award.
 - B. In the comparison of Bids, alternates will be applied in the same order of priority as listed in the Bid Form. To determine the Bid prices for purposes of comparison, Owner will announce to all bidders a “Base Bid plus alternates” budget after receiving all Bids, but prior to opening them. For comparison purposes alternates will be accepted, following the order of priority established in the Bid Form, until doing so would cause the budget to be exceeded. After determination of the Successful Bidder based on this comparative process and on the responsiveness, responsibility, and other factors set forth in these Instructions, the award may be made to said Successful Bidder on its base Bid and any combination of its additive alternate Bids for which Owner determines funds will be available at the time of award.

- C. For determination of the apparent low Bidder(s) when sectional bids are submitted, Bids will be compared on the basis of the aggregate of the Bids for separate sections and the Bids for combined sections that result in the lowest total amount for all of the Work.
 - D. For the determination of the apparent low Bidder when unit price bids are submitted, Bids will be compared on the basis of the total of the products of the estimated quantity of each item and unit price Bid for that item, together with any lump sum items.
- 18.06 The purchase of construction services shall be made pursuant Idaho Statute Title 67, Chapter 28. The acquisition of construction services must be subject to a competitive bidding process made from a qualified public works contractor submitting the lowest bid price complying the bidding procedures and meeting prequalification criteria, if any are provided in accordance with I.C. 67-2805, that are established in the bidding documents. For a Category A bid process, the political subdivision may only consider the amount bid, bidder compliance with the administrative requirements of the bidding process, and whether the bidder holds the requisite State of Idaho Public Works Contractors License, and shall award the bid to the responsible bidder submitting the lowest responsive bid.

ARTICLE 19—BONDS AND INSURANCE

- 19.01 Article 6 of the General Conditions, as may be modified by the Supplementary Conditions, sets forth Owner's requirements as to performance and payment bonds, other required bonds (if any), and insurance. When the Successful Bidder delivers the executed Agreement to Owner, it must be accompanied by required bonds and insurance documentation. The date upon which the bonds are binding shall be the effective date of the Agreement.
- 19.02 Article 8, Bid Security, of these Instructions, addresses any requirements for providing bid bonds as part of the bidding process.

ARTICLE 20—SIGNING OF AGREEMENT

- 20.01 When Owner issues a Notice of Award to the Successful Bidder, it will be accompanied by the unexecuted counterparts of the Agreement along with the other Contract Documents as identified in the Agreement. Within 15 days thereafter, Successful Bidder must execute and deliver the required number of counterparts of the Agreement and any bonds and insurance documentation required to be delivered by the Contract Documents to Owner. Within 10 days thereafter, Owner will deliver one fully executed counterpart of the Agreement to Successful Bidder, together with printed and electronic copies of the Contract Documents as stated in Paragraph 2.02 of the General Conditions.

ARTICLE 21—SALES AND USE TAXES

ARTICLE 22—CONTRACTS TO BE ASSIGNED

ARTICLE 23—STATE OF IDAHO STATUTORY PROVISIONS

- 23.01 Additional State of Idaho Statutory provisions to be aware of:
- A. Title 54, Chapter 19, Public Works Contractors.

1. Idaho Code Section 54-1920(2) regarding a public officer who lets a contract to an unlicensed firm may be held personally liable.
 2. Idaho Code Section 54-1926 regarding the requirement for payment and performance bonds on all public works projects over \$50,000.
 3. Idaho Code Section 54-1928 regarding agencies and officials may be held liable for failure to obtain bonds.
- B. Idaho Code Title 46, Chapter 10, *State Disaster Preparedness Act*, regarding emergency exceptions,
- C. Idaho Code Section 67-2348, *Preference for Idaho Domiciled Contractors on Public Works*,
- D. Idaho Code Section 67-2349, *Preference for Idaho Suppliers and Recycled Paper Products for Purchases*.

Bid Form - 00410

BID FORM FOR CONSTRUCTION CONTRACT

The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 1—OWNER AND BIDDER

1.01 This Bid is submitted to:

Deliver to: (hand delivery, parcel delivery service, etc...)

City of Idaho Falls
Office of the City Clerk
308 Constitution Way
Idaho Falls, ID 83402

Mail to: (U.S. Postal Service)

City of Idaho Falls
Office of the City Clerk
PO Box 50220
Idaho Falls, ID 83405

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2—ATTACHMENTS TO THIS BID

2.01 The following documents are submitted with and made a condition of this Bid:

- A. Required Bid security;
- B. List of Proposed Subcontractors;
- C. List of Proposed Suppliers;
- D. Evidence of authority to do business in the state of the Project; or a written covenant to obtain such authority within the time for acceptance of Bids;
- E. Contractor's license number as evidence of Bidder's State Contractor's License;
- F. Required Bidder Qualification Statement with supporting data; and

ARTICLE 3—BASIS OF BID—LUMP SUM BID AND UNIT PRICES

3.01 *Lump Sum Bids*

A. Bidder will complete the Work in accordance with the Contract Documents for the following lump sum (stipulated) price(s), together with any Unit Prices indicated in Paragraph 3.02:

1. Lump Sum Price (Base Bid and Alternates)

Base Bid of Lower Plant Runner Hub Rebuild	
Component Pricing for Capital Parts	\$
Labor and Materials for Disassembly, Cleaning, Inspection, Rebuild and Reassembly	\$
Any Specific Exclusions from the Firm Price or Not to Exceed (NTE) estimate not Expressly Listed in the Scope of Work must be listed as separate line items in the bid submittal	\$

Lump Sum Bid Price for Base Bid of Lower Plant Runner Hub Rebuild	\$
Alternate #1 Upper Plant Runner Hub Rebuild	
Component Pricing for Capital Parts	\$
Labor and Materials for Disassembly, Cleaning, Inspection, Rebuild and Reassembly	\$
Any Specific Exclusions from the Firm Price or Not to Exceed (NTE) estimate not Expressly Listed in the Scope of Work must be listed as separate line items in the bid submittal	\$
Lump Sum Bid Price for Alternate #1 Upper Plant Runner Hub Rebuild	\$

2. Notes:

- a. Contractor shall supply all materials, equipment and labor to complete the runner hub rebuild except as noted.
- b. Idaho Falls Power will dewater the plant, isolate the governor and drain the oil with the exception of the static oil in the runner hub cone and cap, and install the safety handrails around the open hatches.

B. Bidder acknowledges that:

1. each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and
2. estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids, and final payment for all Unit Price Work will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 4—TIME OF COMPLETION

- 4.01 Bidder agrees that the Work will be substantially complete and will be completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the dates or within the number of calendar days indicated in the Agreement.
- 4.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 5—BIDDER'S ACKNOWLEDGEMENTS: ACCEPTANCE PERIOD, INSTRUCTIONS, AND RECEIPT OF ADDENDA

5.01 *Bid Acceptance Period*

- A. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

5.02 *Instructions to Bidders*

- A. Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security.

5.03 *Receipt of Addenda*

A. Bidder hereby acknowledges receipt of the following Addenda:

Addendum Number	Addendum Date

ARTICLE 6—BIDDER’S REPRESENTATIONS AND CERTIFICATIONS

6.01 *Bidder’s Representations*

A. In submitting this Bid, Bidder represents the following:

1. Bidder has examined and carefully studied the Bidding Documents, including Addenda.
2. Bidder has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Bidder is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Bidder has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Bidder has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Bidder has considered the information known to Bidder itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Bidding Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Bidder, if selected as Contractor; and (c) Bidder’s (Contractor’s) safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Bidder agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Bidder is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Bidding Documents.
9. Bidder has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the Bidding Documents, and of discrepancies

between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

10. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. The submission of this Bid constitutes an incontrovertible representation by Bidder that without exception the Bid and all prices in the Bid are premised upon performing and furnishing the Work required by the Bidding Documents.

6.02 *Bidder's Certifications*

A. The Bidder certifies the following:

1. This Bid is genuine and not made in the interest of or on behalf of any undisclosed individual or entity and is not submitted in conformity with any collusive agreement or rules of any group, association, organization, or corporation.
2. Bidder has not directly or indirectly induced or solicited any other Bidder to submit a false or sham Bid.
3. Bidder has not solicited or induced any individual or entity to refrain from bidding.
4. Bidder has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the Contract. For the purposes of this Paragraph 8.02.A:
 - a. Corrupt practice means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process.
 - b. Fraudulent practice means an intentional misrepresentation of facts made (a) to influence the bidding process to the detriment of Owner, (b) to establish bid prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition.
 - c. Collusive practice means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels.
 - d. Coercive practice means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

BIDDER hereby submits this Bid as set forth above:

Bidder:

(typed or printed name of organization)

By:

(individual's signature)

Name:

(typed or printed)

Title:

(typed or printed)

Date:

(typed or printed)

If Bidder is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.

Attest:

(individual's signature)

Name:

(typed or printed)

Title:

(typed or printed)

Date:

(typed or printed)

Address for giving notices:

Bidder's Contact:

Name:

(typed or printed)

Title:

(typed or printed)

Phone:

Email:

Address:

Bidder's Contractor License No.: (if applicable)

Bid Bond - 00430

BID BOND (PENAL SUM FORM)

Bidder Name: Address <i>(principal place of business)</i> :	Surety Name: Address <i>(principal place of business)</i> :
Owner Name: Address <i>(principal place of business)</i> :	Bid Project <i>(name and location)</i> : Bid Due Date:
Bond Penal Sum: Date of Bond:	
Surety and Bidder, intending to be legally bound hereby, subject to the terms set forth in this Bid Bond, do each cause this Bid Bond to be duly executed by an authorized officer, agent, or representative.	
Bidder	Surety
_____ <i>(Full formal name of Bidder)</i>	_____ <i>(Full formal name of Surety) (corporate seal)</i>
By: _____ <i>(Signature)</i>	By: _____ <i>(Signature) (Attach Power of Attorney)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Attest: _____ <i>(Signature)</i>	Attest: _____ <i>(Signature)</i>
Name: _____ <i>(Printed or typed)</i>	Name: _____ <i>(Printed or typed)</i>
Title: _____	Title: _____
Notes: (1) Note: Addresses are to be used for giving any required notice. (2) Provide execution by any additional parties, such as joint venturers, if necessary.	

1. Bidder and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to pay to Owner upon default of Bidder the penal sum set forth on the face of this Bond. Payment of the penal sum is the extent of Bidder's and Surety's liability. Recovery of such penal sum under the terms of this Bond will be Owner's sole and exclusive remedy upon default of Bidder.
2. Default of Bidder occurs upon the failure of Bidder to deliver within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents.
3. This obligation will be null and void if:
 - 3.1. Owner accepts Bidder's Bid and Bidder delivers within the time required by the Bidding Documents (or any extension thereof agreed to in writing by Owner) the executed Agreement required by the Bidding Documents and any performance and payment bonds required by the Bidding Documents, or
 - 3.2. All Bids are rejected by Owner, or
 - 3.3. Owner fails to issue a Notice of Award to Bidder within the time specified in the Bidding Documents (or any extension thereof agreed to in writing by Bidder and, if applicable, consented to by Surety when required by Paragraph 5 hereof).
4. Payment under this Bond will be due and payable upon default of Bidder and within 30 calendar days after receipt by Bidder and Surety of written notice of default from Owner, which notice will be given with reasonable promptness, identifying this Bond and the Project and including a statement of the amount due.
5. Surety waives notice of any and all defenses based on or arising out of any time extension to issue Notice of Award agreed to in writing by Owner and Bidder, provided that the total time for issuing Notice of Award including extensions does not in the aggregate exceed 120 days from the Bid due date without Surety's written consent.
6. No suit or action will be commenced under this Bond prior to 30 calendar days after the notice of default required in Paragraph 4 above is received by Bidder and Surety, and in no case later than one year after the Bid due date.
7. Any suit or action under this Bond will be commenced only in a court of competent jurisdiction located in the state in which the Project is located.
8. Notices required hereunder must be in writing and sent to Bidder and Surety at their respective addresses shown on the face of this Bond. Such notices may be sent by personal delivery, commercial courier, or by United States Postal Service registered or certified mail, return receipt requested, postage pre-paid, and will be deemed to be effective upon receipt by the party concerned.
9. Surety shall cause to be attached to this Bond a current and effective Power of Attorney evidencing the authority of the officer, agent, or representative who executed this Bond on behalf of Surety to execute, seal, and deliver such Bond and bind the Surety thereby.
10. This Bond is intended to conform to all applicable statutory requirements. Any applicable requirement of any applicable statute that has been omitted from this Bond will be deemed to be included herein as if set forth at length. If any provision of this Bond conflicts with any applicable statute, then the provision of said statute governs and the remainder of this Bond that is not in conflict therewith continues in full force and effect.
11. The term "Bid" as used herein includes a Bid, offer, or proposal as applicable.

Naming of Subcontractor Form – 00440

Naming of Subcontractors Form

Per Idaho Code, 67-2310, Bidder shall include in his or her Bid the names and address, and Idaho Public Works Contractor License Number of the Subcontractors who shall, in the event the Bidder secures the Contract, subcontract the plumbing, heating and air-conditioning work, and electrical work under the general Contract. Failure to name Subcontractors as required shall render any Bid submitted by the Bidder unresponsive and void.

[illegible]

NOTES TO USER

- 1. This form must be included for all bids.*

Notice of Award – 00510

NOTICE OF AWARD

Date of Issuance:

Owner:

Owner's Project No.:

Engineer:

Engineer's Project No.:

Project:

Contract Name:

Bidder:

Bidder's Address:

You are notified that Owner has accepted your Bid dated **[date]** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

[Describe Work, alternates, or sections of Work awarded]

The Contract Price of the awarded Contract is \$**[Contract Price]**. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

[Number of copies sent] unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

☐ Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner **[number of copies sent]** counterparts of the Agreement, signed by Bidder (as Contractor).
2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any): **[Describe other conditions that require Successful Bidder's compliance]**

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **[Full formal name of Owner]**

By (signature): _____

Name (printed): _____

Title: _____

Copy: Engineer _____

Agreement – 00520

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

This Agreement is by and between [name of contracting entity] (“Owner”) and [name of contracting entity] (“Contractor”).

Terms used in this Agreement have the meanings stated in the General Conditions and the Supplementary Conditions.

Owner and Contractor hereby agree as follows:

ARTICLE 1—WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: Base Bid: The rebuild of the Lower Plant Runner Hub
Bid Alternate #1: The rebuild of the Upper Plant runner hub.

ARTICLE 2—THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: Base Bid: The rebuild of the Lower Plant Runner Hub
Bid Alternate #1: The rebuild of the Upper Plant runner hub.

ARTICLE 3—ENGINEER

3.01 The Owner is also the (“Engineer”), IFP will designate an employee to act as Owner’s representative, assume all duties and responsibilities of Engineer, and have the rights and authority assigned to Engineer in the Contract.

ARTICLE 4—CONTRACT TIMES

4.01 *Time is of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Days*

A. The Work will be substantially complete within **135** days after the date when the Contract Times commence to run as provided in Paragraph 4.01 of the General Conditions, and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions within [number] days after the date when the Contract Times commence to run.

4.03 Not Used

4.05 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and

Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. *Substantial Completion*: Contractor shall pay Owner **\$1,000.00** for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for Substantial Completion, until the Work is substantially complete.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.06 *Special Damages*

- A. Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- B. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.
- C. The special damages imposed in this paragraph are supplemental to any liquidated damages for delayed completion established in this Agreement.

ARTICLE 5—CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents, the amounts that follow, subject to adjustment under the Contract:

- A. For all Work other than Unit Price Work, a lump sum of **\$[number]**.

All specific cash allowances are included in the above price in accordance with Paragraph 13.02 of the General Conditions.

- B. For all Work, at the prices stated in Contractor's Bid, attached hereto as an exhibit.

ARTICLE 6—PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

- A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

- A. Owner shall make progress payments on the basis of Contractor's Applications for Payment on or about the **[ordinal number, such as 5th]** day of each month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract.
 - a. **90** percent of the value of the Work completed (with the balance being retainage).
 - 1) If 50 percent or more of the Work has been completed, as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. **90** percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
 - B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to **100** percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less **200** percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

- A. Upon final completion and acceptance of the Work, Owner shall pay the remainder of the Contract Price in accordance with Paragraph 15.06 of the General Conditions.

6.04 *Consent of Surety*

- A. Owner will not make final payment, or return or release retainage at Substantial Completion or any other time, unless Contractor submits written consent of the surety to such payment, return, or release.

ARTICLE 7—CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of all of the following:
1. This Agreement.
 2. Bonds:
 - a. Performance bond (together with power of attorney).

- b. Payment bond (together with power of attorney).
- 3. General Conditions.
- 4. Supplementary Conditions.
- 5. Specifications as listed in the table of contents of the project manual (copy of list attached).
- 6. Drawings listed on the attached sheet index.
- 7. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives.
 - c. Change Orders.
 - d. Field Orders.
 - e. Warranty Bond, if any.
- B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 Contractor's Representations

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - 1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
 - 5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in

the Supplementary Conditions, with respect to Technical Data in such reports and drawings.

6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
11. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.
12. The Contractor is an appropriately licensed public works contractor per Idaho Cod Section 54-1902.
13. Contractor shall comply with all Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring the Contractor's compliance with any Laws or Regulations.

8.02 *Contractor's Certifications*

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner,

(b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

- A. Owner stipulates that if the General Conditions that are made a part of this Contract are ISPWC Division 100 EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

ARTICLE 9—NON-DISCRIMINATION

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

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on **[indicate date on which Contract becomes effective]** (which is the Effective Date of the Contract).

1.

Owner:

(typed or printed name of organization)

By: _____
(individual's signature)

Date: _____
(date signed)

Name: Rebecca L. Noah Casper
(typed or printed)

Title: Mayor
(typed or printed)

Attest: _____
(individual's signature)

Title: _____
(typed or printed)

Address for giving notices:
P.O. Box 50220
140 S. Capital
Idaho Falls, ID 83405

Designated Representative:
Name: Jason Cooper, PE
(typed or printed)

Title: Senior Civil Engineer - CDSE
(typed or printed)

Address:
P.O. Box 50220
140 S. Capital
Idaho Falls, ID 83405

Phone: 208-612-8573

Email: jcooper@ifpower.org

(If **[Type of Entity]** is a corporation, attach evidence of authority to sign. If **[Type of Entity]** is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)

Contractor:

(typed or printed name of organization)

By: _____
(individual's signature)

Date: _____
(date signed)

Name: _____
(typed or printed)

Title: _____
(typed or printed)

(If **[Type of Entity]** is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____
(individual's signature)

Title: _____
(typed or printed)

Address for giving notices:

Designated Representative:
Name: _____
(typed or printed)

Title: _____
(typed or printed)

Address:

Phone: _____

Email: _____

License No.: _____
(where applicable)

State: _____

Notice to Proceed – 00550

NOTICE TO PROCEED

Owner: _____ Owner's Project No.: _____
Engineer: _____ Engineer's Project No.: _____
Contractor: _____ Contractor's Project No.: _____
Project: _____
Contract Name: _____
Effective Date of Contract: _____

Owner hereby notifies Contractor that the Contract Times under the above Contract will commence to run on **[date Contract Times are to start]** pursuant to Paragraph 4.01 of the General Conditions.

On that date, Contractor shall start performing its obligations under the Contract Documents. No Work will be done at the Site prior to such date.

In accordance with the Agreement: **[Select one of the following two alternatives, insert dates or number of days, and delete the other alternative.]**

The date by which Substantial Completion must be achieved is **[date for Substantial Completion, from Agreement]**, and the date by which readiness for final payment must be achieved is **[date for readiness, from Agreement]**.

[or]

The number of days to achieve Substantial Completion is **[number of days, from Agreement]** from the date stated above for the commencement of the Contract Times, resulting in a date for Substantial Completion of **[date, calculated from commencement date above]**; and the number of days to achieve readiness for final payment is **[number of days, from Agreement]** from the commencement date of the Contract Times, resulting in a date for readiness for final payment of **[date, calculated from commencement date above]**.

Before starting any Work at the Site, Contractor must comply with the following:

[Note any access limitations, security procedures, or other restrictions]

Owner: **[Full formal name of Owner]**
By (signature): _____
Name (printed): _____
Title: _____
Date Issued: _____
Copy: Engineer

Performance Bond – 00610

PERFORMANCE BOND

Contractor Name: [Full formal name of Contractor] Address <i>(principal place of business)</i> : [Address of Contractor's principal place of business]	Surety Name: [Full formal name of Surety] Address <i>(principal place of business)</i> : [Address of Surety's principal place of business]
Owner Name: Idaho Falls Power Mailing address <i>(principal place of business)</i> : 140 S. Capital Ave. Idaho Falls, ID 83405	Contract Description <i>(name and location)</i> : [Owner's project/contract name, and location of the project] Contract Price: [Amount from Contract] Effective Date of Contract: [Date from Contract]
Bond Bond Amount: [Amount] Date of Bond: [Date] <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i> Modifications to this Bond form: <input type="checkbox"/> None <input type="checkbox"/> See Paragraph 16	
Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Performance Bond, do each cause this Performance Bond to be duly executed by an authorized officer, agent, or representative.	
Contractor as Principal	Surety
<i>(Full formal name of Contractor)</i> <hr/>	<i>(Full formal name of Surety) (corporate seal)</i> <hr/>
By: <hr/> <div style="text-align: center;"><i>(Signature)</i></div>	By: <hr/> <div style="text-align: center;"><i>(Signature)(Attach Power of Attorney)</i></div>
Name: <hr/> <div style="text-align: center;"><i>(Printed or typed)</i></div>	Name: <hr/> <div style="text-align: center;"><i>(Printed or typed)</i></div>
Title: <hr/>	Title: <hr/>
Attest: <hr/> <div style="text-align: center;"><i>(Signature)</i></div>	Attest: <hr/> <div style="text-align: center;"><i>(Signature)</i></div>
Name: <hr/> <div style="text-align: center;"><i>(Printed or typed)</i></div>	Name: <hr/> <div style="text-align: center;"><i>(Printed or typed)</i></div>
Title: <hr/>	Title: <hr/>
<i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.
2. If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Paragraph 3.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond will arise after:
 - 3.1. The Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice may indicate whether the Owner is requesting a conference among the Owner, Contractor, and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Paragraph 3.1 will be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor, and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement does not waive the Owner's right, if any, subsequently to declare a Contractor Default;
 - 3.2. The Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
 - 3.3. The Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.
4. Failure on the part of the Owner to comply with the notice requirement in Paragraph 3.1 does not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.
5. When the Owner has satisfied the conditions of Paragraph 3, the Surety shall promptly and at the Surety's expense take one of the following actions:
 - 5.1. Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;
 - 5.2. Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;
 - 5.3. Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owners concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Paragraph 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or
 - 5.4. Waive its right to perform and complete, arrange for completion, or obtain a new contractor, and with reasonable promptness under the circumstances:

- 5.4.1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
 - 5.4.2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.
- 6. If the Surety does not proceed as provided in Paragraph 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Paragraph 5.4, and the Owner refuses the payment, or the Surety has denied liability, in whole or in part, without further notice, the Owner shall be entitled to enforce any remedy available to the Owner.
- 7. If the Surety elects to act under Paragraph 5.1, 5.2, or 5.3, then the responsibilities of the Surety to the Owner will not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety will not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication for:
 - 7.1. the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
 - 7.2. additional legal, design professional, and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Paragraph 5; and
 - 7.3. liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.
- 8. If the Surety elects to act under Paragraph 5.1, 5.3, or 5.4, the Surety's liability is limited to the amount of this Bond.
- 9. The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price will not be reduced or set off on account of any such unrelated obligations. No right of action will accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors, and assigns.
- 10. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
- 11. Any proceeding, legal or equitable, under this Bond must be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and must be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this paragraph are void or prohibited by law, the minimum periods of limitations available to sureties as a defense in the jurisdiction of the suit will be applicable.
- 12. Notice to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears.
- 13. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted therefrom and provisions conforming to such

statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.

14. Definitions

- 14.1. *Balance of the Contract Price*—The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made including allowance for the Contractor for any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.
 - 14.2. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.
 - 14.3. *Contractor Default*—Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.
 - 14.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
 - 14.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
15. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
16. Modifications to this Bond are as follows: **[Describe modification or enter “None”]**

Payment Bond – 00615

PAYMENT BOND

Contractor Name: [Full formal name of Contractor] Address <i>(principal place of business)</i> : [Address of Contractor's principal place of business]	Surety Name: [Full formal name of Surety] Address <i>(principal place of business)</i> : [Address of Surety's principal place of business]
Owner Name: Idaho Falls Power Mailing address <i>(principal place of business)</i> : 140 S. Capital Ave. Idaho Falls, ID 83405	Contract Description <i>(name and location)</i> : [Owner's project/contract name, and location of the project] Contract Price: [Amount, from Contract] Effective Date of Contract: [Date, from Contract]
Bond Bond Amount: [Amount] Date of Bond: [Date] <i>(Date of Bond cannot be earlier than Effective Date of Contract)</i> Modifications to this Bond form: <input type="checkbox"/> None <input type="checkbox"/> See Paragraph 18	
Surety and Contractor, intending to be legally bound hereby, subject to the terms set forth in this Payment Bond, do each cause this Payment Bond to be duly executed by an authorized officer, agent, or representative.	
Contractor as Principal	Surety
<i>(Full formal name of Contractor)</i>	<i>(Full formal name of Surety) (corporate seal)</i>
By: _____ <div style="text-align: center;"><i>(Signature)</i></div>	By: _____ <div style="text-align: center;"><i>(Signature)(Attach Power of Attorney)</i></div>
Name: _____ <div style="text-align: center;"><i>(Printed or typed)</i></div>	Name: _____ <div style="text-align: center;"><i>(Printed or typed)</i></div>
Title: _____	Title: _____
Attest: _____ <div style="text-align: center;"><i>(Signature)</i></div>	Attest: _____ <div style="text-align: center;"><i>(Signature)</i></div>
Name: _____ <div style="text-align: center;"><i>(Printed or typed)</i></div>	Name: _____ <div style="text-align: center;"><i>(Printed or typed)</i></div>
Title: _____	Title: _____
<i>Notes: (1) Provide supplemental execution by any additional parties, such as joint venturers. (2) Any singular reference to Contractor, Surety, Owner, or other party is considered plural where applicable.</i>	

1. The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors, and assigns to the Owner to pay for labor, materials, and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.
2. If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies, and holds harmless the Owner from claims, demands, liens, or suits by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.
3. If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond will arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Paragraph 13) of claims, demands, liens, or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials, or equipment furnished for use in the performance of the Construction Contract, and tendered defense of such claims, demands, liens, or suits to the Contractor and the Surety.
4. When the Owner has satisfied the conditions in Paragraph 3, the Surety shall promptly and at the Surety's expense defend, indemnify, and hold harmless the Owner against a duly tendered claim, demand, lien, or suit.
5. The Surety's obligations to a Claimant under this Bond will arise after the following:
 - 5.1. Claimants who do not have a direct contract with the Contractor
 - 5.1.1. have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
 - 5.1.2. have sent a Claim to the Surety (at the address described in Paragraph 13).
 - 5.2. Claimants who are employed by or have a direct contract with the Contractor have sent a Claim to the Surety (at the address described in Paragraph 13).
6. If a notice of non-payment required by Paragraph 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Paragraph 5.1.1.
7. When a Claimant has satisfied the conditions of Paragraph 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:
 - 7.1. Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and
 - 7.2. Pay or arrange for payment of any undisputed amounts.
 - 7.3. The Surety's failure to discharge its obligations under Paragraph 7.1 or 7.2 will not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Paragraph 7.1 or 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

8. The Surety's total obligation will not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Paragraph 7.3, and the amount of this Bond will be credited for any payments made in good faith by the Surety.
9. Amounts owed by the Owner to the Contractor under the Construction Contract will be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfying obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.
10. The Surety shall not be liable to the Owner, Claimants, or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to or give notice on behalf of Claimants, or otherwise have any obligations to Claimants under this Bond.
11. The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders, and other obligations.
12. No suit or action will be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Paragraph 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit will be applicable.
13. Notice and Claims to the Surety, the Owner, or the Contractor must be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, will be sufficient compliance as of the date received.
14. When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement will be deemed deleted here from and provisions conforming to such statutory or other legal requirement will be deemed incorporated herein. When so furnished, the intent is that this Bond will be construed as a statutory bond and not as a common law bond.
15. Upon requests by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.
16. Definitions
 - 16.1. *Claim*—A written statement by the Claimant including at a minimum:
 - 16.1.1. The name of the Claimant;
 - 16.1.2. The name of the person for whom the labor was done, or materials or equipment furnished;
 - 16.1.3. A copy of the agreement or purchase order pursuant to which labor, materials, or equipment was furnished for use in the performance of the Construction Contract;
 - 16.1.4. A brief description of the labor, materials, or equipment furnished;

- 16.1.5. The date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
 - 16.1.6. The total amount earned by the Claimant for labor, materials, or equipment furnished as of the date of the Claim;
 - 16.1.7. The total amount of previous payments received by the Claimant; and
 - 16.1.8. The total amount due and unpaid to the Claimant for labor, materials, or equipment furnished as of the date of the Claim.
- 16.2. *Claimant*—An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials, or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond is to include without limitation in the terms of "labor, materials, or equipment" that part of the water, gas, power, light, heat, oil, gasoline, telephone service, or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials, or equipment were furnished.
- 16.3. *Construction Contract*—The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.
- 16.4. *Owner Default*—Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.
- 16.5. *Contract Documents*—All the documents that comprise the agreement between the Owner and Contractor.
17. If this Bond is issued for an agreement between a contractor and subcontractor, the term Contractor in this Bond will be deemed to be Subcontractor and the term Owner will be deemed to be Contractor.
18. Modifications to this Bond are as follows: **[Describe modification or enter "None"]**

Supplementary Conditions – 00800

SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT

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IDAHO FALLS POWER
PROJECT NO. IFP 21 - 033
SUPPLEMENTARY CONDITIONS OF THE CONSTRUCTION CONTRACT

These Supplementary Conditions amend or supplement ISPWC Division 100 ~~EJCDC® C-700~~, Standard General Conditions of the Construction Contract (2018). The General Conditions remain in full force and effect except as amended.

The terms used in these Supplementary Conditions have the meanings stated in the General Conditions. Additional terms used in these Supplementary Conditions have the meanings stated below, which are applicable to both the singular and plural thereof.

The address system used in these Supplementary Conditions is the same as the address system used in the General Conditions, with the prefix "SC" added—for example, "Paragraph SC-4.05."

ARTICLE 1—DEFINITIONS AND TERMINOLOGY

No suggested Supplementary Conditions in this Article.

ARTICLE 2—PRELIMINARY MATTERS

2.01 *Delivery of Bonds and Evidence of Insurance*

- A. *Evidence of Contractor's Insurance:* When Contractor delivers the signed counterparts of the Agreement to Owner, Contractor shall also deliver to Owner copies of the policies (including all endorsements, and identification of applicable self-insured retentions and deductibles) of insurance required to be provided by Contractor in this Contract. Contractor may block out (redact) any confidential premium or pricing information contained in any policy or endorsement furnished under this provision.

2.02 *Copies of Documents*

Owner shall furnish to Contractor **one** printed copy of the Contract Documents (including one fully signed counterpart of the Agreement), and **one** in electronic portable document format (PDF).

2.03 Contractor Documentation

- A. Within ten (10) days after the effective date of the Agreement (unless otherwise specified in the General Requirements), Contractor shall submit to the Owner (or Engineer) the following:
 - 1. WH-5 Public Works Contract Report in conformance with Idaho Code Sections 54-1904A and 63-3624(g), and
 - 2. Affidavit of Payment of Securement of all taxes in conformance with Title 63, Chapter 15 Idaho Code.

2.04 *Preconstruction Conference; Designation of Authorized Representatives*

- A. *No Supplementary Conditions in the Article*

- 2.05 *Acceptance of Schedules*
 - A. *No Supplementary Conditions in the Article*
- 2.06 *Electronic Transmittals*
 - A. *No Supplementary Conditions in the Article*

ARTICLE 3—CONTRACT DOCUMENTS: INTENT, REQUIREMENTS, REUSE

- 3.01 *Intent*
- 3.02 *Reference Standards*
 - A. *No Supplementary Conditions in this Article*
- 3.03 *Reporting and Resolving Discrepancies*
 - A. *No Supplementary Conditions in this Article*
- 3.04 *Requirements of the Contract Documents*
 - A. *No Supplementary Conditions in this Article*
- 3.05 *Reuse of Documents*
 - A. *No Supplementary Conditions in this Article*

ARTICLE 4—COMMENCEMENT AND PROGRESS OF THE WORK

- 4.01 *Commencement of Contract Times; Notice to Proceed*
 - A. *No Supplementary Conditions in this Article*
- 4.02 *Starting the Work*
 - A. *No Supplementary Conditions in this Article*
- 4.03 *Reference Points*
 - A. *No Supplementary Conditions in this Article*
- 4.04 *Progress Schedule*
 - A. *No Supplementary Conditions in this Article*
- 4.05 *Delays in Contractor's Progress*
 - A. *No Supplementary Conditions in this Article*

ARTICLE 5—SITE, SUBSURFACE AND PHYSICAL CONDITIONS, HAZARDOUS ENVIRONMENTAL CONDITIONS

- 5.01 *Availability of Lands*
 - A. *No Supplementary Conditions in this Article*
- 5.02 *Use of Site and Other Areas*
 - A. *No Supplementary Conditions in this Article*

- 5.03 *Subsurface and Physical Conditions*
- A. *No Supplementary Conditions in this Article*
- 5.04 *Differing Subsurface and Physical Conditions*
- A. *No Supplementary Conditions in this Article*
- 5.05 *Underground Facilities*
- A. *No Supplementary Conditions in this Article*
- 5.06 *Hazardous Environmental Conditions*
- A. *No Supplementary Conditions in this Article*

ARTICLE 6—BONDS AND INSURANCE

6.01 *Performance, Payment, and Other Bonds*

SC-6.01 Add the following paragraphs immediately after Paragraph 6.01.A:

1. *Required Performance Bond Form:* The performance bond that Contractor furnishes will be in the form of ISPWC 00610
2. *Required Payment Bond Form:* The payment bond that Contractor furnishes will be in the form of ISPWC 00615

SC-6.01 Add the following paragraphs immediately after Paragraph 6.01.B:

1. The correction period specified as one year after the date of Substantial Completion in Paragraph 15.08.A of the General Conditions is hereby revised to be **3** years after Substantial Completion.
2. After Substantial Completion, Contractor shall furnish a warranty bond issued in the form of ISPWC 00612 Warranty Bond. The warranty bond must be in a bond amount of **10** percent of the final Contract Price. The warranty bond period will extend to a date **3** years after Substantial Completion of the Work. Contractor shall deliver the fully executed warranty bond to Owner prior to or with the final application for payment, and in any event no later than 11 months after Substantial Completion.
3. The warranty bond must be issued by the same surety that issues the performance bond required under Paragraph 6.01.A of the General Conditions.

6.02 *Insurance—General Provisions*

A. *No Supplementary Conditions in this Article*

6.03 *Contractor's Insurance*

SC-6.03 Supplement Paragraph 6.03 with the following provisions after Paragraph 6.03.C:

- D. *Other Additional Insureds:* As a supplement to the provisions of Paragraph 6.03.C of the General Conditions, the commercial general liability, automobile liability, umbrella or excess, pollution liability, and unmanned aerial vehicle liability policies must include as additional insureds (in addition to Owner and Engineer) the following: **[Here list by legal name (not category, role, or classification) other persons or entities to be included as additional insureds. See GC-6.03.C.]**

- E. *Workers' Compensation and Employer's Liability*: Contractor shall purchase and maintain workers' compensation and employer's liability insurance, including, as applicable, United States Longshoreman and Harbor Workers' Compensation Act, Jones Act, stop-gap employer's liability coverage for monopolistic states, and foreign voluntary workers' compensation (from available sources, notwithstanding the jurisdictional requirement of Paragraph 6.02.B of the General Conditions).

Workers' Compensation and Related Policies	Policy limits of not less than:
Workers' Compensation	
State	Statutory
Applicable Federal (e.g., Longshoreman's)	Statutory
Foreign voluntary workers' compensation (employer's responsibility coverage), if applicable	Statutory
Employer's Liability	
Each accident	\$1,000,000
Each employee	\$1,000,000
Policy limit	\$1,000,000

- F. *Commercial General Liability—Claims Covered*: Contractor shall purchase and maintain commercial general liability insurance, covering all operations by or on behalf of Contractor, on an occurrence basis, against claims for:
1. damages because of bodily injury, sickness or disease, or death of any person other than Contractor's employees,
 2. damages insured by reasonably available personal injury liability coverage, and
 3. damages because of injury to or destruction of tangible property wherever located, including loss of use resulting therefrom.
- G. *Commercial General Liability—Form and Content*: Contractor's commercial liability policy must be written on a 1996 (or later) Insurance Services Organization, Inc. (ISO) commercial general liability form (occurrence form) and include the following coverages and endorsements:
1. Products and completed operations coverage.
 - a. Such insurance must be maintained for three years after final payment.
 - b. Contractor shall furnish Owner and each other additional insured (as identified in the Supplementary Conditions or elsewhere in the Contract) evidence of continuation of such insurance at final payment and three years thereafter.
 2. Blanket contractual liability coverage, including but not limited to coverage of Contractor's contractual indemnity obligations in Paragraph 7.18.
 3. Severability of interests and no insured-versus-insured or cross-liability exclusions.
 4. Underground, explosion, and collapse coverage.
 5. Personal injury coverage.

6. Additional insured endorsements that include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
 7. For design professional additional insureds, ISO Endorsement CG 20 32 07 04 "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent.
- H. *Commercial General Liability—Excluded Content:* The commercial general liability insurance policy, including its coverages, endorsements, and incorporated provisions, must not include any of the following:
1. Any modification of the standard definition of "insured contract" (except to delete the railroad protective liability exclusion if Contractor is required to indemnify a railroad or others with respect to Work within 50 feet of railroad property).
 2. Any exclusion for water intrusion or water damage.
 3. Any provisions resulting in the erosion of insurance limits by defense costs other than those already incorporated in ISO form CG 00 01.
 4. Any exclusion of coverage relating to earth subsidence or movement.
 5. Any exclusion for the insured's vicarious liability, strict liability, or statutory liability (other than worker's compensation).
 6. Any limitation or exclusion based on the nature of Contractor's work.
 7. Any professional liability exclusion broader in effect than the most recent edition of ISO form CG 22 79.
- I. *Commercial General Liability—Minimum Policy Limits*

Commercial General Liability	Policy limits of not less than:
General Aggregate	\$2,000,000
Products—Completed Operations Aggregate	\$1,000,000
Personal and Advertising Injury	\$1,000,000
Bodily Injury and Property Damage—Each Occurrence	\$1,000,000

- J. *Automobile Liability:* Contractor shall purchase and maintain automobile liability insurance for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy must be written on an occurrence basis.

Automobile Liability	Policy limits of not less than:
Bodily Injury	
Each Person	\$1,000,000
Each Accident	\$1,000,000

Automobile Liability	Policy limits of not less than:
Property Damage	
Each Accident	\$1,000,000
[or]	
Combined Single Limit	
Combined Single Limit (Bodily Injury and Property Damage)	\$1,000,000

ARTICLE 7—CONTRACTOR’S RESPONSIBILITIES

7.01 Contractor’s Means and Methods of Construction

A. *No suggested Supplementary Conditions in this Article*

7.02 Supervision and Superintendence

A. *No suggested Supplementary Conditions in this Article*

7.03 Labor; Working Hours

A. In the absence of any Laws or Regulations to the contrary, Contractor may perform the Work on holidays, during any or all hours of the day, and on any or all days of the week, at Contractor's sole discretion.

7.04 Services, Materials, and Equipment

A. Upon the date of the Notice to Proceed, the Contractor will be responsible for the safety and security of Owner supplied materials. Any loss or damage incurred to the Owner Supplied Materials after the date on the Notice to Proceed shall be the responsibility of the Contractor.

7.05 “Or Equals”

A. *No Supplementary Conditions in this Article*

7.06 Substitutes

A. *No Supplementary Conditions in this Article*

7.07 Concerning Subcontractors and Suppliers

A. *No Supplementary Conditions in this Article*

7.08 Patent Fees and Royalties

A. *No Supplementary Conditions in this Article*

7.09 Permits

A. *No Supplementary Conditions in this Article*

7.10 Taxes

- A. Owner is exempt from payment of sales and compensating use taxes of the State of **Idaho** and of cities and counties thereof on all materials to be incorporated into the Work.
 - 1. Owner will furnish the required certificates of tax exemption to Contractor for use in the purchase of supplies and materials to be incorporated into the Work.

7.11 *Laws and Regulations*

- A. No Supplementary Conditions in this Article

7.12 *Record Documents*

- A. No Supplementary Conditions in this Article

7.13 *Safety and Protection*

SC-7.13 Insert the following after the second sentence of Paragraph 7.13.G:

The following Owner safety programs are applicable to the Work: The American Public Power Association (APPA) Safety Manual 16th Edition. A copy of the manual will be provided to the General Contractor in the initial construction kick off meeting.

ARTICLE 8—OTHER WORK AT THE SITE

8.01 *Coordination*

- A. No Supplementary Conditions in this Article

ARTICLE 9—OWNER’S RESPONSIBILITIES

9.01 *Communications to Contractor*

A. No Supplementary Conditions in this Article

9.02 *Replacement of Engineer*

A. No Supplementary Conditions in this Article

9.03 *Furnish Data*

A. No Supplementary Conditions in this Article

9.04 *Pay When Due*

A. No Supplementary Conditions in this Article

9.05 *Lands and Easements; Reports, Tests, and Drawings*

A. No Supplementary Conditions in this Article

9.06 *Insurance*

A. No Supplementary Conditions in this Article

9.07 *Change Orders*

A. No Supplementary Conditions in this Article

9.08 *Inspections, Tests, and Approvals*

A. No Supplementary Conditions in this Article

9.09 *Limitations on Owner’s Responsibilities*

A. No Supplementary Conditions in this Article

9.10 *Undisclosed Hazardous Environmental Condition*

A. No Supplementary Conditions in this Article

9.11 *Evidence of Financial Arrangements*

A. No Supplementary Conditions in this Article

9.12 *Safety Programs*

A. No Supplementary Conditions in this Article

9.13 *Owner’s Site Representative*

A. Owner will furnish an “Owner’s Site Representative” to represent Owner at the Site and assist Owner in observing the progress and quality of the Work. The Owner’s Site Representative is not Engineer’s consultant, agent, or employee. Owner’s Site Representative will be Jason Cooper. The authority and responsibilities of Owner’s Site Representative follow: Act as liaison between the Contractor, the Owner and the Engineering Consultant, answer logistical questions and others questions not pertaining to design interpretation.

ARTICLE 10—ENGINEER'S STATUS DURING CONSTRUCTION

10.03 *Resident Project Representative*

1. On this Project, by agreement with the Owner, the Engineer will not furnish a Resident Project Representative to represent Engineer at the Site or assist Engineer in observing the progress and quality of the Work.

SC-10.03 Add the following new paragraphs immediately after Paragraph 10.03.B:

- C. The Resident Project Representative (RPR) will be Engineer's representative at the Site. RPR's dealings in matters pertaining to the Work in general will be with Engineer and Contractor. RPR's dealings with Subcontractors will only be through or with the full knowledge or approval of Contractor. The RPR will:
 1. *Conferences and Meetings:* Attend meetings with Contractor, such as preconstruction conferences, progress meetings, job conferences, and other Project-related meetings (but not including Contractor's safety meetings), and as appropriate prepare and circulate copies of minutes thereof.
 2. *Safety Compliance:* Comply with Site safety programs, as they apply to RPR, and if required to do so by such safety programs, receive safety training specifically related to RPR's own personal safety while at the Site.
 3. *Liaison*
 - a. Serve as Engineer's liaison with Contractor. Working principally through Contractor's authorized representative or designee, assist in providing information regarding the provisions and intent of the Contract Documents.
 - b. Assist Engineer in serving as Owner's liaison with Contractor when Contractor's operations affect Owner's on-Site operations.
 - c. Assist in obtaining from Owner additional details or information, when required for Contractor's proper execution of the Work.
 4. *Review of Work; Defective Work*
 - a. Conduct on-Site observations of the Work to assist Engineer in determining, to the extent set forth in Paragraph 10.02, if the Work is in general proceeding in accordance with the Contract Documents.
 - b. Observe whether any Work in place appears to be defective.
 - c. Observe whether any Work in place should be uncovered for observation, or requires special testing, inspection or approval.
 5. *Inspections and Tests*
 - a. Observe Contractor-arranged inspections required by Laws and Regulations, including but not limited to those performed by public or other agencies having jurisdiction over the Work.
 - b. Accompany visiting inspectors representing public or other agencies having jurisdiction over the Work.
 6. *Payment Requests:* Review Applications for Payment with Contractor.

7. *Completion*

- a. Participate in Engineer's visits regarding Substantial Completion.
- b. Assist in the preparation of a punch list of items to be completed or corrected.
- c. Participate in Engineer's visit to the Site in the company of Owner and Contractor regarding completion of the Work, and prepare a final punch list of items to be completed or corrected by Contractor.
- d. Observe whether items on the final punch list have been completed or corrected.

D. The RPR will not:

1. Authorize any deviation from the Contract Documents or substitution of materials or equipment (including "or-equal" items).
2. Exceed limitations of Engineer's authority as set forth in the Contract Documents.
3. Undertake any of the responsibilities of Contractor, Subcontractors, or Suppliers.
4. Advise on, issue directions relative to, or assume control over any aspect of the means, methods, techniques, sequences or procedures of construction.
5. Advise on, issue directions regarding, or assume control over security or safety practices, precautions, and programs in connection with the activities or operations of Owner or Contractor.
6. Participate in specialized field or laboratory tests or inspections conducted off-site by others except as specifically authorized by Engineer.
7. Authorize Owner to occupy the Project in whole or in part.

SC-10.07 Add the following new paragraph immediately after Paragraph 10.09.E:

- [A. Owner will furnish Project representation during the construction period. The duties, responsibilities and limitations of the authority specified for the Engineer in Article 9-ENGINEERS STATUS DURING CONSTRUCTION, and elsewhere in the Contract Documents will be those of the Owner.] or
- [B. In addition to the Resident Project Representative furnished by the Engineer, Owner will furnish an Owner's site representative to assist Engineer. The responsibilities, authorities and limitations of authority of the Owner's site representative will be [C: as specified for the Engineer's Resident Project Representative.] [D: as described below.

ARTICLE 11—CHANGES TO THE CONTRACT

No suggested Supplementary Conditions in this Article.

ARTICLE 12—CLAIMS

No suggested Supplementary Conditions in this Article.

ARTICLE 13—COST OF WORK; ALLOWANCES, UNIT PRICE WORK

13.01 *Cost of the Work*

No suggested Supplementary Conditions in this Article.

13.03 *Unit Price Work*

SC-13.03 Delete Paragraph 13.03.E in its entirety and insert the following in its place:

E. *Adjustments in Unit Price*

1. Contractor or Owner shall be entitled to an adjustment in the unit price with respect to an item of Unit Price Work if:
 - a. the extended price of a particular item of Unit Price Work amounts to **5** percent or more of the Contract Price (based on estimated quantities at the time of Contract formation) and the variation in the quantity of that particular item of Unit Price Work actually furnished or performed by Contractor differs by more than **15** percent from the estimated quantity of such item indicated in the Agreement; and
 - b. Contractor's unit costs to perform the item of Unit Price Work have changed materially and significantly as a result of the quantity change.
2. The adjustment in unit price will account for and be coordinated with any related changes in quantities of other items of Work, and in Contractor's costs to perform such other Work, such that the resulting overall change in Contract Price is equitable to Owner and Contractor.
3. Adjusted unit prices will apply to all units of that item.

ARTICLE 14—TESTS AND INSPECTIONS; CORRECTION, REMOVAL, OR ACCEPTANCE OF DEFECTIVE WORK

14.01 *Inspections*

1. No Supplementary Conditions in this Article.

ARTICLE 15—PAYMENTS TO CONTRACTOR, SET OFFS; COMPLETIONS; CORRECTION PERIOD

15.01 *Progress Payments*

1. No Supplementary Conditions in this Article.

15.02 *Substantial Completion*

SC-15.01 Add the following new Paragraph 15.01.F:

1. If some or all of the Work has been determined not to be at a point of Substantial Completion and will require re-inspection or re-testing by Engineer, the cost of such re-inspection or re-testing, including the cost of time, travel and living expenses, will be paid by Contractor to Owner. If Contractor does not pay, or the parties are unable to agree as to the amount owed, then Owner may impose a reasonable set-off against payments due under this Article 15.

15.08 *Correction Period*

1. The correction period specified as one year after the date of Substantial Completion in Paragraph 15.08.A of the General Conditions is hereby revised to be the number of years set forth in SC-6.01.B.1; or if no such revision has been made in SC-6.01.B, then the correction period is hereby specified to be **5** years after Substantial Completion.

ARTICLE 16—SUSPENSION OF WORK AND TERMINATION

No suggested Supplementary Conditions in this Article.

ARTICLE 17—FINAL RESOLUTIONS OF DISPUTES

17.02 *Arbitration*

No suggested Supplementary Conditions in this Article.

Special Provisions – 00820

SPECIAL PROVISIONS
2021 IFP Runner Hub Rebuild
Project No. IFP 21-033

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GENERAL INFORMATION

Perform and complete all work associated with the rebuild of the runner hub, including all materials, labor and equipment required to complete the project in conformance with these Contract Documents, the construction drawings pertaining to this project, any applicable Federal, State and Local requirements and as directed by the Engineer.

SCOPE OF WORK

1.0 SCOPE OF WORK

The contractor work scope is provided below.

1.1 Material Procurement

- 1.1.1 Per the manufacturer material specifications procure the needed bushings seal and other parts required to rebuild runner hub

1.2 Discharge Ring

- 1.1.1 Prior to removing the discharge ring take as-found blade tip clearance readings and compare to commissioning manual readings to determine need for blade build up.
- 1.1.2 Inspect and make repairs as necessary.
 - Repairs in 1.1.2 to be completed on T&M basis per contracted rates.
 - Prior to any weld repairs contractor will submit weld repair procedure for approval.
 - Only stainless-steel materials may be used.
 - Dye penetrant checks will be performed to locate damaged areas.
 - Any painted surfaces that are damaged during repairs will be repainted by the contractor at their expense.

1.3 Runner Removal

- 1.3.1 Remove the runner blades
- 1.3.2 Remove the runner from the pit
- 1.3.3 Transport off-site for inspections and refurbishment

1.4 Shop Inspections

- 1.4.1 Fully disassemble the runner and components
- 1.4.2 Perform visual and dimensional inspections of all parts
- 1.4.3 Replace runner hub bushings
- 1.4.4 Replace piston rings
- 1.4.5 Any recommended repairs must be approved by the owner.
- 1.4.6 Provide New Blade Seals.

1.5 Repairs

- 1.5.1 Perform any additional repairs based upon owner's acceptance

1.6 Shop Reassembly and testing

- 1.6.1 Reassemble the Runner in the shop and test for proper operation

1.7 On-site Reassembly

- 1.7.1 Transport the runner hub to the site
- 1.7.2 Install the runner hub
- 1.7.3 Connect the runner blades
- 1.7.4 Install new blade seals
- 1.7.5 Install nose cone
- 1.7.6 Fill the hub with oil and test for leaks
- 1.7.7 Install Discharge ring half
- 1.7.8 Take as-left blade clearances
- 1.7.9 Perform operational testing

SCHEDULE OF WORK

Complete all work associated with this project in the time frame disclosed under Article 6 of Document 00410 (Bid Form). Submit a construction schedule at or before the preconstruction conference detailing durations for major aspects of the work to be performed. Notice to Proceed will be issued and Contract Time accounting will commence no later than 15 days after Notice to Proceed

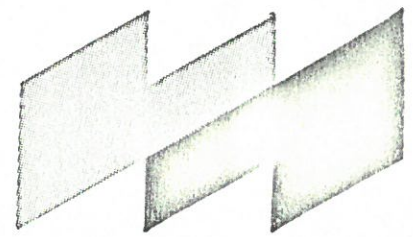
PROJECT MANAGER

Contractor will provide an on-site project manager for the duration of the project who will be the interface between the general contractor, all sub-contractors and the City. The City will meet with this project manager on a regularly scheduled basis for the duration of the project.

SPECIAL PROVISION BID ITEMS

1. Owner will install stop logs and dewater the project
2. Owner will isolate the oil from the hub and drain oil with the exception of the static oil in the runner hub cap.

Drawings and Specifications



VOEST-ALPINE

Machinery Department Linz
Hydro Power Plants

B. CORRECTIVE MAINTENANCE

2.1 Reassembly and Disassembly
TURBINE

Idaho Falls
Hydroelectric Project

Linz, February 1982

MB9-350.9870E/PART VI/B
Page 1 - 8

VOEST-ALPINE AG, Postfach 2, A-4010 Linz, Austria



2.1 Reassembly and Disassembly Procedure

2.1.1 Reassembly of the Complete Turbine

1. Turbine shaft - Pre-Assembly at Erection Site
 - a) Ropes for shipment of shaft
(see Hitachi Drg. 10PO72-419)
 - b) Put shaft on supporting pedestal
(see Hitachi Drg. 10PO72-420 and VA Drg. MB9-059.0012B)
 - c) Assemble thrust bearing with shaft
(see Hitachi Drg. 10PO72-438)
 - d) Assemble runner-side guide bearing
(see Drg. MB9-059.1400A)
supporting by means of wood pieces between
guide bearing and shaft flange
(see Drg. MB9-059.0012E)
 - e) Assembly of shaft lifting device
MB9-059.9500C/1
(see Hitachi Drg. 10PO72-419)
2. Put supporting pedestals for shaft in bulb case,
parts MB9-059.9513-23
(see Drg. MB9-059.9530B and MB9-059.9550B and
MB9-059.0012B)
3. Installation of shaft (see Drg. MB9-059.0012B)
Required crane capacity (due to length of jig):

1 mobile crane	100 to	(weight 35 to)
1 mobile crane	60 to	(weight 25 to)

Put shaft on both supporting pedestals 9530B and
9550B (see Drg. MB9-059.0012B)



4. Pre-Assembly of wicket gate mechanism at erection site (see indications on Drg MB9-059.2400B/1)

a) Frame for installing wicket gate with distributor rings MB9-059.9570A

b) Put the outer distributing ring on frame and additional supports on downstream flange

- Control evenness of upper flange using Theodolit Allowable waviness ± 0.5 mm ($\pm 0,02$ inch)

c) Put the inner distributor ring on frame

- Set necessary distance between inner and outer distributor ring using shimming plates

As to distances see assembly protocol

Adjust position of inner distributor ring in relation to outer distributor ring using 4 adjusting pipes MB9-059.9610/11/12D

d) Assemble wicket gates

(see sketch on hosting sling MB9-059.9527E and MB9-059.9500D/3)

e) Assemble wicket gate bearing

Turn all wicket gates in flow direction (fully open)

Shim front gaps with keys

Tack-weld plates for fixing wicket gates in flow direction (see Drg. MB9-059.2400A B/1 or pre-tension wicket gate levers with one another by means of turn buckles or pullers)

5. Put wicket gate counterweights on supports (Drg. MB9-059.3100B/2)



6. Installation of wicket gates with distributor rings
 - a) Lower complete wicket gates with distributor rings (see Drg. MB9-059.00012B)
Required crane capacity:
1 mobile crane approx. 100 to (weight 53 to)
 - b) Fixing of wicket gate mechanism on inner and outer bulb case flange
Fix position with fitting bolts
7. Bring shaft into installation position
8. Connect runner-side bearing MB9-059.1400A to inner distributor ring MB9-059.2500A (coupling bolts and taper pins)
9. Fix bearing pedestal on bulb case (coupling bolts and taper pins)
10. Install gate operating ring MB9-059.3150A
11. For setting front gap of wicket gates see erection protocol
12. Install safety links
(see Drg. MB9-059.2400B/2)
13. Install servomotors
(see Drg. MB9-350.51/200B)
14. Install dismantling flange MB9-059.5400B/2 on draft tube liner
 - a) Slip over the one-piece sealing ring MB9-059.5401C (see Drg. MB9-059.5400D/18)



- b) Put O-rings in part MB9-059.5300A
 - c) Install the two-piece supporting ring
MB9-059.5402/03C
15. Install lower discharge ring half MB9-059.5460-
- Fix discharge ring half on outer distributor ring flange using supporting angles MB9-059.9400 B/5 in lowered position
16. Complete assembly of wicket gate mechanism
- a) Assemble the following parts:
 - Counterweight (see Drg. MB9-059.3100B/2)
 - Wicket gate lock (see Drg. MB9-059.3100B/3)
 - b) Adjust wicket gate mechanism in closing position. There are possibilities of adjustment at all safety links (see Assembly protocol)
 - c) Set excenter for lock in position "closed" and "open"
17. Put lower half of water passage plate in outer distributor ring (see Drg. MB9-059.2900A)
18. Installation of runner
- a) Hang the runner (with 3 assembled blades)
(see Drg. MB9-059.1090D)

Required crane capacity:

1 mobile crane approx. 100 to (weight 30 to)
 - b) Couple runner shaft

Make coupling bolt pre-tension with heating rod (see protocol on tension values of different bolts)

How to torque bolts:

- See Drg. MB9-059.0101C



- Measure length of bolt in boring (assembly protocol); dimension " e_o "
- Torque nuts with open end wrench till nut is in contact with flange surface
- Measure length of bolt in boring; dimension " e_1 "
- Heat with heating rod (shell temperature approx. 250° (482°))
- Pre-tension 0.25 mm (tol. 0.24 - 0.30 mm)
(tol. 0,0094 - 0,0118 inch)

c) Assemble 1 blade

- blade seal
slip over on blade disc using wood segment and by slightly hammering
- Lifting equipment
(see sketch MB9-059.0059D)
- Coupling bolts
Pre-tension with heating rod (see assembly protocol)

Pre-tensioning of bolts:

- Measure length of bolt in boring
dimension " e_o "
- Torque nuts with open end wrench till nut is in contact with flange surface
- Measure length of bolt in boring
dimension " e_1 "
- Heating with heating rod (shell temperature approx. 250° C) (482°)
bolts MB9-059.1123D
- Pre-tension 0.18 mm (0,007 inch)
- Tolerance 0,16 - 0,19 mm
(0,0063 - 0,0075 inch)
bolts MB9-059.1122D
- Pre-tension 0,16 mm (0,0063 inch)
- Tolerance 0,14 - 0,17 mm
(0.0055 - 0,0067 inch)



- blade bolt cover as well as final assembly
of blade seal and covering rings acc. to
Drg. MB9-059.1100A

19. Painting of coupling bolts nuts and repair shaft
painting (see Drg. MB9-059.0049B)

20. Assembly of bolt cover
(see Drg. MB9-059.1250/60C) and of 2-piece sealing
ring MB9-059.1205D

Pressure test of chambers with oil (governor oil)
Testing pressure 1 bar (14,22 PSI)
Leave oil in chamber

21. Assembly of water passage shield MB9-059.2900A

- Assembly lower part
- Put segment of supporting ring in the water
passage shield (MB9-059.1700A)
- Assembly upper part
- Assemble of static seal MB9-059.1700A

22. Assemble supporting ring MB9-059.1750B and
assembly of Bestobell shaft gland MB9-059.1700A

23. Installation of oil supply pipes in the range of
runner (items MB9-351.61/200B)
Assembly of runner cape MB9-059.1080C

24. Assembly of piping in the range of turbine
Leakage water pipes
Shaft gland pipes
Bearing oil supply
(see Drg. MB9-059.0007A)



25. Final setting of lower discharge ring part in realition to runner.
Fix position with fitting bolts and taper pins.
26. Assemble upper discharge ring part MB9-059.5450
Prepare flange connection between upper and lower discharge ring parts (bolts and taper pins)
27. Prepare flange connections
discharge ring with outer distributor ring and disassembly flange (bolts and taper pins)
28. Assembly of
- a) lower pier nose liner
Drg. MB9-059.3600B/1
 - b) upper pier nose liner
Drg. MB9-059.3500A
 - c) water passage plate in generator hatch
(see Drg. MB9-059.2000A)
 - d) generator hatch cover
(see Drg. MB9-059.1940A)
 - e) ladders and pedestals in the range of the wicket gate mechanism
(see Drg. MB9-059.7300A)
29. Installation of the oil head
(see Drg. MB9-350.6200B)
30. Oil filling - oil type ISO VG 68
- | | |
|--------------------|-----------------|
| Governor | 2500 l |
| Hub | 2150 l |
| Servomotor | 180 l |
| Oil supply | 180 l |
| Bearing oil supply | <u>4900 l</u> |
| | 9910 l (2620 G) |



2.1.2 Disassembly of the Complete Turbine

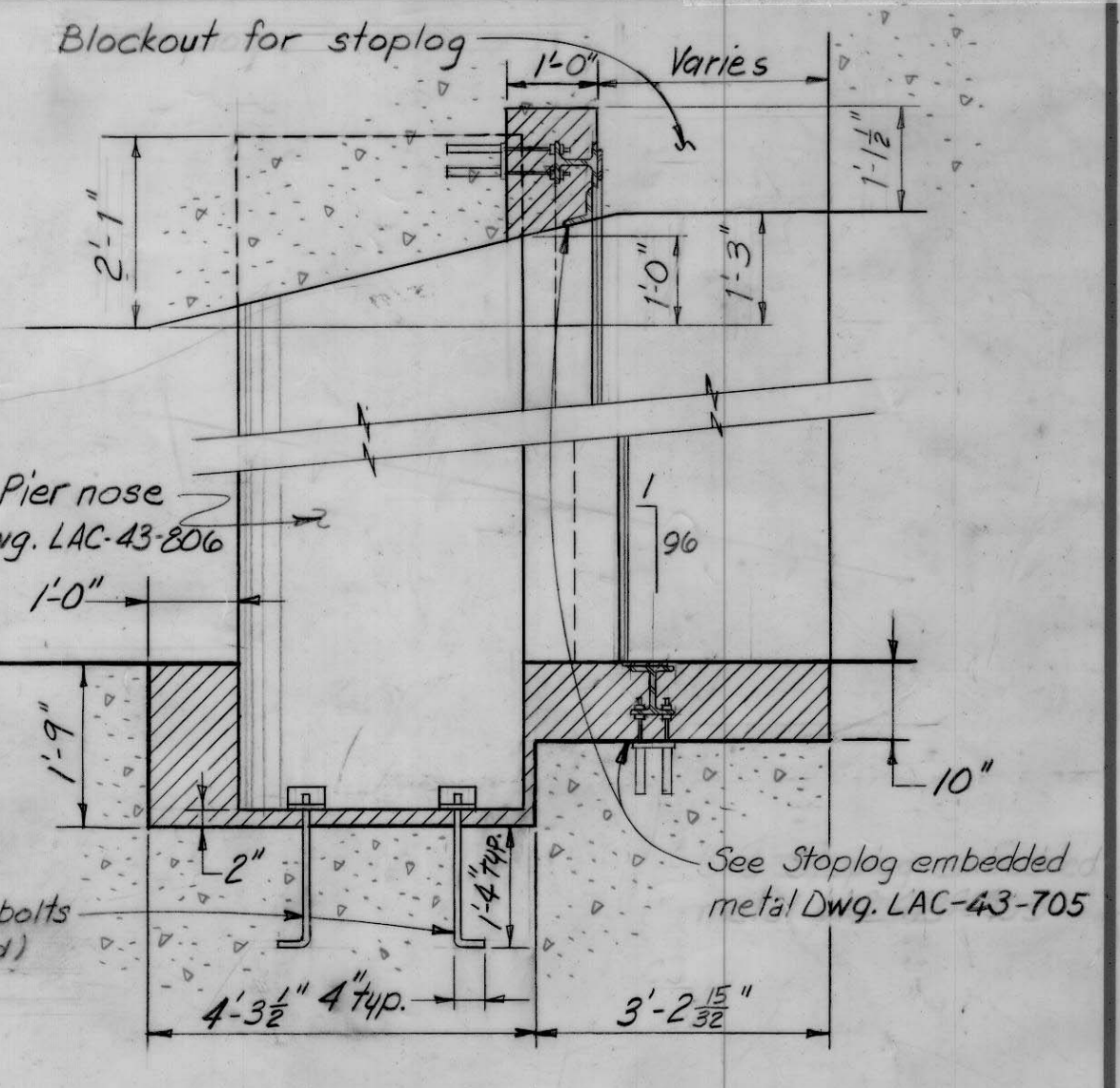
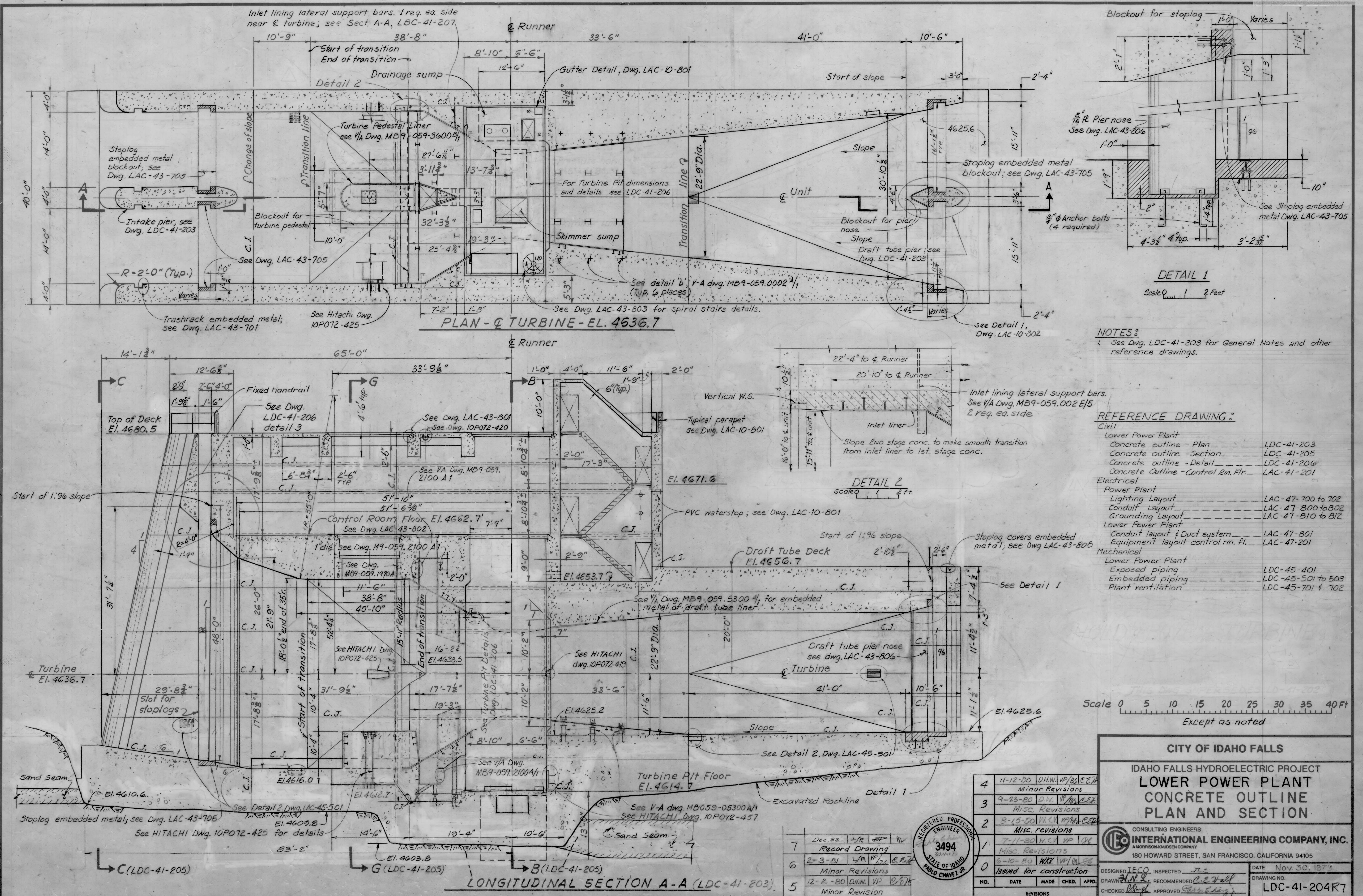
For the sequence of disassembling of the turbine follow the opposite way of item 2.1.1

2.1.3 Disassembly of the guide bearing sleeve (downstream bearing)

- 1) Disassembly of the protection sleeve for the shaft MB9-059.1300B
- 2) Dismantling of following parts:
bearing cover 1440B and 1470B
oil rings 1405D and 1413/14C
- 3) Lift the runner with the two hydr. jacks in the discharge ring drwg. MB9-059.5400B/4 MB9-059.5408D
Hydr. jack ENERPAC RLC-502
- 4) Disassembly of the thread plug 1422E and the cyl. pins 1415E
- 5) Paint the upper surface of the shaft with tallow.
Move the bearing sleeve 1403/4B in upstream direction to the turbine access shaft
- 6) Disassembly of the bearing sleeve sections through the access shaft

2.1.4 Reassembly of the Guide Bearing

For the sequence of disassembling of the guide bearing follow the opposite way of item 2.1.3



DETAIL 1
Scale 0 1 2 Feet

NOTES:
1. See Dwg. LDC-41-203 for General Notes and other reference drawings.

REFERENCE DRAWING:

Civil	
Lower Power Plant	
Concrete outline - Plan	LDC-41-203
Concrete outline - Section	LDC-41-205
Concrete outline - Detail	LDC-41-206
Concrete outline - Control Rm. Flr.	LAC-41-201
Electrical	
Power Plant	
Lighting Layout	LAC-47-700 to 702
Conduit Layout	LAC-47-800 to 802
Grounding Layout	LAC-47-810 to 812
Lower Power Plant	
Conduit layout & duct system	LAC-47-801
Equipment layout control rm. fl.	LAC-47-201
Mechanical	
Lower Power Plant	
Exposed piping	LDC-45-401
Embedded piping	LDC-45-501 to 503
Plant ventilation	LDC-45-701 & 702

Scale 0 5 10 15 20 25 30 35 40 Ft
Except as noted

CITY OF IDAHO FALLS

IDAHO FALLS HYDROELECTRIC PROJECT
LOWER POWER PLANT
CONCRETE OUTLINE
PLAN AND SECTION

CONSULTING ENGINEERS
INTERNATIONAL ENGINEERING COMPANY, INC.
A MORRISON-KNUDSEN COMPANY
180 HOWARD STREET, SAN FRANCISCO, CALIFORNIA 94105

DESIGNED: JECO. INSPECTED: J.L.
DRAWN: J.N.S. RECOMMENDED: J.E. Hall
CHECKED: J.E. Hall APPROVED: J.E. Hall

DATE: Nov. 30, 1973
DRAWING NO.: LDC-41-204R7

NO.	DATE	MADE	CHKD.	APPD.
4	11-12-80	DHW	VP	BS
3	9-23-80	DHW	VP	BS
2	8-15-80	DHW	VP	BS
1	7-11-80	DHW	VP	BS
0	6-10-80	DHW	VP	BS

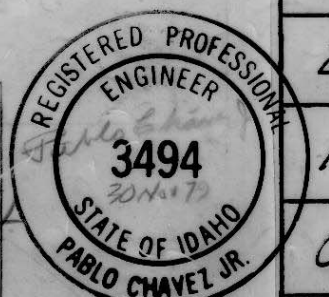
REVISIONS

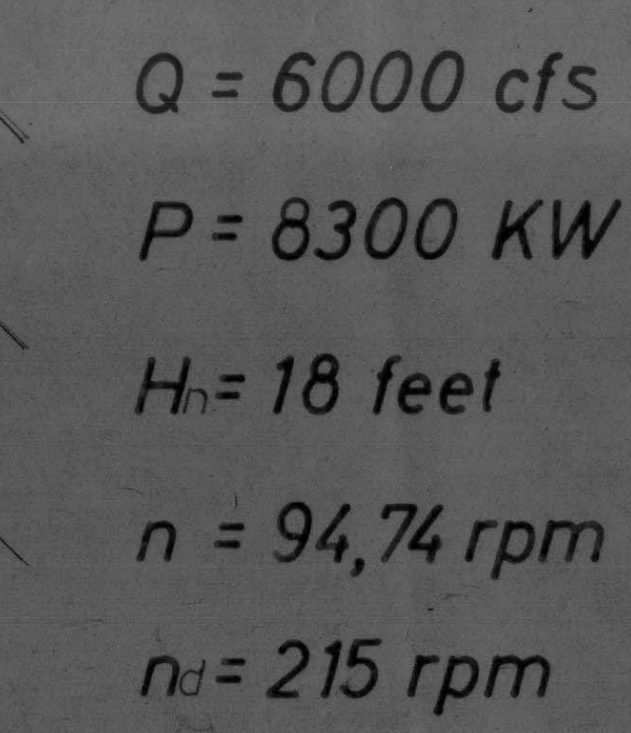
Issued for construction

Record Drawing

Minor Revisions

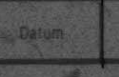

Minor Revision

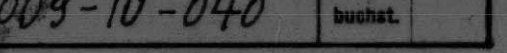


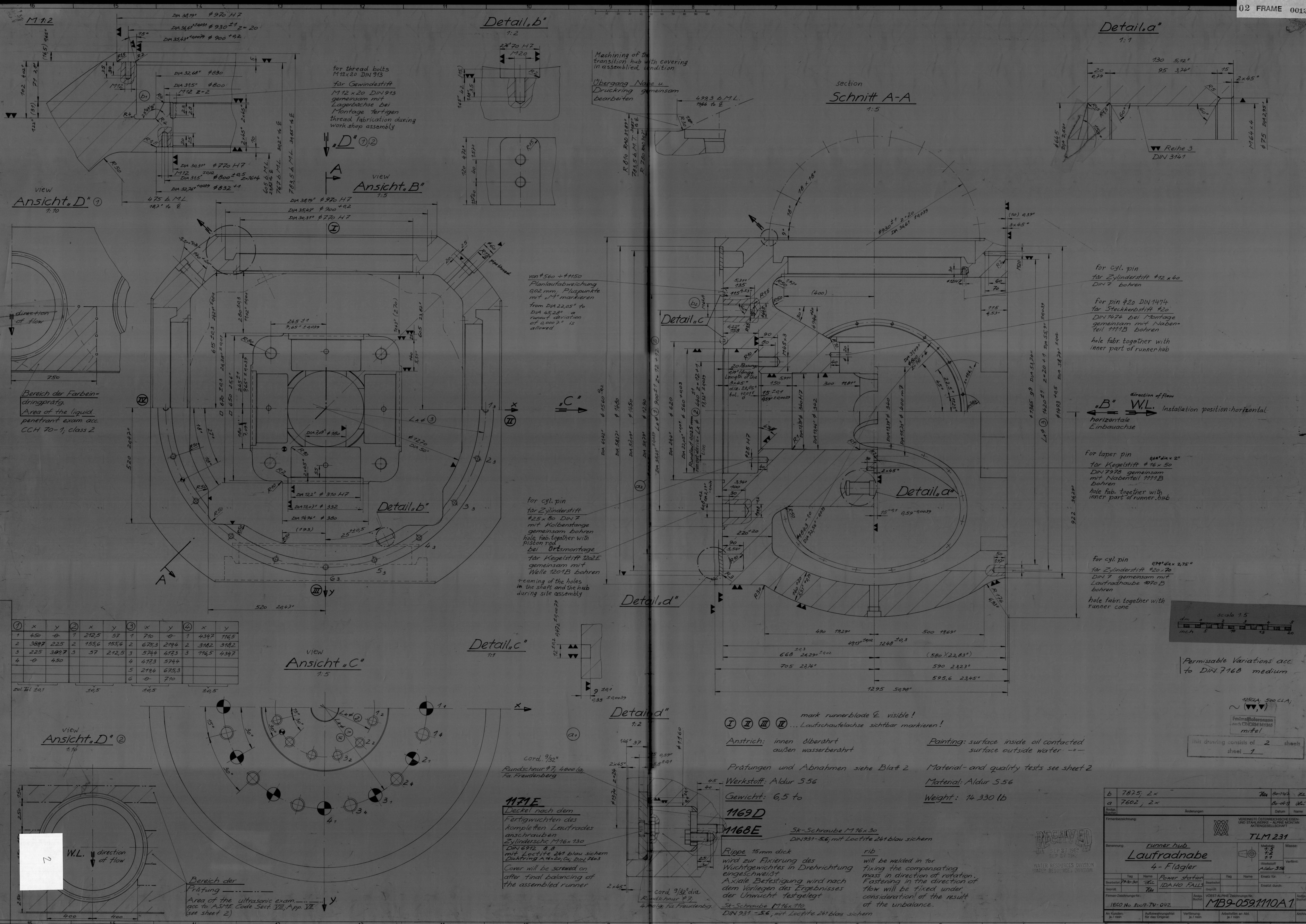


symbol	upper power plant	city power plant	lower power plant
<i>B</i>	4722,3 1439,357	4683,2 1427,439	4662,7 1421,191
<i>D</i>	4696,3 1431,432	4657,2 1419,514	4636,7 1413,266
<i>f</i>	4672,3 1424,117	4633,2 1412,199	4612,7 1405,951
	ft m	ft m	ft m

ISSUE *B*
18.581 Geßner

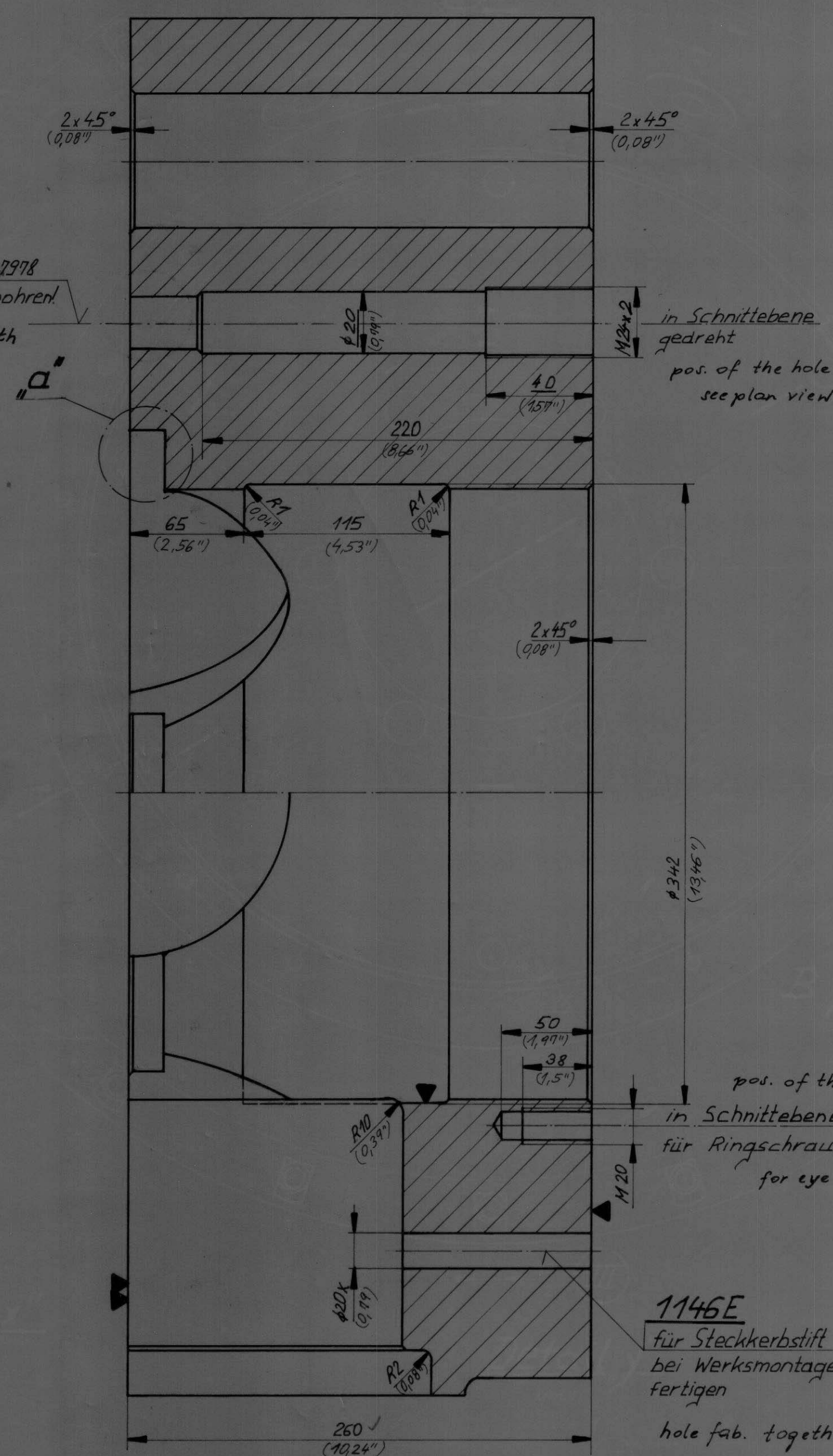
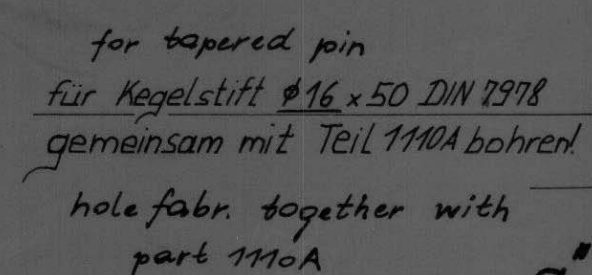
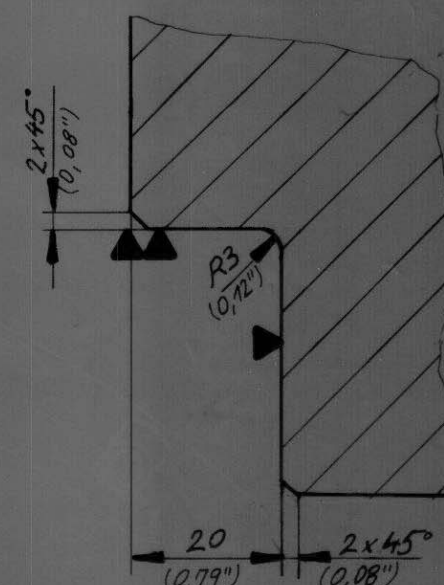
Datum 19.08.2007	Auftraggeber Voestalpine AG	Nr. 1000000	Standort 1000000	Name ...
Projektbeschreibung		VOEST-ALPINE AG		
CITY OF IDAHO FALLS		TLM 2		
Bewertung	Cross section of the unit	Material 1:20	Datum 19.08.2007	Name ...
<u>Turbine</u>	Cross section of the unit		Material 1:20	Datum 19.08.2007
Hersteller ...	Typ ...	Name ...	Material 1:20	Datum 19.08.2007
Größe ...	Hersteller ...	Name ...	Material 1:20	Datum 19.08.2007
Einheits-Zeichnungs-Nr. ...	Hersteller ...	Name ...	Material 1:20	Datum 19.08.2007
IECO No. 8009-TU 230		MB9-059.0000 A		B
Nr. Bauteil ...	Auftragsnummer ...	Zeichnung ...	Arbeitsplan ...	Datum ...





section A-A

M 1:1



für Steckkerbstift 20x50 DIN 1474
bei Werksmontage gem. mit Teil 1110A
fertigen

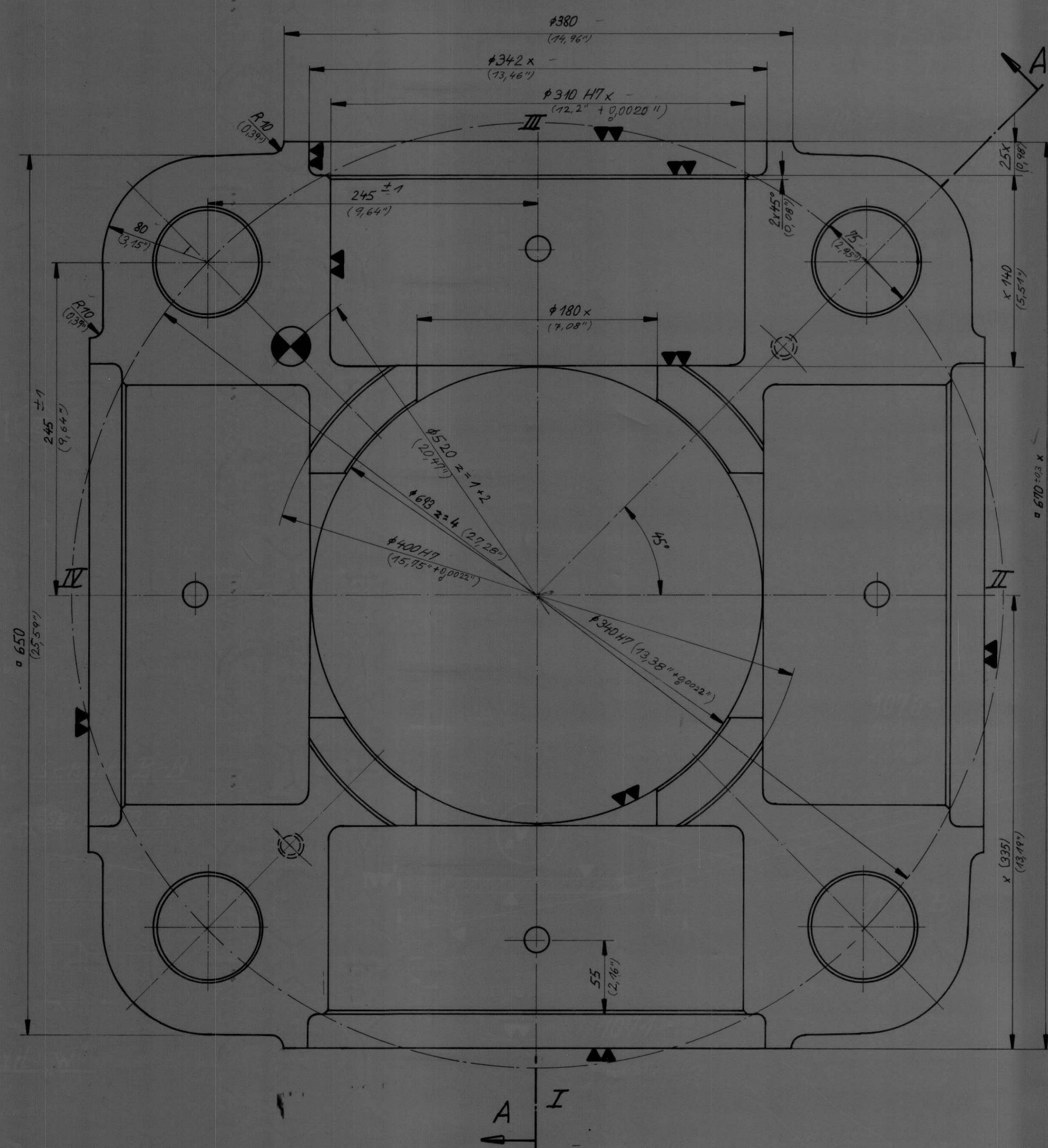
hole fab. together with part 1110A

Material: Aldur S56 similar to ASTM A148
Grade 80 ± 50 ; C max. 0.23%
proof of material: acc. to DIN 50049/3.1B
melting analysis tensile test (σ_B , σ_s , σ_{Td})
Charpy V-notch impact test at 0°C

Heat treatment: normalized and stress relieved
Ultrasonic - and magnetic particle exam. of the
raw casting in accordance with the ASME Code
Sect. VIII, Div. 1, App. VII for usability.

Werkstoffnachweis nach ÖNORM
M 3000/3.1.B Schmelzen-
analyse Zugversuch ($\sigma_B, \sigma_S, \nu_{\sigma_A}$)
Charpy V-Kerbschlagbiegeversuch bei 0°C.

Wärmebehandlung: normalgeglüht und entspannt
 US- u. Magnetpulverprüfung des Rohgußstückes
 in Anlehnung an ASME Code Sect. VIII; Div. 1, App VII
 auf Gebrauchseignung.


$$\sim (\nabla, \nabla)$$

Freimachte Grenzen
nach UNO 11365
mittel

Anstrich: ölberührt

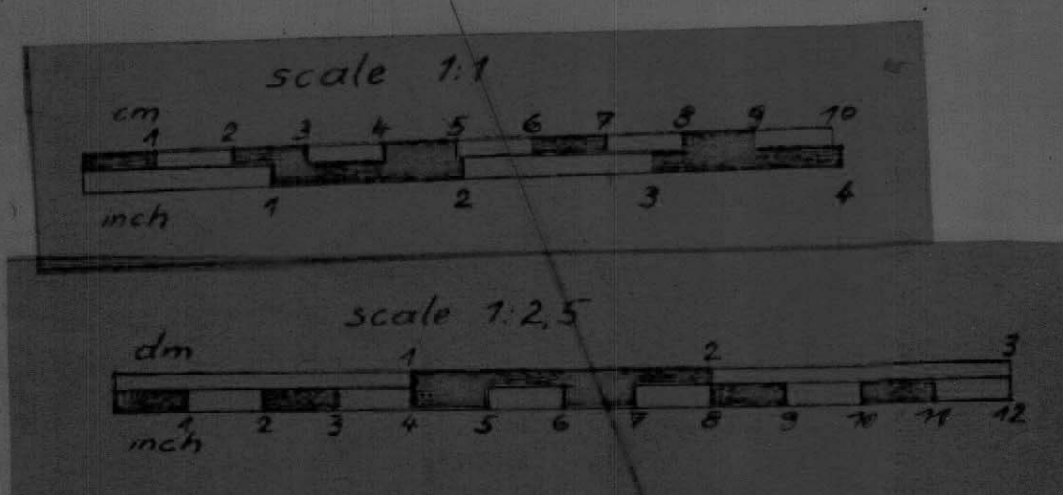
Inner part of runner hub

weight: 640 lbs

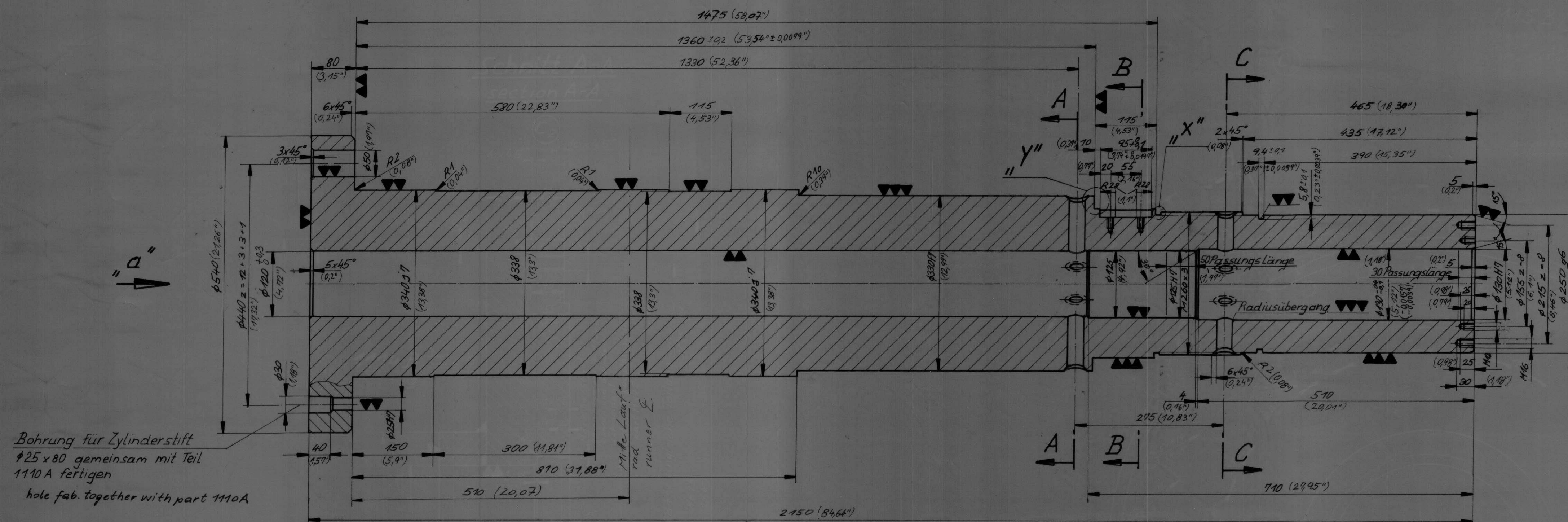
IECQ No. 8009-TU-116

Bei mit x gekennzeichneten Maße erfolgt die Bearbeitung gem. mit Teil 1110A im verschraubten u. verstifteten Zustand!

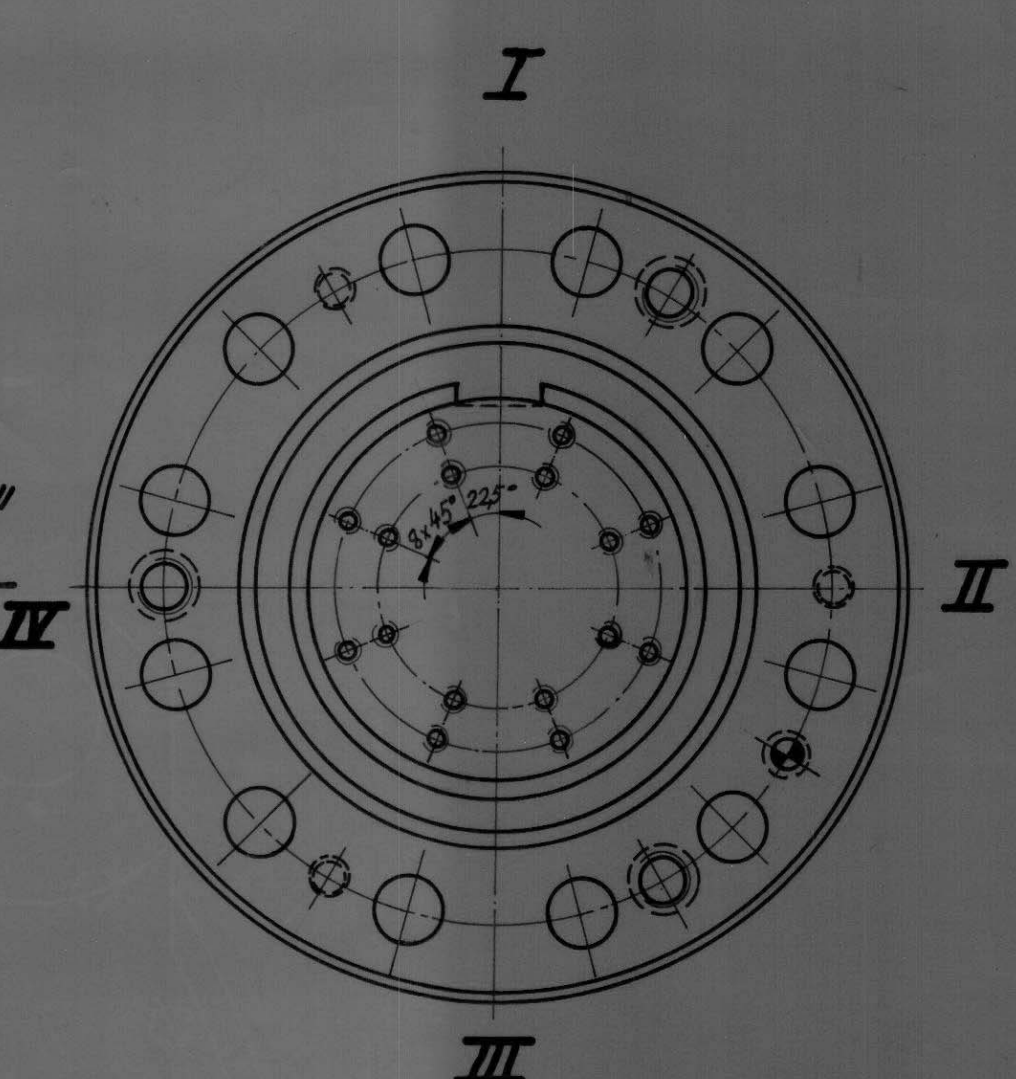
for all dimensions marked with "X":
machining together with part 1110A



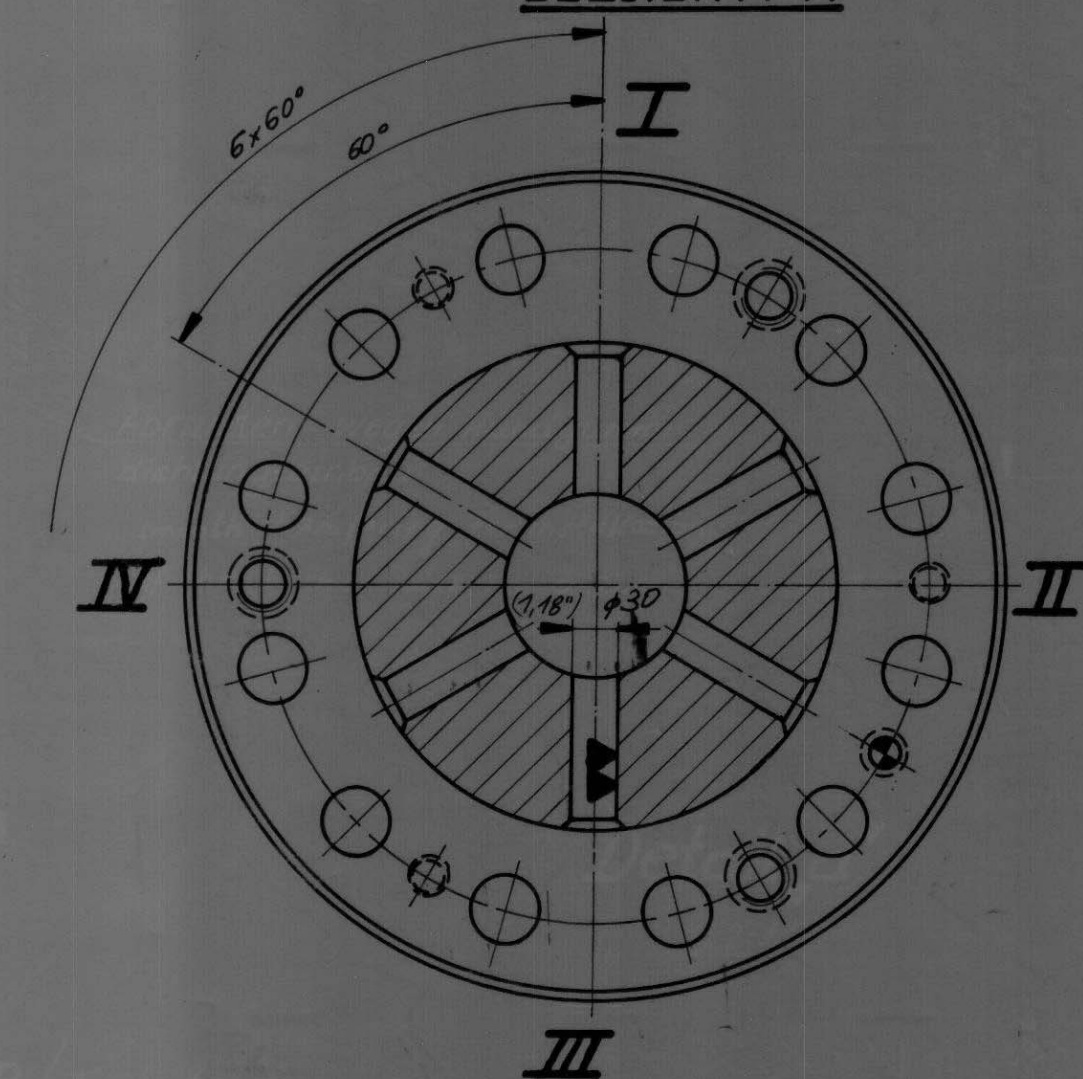
Power station Iaaho Falls									
Masser/Stück	290 kg	Werkstoff	Benennung		Andgs. buchst.	Kommt vor	It. Andgs. Mittlg. Nr.	Gilt als Gerät Nr.	Tag
	Bearb. <i>FF 12/04 Sde</i>	<i>Aluwr SSG</i>			Zeichnungs-Nr.				
	Gepufl <i>Nes</i>	Maltbaß	<i>Nabenteil</i>		<i>MB9-059. 1111 B</i>				
		<i>f25 (1-D)</i>			VOEST-ALPINE AG				
Passung	oberen / unteren Abmaß	Norm-gegr			<i>1.1.2</i>			Andgs. buchst.	
An Kunden:	Aufbewahrungsfrist für das Original:		Verfilmung:	Arbeitsplan an Abt.				Arc	
ja / nein			ja / nein	ja / nein					



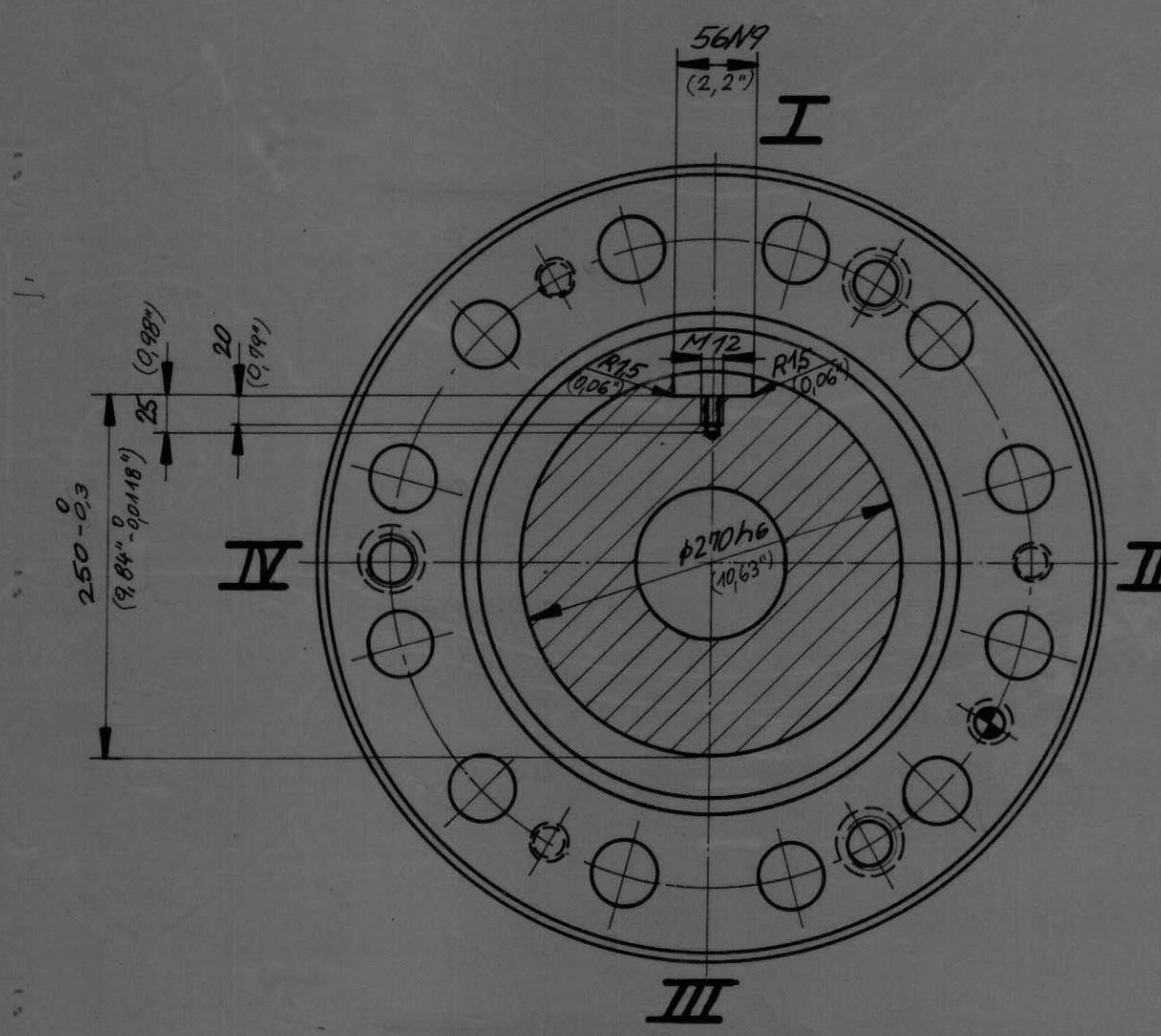
Ansicht "b"
view "b"



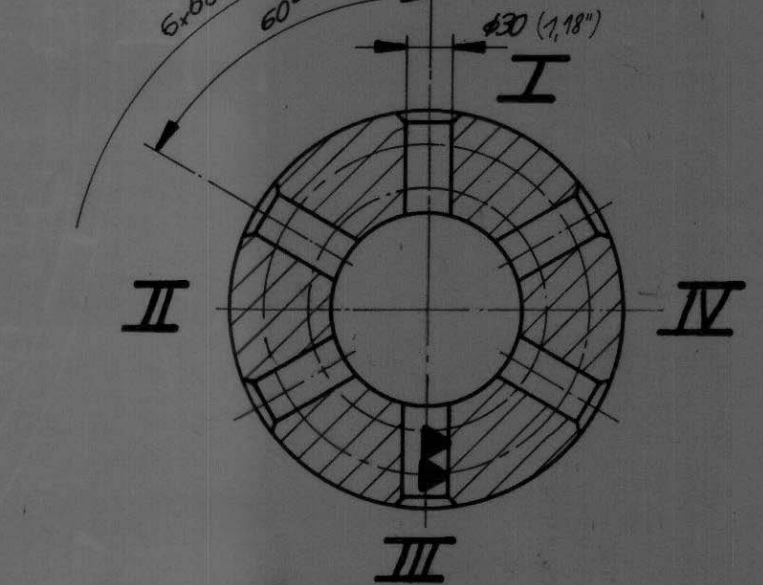
Schnitt A-A
section A-A



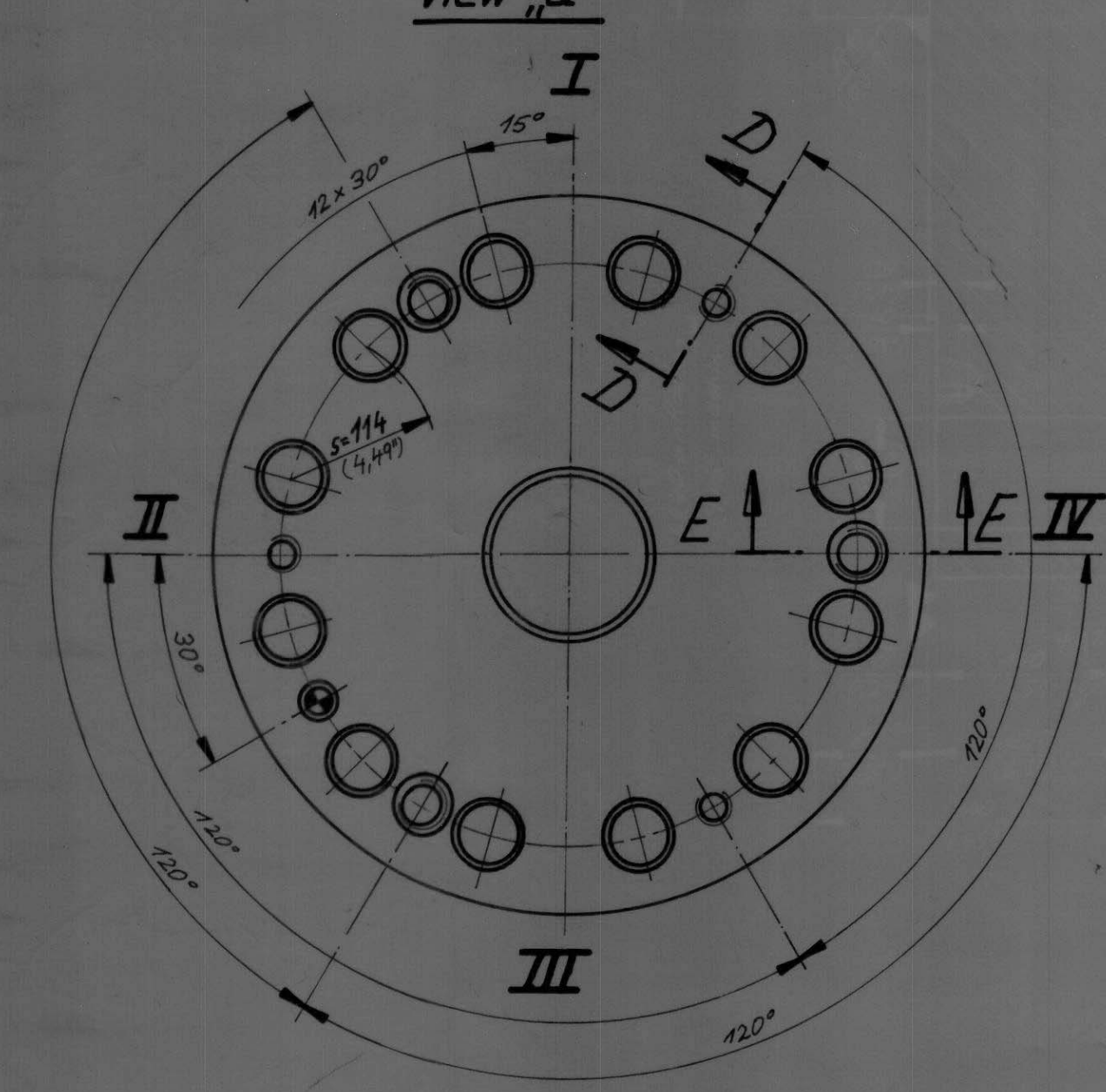
Schnitt B-B
section B-B



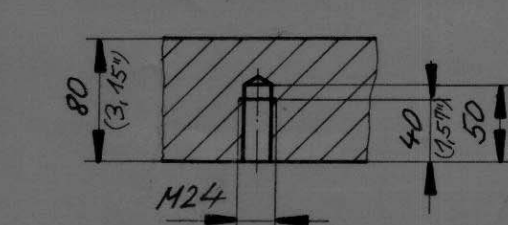
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section C-C



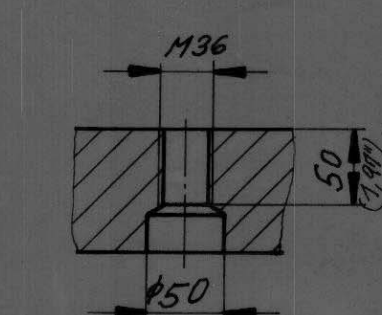
Ansicht "a"
view "a"



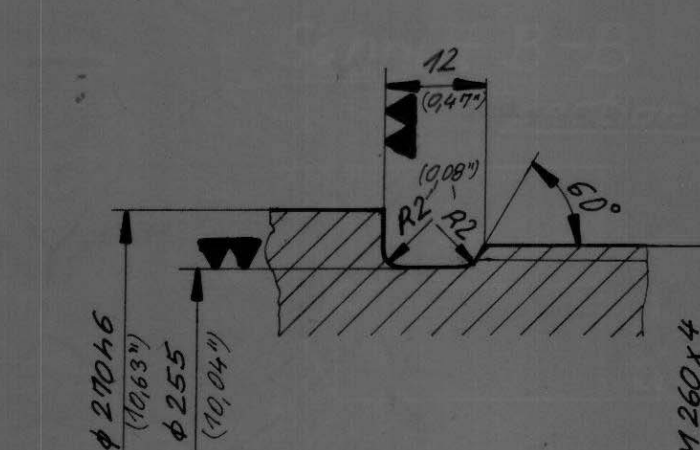
Schnitt D-D
section D-D



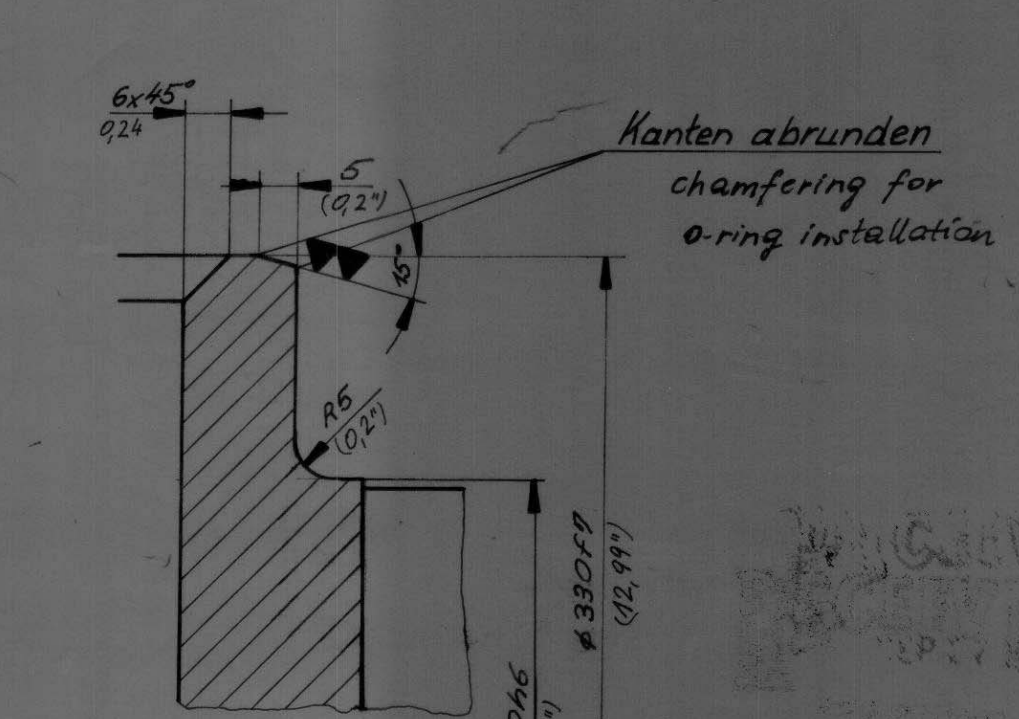
Schnitt E-E
section E-E



Detail "X"
M 1:1



Detail "Y"
M 1:1

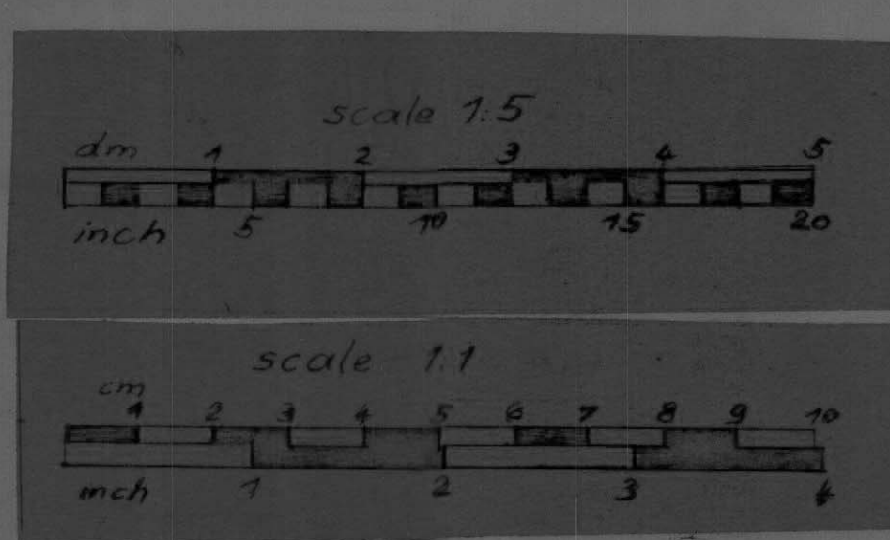


500CLA; 125CLA; 32CLA
▼ (▼, ▼, ▼)
DIN 7168
mittel

Weight - 2343 lbs

IECO No 8009-TU-166

Power station Idaho Falls									
Masse/Stück	1060kg	Werkstoff	Benennung	Ändg. buchst.	Kommt vor	Ändg. - Mtrng. Nr.	Gilt ab	Tag	Name
Beauf.	Ja	Aldur	AF 55						
Geprüft	Nein	Multiab	1:5						
Passung	oben / unten	Norm-gegr.	(1:1)						
An Kunden:	Aufbewahrungstf. für das Original:	Vertilgung:	Arbeitsfilm an Abt.:						
ja / nein	ja / nein	ja / nein	ja / nein						





Memorandum

File #: 21-201

City Council Meeting

FROM: Bear Prairie, General Manager

DATE: Thursday, July 22, 2021

DEPARTMENT: Idaho Falls Power

Subject

IF20-16, Additional Spending Request for Fiber Optic Cable Installation Services

Council Action Desired

☐ Ordinance

☐ Resolution

☐ Public Hearing

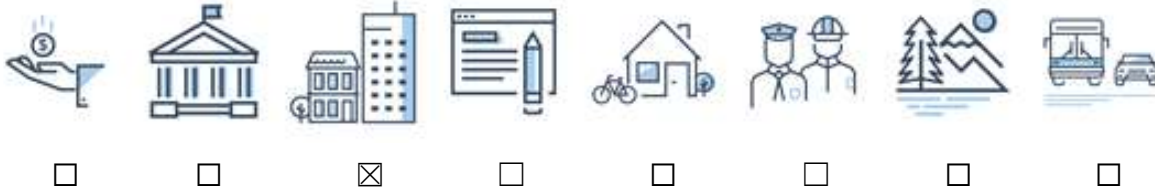
☒ Other Action (Approval, Authorization, Ratification, etc.)

Idaho Falls Fiber (IFF) requests authorization to extend Wheeler Electric, Inc.'s original contract for a not-to-exceed amount of \$150,000, or take other action deemed appropriate.

Description, Background Information & Purpose

City Council approved Wheeler Electric, Inc.'s original contract to provide residential fiber optic cable installation services for an amount of \$400,000.00 on April 23, 2020 and later approved and extension of their contract for \$200,000.00 on June 24, 2021. Due to the popularity and high demand for fiber, ongoing work is still required to complete this phase of the project and IFF is not aware of additional contractors interested in the work to terminate the fiber connection and optical network transmitter inside customer's homes. To prevent customer connection delays, IFF is requesting an additional extension of Wheeler's contract and spending authority to continue connecting new customers that sign up for fiber service. IFF plans to re-bid this work upon the completion of the current fiscal year 2021.

Alignment with City & Department Planning Objectives



This action supports our readiness for well-planned growth and development by expanding residential fiber services to the community. This action also supports the growth element of the IFP Strategic Plan.

Interdepartmental Coordination

Legal concurs with IFF's recommendation.

Fiscal Impact

Funds for these services are budgeted in the 2020/21 IFF budget.

Legal Review

Legal has reviewed and supports this action.

File #: 21-155

City Council Meeting

FROM: Bear Prairie, General Manager

DATE: Friday, June 11, 2021

DEPARTMENT: Idaho Falls Power

Subject

IF20-16, Additional Spending Request for Fiber Optic Cable Installation Services

Council Action Desired

- ☐ Ordinance
 ☐ Resolution
 ☐ Public Hearing

☒ Other Action (Approval, Authorization, Ratification, etc.)

IFF requests authorization to extend Wheeler Electric, Inc.'s original contract for a not-to-exceed amount of \$200,000.00, or take other action deemed appropriate.

Description, Background Information & Purpose

City Council approved Wheeler Electric, Inc.'s original contract to provide residential fiber optic cable installation services for an amount of \$400,000.00 on April 23, 2020. Additional work is required to close out this phase of the project and IFF is not aware of any contractors that are interested in the work. To prevent construction delays and potential higher priced services, IFF is requesting an extension of Wheeler's contract for additional spending.

Alignment with City & Department Planning Objectives



This action supports our readiness for well-planned growth and development by expanding residential fiber services to the community. This action also supports the growth element of the IFP Strategic Plan.

Interdepartmental Coordination

Legal concurs with IFF's recommendation.

Fiscal Impact

Funds for these services are budgeted in the 2020/21 Idaho Falls Fiber budget.

Legal Review

Legal has reviewed and supports this action.



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director
DATE: Wednesday, April 15, 2020
RE: IF-20-16, Fiber Optic Cable Installation for Idaho Falls Power

Council Action Desired

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

Accept and approve the bid from the lowest responsive and responsible bidder, Wheeler Electric, Inc. for an estimated total contract amount of \$400,000 or take other action deemed appropriate.

Description, Background Information & Purpose

This contract will provide fiber optic cable installation services for residential fiber.

Relevant PBB Results & Department Strategic Plan



The purchase of the fiber optic installation services supports the well-planned growth and development community-oriented result by expanding residential fiber services to the community.

Interdepartmental Coordination

Idaho Falls Power concurs with Municipal Services Department recommendation for award.

Fiscal Impact

Funds for the fiber optic installation services are budgeted within the 2019/20 Idaho Falls Power Fiber budget.

Legal Review

Legal has reviewed the bid process and concurs the Council action desired is within State Statute.

City of Idaho Falls					
PO BOX 50220					
IDAHO FALLS, IDAHO 83405					
Office of Purchasing Agent				Opening Date: April 7,2020	
TABULATION					
BID IF-20-16					
Fiber Optic Cable Installation					
Bidder		1) Wheeler Electric, Inc.	2)	3)	4)
State		Idaho Falls, ID			
Addendum (Y/N)		Y			
Public Works Contractor's License Number		12483-U-4			
1. Single underground Residence Installation					
Total		\$ 295.00			\$ -
2. Single Overhead Residence Installation w/ Alley Access					
Total		\$ 450.00			\$ -
3. Single Overhead Residence Installation w/out Alley Access					
Total		\$ 595.00			
TOTAL		\$ 1,340.00	\$ -	\$ -	\$ -

CONTRACT FOR SERVICES

2020 - Idaho Falls Fiber; Fiber Optical Cable Installation Services

THIS CONTRACT, made and entered into this 26 day of MAY, 2020 by and between the City of Idaho Falls, Idaho, hereinafter called City, and WHEELER ELECTRIC of IDAHO FALLS, IDAHO, hereinafter called Contractor.

WITNESSETH THAT, the City and the Contractor in consideration of the mutual covenants hereinafter set forth, agree as follows:

CONTRACT DOCUMENTS

Contractor agrees, at his own proper cost and expense, to do all the work and furnish all the materials, tools, labor and all appliances, machinery, and appurtenances for the Fiber Optical Cable Installation Services in accordance with the Proposal made by the Contractor on the 7 day of April, all in full compliance with the Contract Documents referred to herein. The "ADVERTISEMENT FOR BIDS," the signed copy of the "PROPOSAL", the "INSTRUCTIONS TO BIDDERS," and the "SPECIFICATIONS" titled Idaho Falls Fiber Fiber Optical Cable Installation Services and the fully executed "PAYMENT BOND," "PERFORMANCE BOND," "CERTIFICATE(s) INSURANCE," Liability and Workers Compensation, are hereby referred to and by reference all made a part of this Contract, as fully and completely as if the same were fully set forth herein.

The Owner agrees to pay to the Contractor for the performance of said Contract a total Contract price as stated in the proposal.

CONTRACT TIME AND PAYMENT

Contractor agrees to complete the work within the time specified herein and to accept as full payment for all work, materials or services rendered on or delivered to the Project, an amount determined by the unit price method set forth in the Contract Documents and the Proposal, or the lump sum amount set forth in the Proposal. All work contemplated in the Proposal and the Contract Documents will be completed by September 30, 2020.

TERMINATION FOR CONVENIENCE

The City reserves the right to terminate this contract at any time at its sole discretion, with or without cause. In such event, the City shall serve written notice upon Contractor of its exercise of such right, which notice shall be delivered not less than seven (7) days prior to the date of such termination. Such notice shall be deemed delivered upon its deposit in the U.S. mail, postage prepaid, addressed to the Contractor's last known mailing address, or upon physical delivery of such notice to an officer or agent of Contractor.

In the event of such termination, the City shall, within thirty (30) days after the date of termination, pay Contractor for all work performed prior to the termination date, in accordance with the payment provisions of this Agreement.

CONTRACT EXECUTION AND BONDS

The Contractor agrees to execute this Contract and to deliver to the City of Idaho Falls, security

for faithful performance of the Contract in the amount of one hundred percent (100%) of the Contract amount and security for the protection of persons supplying labor or materials for the Contract in the amount of one hundred percent (100%) of the Contract amount within ten (10) days after receipt of notification of acceptance of his Proposal. Such security may be in the form of a Certified Check or Cashier's Check drawn on a bank in good standing; Performance Bond and Payment Bond in the form specified in the Contract Documents and issued by a Surety authorized to issue such bonds in the State of Idaho; or Government Obligations, as defined under Idaho Code Section 54-1901 (2)(h).

If Government Obligations are used in lieu of payment and performance bonds, then separate obligations shall be delivered for the payment and performance security. Such obligations shall be physically delivered to the City in accordance with the provisions of Idaho Code Section 54-1926A and shall be accompanied by a Power of Attorney executed by all owners thereof and in the form specified in the Contract Documents. Each of the obligations shall have a market value on the date of their delivery to the Owner, of not less than one hundred percent (100%) of the Contract amount. If the Contractor elects to deliver a certified check or cashier's check, the Contractor shall also execute and deliver performance and payment security agreements in the form specified by the City. In the event the market value of either of such bonds decreases to an amount less than one hundred percent (100%) of the contract amount, at any time during the performance of the contract, Contractor shall immediately, upon demand of the City, furnish additional government obligations or cash security sufficient to restore the amount of the security to the amount set forth above. If Contractor fails to provide such additional obligations, the City may immediately and without further notice terminate Contractor's right to complete the remainder of the work. In such event, Contractor shall remain responsible for any damages suffered by the City as a result of such termination.

CERTIFICATE OF INSURANCE

Contractor agrees to furnish to the City, **Certificate or Certificates of Liability and Worker's Compensation** insurance, executed by insurance companies authorized to do insurance business in Idaho, certifying that policies of insurance as required by the Contract have been duly issued to the Contractor and its subcontractors where required. **This paragraph applies to all insurance required by the Contract, including, but not limited to, Worker's Compensation Insurance.**

PAYMENT OF TAXES, EXCISES, AND LICENSE FEES

Pursuant to the provisions Section 63-1503 of the Idaho Code, the Contractor, in consideration of securing the business of erecting or constructing public works in the State of Idaho, recognizing that the business in which the Contractor is engaged is of a transitory character, and that in the pursuit thereof, the Contractor's property used therein may be without the State of Idaho when taxes, excises, or license fees to which the Contractor is liable become payable, agrees:

- a) To pay promptly when due all taxes (other than on real property), excises, and license fees due to the State of Idaho, its subdivisions, and municipal and quasi-municipal corporations therein, accrued or accruing during the term of this Contract, whether or not the same shall be payable at the end of such term;
- b) That if the said taxes, excises, and license fees are not payable at the end of said term, but liability for the payment thereof exists, even though the same constitute liens upon his property, to secure the same to the satisfaction of the respective officers charged with the collection thereof;
- c) That, in the event of the Contractor's default in the payment or securing of such taxes, excises, and license fees, to consent that the Owner may withhold from any payment due

the Contractor under the Contract the estimated amount of such accrued and accruing taxes, excises, and license fees for the benefit of all taxing units to which said Contractor is liable.

- d) That pursuant to the provisions Section 63-1504 of the Idaho Code, the Contractor shall furnish the Owner evidence that the Contractor has paid all taxes, excises, and license fees due to the State of Idaho and its taxing units, due and payable during the term of the Contract for such construction, and that the Contractor has secured all such taxes, excises and license fees liability for the payment of which has accrued during the term of such Contract, notwithstanding that they may not yet be due or payable.
- e) TO FILL OUT AND RETURN THE IDAHO STATE TAX COMMISSION FORM WH-5 TO THE CITY WITH THE SIGNED CONTRACT.

APPLICATION FOR PAYMENT

If Contractor faithfully performs the work herein embraced, in accordance with the Contract Documents, the City agrees to pay to the Contractor the amounts set forth in the Proposal and the Contract Documents, in the manner and at the times provided in the Contract Documents. The City must receive a Public Works Contract Tax Release fully executed by the State of Idaho, Department of Revenue and Taxation prior to payment of retainage to the Contractor.

WARRANTY

The Contractor warrants all defects in the workmanship or materials performed or furnished under this Contract for which there are no specifications or specific provisions in the Contract Documents for a period of one (1) year after the acceptance thereof by the City. In the event of Contractor's breach or failure to conform to the specifications set forth in the Contract Documents, the City may require Contractor to remedy such breach at any time within five (5) years after final acceptance of the project by the City.

ATTORNEY FEES

In the event Contractor defaults in the performance of its obligations hereunder and it becomes necessary to commence and prosecute legal action to enforce Owner's rights hereunder, Contractor shall pay all reasonable attorneys fees and costs incurred by Owner, if Owner is determined to be the prevailing party.

FINAL AGREEMENT

This Contract evidences the complete and final agreement of the parties hereto and no other prior statement, understanding or representation shall be binding upon the parties hereto, except as expressly set forth herein.

BINDING EFFECT

This Contract shall be binding upon the heirs, successors, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto, each herewith subscribe the same this 26th
day of May, 2020.



Attest: Kathy Hampton
City Clerk

CITY OF IDAHO FALLS, IDAHO

Rebecca [Signature]
Mayor



(seal)

Attest: [Signature]
(secretary)

EXP: 7/25/2024

FRED BUNCE
(contractor)

[Signature]
(signature)

SERVICE MANAGER
(title)

Nikki Bradford
(witness)

469 W. 16th Idaho Falls ID
(complete business address)

Memorandum

File #: 21-180

City Council Meeting

FROM: Director Ryan Tew and Chief Bryce Johnson

DATE: Monday, June 28, 2021

DEPARTMENT: Police Department

Subject

Police Personnel Manual Updates

Council Action Desired

- ☐ Ordinance
 ☒ Resolution
 ☐ Public Hearing

☐ Other Action (Approval, Authorization, Ratification, etc.)

IFPD recommends that Council approve the resolution updating the Police Personnel Manual (or take other action deemed appropriate).

Description, Background Information & Purpose

The Employees and Management of the Idaho Falls Police Department met and made several suggestions for updates to the Police Personnel Manual (PPM). Many of those recommended updates were taken to Council on May 24. The Council made some changes in language and approved a tentative update to the PPM. As required, that update went out to all Police Department employees for review and comment for 30 days. To our knowledge, there have been no comments made regarding the proposed update. The 30-day review/comment period has now passed and the Council may now approve the updates to the PPM.

Alignment with City & Department Planning Objectives





The Department strategic plan includes collaborative and positive relationships with Police Department employees. These updates continue to move us in that direction.

Interdepartmental Coordination

This update to the PPM was coordinated with Human Resources, Municipal Services, and the City Attorney.

Fiscal Impact

The update to the Boot and Cleaning allowance and career path is estimated to cost about \$15,000. The other updates are budget neutral. The additional cost is accounted for in the IFPD proposed budget.

Legal Review

These updates were collaborated on with the City Attorney Department.

RESOLUTION NO. 2021-

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING THE IDAHO FALLS POLICE DEPARTMENT PERSONNEL MANUAL (JULY 2021); AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City of Idaho Falls, Idaho, has adopted a Personnel Policy Manual that guides the relationship between the City and its employees; and

WHEREAS, as a result of collaborative input from Police Department employees, the Council desires to adopt a revised Police Department Personnel Manual applicable to City employees within the Police Department; and

WHEREAS, Police Department Personnel Manual change includes a restatement of the process to recommend Manual changes; clarification of holiday time off, boot and uniform policy, and career path application, clarification of employee association business during work hours; and

WHEREAS, the Council desires that adoption of this Police Personnel Manual (July 2021) establishes and preserves the relationship between Police Department employees and the City, as indicated in the Police Department Personnel Manual and the City Personnel Manual.

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

1. The City Council hereby adopts the Idaho Falls Police Department Manual (July 2021) as it appears in Exhibit "A", attached hereto.

ADOPTED and effective this ____ day of July, 2021.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

Kathy Hampton, City Clerk

Rebecca L. Noah Casper, Ph.D., Mayor

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the
Resolution entitled, “A RESOLUTION OF THE CITY OF IDAHO
FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF
IDAHO, ADOPTING THE IDAHO FALLS POLICE DEPARTMENT
PERSONNEL MANUAL (JULY 2021); AND PROVIDING THAT THIS
RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL,
AND PUBLICATION ACCORDING TO LAW.”

Kathy Hampton, City Clerk

(SEAL)



PERSONNEL MANUAL

JULY 2021

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I. Purpose

In recognition of the unique role played by the Idaho Falls Police Department (IFPD) in service to the community, this Policy is intended to increase general efficiency, to promote harmonious and collaborative relations within the Department, and to protect the rights, well-being, safety, and security of Department employees.

This Police Personnel Policy is the result of collaboration among City employees and is intended to promote the highest ideals and values of the Department. This Policy is not and shall not be considered or interpreted as a collective bargaining agreement between the City and any employee or group of employees, whether formally or informally organized. The Council has reviewed and approved this Policy.

II. Application and Interpretation of this Policy

A. The provisions of this Police Personnel Policy shall apply to all Idaho Falls Police Department employees except where it is specifically indicated that the provision applies only to certain Department employees. Additionally, the City Personnel Policy manual shall continue to apply to all Police Department employees, except where a provision of this Police Personnel Policy is more specific, in which case a Police Department employee shall be subject to this Police Personnel Policy. The City Director of Human Resources is authorized by the Council to interpret which Personnel Policy shall be applied to a Police Department employee if an uncertainty or dispute arises about the application of this Police Personnel Policy.

B. Calculating Time.

“Day” as used in this Policy, shall mean one (1) twenty-four (24) hour calendar day beginning at midnight and ending twenty-four (24) hours later, whether or not the City is open for business. When time is calculated for a deadline, counting begins on the day following the date a document is required to be submitted or an event is due to occur. Where a due date falls on a day that the City is officially closed for business (e.g., a weekend or official or declared Holiday), the due date is on the first date that the City is open for business following the due date.

III. Recommendations for Change

Employees may present their individual suggestions for changes to their Department or for the City as a whole at any time. It is recommended, but not required, that such suggestions be made in the following order: to the Chief of Police; the Human Resource Department; the Mayor; Council member(s).

This recommended informal process for employees to express suggestions is not intended to replace, alter, or circumvent the procedures associated with the Grievance Procedure outlined in Section X of this Manual.

Changes recommended and brought forward by the Mayor or a Council member may be made to this Police Personnel Policy by Resolution adopted by the Council. Prior to adoption of such a Resolution, Department employees will be given not less than thirty (30) days to offer comment in any lawful manner to elected officials regarding proposed changes.

For the purposes of presentation of identified problems and/or suggestions for system improvements, employees elected to an office within an employee association or selected by an employees' association for the purpose of presentation of new recommendations, upon notification to the Chief of Police, shall be granted time off to perform such duties. The parameters for the granting of this time off are found in Section XXXV "Association Business" in the City of Idaho Falls Personnel Manual.

IV. Management Decisions and Expectations

"Management", as used in this Policy includes the Chief of Police, Captains, the Communications Manager, the Animal Control Director, and Lieutenants. The Police Department management staff possesses and retains the sole authority to operate and lead the Department. This authority includes, but is not limited to, the following examples:

1. Determining the mission of IFPD
2. Setting standards of Department service to be offered the public
3. Exercising control and discretion over its organization and operation
4. Disciplining or discharging non-probationary Police Officers for cause
5. Directing the work force
6. Hiring, assigning, or transferring employees
7. Determining the methods, means, and number of employees needed to carry out

Department objectives

8. Introducing new or improved methods, police policies, or equipment
9. Changing existing police policies, methods, or equipment
10. Relieving employees because of lack of work
11. Taking whatever actions necessary to carry out the objective of the Department in situations of emergency
12. Establishing positions of employment and classifications for positions
13. Establishing performance standards and/or revising performance standards to determine acceptable performance levels of employees

V. Employee Investigations

1. Employees may be accompanied and assisted by a representative of their choice at all times when subject to investigation of alleged acts of misconduct. No representative shall be a person who is the subject of the same investigation. Employees shall be granted a reasonable amount of time to obtain such representation prior to any internal investigation or pre-disciplinary hearing.

Employees' access to representation does not apply to performance based, informal, routine, or unplanned discussions between employees and their supervisors.

2. Procedures set out in this Policy will be followed by the Department during investigative interviews. Such procedures do not apply to routine, initial inquiries, coaching, counseling, instruction, or direction given to employees by their supervisors.

Prior to an internal investigative interview, employees will be advised of the following:

- a. The nature of the matter being investigated
- b. The specific allegation(s) of misconduct, if any, against the employee being interviewed
- c. The date, time, and location of the matter that gave rise to the allegation(s),
- d. All rights and obligations pertaining to the *Garrity* rule
- e. The employee's access to representation, as provided in Section 2. A above

The interview will specifically and narrowly focus on the job related conduct of the employee.

3. The Investigator. Persons conducting the interview will not use offensive language or threaten disciplinary action. An employee who refuses to respond to questions or submit to interviews will be informed that failure to answer questions narrowly and directly related to job-related conduct may result in disciplinary action.

Persons conducting the interview shall not be a person with significant personal, first-hand knowledge of the facts giving rise to the investigation.

Except for the Chief of Police, persons making the final disposition in an investigation may not be the person who made the initial allegations(s), either directly or indirectly.

4. Dispositions and Time limits. Employees shall be notified in writing of the final disposition of an investigation, including a disposition of each allegation, and the disciplinary action to be administered, if applicable, within ninety (90) days following the date the Department received the allegations that form the basis of the investigation. An extension may be granted by the Chief. The employee shall be notified in writing of any such extension, the reason for the extension, and the anticipated investigation conclusion date.

In the event an employee is notified that a final disposition of an investigation includes a finding of misconduct which may result in time off without pay, demotion, or termination, a pre-disposition hearing will be held no sooner than fourteen (14) days and no later than thirty (30) days following hand delivery to the employee of notice of the pre-disposition hearing date, time, and location unless another date for the pre-disposition hearing is otherwise mutually agreed by the employee and the Department.

5. Access and entries into Employee Personnel Files. Employees shall, upon reasonable notice, be provided access to their own individual Internal Affairs files (only after such investigation is completed) or Personnel files.

A document adverse to an employee's employment may not be entered in their Personnel file (which is a file different from and does not include any Internal Affairs files) without the employee having first read and signed the document.

The adverse entry may be made, after the employee reads the document, even if the employee refuses to sign it. The employee's refusal to sign shall be noted on the

adverse document. The employee will have fourteen (14) days from the date the employee reads and is asked to sign the adverse document within which to file a written response or comment to any adverse document entered in their personnel file. The employee's written response, if any, shall be attached to and accompany the adverse document but the adverse document shall remain in the Personnel file.

VI. Hours of Service and Overtime

The Fair Labor Standards Act (FLSA) and its regulations outline the Department's legal obligations to pay minimum wages and overtime. Nothing in this Section VI alters the calculation of employee step and grade classification, wage rate, or overtime rate.

Compensation for the employee in this Section VI, where applicable, is in addition to the regular step and grade hourly rate of pay that includes any additional hourly compensation due to longevity, language facility, and the like (referred to in this Section VI. as the employee's "hourly base rate").

1. FLSA Work Periods. Sworn police officers shall fall under the FLSA fourteen (14) day, eighty (80) hour work period for overtime consideration.
All other police department employees shall fall under the FLSA seven (7) day, forty (40) hour work week for overtime compensation.
2. Changes in regular work days off. If the Department fails to give an employee at least fourteen (14) calendar days' prior notice of a change to the employee's regular days off, the Department will pay the employee for all time worked at a rate of one and one-half times the employee's hourly base rate.
3. Changes in Scheduled Hours. If IFPD fails to give employees at least fourteen (14) calendar days' prior notice of a change to the employee's scheduled hours, the Department will pay the employee for all time worked outside the regularly scheduled hours at the rate of one and one-half times the employee's hourly base rate. This Subsection VI.3 applies to **Sworn Police Officers, Dispatch employees, and Animal Control Enforcement Officers** only.
4. Unscheduled House (Shift Extensions). All approved unscheduled hours worked by employees, such as shift extensions, shall be paid at the rate of one and one-half times the employee's hourly base rate. This Subsection VI.4 applies to **Sworn Police Officers** and **Dispatch employees** only.

5. Grant and Billable Details. An employee who works an extra shift, outside of their regularly scheduled hours pursuant to a grant or billable work detail (such as airport operations, DUI saturation grants, seatbelt enforcement grants, school resource functions, etc.), shall be paid actual hours worked at a rate of one and one-half times the employee's hourly base rate. This Subsection VI.5 applies to **Sworn Police Officers** and **Dispatch employees** only.
6. Compensation for Court/Administrative Proceedings. Employees shall receive compensation for a court or administrative proceeding appearance as a witness subpoenaed by the City, the State of Idaho, the United States or a party to a legal proceeding when the appearance is related to the employee's official duties as follows.

Court or administrative proceeding appearances made while on-duty shall constitute normal hours of work and will be compensated accordingly.

Employees who are required to attend court or other administrative proceedings in person while off-duty will be paid a minimum of four (4) hours at the rate of one and one-half times the employee's hourly base rate. If the off-duty required personal attendance is for more than four (4) hours, then the employee shall be paid with actual time worked at the rate of one and one-half times the employee's hourly base rate. If the off-duty attendance may be accomplished by telephone or teleconference, the employee will be paid a minimum of two (2) hour at the rate of one and one-half times the employee's hourly base rate.

If the court or other administrative proceeding starts immediately at the end of the employee's regular scheduled work shift or starts before the employee's shift ends and extends past when the employee's shift is scheduled to end, the employee will be paid for the actual time worked past the end of their shift at the rate of one and one-half the employee's hourly base rate.

If the prosecutor or subpoenaing authority does not cancel the employee's appearance request forty-eight (48) hours before the court or administrative hearing is scheduled, the employee will be paid as described in this Section VI. 6, as long as they were physically able to attend the court or administrative hearing on time. It is the

employee's responsibility to call the prosecutor or subpoenaing authority not less than forty-eight (48) hours prior to the scheduled court or administrative proceeding to see whether their appearance is still required.

7. Standby. Standby is when an employee's off duty activities are restricted in such a way that they are available for an immediate return to work. Employees who are placed on standby shall be compensated with two (2) hours at the employee's hourly base rate for each twenty-four (24) hour "day" they are on standby status. This Subsection VI.7. applies to **Detectives** only.
8. Callout. Employees who have been released from their scheduled work shift and have been directed to perform work by an appropriate Bureau head or designated representative without at least twenty-four (24) hours advance notice or scheduling shall receive a minimum of two (2) hours compensation at one and one half times the employee's hourly base rate.

Off-duty employees who are directed to perform work at the employee's current physical location shall receive a minimum of one (1) hour compensation at one and one half times their wage rate.

9. Compensatory Time. Employees may request compensatory time off in lieu of pay for overtime, and such compensatory time may be allowed, subject to approval of the Bureau Commander.

Employees shall not accrue more than one hundred twenty (120) hours of compensatory time. Employees who have accrued one hundred twenty (120) hours of compensatory time off, shall, for additional overtime hours worked, be compensated with pay at one and one half time their regular rate of pay.

Utilization of compensatory time. Employees may use their compensatory time when staffing is sufficient to take time off. When there is not sufficient staffing to take time off, compensatory time can only be used if there is someone willing to cover the time for the employee. The Department will attempt to find someone willing to cover the time and will not order someone else to work so that an employee can take compensatory time off.

Employees may cash in up to eighty (80) hours of their accrued compensatory time at the end of each year by notifying the Office of the Chief between April 1 and April 30 and shall be converted in October of the same year.

10. Out of Classification work. When an employee is assigned to work temporarily for forty (40) hours or more at a position in a higher pay classification, the employee shall be compensated as if they had been moved to that higher pay classification but only during the duration of the temporary assignment. The employee will have no expectation that the temporary out of classification assignment is a promotion or is permanent.

VII. Vacation and Holidays

1. Definitions applicable to this Section VII:

Holiday: Any of the eleven (11) official City-observed holidays scheduled each year where the City is closed for normal business operations. The Holidays of the Fourth of July, Christmas, and New Year will occur on the actual day of the holiday for **Police Officers, Dispatchers, and Animal Control Officers**, regardless of the date of official City observance of those Holidays.

Holiday Substitute Compensation (HSC): Compensation for work performed on all or part of a Holiday, pursuant to this Policy, which is taken by the employee in time off rather than in pay. HSC may be earned and taken by an employee on an hour-by-hour basis up to the full value of that employee's Holiday pay, regardless of whether the employee is scheduled to work a shift of 8, 10, or 12 hours that falls partly or wholly on a Holiday. HSC can be used only when shift staffing levels are above minimum, as solely determined by Management. No employee may carry a balance of more than one- hundred twenty (120) hours of HSC at any time.

Investigations and Special Operations Bureau: A Department Bureau comprised of Major Crimes detectives, Special Investigations Unit detectives, Crime Scene and Lab technician, School Resource officers, DARE officers, Airport officers, SWAT Team selections, Bomb Squad selections, and Crowd Control Team selections.

Seniority: Cumulative time of service in the Police Department, based upon date of hire.

Time on Team Seniority: The cumulative, consecutive time of service in a given Department, Bureau, or subdivision based on the date of assignment to such

Department, Bureau, or subdivision.

Sworn Personnel: A sworn police officer

Non-Sworn personnel: An employee of the Police Department who is not a sworn police officer

2. Vacation Time. Vacation time is an important benefit for Police Department employees. Vacation time can help reduce stress and improve employee performance. Employees will accrue vacation at different rates based on years of service and as calculated using the method set out in the City Personnel Manual.
3. Shift Bidding.
 - a. Patrol Bureau sworn personnel assigned to Patrol Bureau will have the opportunity to bid for use of accrued vacation time annually when the Patrol Bureau shift bid is being conducted. The shift bid is done by Department Seniority. Each officer will have the opportunity during the shift bidding process to use up to, but no more than their yearly accrual of vacation time. At the conclusion of the shift bidding process and throughout that same calendar year, any vacation time that has carried over from previous years may be used on a first come, first served basis, and only when mandatory minimum staffing requirements are met for those effected shifts.

Lieutenants and Sergeants assigned to the Patrol Bureau will bid for vacation time by Department seniority according to the date of promotion with respect to their rank. This Subsection VII.3.a applies to the **Patrol Bureau Sworn Police Officers** only.
 - b. Investigations and Special Operations Bureau sworn police officer personnel assigned to the Investigations Bureau will have the opportunity to bid for vacation time annually based on their Time on Team Seniority. Officers assigned to the Investigations Bureau may bid up to, but no more than their yearly accrual of vacation time during this process. At the conclusion of the vacation bid process any vacation time that has carried over from previous years may be used on a first come first served basis according to minimum staffing requirements within the Investigations Bureau.

Lieutenants and Sergeants assigned to the Investigation and Special Operations Bureau will bid for vacation time by Department Seniority according to the date of promotion with respect to their rank. This Subsection VII.3.b applies to the **Investigation employees** and **Special Operations Bureau Sworn Police Officers** only.

4. Compensation related to a Holiday.
 - A. Holiday compensation is due to every employee, whether that employee works on the Holiday or is scheduled to be off on the Holiday, at that employee's customary rate of pay for the Holiday (i.e., as extra day time off duty pay).
 - B. Holiday compensation shall be applied in any one (1) of the following ways for each Holiday, as applicable:
 1. If a Holiday falls on an employee's regular work day and the employee takes the Holiday off, the employee shall receive no additional compensation for that Holiday.
 2. If a Holiday falls on an employee's regular, scheduled day off, and the employee does not work on that scheduled day off, the employee will earn only Holiday Substitute Compensation (HSC) and will not earn pay for the Holiday.
 3. If a Holiday falls on an employee's regular, scheduled work day and the employee is required to work the Holiday, the employee has the option of HSC and/or pay for the Holiday time worked, in hourly increments and in any combination of HSC or pay chosen by the employee. Such compensation is in addition to the employee's hourly base rate.

VIII. Promotions

Promotions in the Department shall be upon job performance and competitive examinations. All candidates for a promotion must meet the job requirements for the position during the testing cycle. Candidates will not be eligible for promotion until the minimum time requirements for the position have been met. Written examination(s) may be given as often as needed, as determined by the Chief, in order to establish a viable eligibility list. A minimum written test score appropriate for each examination will be determined and announced at least fourteen (14) days prior to the examination date.

Notice of openings for promotions shall be posted on the Department of Human Resources web page at least fourteen (14) days prior to the date upon which the written examination for the position shall be conducted. This Subsection VIII applies to **Sworn Police Officers** only.

Tests and consideration for promotional placement may include a written examination, assessment center, and staff evaluations. The methods used and weight to be given grades in each area utilized will be determined by the Chief and announced at least fourteen (14) days prior to the date upon which the examination is to be given.

Where two (2) or more applicants for promotion receive identical grades, their ranking on the eligible list shall be determined by preference given to employment seniority.

The total number of persons allowed to participate in the Department assessment process shall be determined in advance by the Chief. If there are more applicants than the number of positions available for testing in the assessment process, the candidates receiving the highest written exam scores shall be selected for participation in the assessment.

The finished candidate for promotion ranking will form an eligibility list for promotion to the position and will apply to all current openings existing at the time the list is established. The Chief will select, at the Chief's discretion, from the top three (3) candidates on the promotional eligibility list for a period of one (1) year following the initial promotions. Any promotion(s) made following the initial promotions for openings existing at the time the list is established will be subject to and dependent upon an interview and re-evaluation by the Chief of Police based upon the candidate's then-current performance and any pending internal investigations. At the Chief's sole discretion, the promotional eligibility list may be utilized for promotions for up to one (1) additional year following the expiration of the initial one (1) year period the promotion eligibility was established.

IX. Seniority

Seniority shall be applied as described in Section VII for shift bidding and vacation bidding, and as described in Section VIII for breaking ties in promotions. Seniority shall not be used for any other purpose in this Police Personnel Policy.

X. Grievance Procedure

Purpose.

The purpose of this grievance procedure is to maintain a productive, cooperative, efficient and experienced work force, thereby enhancing the public welfare; to not unjustifiably terminate or treat employees inappropriately; to afford the City administrative staff and employees opportunity to resolve errors, disputes, without the need for judicial intervention. This grievance procedure is the exclusive procedure to be applied to Department non-probationary sworn officers. All other Department employees shall utilize grievance procedures set out in Section XXIX of the City Personnel Policy Manual.

Grievance Defined.

“Grievance” is any complaint by a regular employee who is subject to this Grievance Procedure and related to the following:

1. A disciplinary action applied to an employee,
2. Action taken by an employee which results in unfair or discriminatory treatment, inequity, or arbitrary or capricious action relative to another employee, based on a legally protected status,
3. Any interpretation or dispute regarding the terms and conditions of this Policy, or
4. Retaliation or recrimination as result of any action by a superior that violates public policy or law.

No Retaliation.

An employee who files a grievance shall be free from restraint, interference, discrimination, or reprisal by the City, its officers or employees, for having filed a grievance.

Privacy.

All documents, records and information generated, compiled or kept in conjunction with a grievance shall be exempt from disclosure to the public to the extent allowed by the Idaho Code (especially Title 74, Chapter 1 commonly known as the “Idaho Public Records Act”). An employee who files a grievance may obtain copies of records related to a grievance pursuant to the Idaho Public Records Act.

Commencing a Grievance.

Every employee is encouraged not to file a grievance until after he or she has made a reasonable effort to resolve the subject matter of the grievance with his or her immediate supervisor or other person against whom the grievance could be filed. Examples of reasonable effort include: meeting informally with the person(s) affected to discuss the matter; engaging a supervisor to assist in resolving a matter; suggesting a compromise or resolution; self-assessment; reviewing a policy with a peer or supervisor to clarify expectations.

A grievance shall be commenced by filing the grievance with the Chief of Police. Such grievance shall be in writing and shall contain the following:

1. The name and job classification of the grievant;
2. The date of the alleged action(s) or omission(s) which form the basis of the grievance;
3. A statement of the facts, materials, and arguments supporting the grievance;
4. A list of all articles, sections, or rules of the Department, City policy, or law which are alleged to have been violated; and
5. The remedy or resolution sought.

Failure of the City to comply with the time limits specified in this grievance process shall automatically and immediately advance the grievance to the next Step in the grievance process. Failure of a grievant to comply with the time limits specified in this grievance policy automatically and immediately results in the denial of the grievance.

The time limits herein stated may be extended only by prior written mutual agreement of the parties.

Grievance Process:

Step 1. Chief's review. The grievance process shall be initiated by submitting the written grievance to the Chief of Police within fourteen (14) days following the disputed grieved action or inaction or the date that the employee knew or should have known of the action or inaction, whichever is earlier. This requirement is meant to encourage prompt reporting and resolution of the matter grieved.

Within fourteen (14) days following the Chief's receipt of the written grievance, the Chief

shall meet with the grievant (and his or her representative, if requested) to discuss the grievance. The Chief shall provide a written response to the grievant within fourteen (14) days following such meeting.

Step 2. Mayor's review. If the grievant does not agree with the Chief's response in Step 1, the grievance may be submitted by the grievant to the Mayor within fourteen (14) days following the Chief's response.

Within fourteen (14) days following receipt of the grievance and materials from Step 1, the Mayor shall provide a written response to the grievant.

Step 3. Independent Review. If the grievant does not agree with the Mayor's response in Step 2, the grievance may be submitted for independent third-party review in the following manner:

Within twenty one (21) days following the grievant's receipt of the Mayor's response in Step 2, the grievant shall deliver a written request for independent review to the City Human Resources (HR) Director. The grievant and the HR Director shall meet to select an independent reviewer from a list of qualified reviewers within fourteen (14) days following the receipt of the demand from the grievant for such review.

The HR Director shall maintain a list of not less than five (5) qualified independent reviewers. If the parties are unable to agree upon an independent reviewer, the HR Director and grievant shall alternately strike a name from the list (the first to strike a name shall be determined by coin flip) until the name of only one (1) individual from the list remains. The remaining person shall be the independent reviewer for the grievance.

The independent reviewer shall be selected and engaged within fourteen (14) days following a meeting between the grievant and HR Director to select a reviewer. The review will commence within fourteen (14) days following the reviewer's receipt of grievance material provided by the HR Director. The failure of the reviewer to commence and to complete review within the time periods established shall result in selection of a new reviewer, who will proceed with the process outlined in this Step 3 until a review is completed.

The scope of review by the independent reviewer in Step 3 shall be limited to whether the action taken against the grievant was or resulted in something unfair, discriminatory,

inequitable, arbitrary, or capricious, based upon 1. a legally protected status, or 2. whether any Department or City policy was vague, subject to misinterpretation, or erroneously or wrongly applied to the grievant. The reviewer shall have no authority to rule contrary to, expand upon, or eliminate any terms or conditions of a Department policy or City Personnel policy.

The grievant and the City may submit materials and/or testimony in support of their relative positions, the weight, materiality, and persuasiveness of which shall be determined solely by the reviewer. The reviewer may request additional information or clarification of any party or person and may independently research the matter; however, the reviewer shall have no authority to compel production of any information nor have the authority to compel the presence or testimony of any person. The reviewer shall not attribute any adverse motive or inference to materials not proffered by the grievant or the City.

The reviewer shall be requested to provide the parties with a written statement of relevant criteria and standards and a decision justifying the reviewer's decision regarding the grievance within thirty (30) days of commencement of the review.

An informal group comprised of the Chief of Police, a representative from the HR Department and a representative from the City Attorney's office will meet to confer about the reviewer's decision within fourteen (14) days following the City's receipt of the decision (to consider it and to take action, if any, deemed appropriate).

XI. Boot and Uniform Cleaning Allowance

All Department employees who are required by the Chief to maintain and be in an official Department uniform as part of their employment shall receive four hundred fifty dollars (\$450) annually to be paid on the first pay period of July, if employed on such date. This Subsection XI applies to **Sworn Police Officers, Animal Control, and Code Enforcement employees** only.

XII. Career Path

The Department will develop and promote a Career Path Program whose purpose is to develop highly motivated, educated and skilled **non-probationary Police Officers, Sergeants, Lieutenants, Captains, Dispatchers, Dispatch Supervisors, and Dispatch Managers**. This

Program is intended to encourage and reward these employees for improving and expanding

their law enforcement skills. The Career Path Program will be designed to be available to participants who have received an overall acceptable or better on their two (2) most recent performance evaluations. The Career Path Program will be proposed to consist of four (4) categories of achievement: education, leadership academy, physical fitness, and skills. This Subsection XII applies to **Sworn Police Officers** and **Dispatchers** only.

XIII. Police Employee Association Business:

Regular employees elected to an office within an employee association or selected by an employee's association for the purpose of any grievance meeting or presentation of new recommendations, upon notification of the Chief, shall be granted time off to perform such duties with no loss of pay to the employee, provided such meetings or duties shall not require the employee to leave the City or indulge in any other meetings or business not to exceed a maximum of four (4) people at any one time.

File #: 21-199

City Council Meeting

FROM: Randy Fife
DATE: Tuesday, July 20, 2021
DEPARTMENT: City Attorney

Subject

Ordinance Adjusting Sister Cities Advisory Committee language

Council Action Desired

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

Approve the Ordinance adjusting Sister Cities Advisory Committee language to authorize the Mayor, with the consent of the Council, to appoint committee members, under a suspension of the rules requiring three complete and separate readings and direct 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 only, or reject the Ordinance).

Description, Background Information & Purpose

The proposed Ordinance adds to Title 2, Chapter 14, language explicitly authorizing the Mayor, with the consent of the Council, to appoint Sister Cities Advisory Committee members, so that the Ordinance is clear.

Alignment with City & Department Planning Objectives



Promotes good governance with clarity of language regarding Council intent.

Interdepartmental Coordination

Not applicable.

Fiscal Impact

None.

Legal Review

Drafted by City Attorney's office.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; AUTHORIZING THE MAYOR, WITH CONSENT OF THE COUNCIL, TO APPOINT SISTER CITIES ADVISORY COMMITTEE MEMBERS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the recent reorganization of the Sister Cities Advisory Committee inadvertently omitted direct authority, delegated to the Mayor, to appoint its members, subject to the Council's consent; and

WHEREAS, this Ordinance adds such authority to the Chapter to remove potential doubt regarding delegation.

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

SECTION 1: Title 2, Chapter 14 of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

2-14-1: ESTABLISHMENT: The Sister Cities Advisory Committee ("Committee") is hereby established. ~~The Committee~~The Mayor, with the consent of the Council, shall appoint the Committee, which shall consist of seven (7) voting members and three (3) ex-officio non-voting members, as set forth in this Chapter. Committee members shall demonstrate interest in the Sister City's purposes, duties, and goals, and shall serve without compensation. Voting members of the Committee shall consist of the current Mayor or the Mayor's appointee to the Committee; one (1) member of the Sister Cities Adult Association recommended by its President; one (1) adult leader of the Sister Cities Youth Association; one (1) member recommended by Idaho School District 91 or by School District 93; one (1) member of a business located in the City; one (1) member of a local service club or cultural or arts organization; and one (1) member of the Idaho National Laboratory or one of its contractors or affiliates.

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

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

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

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

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this day of _____, 2021.

CITY OF IDAHO FALLS, IDAHO

ATTEST:

REBECCA L. NOAH CASPER, Ph.D. MAYOR

KATHY HAMPTON, CITY CLERK

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, 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; AUTHORIZING THE MAYOR,
WITH CONSENT OF THE COUNCIL, TO APPOINT SISTER CITIES ADVISORY
COMMITTEE MEMBERS; PROVIDING SEVERABILITY, CODIFICATION,
PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

(SEAL)

KATHY HAMPTON, CITY CLERK

Memorandum

File #: 21-189

City Council Meeting

FROM: Brad Cramer, Director
DATE: Friday, July 16, 2021
DEPARTMENT: Community Development Services

Subject

Resolution Approving the CDBG 2021-2025 2021 Annual Action Plan and Five-Year Consolidated Plan

Council Action Desired

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

1. Approve the Resolution approving the CDBG 2021-2025 2021 Annual Action Plan and Five-Year Consolidated Plan (or take other action deemed appropriate).

Description, Background Information & Purpose

For your consideration is a resolution approving the CDBG 2021-2025 2021 Annual Action Plan (AAP) and the Five-Year Consolidated Plan, which includes the Analysis of Impediments to Fair Housing (AOI). These plans are required for the City to continue to receive funding for the CDBG program. The AAP and AOI are parts of the 5-Year Consolidated Plan, which is why there is only a single resolution. The plans set goals and priorities for how to allocate future CDBG funds received from the Department of Housing and Urban Development (HUD). The funds are intended to assist low-moderate income areas and programs including addressing housing issues, removing slum and blight, promoting economic development, and improving accessibility. The 5-Year Consolidated Plan and AOI were prepared by Western Economic Services and the AAP was prepared by Lisa Farris. All appropriate and required community engagement, public hearings, and comment periods have been conducted and the plans are now ready for Council approval so they can be sent to regional HUD offices. Any questions regarding the plans should be addressed to Lisa Farris.

Alignment with City & Department Planning Objectives





The CDBG Program supports many of the City's goals and priorities including Livable Communities, Economic Growth, Sustainability, and Well-Planned Growth and Development.

Interdepartmental Coordination

NA

Fiscal Impact

The plans are required for the City to receive its annual CDBG allocation from HUD, which averages approximately \$430,000 per year.

Legal Review

The resolution has been reviewed by the Legal Department.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, FISCAL YEAR 2021 CDBG ANNUAL ACTION PLAN AND FISCAL YEARS 2021-2025 CDBG FIVE-YEAR CONSOLIDATED PLAN.

WHEREAS, the City of Idaho Falls has been designated as an entitlement city by the U.S. Department of Housing and Urban Development;

WHEREAS, the City of Idaho Falls, Idaho, has prepared a One-Year CDBG Annual Action Plan for Fiscal Year 2021 as part of the requirements of entitlement status;

WHEREAS, the City of Idaho Falls, Idaho, has prepared a Five-Year CDBG Consolidated Plan for Fiscal Years 2021-2025 as part of the requirements of entitlement status;

WHEREAS, the City of Idaho Falls, Idaho, has prepared an Analysis of Impediments to Fair Housing Choice to be submitted as part of the Five-Year CDBG Consolidated Plan for Fiscal Years 2021-2025 as part of the requirements of entitlement status;

WHEREAS, the City of Idaho Falls, Idaho, held a public hearing on the Annual Action Plan FY2021 AND the Consolidated Plan FY2021-2025 on June 10, 2021;

WHEREAS, the City of Idaho Falls, Idaho, had a thirty-day comment period until and through July 10, 2021;

WHEREAS, the City of Idaho Falls, Idaho, has considered comments received during the thirty-day comment period;

NOW, THEREFORE, be it resolved by the Mayor and City Council of the City of Idaho Falls, Idaho, as follows:

1. The Annual Action Plan for Fiscal Year 2021 and the Consolidated Plan for Fiscal Years 2021-2025, as prepared by the Community Development Services Department, Planning Division, a copy of which is attached hereto and by this reference made a part of hereof, is hereby approved.
2. The Mayor is hereby authorized to sign the document(s) for Federal assistance.

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

Date

Program Year (PY) 2021 CDBG Allocation \$438,662 Applicant	2021 CDBG Activity/Project Description	Council Approved Amount
<i>Public Service</i>	<i>15% Max Allowed or \$65,799.3</i>	
Idaho Legal Aid/Idaho Falls	Legal Aid to victims of domestic violence.	\$12,000
CLUB, Inc. Crisis Intervention	Supportive Case Management for homeless at scattered site locations.	\$5000
Behavioral Health Crisis Center of East Idaho	Support in providing medical/treatment for those suffering from substance abuse. Medical prof. wages/treatment.	\$22,000
College of East Idaho (CEI)	Childcare vouchers to assist up to (8) LMI students with childcare for academic year 21-22.	\$5000
USDA Summer Food Service Program/New Day Lutheran	Assist with increased food costs for summer food program K-18 LMI in (3) census tracts.	\$5000
Trinity United Methodist Ch. Homeless Day Shelter	Intake/assessment, supplies/facility cleaning, door tender.	\$9900
Domestic Violence & Sexual Assault Center (DVSAG)	Meal/water for children arriving at center and participating in a Forensic Interview/Medical Exam through DVSAC Child Protective Services.	\$5000
Promise Ridge Emergency Family Shelter/Idaho Falls	One full time on-site individual to ensure security of clients/shelter for (1) year.	\$9,000
<i>Slum/Blight by Area</i>	<i>30% Max Allowed or \$131,598.6</i>	
Idaho Falls Downtown Development Corp. (IFDDC)	Façade Improvement Program and \$1000 for graffiti and vandalism repairs.	\$35,000
<i>LMI/ Low Moderate Income</i>	<i>70% Minimum or \$247,549.4</i>	
City Public Works Dept. Curb/Gutter/Sidewalk	For properties in LMI neighborhoods within Highland Park Subdivision (Phase 3 of 5).	\$125,000
Habitat for Humanity Idaho Falls (H4HIF) Location	New construction of a triplex. Provide (3) LMI homeownership opportunities at Elmore Ave.	\$40,000
Development Workshop, Inc. Idaho Falls	Rehab to N Exterior: correct sidewalk slope, front parking area, and redirect water away from the building.	\$78,030
Administration/CDBG Community Development Services/Planning Dept.	20% of 2021 allocation (\$438,662) 1 FT Salary/benefits supplies/training, prof. srv, and Fair Housing activities.	\$87,732
	<i>Total Amount + Admin</i>	\$438,662

2021 CDBG Plan Year (PY) runs April 1, 2021 to March 31, 2022

2021 CDBG allocation of \$438,662 expected Sept/Oct 2021

City of Idaho Falls

**2021-2025
Consolidated Plan**

Final Report

July 22, 2021

CITY OF IDAHO FALLS

2021-2025 CONSOLIDATED PLAN

Prepared for:
City of Idaho Falls
Community Development Services
308 Constitution Way
Idaho Falls, ID 83402

Prepared by:
Western Economic Services, LLC
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Final Report
July 22, 2021

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EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

In 1994, the U.S. Department of Housing and Urban Development (HUD) issued new rules consolidating the planning, application, reporting and citizen participation processes to the Community Development Block Grants (CDBG) and HOME Investment Partnership (HOME). The new single-planning process was intended to more comprehensively fulfill three basic goals: to provide decent housing, to provide a suitable living environment and to expand economic opportunities. It was termed the Consolidated Plan for Housing and Community Development.

According to HUD, the Consolidated Plan is designed to be a collaborative process whereby a community establishes a unified vision for housing and community development actions. It offers entitlement communities the opportunity to shape these housing and community development programs into effective, coordinated neighborhood and community development strategies. It also allows for strategic planning and citizen participation to occur in a comprehensive context, thereby reducing duplication of effort.

As the lead agency for the Consolidated Plan, the City of Idaho Falls hereby follows HUD's guidelines for citizen and community involvement. Furthermore, it is responsible for overseeing citizen participation requirements that accompany the Consolidated Plan.

The City of Idaho Falls has prepared this Draft Consolidated Plan to meet the guidelines as set forth by HUD and is broken into five sections: The Process, Needs Assessment, Market Analysis, Strategic Plan, and Annual Action Plan.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The goals of the CDBG program is to provide decent housing, a suitable living environment for the area's low- and moderate-income residents, and economic opportunities for low-moderate income residents. The City strives to accomplish these goals by maximizing and effectively utilizing all available funding resources to conduct housing and community development activities. These goals are further explained as follows:

- Providing decent housing means helping homeless persons obtain appropriate housing and assisting those at risk of homelessness; preserving the affordable housing stock; increasing availability of permanent housing that is affordable to low- and moderate-income persons without discrimination; and increasing the supply of supportive housing.
- Providing a suitable living environment entails improving the safety and livability of neighborhoods; increasing access to quality facilities and services; and reducing the isolation of income groups within an area through integration of low-income housing opportunities.
- Expanding economic opportunities involves creating jobs that are accessible to low- and moderate-income persons; making down payment and closing cost assistance available for low- and

moderate-income persons; promoting long term economic and social viability; and empowering low-income persons to achieve self-sufficiency.

Evaluation of past performance

The City evaluates its performance annually with its Consolidated Annual Performance and Evaluation Report (CAPER). The City's 2020 CAPER can be found here:

<https://www.idahofallsidaho.gov/299/Community-Development-Block-Grant>

Summary of citizen participation process and consultation process

The City utilized a variety of public input opportunities, including public input meetings, the Housing and Community Development Survey, and a public review meeting. These outreach efforts help shape the Plan and its findings.

Summary of public comments

A summary of comments will be included below. Full transcripts of the meetings are included in the Appendix.

Summary of comments or views not accepted and the reasons for not accepting them

To be determined.

Summary

The Needs Assessment and Market Analysis, which has been guided by the 2021 Housing and Community Development Survey and public input, identified seven priority needs. These are described below.

- Low-to-Moderate Income Housing
- Fair Housing Activities
- Services for Special Needs Populations
- Infrastructure improvements
- Public Facility improvements
- Job Creation
- Downtown Revitalization

These priority needs are addressed with the following goals:

Housing Development

Activities that provide affordable homeownership opportunities through single unit housing rehab and or acquisition for families or individuals in LMI neighborhoods.

Community Development

Activities for community development through projects such as: curb, gutter and sidewalk replacement in Census Tract LMI neighborhoods, Senior Center improvement projects, and projects that remove ADA barriers for public access.

Economic Development

Downtown Idaho Falls, Slum and Blight by Area with exterior improvements to businesses through façade, sign, awning, and code correction projects.

Public Service

Activities that directly support LMI individuals and families through public service activities, including homeless services.

THE PROCESS

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	IDAHO FALLS	Community Development Services Department

Table 1 – Responsible Agencies

Narrative

The City of Idaho Falls is the lead agency for the implementation of the Community Development Block Grant Program. The Community Development Services Department, Planning Division, creates and submits all CDBG related Reports and Plans such as the *Five Year CDBG Consolidated Plan*, the *Analysis to Fair Housing Choice*, the *CDBG Annual Action Plan*, and the *CDBG Comprehensive Annual Performance and Evaluation Report (CAPER)*. The City recognizes that input and participation from the community is key to providing comprehensive Plans and Reports that accurately reflect the needs and the outcomes.

Recognizing Idaho Housing and Finance (IHFA) as the local Public housing Authority, the City relies on IHFA to provide information, resources, and availability of housing programs to local and state service providers and nonprofit organizations.

To help address the issues, the City participates in the Continuum of Care (CoC) through the Region 6 Housing Coalition as a non-voting member with local and state service providers. The Coalition meets once a month to exchange information, make referrals, and educate themselves on issues surrounding homelessness. The City will continue to participate in monthly Housing Coalition meetings to effectively coordinate the exchange of information regarding topics that address homelessness and strategic planning of local activities and annual events such as: HUD/IHFA Point in Time Count, Homeless Stand Down, April as Fair Housing Month, and Fair Housing Training.

The Coalition continues to share information and resources regarding institutional structure, duplication of services, and prevention of homelessness for individuals and families who have been discharged from a publicly funded institution. Institutional Structure is recognized by the City and Housing Coalition participants as a coordinated effort to identify and address underserved housing needs and issues surrounding homelessness through collaborative planning and reporting. The City encourages Housing Coalition participants to submit applications for a variety of funding sources and will continue to consider CDBG applications that offer viable solutions in addressing the priorities identified in the *2021-2025 CDBG Five Year Consolidated Plan*.

Consolidated Plan Public Contact Information

The Grant Administrator, within the Community Development Services Department, Planning Division, is responsible for implementing the Community Development Block Grant Program.

Lisa Farris, Grant Administrator
208-612-8323
LFarris@idahofallsidaho.gov

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

Introduction

The City of Idaho Falls, Community Development Services Department, Planning Division, developed the 2021-2025 Consolidated Plan with coordination and consultation with a number of agencies and public input. Invitations to apply for PY2021 CDBG funds were sent by mail, email, posted on the City website, advertised in the Post Register, distributed to past CDBG recipients, and sent to community stakeholders. Community stakeholders include but are not limited to: Idaho Housing and Finance (IHFA-Idaho Falls), the Idaho Falls Downtown Development Corporation, Eastern Idaho Community Action Partners (EICAP), City of Idaho Falls Division Directors, Habitat for Humanity Idaho Falls Area (H4HIF), Region 6 Housing Coalition members, and over 60 participants through their email distribution list. The Housing Coalition distribution list includes organizations and agencies assisting with low income, special needs, and homeless clients. Members attending the Coalition meetings were encouraged to participate during regular monthly meetings and kept informed as we moved through the process.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

The City is sponsors and coordinates annual Fair Housing Training with the City of Pocatello. Each year the City partners with the City of Pocatello, IHFA local branch, and Idaho Fair Housing Forum/Council in planning and coordinating the one-day training event. Sponsors of the annual training include the local branch and staff of IHFA, Idaho Fair Housing Council, the City of Pocatello Community Development Services, Greater Pocatello Association of Realtors, and the City of Idaho Falls CDBG Grant Administrator. Previous years training has served over 88 participants represented from public housing provider agencies, local landlords, property managers, and City Legal staff. Due to the current COVID-19 situation, the training in 2021 will be offered through an online/electronic platform.

In 2021, the City participated in over (8) regular Region 6 Housing Coalition meetings. The information gained through open dialogue and discussion regarding the needs, resources, information, and solutions related to homelessness is instrumental to the City as they address needs, goals, and priorities identified in this Consolidated Plan. The City will continue to enhance coordination through active participation to better understand the unmet needs within the community regarding a variety of topics that address homelessness, private governmental health, mental health, and service provider agencies. Through coordinating their efforts with HUD/IHFA offices, and as an extension of the Continuum of Care (CoC), the Coalition is responsible for planning and providing the annual HUD/IHFA Point in Time Count and Homeless Stand Down.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Regarding the Continuum of Care in the State of Idaho and where the City of Idaho Falls is represented. The state is divided into seven regions within the Continuum of Care (CoCs). Regions

one through six are in the same Balance of State CoC. Idaho Falls is within Region six of the CoCs. Region seven is in the Boise City/Ada County CoC. The City will continue to support CoC efforts to address the needs of homeless persons and persons at risk of homelessness by coordinating and collaborating with community service providers and organizations who have demonstrated their ability to address homelessness and issues surrounding homelessness, apply appropriate funds towards the issues, and have the ability to provide a documented benefit to individuals and families served.

The Region 6 Housing Coalition is comprised of the majority of local service provider agencies and organizations that are addressing the needs of homeless persons, chronically homeless individuals, families, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. The City of Idaho Falls identified Housing as a top priority in the 2021-2025 CDBG Five Year Consolidated Plan. In following the priorities defined by the community, the City will continue to let the needs and priorities drive the selection of projects and activities with regards to housing goals that address Non-Homeless Special Needs.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The local Idaho Housing and Finance (IHFA) office serves as the public housing authority in the City of Idaho Falls and provides updates of available programs and services offered by State IHFA authorities during monthly Housing Coalition meetings. The State IHFA manages the ESG funds as authorized by Title IV of the Stewart B. McKinney Homeless Assistance Act. The City does not administer ESG funds or HMIS.

Programs managed by State IHFA include:

- **HPRP** HUD Homeless Prevention and Rapid-Rehousing Program
- **CoC** Continuum of Care - Homeless McKinney - Vento NOFA Program
- **SHP** Supportive Housing Program
- **ESG** Emergency Shelter Grant
- **CDBG/HOME**
- **HOPWA** Housing Opportunities for Persons with AIDS
- **Housing Tax Credits**
- **IHFA Loan Program**

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

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Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	EICAP
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Regional organization
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
2	Agency/Group/Organization	Idaho Legal Aid Services, Inc.
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Service-Fair Housing Services - Victims
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

3	Agency/Group/Organization	CLUB, INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
4	Agency/Group/Organization	Bonneville County Behavioral Health Crisis Center
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Non-Homeless Special Needs Local Crisis Center
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

5	Agency/Group/Organization	Idaho Falls Downtown Development Corporation
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Prevention of Slum and Blight by Area
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
6	Agency/Group/Organization	Community Food Basket Idaho Falls
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Local Food Basket
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
7	Agency/Group/Organization	Senior Citizen Community Center
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Services-Education
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
8	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Service-Fair Housing Services - Victims

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Strategy Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
9	Agency/Group/Organization	Domestic Violence and Assault Center
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
10	Agency/Group/Organization	IDAHO FALLS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.
11	Agency/Group/Organization	College of Eastern Idaho
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Community College
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Invited to participate in the planning and review process.

Identify any Agency Types not consulted and provide rationale for not consulting

The City made every attempt to be inclusive of its outreach efforts.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Local IHFA with Region 6 Housing Coalition - Idaho Falls	Identified priorities and needs provided by members of the Region 6 Housing Coalition recognized many of the same needs and priorities identified in the 2021 Annual Homeless Point in-Time Count. The Coalition coordinates with HUD and IHFA to plan and complete the count. The Coalition also plans and carries out the local Annual Homeless Stand Down held prior to the annual count.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City works closely with adjacent cities as well as State agencies and regional organizations. This includes the regional homeless coalition, regional health network, Bonneville County and other cities within the County.

Narrative (optional):

PR-15 Citizen Participation

Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In the development of its 2021-2025 Consolidated Plan, the City sought out public participation on a variety of fronts. Due to the on-going COVID-19 pandemic, meetings were held virtually via webinar. Public input meetings were held on June 2, 2021 to gather additional feedback from the public. A Housing and Community Development survey was widely distributed to increase participation and input in the needs of Idaho Falls. The document will be released for a 30 day public review period. During that time, an additional public review meeting will be held. These public outreach efforts are used in conjunction with collected data to determine Priority Needs and the subsequent goals that will address these needs over the five year planning period.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Surveys	Non-targeted/broad community	The Housing and Community Development Survey received a total of 81 responses. This survey was available online and in printed form, in both English and Spanish.	Results are included throughout this report and in the Appendix.	
2	Public Meeting	Non-targeted/broad community	Two (2) public meetings were held on June 2, 2021 at 10am and 5pm via webinar	Transcripts from these meetings will be included in the Appendix.	
3	Public Hearing	Non-targeted/broad community	A public hearing was held on June 10 during the City Council Meeting.	No comments received.	

NEEDS ASSESSMENT

NA-05 Overview

Needs Assessment Overview

The following needs assessment outlines a variety of needs throughout the City of Idaho Falls.

The City has experienced a growth rate of over 8 percent since 2010. This growth did not result in much change in the racial and ethnic makeup of the service area. Incomes overall are growing, and poverty is maintaining. However, even with this income growth, housing problems continue to impact a large swath of the community. This is particularly true for housing cost burdens, or households that pay more than 30 percent of their income on housing. An estimated 27.5 percent of households overall and 45.8 percent of renters face housing cost burdens.

In addition, there are a number of special needs groups that are in need of housing and service options. These include persons experiencing homelessness, the elderly, persons with disabilities, persons with substance abuse problems, survivors of domestic violence, and youth.

There are two sets of data tables in this report. The first is the auto-populated data provided by HUD. These data are in blue tables. The second is the most up-to-date data available for the City. These are in the tan tables. Most of the narrative will refer to the tan tables by table number.

The Covid-19 Pandemic has had far reaching impacts on the economic and housing market in Idaho Falls. These impacts include an increase in the number of households having difficulty affording housing, securing employment, and increased food insecurity. The City of Idaho Falls has utilized CARES Act funding to increase access to housing and other necessary services. The impact of the Covid-19 Pandemic have not been realized in the data presented in this document, as it has not yet been recorded in these data sets. However, the City acknowledges that there are on-going and lasting effects from the Pandemic that are integral parts of accessing safe and decent housing in the City and in the larger region.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	53,403	59,415	11%
Households	20,150	21,725	8%
Median Income	\$44,907.00	\$49,098.00	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Population Estimates

The Idaho Falls population by race and ethnicity is shown in NA-10.1. The white population represented 88.1 percent of the population in 2019, compared with the black population accounting for 0.7 percent of the population in 2019. Hispanic households represented 14.8 percent of the population in 2019.

Table NA-10 1 Population by Race and Ethnicity Idaho Falls 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	50,711	89.3%	54,167	88.1%
Black	396	0.7%	442	0.7%
American Indian	551	1.0%	344	0.6%
Asian	574	1.0%	917	1.5%
Native Hawaiian/ Pacific Islander	59	0.1%	43	0.1%
Other	3,209	5.6%	3,433	5.6%
Two or More Races	1,313	2.3%	2,113	3.4%
Total	56,813	100.0%	61,459	100.0%
Non-Hispanic	49,456	87.1%	52,384	85.2%
Hispanic	7,357	12.9%	9,075	14.8%

The change in race and ethnicity between 2010 and 2019 is shown in Table NA-10.2. During this time, the total non-Hispanic population was 52,384 persons in 2019, while the Hispanic population was 9,075.

Table NA-10 2 Population by Race and Ethnicity Idaho Falls 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	47,208	95.5%	49,396	94.3%
Black	363	0.7%	367	0.7%
American Indian	379	0.8%	243	0.5%
Asian	565	1.1%	827	1.6%
Native Hawaiian/ Pacific Islander	56	0.1%	43	0.1%
Other	35	0.1%	20	0%
Two or More Races	850	1.7%	1,488	2.8%
Total Non-Hispanic	49,456	100.0%	52,384	100.0%
Hispanic				
White	3,503	47.6%	4,771	52.6%
Black	33	0.4%	75	0.8%
American Indian	172	2.3%	101	1.1%
Asian	9	0.1%	90	1.0%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	3,174	43.1%	3,413	37.6%
Two or More Races	463	6.3%	625	6.9%
Total Hispanic	7,357	100.0	9,075	100.0%
Total Population	56,813	100.0%	61,459	100.0%

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table NA-10.3, between 2000 and 2010, the institutionalized population changed -29.0 percent in Idaho Falls, from 672 people in 2000 to 477 in 2010. The non-institutionalized population changed 94.9%, from 274 in 2000 to 534 in 2010.

Table NA-10 3 Group Quarters Population Idaho Falls 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	362	53.9%	328	68.8%	-9.4%
Juvenile Facilities	.	.	29	6.1%	.
Nursing Homes	93	13.8%	72	15.1%	-22.6%
Other Institutions	217	32.3%	48	10.1%	-77.9%
Total	672	100.0%	477	100.0%	-29.0%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	274	100.0%	534	100.0%	94.9%
Total	274	100.0%	534	100.0%	94.9%
Group Quarters Population	946	100.0%	1,011	100.0%	6.9%

Households by type and tenure are shown in Table NA-10.4. Family households represented 66.0 percent of households, while non-family households accounted for 34.0 percent. These changed from 68.4 and 31.6 percent, respectively.

Table NA-10 4 Household Type by Tenure Idaho Falls 2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	14,510	68.4%	15,110	66.0%
Married-Couple Family	11,119	76.6%	11,628	77.0%
Owner-Occupied	8,940	80.4%	9,124	78.5%
Renter-Occupied	2,179	19.6%	2,504	21.5%
Other Family	3,391	23.4%	3,482	22.4%
Male Householder, No Spouse Present	1,005	29.6%	1,179	28.9%
Owner-Occupied	513	51.0%	529	44.9%
Renter-Occupied	492	49.0%	650	55.1%
Female Householder, No Spouse Present	2,386	70.4%	2,303	68.5%
Owner-Occupied	1,112	46.6%	1,041	45.2%
Renter-Occupied	1,274	53.4%	1,262	54.8%
Non-Family Households	6,693	31.6%	7,779	34.0%
Owner-Occupied	3,358	50.2%	3,748	48.2%
Renter-Occupied	3,335	49.8%	4,031	51.8%
Total	21,203	100.0%	22,889	100.0%

Household Income and Poverty

Households by income for the 2010 and 2019 Five-year ACS are shown in Table NA-10.5. Households earning more than 100,000 dollars per year represented 23.9 percent of households in 2019, compared to 16.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.2 percent of households in 2019, compared to 11.5 percent in 2010.

Table NA-10 5 Households by Income Idaho Falls 2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	2,409	11.5%	2,330	10.2%
\$15,000 to \$19,999	1,128	5.4%	1,405	6.1%
\$20,000 to \$24,999	1,591	7.6%	1,076	4.7%
\$25,000 to \$34,999	2,772	13.3%	2,528	11.0%
\$35,000 to \$49,999	3,327	15.9%	3,506	15.3%
\$50,000 to \$74,999	3,847	18.4%	4,084	17.8%
\$75,000 to \$99,999	2,442	11.7%	2,495	10.9%
\$100,000 or More	3,367	16.1%	5,465	23.9%
Total	20,883	100.0%	22,889	100.0%

The rate of poverty for Idaho Falls is shown in Table NA-10.6. In 2019, the poverty rate was 13.4 percent meaning there were an estimated 8,101 people living in poverty, compared to 7,368 persons

living in poverty in 2010. In 2019, some 18.7 percent of those in poverty were under age 6 and 7.8 percent were 65 or older.

Table NA-10 6 Poverty by Age Idaho Falls 2000 Census SF3 & 2018 Five-Year ACS Data				
Age	2000 Census		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,244	21.1%	1,102	18.7%
6 to 17	1,534	15.4%	1,814	15.8%
18 to 64	4,062	12.5%	4,533	13.1%
65 or Older	528	8.2%	652	7.8%
Total	7,368	100.0%	8,101	100.0%
Poverty Rate	13.4%	.	13.4%	.

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,440	2,725	4,290	2,290	9,980
Small Family Households	670	820	1,655	805	4,945
Large Family Households	225	265	620	360	1,250
Household contains at least one person 62-74 years of age	335	580	850	460	2,145
Household contains at least one person age 75 or older	275	475	525	355	795
Households with one or more children 6 years old or younger	420	565	1,105	550	1,240

Table 6 - Total Households Table

Data Source: 2013-2017 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	140	20	35	240	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	45	35	25	4	109	0	0	10	10	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	110	165	20	340	0	30	45	45	120
Housing cost burden greater than 50% of income (and none of the above problems)	1,000	265	15	0	1,280	570	330	255	10	1,165
Housing cost burden greater than 30% of income (and none of the above problems)	145	795	390	25	1,355	125	240	580	190	1,135
Zero/negative Income (and none of the above problems)	95	0	0	0	95	50	0	0	0	50

Table 7 – Housing Problems Table

Data 2013-2017 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,140	550	220	65	1,975	570	355	310	65	1,300

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having none of four housing problems	360	1,130	1,600	640	3,730	225	690	2,160	1,525	4,600
Household has negative income, but none of the other housing problems	95	0	0	0	95	50	0	0	0	50

Table 8 – Housing Problems 2

Data Source: 2013-2017 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	515	390	215	1,120	130	200	305	635
Large Related	80	155	35	270	95	95	195	385
Elderly	95	370	100	565	370	235	240	845
Other	590	390	70	1,050	100	70	125	295
Total need by income	1,280	1,305	420	3,005	695	600	865	2,160

Table 9 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	490	80	0	570	100	140	35	275

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Large Related	80	10	0	90	95	20	0	115
Elderly	60	195	30	285	300	130	145	575
Other	510	60	0	570	75	40	75	190
Total need by income	1,140	345	30	1,515	570	330	255	1,155

Table 10 – Cost Burden > 50%

Data 2013-2017 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	90	120	190	24	424	0	30	55	50	135
Multiple, unrelated family households	0	0	0	0	0	0	0	0	0	0
Other, non-family households	0	25	0	0	25	0	0	0	4	4
Total need by income	90	145	190	24	449	0	30	55	54	139

Table 11 – Crowding Information - 1/2

Data 2013-2017 CHAS
Source:

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and

4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table NA-10.7. In 2019, an estimated 2.2 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table NA-10 7 Overcrowding and Severe Overcrowding Idaho Falls 2010 & 2019 Five-Year ACS							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	14,034	99.2%	119	0.8%	0	0%	14,153
2019 Five-Year ACS	14,215	98.4%	158	1.1%	69	0.5%	14,442
Renter							
2010 Five-Year ACS	6,443	95.7%	236	3.5%	51	0.8%	6,730
2019 Five-Year ACS	8,012	94.9%	341	4.0%	94	1.1%	8,447
Total							
2010 Five-Year ACS	20,477	98.1%	355	1.7%	51	0.2%	20,883
2019 Five-Year ACS	22,227	97.1%	499	2.2%	163	0.7%	22,889

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 147 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Idaho Falls. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table NA-10 8 Households with Incomplete Plumbing Facilities Idaho Falls 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	20,835	22,742
Lacking Complete Plumbing Facilities	48	147
Total Households	20,883	22,889
Percent Lacking	0.2%	0.6%

There were 322 households lacking complete kitchen facilities in 2019, compared to 97 households in 2010. This was a change from 0.5 percent of households in 2010 to 1.4 percent in 2019.

Table NA-10 9
Households with Incomplete Kitchen Facilities
 Idaho Falls
 2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	20,786	22,567
Lacking Complete Kitchen Facilities	97	322
Total Households	20,883	22,889
Percent Lacking	0.5%	1.4%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table NA-10.10, in Idaho Falls 14.9 percent of households had a cost burden and 13.0 percent had a severe cost burden. Some 22.9 percent of renters were cost burdened, and 22.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 5.4 percent. Owner occupied households with a mortgage had a cost burden rate of 14.1 percent, and severe cost burden at 8.2 percent.

Table NA-10 10
Cost Burden and Severe Cost Burden by Tenure
 Idaho Falls
 2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	7,207	73.9%	1,835	18.8%	690	7.1%	17	0.2%	9,749
2019 Five-Year ACS	7,292	77.3%	1,333	14.1%	775	8.2%	34	0.4%	9,434
Owner Without a Mortgage									
2010 Five-Year ACS	3,958	89.9%	241	5.5%	157	3.6%	48	1.1%	4,404
2019 Five-Year ACS	4,566	91.2%	141	2.8%	270	5.4%	31	0.6%	5,008
Renter									
2010 Five-Year ACS	3,156	46.9%	1,988	29.5%	1,243	18.5%	343	5.1%	6,730
2019 Five-Year ACS	4,265	50.5%	1,935	22.9%	1,923	22.8%	324	3.8%	8,447
Total									
2010 Five-Year ACS	14,321	68.6%	4,064	19.5%	2,090	10.0%	408	2.0%	20,883
2019 Five-Year ACS	16,123	70.4%	3,409	14.9%	2,968	13.0%	389	1.7%	22,889

Describe the number and type of single person households in need of housing assistance.

There were an estimated 8,998 single person households in Idaho Falls in 2019, according to 2019 ACS Data. These households at or below 30 percent of the HUD Area Median Income (HAMI) are most likely to be in need of housing assistance.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault, and stalking.

Disability by age, as estimated by the 2019 ACS, is shown in Table NA-10.12, below. The disability rate for females was 17.9 percent, compared to 15.1 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table NA-10 12 Disability by Age Idaho Falls 2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	76	3.7%	76	1.5%
5 to 17	529	8.4%	656	10.3%	1,185	9.4%
18 to 34	918	13.3%	811	11.5%	1,729	12.4%
35 to 64	1,749	17.0%	2,189	21.2%	3,938	19.1%
65 to 74	558	24.5%	505	21.2%	1,063	22.8%
75 or Older	812	52.9%	1,174	55.6%	1,986	54.5%
Total	4,566	15.1%	5,411	17.9%	9,977	16.5%

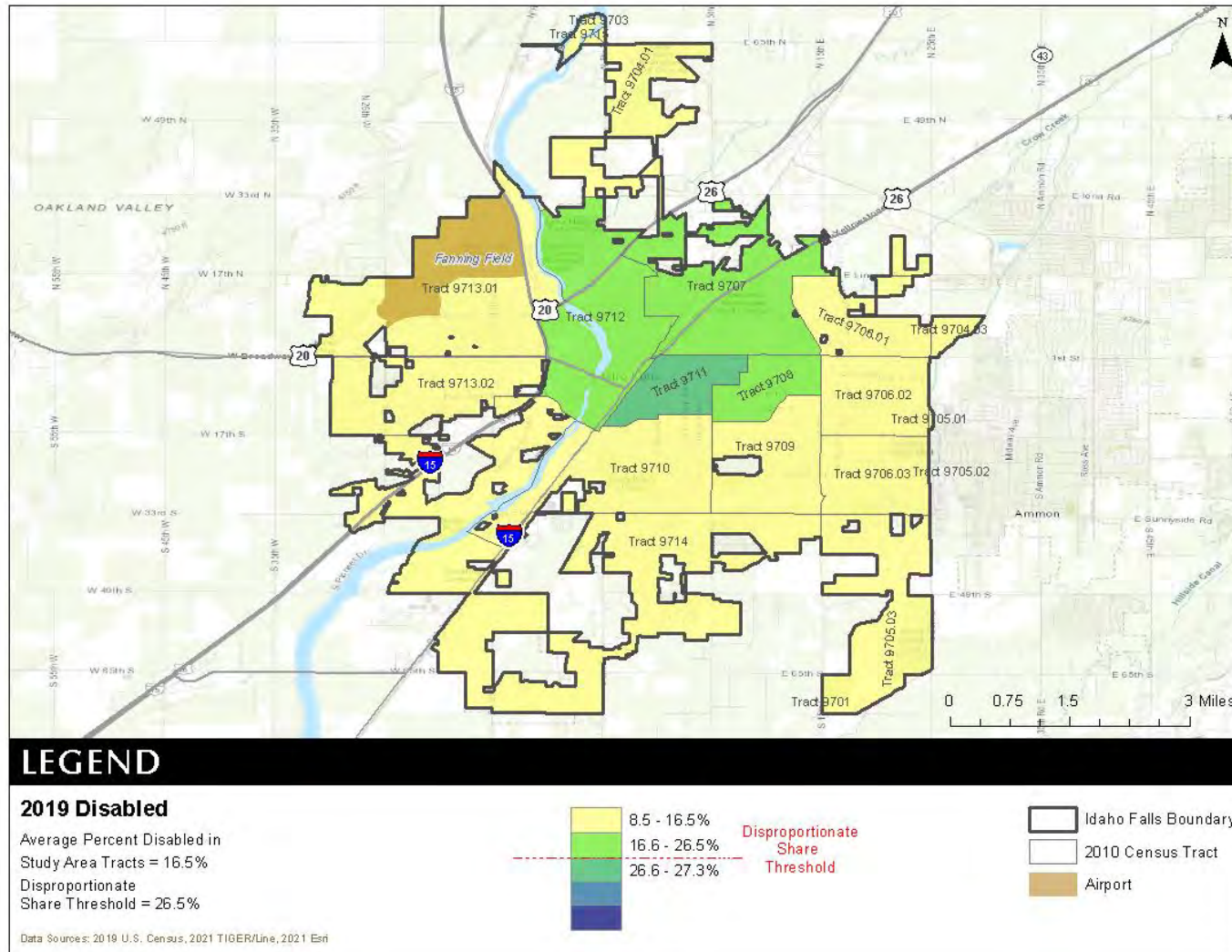
The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table NA-10.13. Some 7.4 percent have an ambulatory disability, 7.7 have an independent living disability, and 3.6 percent have a self-care disability.

Table NA-10 13 Total Disabilities Tallied: Aged 5 and Older Idaho Falls 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,781	4.6%
Vision disability	2,358	3.9%
Cognitive disability	4,914	8.8%
Ambulatory disability	4,137	7.4%
Self-Care disability	2,015	3.6%
Independent living difficulty	3,303	7.7%

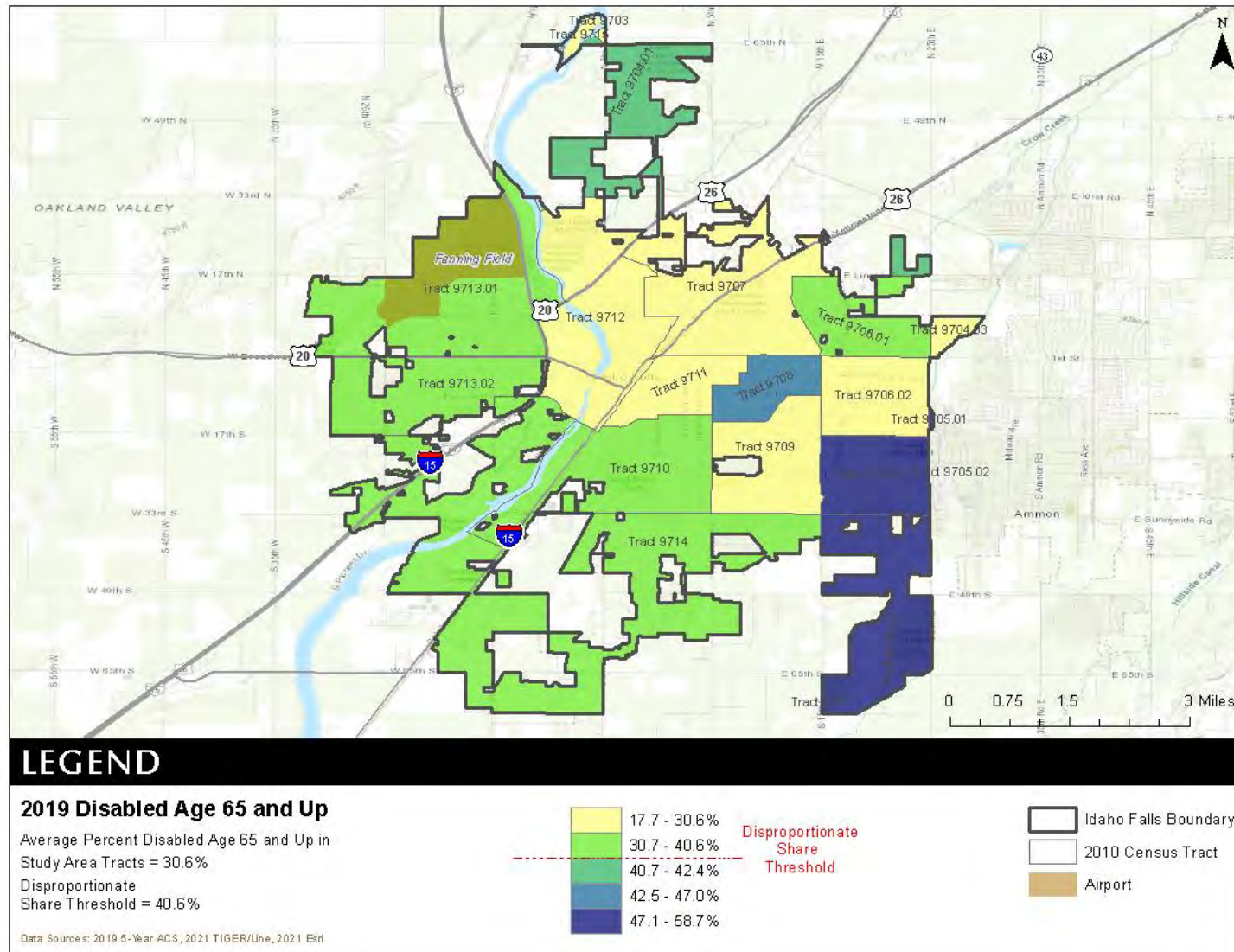
Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to WCA, there were eight domestic violence-related fatalities in Idaho in 2019 and law enforcement agencies in Idaho received reports of 5,784 incidents of violence between spouses, ex-spouses, common-law spouses, and those in dating relationship.¹

¹ <https://www.wcaboise.org/about-us/statistics/#:~:text=In%202017%20there%20were%2017%20domestic%20violence-related%20fatalities,is%20raped%20in%20Idaho%20%28Crime%20in%20Idaho%2C%202019%29.>

Map NA-10.1
2019 Persons with Disabilities
 Idaho Falls
 2019 ACS, Tigerline



Map NA-10.2
2019 Persons with Disabilities Age 65 and Older
 Idaho Falls
 2019 ACS, Tigerline



What are the most common housing problems?

As seen in Tables NA-10.7 through NA-10.10, the most common housing problems, by far, are cost burdens. An estimated 0.6 percent of households have incomplete plumbing facilities, 1.4 percent have incomplete kitchen facilities, and 2.9 percent are overcrowded. This is compared to the 27.9 percent of households overall that face housing cost burdens or severe cost burdens.

Table NA-10 14
Cost Burden and Severe Cost Burden by Tenure
Idaho Falls
2010 & 2019 Five-Year ACS Data

Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	7,207	73.9%	1,835	18.8%	690	7.1%	17	0.2%	9,749
2019 Five-Year ACS	7,292	77.3%	1,333	14.1%	775	8.2%	34	0.4%	9,434
Owner Without a Mortgage									
2010 Five-Year ACS	3,958	89.9%	241	5.5%	157	3.6%	48	1.1%	4,404
2019 Five-Year ACS	4,566	91.2%	141	2.8%	270	5.4%	31	0.6%	5,008
Renter									
2010 Five-Year ACS	3,156	46.9%	1,988	29.5%	1,243	18.5%	343	5.1%	6,730
2019 Five-Year ACS	4,265	50.5%	1,935	22.9%	1,923	22.8%	324	3.8%	8,447
Total									
2010 Five-Year ACS	14,321	68.6%	4,064	19.5%	2,090	10.0%	408	2.0%	20,883
2019 Five-Year ACS	16,123	70.4%	3,409	14.9%	2,968	13.0%	389	1.7%	22,889

Are any populations/household types more affected than others by these problems?

The rate of cost burdens is significantly higher for renter households than owner households, at a rate of 45.7 percent of renters and 22.3 percent of homeowners with a mortgage. For homeowners, elderly non-family groups experience housing cost burdens at the highest rate, at 29.9 percent, followed by “other” households at 23.4 percent. In addition, lower income homeowner (those at under 30 percent HAMFI) households experience cost burdens at a rate of 82.3 percent. We see a similar pattern for renter households. Elderly non-family renter households experience cost burdens at a rate of 63.8 percent. Households below 30 percent HAMFI experience housing cost burdens at a rate of 80.3 percent and those between 30 and 50 percent HAMFI experience cost burdens at a rate of 77.6 percent. Small family renter households below 30 percent HAMFI experience housing cost burdens at the highest rate, at 96.4 percent. These data are shown in Tables NA-10.15 and NA-10.16, on the following pages.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Households most likely to be at risk of becoming unsheltered are those with extremely low incomes that are severely cost-burdened. There are 1,710 households in Idaho Falls that are below 30 percent

HAMFI and severely cost burdened. These include 1,140 renter households and 570 homeowner households.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Not applicable.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

According to the National Alliance to End Homelessness, there are various factors that contribute to an increased risk of homelessness. These housing characteristics include households that are doubled up, or living with friends or family, persons recently released from prison, and young adults out of foster care. Economic factors include households with severe cost burden and households facing unemployment. As described here and in the following sections, there are a large number of households facing cost burdens and other housing problems that create instability and increase their risk of homelessness.

Discussion

While the population in Idaho Falls continues to grow, the need for housing options becomes even more evident. While incomes, in general, are on the rise, and poverty is declining, the rate of housing cost burden continues to be a significant challenge for households in the City. This sentiment was echoed in public outreach efforts.

Table NA-10 15
Owner-Occupied Households by Income and Family Status and Cost Burden
 Idaho Falls
 2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,750	4	0	0	80	15	99
\$21,751 to \$36,250	70	65	10	230	70	445
\$36,251 to \$58,000	340	435	250	425	155	1,605
\$58,001 to \$72,500	340	450	240	210	155	1,395
Above \$72,500	1,545	3,910	1,110	575	725	7,865
Total	2,299	4,860	1,610	1,520	1,120	11,409
Cost Burden						
\$0 to \$21,750	10	30	0	60	25	125
\$21,751 to \$36,250	25	60	75	80	30	270
\$36,251 to \$58,000	45	270	195	50	50	610
\$58,001 to \$72,500	15	60	25	65	25	190
Above \$72,500	45	110	0	15	25	195
Total	140	530	295	270	155	1,390
Severe Cost Burden						
\$0 to \$21,750	60	100	95	240	75	570
\$21,751 to \$36,250	35	140	20	95	40	330
\$36,251 to \$58,000	130	35	0	15	75	255
\$58,001 to \$72,500	0	0	0	10	0	10
Above \$72,500	4	15	0	0	0	19
Total	229	290	115	360	190	1,184
Cost Burden Not Computed						
\$0 to \$21,750	25	0	0	15	10	50
\$21,751 to \$36,250	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0
Total	25	0	0	15	10	50
Total						
\$0 to \$21,750	99	130	95	395	125	844
\$21,751 to \$36,250	130	265	105	405	140	1,045
\$36,251 to \$58,000	515	740	445	490	280	2,470
\$58,001 to \$72,500	355	510	265	285	180	1,595
Above \$72,500	1,594	4,035	1,110	590	750	8,079
Total	2,693	5,680	2,020	2,165	1,475	14,033

Table NA-10 16
Renter-Occupied Households by Income and Family Status and Cost Burden
Idaho Falls
2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,750	0	15	50	25	130	220
\$21,751 to \$36,250	25	165	0	70	115	375
\$36,251 to \$58,000	65	700	140	55	440	1,400
\$58,001 to \$72,500	0	285	95	60	215	655
Above \$72,500	70	915	145	80	615	1,825
Total	160	2,080	430	290	1,515	4,475
Cost Burden						
\$0 to \$21,750	0	25	0	35	80	140
\$21,751 to \$36,250	60	310	145	115	330	960
\$36,251 to \$58,000	20	215	35	50	70	390
\$58,001 to \$72,500	0	10	0	10	15	35
Above \$72,500	0	0	0	45	0	45
Total	80	560	180	255	495	1,570
Severe Cost Burden						
\$0 to \$21,750	10	490	80	50	510	1,140
\$21,751 to \$36,250	45	80	10	150	60	345
\$36,251 to \$58,000	0	0	0	30	0	30
\$58,001 to \$72,500	0	0	0	10	0	10
Above \$72,500	20	0	0	15	0	35
Total	75	570	90	255	570	1,560
Cost Burden Not Computed						
\$0 to \$21,750	0	4	0	0	90	94
\$21,751 to \$36,250	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0
Total	0	4	0	0	90	94
Total						
\$0 to \$21,750	10	534	130	110	810	1,594
\$21,751 to \$36,250	130	555	155	335	505	1,680
\$36,251 to \$58,000	85	915	175	135	510	1,820
\$58,001 to \$72,500	0	295	95	80	230	700
Above \$72,500	90	915	145	140	615	1,905
Total	315	3,214	700	800	2,670	7,699

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables are supplemented with the table provided in NA-30, as well as with the city's 2021 Analysis of Impediments discussion. A disproportionate housing need exists if any one racial or ethnic group experiences housing problems at a rate at least ten percentage points higher than the jurisdictional average.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,115	345	120
White	1,780	260	100
Black / African American	50	45	0
Asian	20	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	230	40	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,655	995	0
White	1,385	860	0
Black / African American	0	0	0
Asian	10	0	0
American Indian, Alaska Native	65	15	0
Pacific Islander	0	0	0
Hispanic	175	125	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,550	2,670	0
White	1,335	2,320	0
Black / African American	0	40	0
Asian	4	10	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	180	260	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	445	1,980	0
White	430	1,700	0
Black / African American	0	0	0
Asian	10	30	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	4	240	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, Burden greater than 30%

Discussion

Discussed in NA-30.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables are supplemented with the table provided in NA-30, as well as with the City's 2021 Analysis of Impediments discussion. A disproportionate severe housing need exists if any one racial or ethnic group experiences severe housing problems at a rate at least ten percentage points higher than the jurisdictional average.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,750	710	120
White	1,450	595	100
Black / African American	50	45	0
Asian	20	0	10
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	220	50	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	820	1,830	0
White	700	1,545	0
Black / African American	0	0	0
Asian	0	10	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	100	195	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	390	3,830	0
White	290	3,370	0
Black / African American	0	40	0
Asian	0	15	0
American Indian, Alaska Native	20	0	0
Pacific Islander	0	0	0
Hispanic	85	360	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	100	2,330	0
White	100	2,035	0
Black / African American	0	0	0
Asian	0	40	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	250	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, Burden over 50%

Discussion

Discussed in NA-30.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

These tables are supplemented with the table provided in NA-30, as well as with the City's 2021 Analysis of Impediments discussion. A disproportionate cost burden exists if any one racial or ethnic group experiences cost burdens at a rate at least ten percentage points higher than the jurisdictional average.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,010	3,135	2,680	120
White	13,415	2,725	2,325	100
Black / African American	90	0	50	0
Asian	165	25	20	10
American Indian, Alaska Native	30	65	20	0
Pacific Islander	0	0	0	0
Hispanic	1,105	275	245	10

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS

Discussion

Discussed in NA-30.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Table NA-30.1 shows households with housing problems by race/ethnicity. This table can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Idaho Falls there are 5,125 white households with housing problems and 799 Hispanic households with housing problems.

The overall rate of housing problems in Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. However, this represents 16 Asian households, 55 American Indian households, and 10 Pacific Islander households and, therefore, may not be statistically significant. For Hispanic households, however, this represents 41.4 percent of households that experience housing problems.

If they have needs not identified above, what are those needs?

The City's 2021 Analysis of Impediments identified lower levels of access to labor market engagement for Hispanic households. These findings are described more thoroughly in **SP-55 Barriers to Affordable Housing**.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Hispanic households are concentrated in certain areas of the City. These concentrations are shown in Map MA-50.2 in Section MA-50.

Table NA-30 1
Total Households with Housing Problems by Income and Race
 Idaho Falls
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,750	1,775	25	4	0	0	10	165	1,979
\$21,751 to \$36,250	1,695	0	4	0	10	30	195	1,934
\$36,251 to \$58,000	1,030	4	4	55	0	14	395	1,502
\$58,001 to \$72,500	300	0	4	0	0	10	24	338
Above \$72,500	325	0	0	0	0	0	20	345
Total	5,125	29	16	55	10	64	799	6,098
Without Housing Problems								
\$0 to \$21,750	250	40	0	0	0	0	30	320
\$21,751 to \$36,250	705	0	0	0	0	0	75	780
\$36,251 to \$58,000	2,490	25	10	0	0	35	230	2,790
\$58,001 to \$72,500	1,590	0	35	14	0	30	280	1,949
Above \$72,500	8,740	65	190	20	0	125	500	9,640
Total	13,775	130	235	34	0	190	1,115	15,479
Not Computed								
\$0 to \$21,750	120	0	10	0	0	0	15	145
\$21,751 to \$36,250	0	0	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0	0	0
Total	120	0	10	0	0	0	15	145
Total								
\$0 to \$21,750	2,145	65	14	0	0	10	210	2,444
\$21,751 to \$36,250	2,400	0	4	0	10	30	270	2,714
\$36,251 to \$58,000	3,520	29	14	55	0	49	625	4,292
\$58,001 to \$72,500	1,890	0	39	14	0	40	304	2,287
Above \$72,500	9,065	65	190	20	0	125	520	9,985
Total	19,020	159	261	89	10	254	1,929	21,722

NA-35 Public Housing – 91.205(b)

Introduction

The City of Idaho Falls recognizes that the need for additional housing assistance for lower income families and individuals often exceeds the availability. Although the City does not have a separate Public Housing Authority; the City recognizes the Idaho Falls branch of Idaho Housing and Finance Association (IHFA) as having the housing authority and resources for public housing programs in Idaho Falls and Bonneville County.

IHFA administers the Homeownership Voucher Program (HOV), Housing Choice Voucher, Mainstream Voucher, Special Needs Certificates, Shelter Plus Care Certificates, as well as managing the Family Self Sufficiency Program. The difference between Certificate and Voucher Programs is how they are calculated. Refer to IHFA for specific details.

The tables below are representative of IHFA units statewide, and are reflective of HUD auto-generated data. As of 2021, there are 1,169 vouchers utilized by the IHFA office.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	3,241	0	2,984	19	9	196

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	11,072	0	11,040	8,015	10,853
Average length of stay	0	0	0	4	0	4	0	6
Average Household size	0	0	0	2	0	2	1	3
# Homeless at admission	0	0	0	31	0	31	0	0
# of Elderly Program Participants (>62)	0	0	0	563	0	546	2	0
# of Disabled Families	0	0	0	1,540	0	1,324	10	4
# of Families requesting accessibility features	0	0	0	3,241	0	2,984	19	9
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	3,129	0	2,876	19	9	192
Black/African American	0	0	0	28	0	27	0	0	1
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	74	0	72	0	0	2
Pacific Islander	0	0	0	7	0	6	0	0	1
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	214	0	197	1	1	12
Not Hispanic	0	0	0	3,027	0	2,787	18	8	184

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Access to affordable housing options continues to be a challenge for those applicants on the waiting list and those trying to access publicly assisted housing. Many of the households on the waiting list are experiencing high levels of need for housing and other supportive services, such as employment and education services, health services, and childcare services.

Most immediate needs of residents of public housing and Housing Choice voucher holders

There are a variety of needs for public housing and HCV holders that include access to public services, including job training, credit counseling, child care, and transportation option. Access to mainstream services, such as health and dental care are also high priorities for these households. In addition, accessible units are needed at a higher rate for households residing in public housing than for the general population.

How do these needs compare to the housing needs of the population at large.

The need for the services mentioned above are present in the population at large, but occur at a higher rate for public housing residents. In addition, those on the waiting list for housing vouchers and public housing units are at risk of unstable housing and homelessness.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Idaho Homelessness Coordinating Committee (IHCC) is a collaborative of homelessness service providers, resource administrators, housing providers, State Department officials, and other key stakeholders who adopted the collective mission of combating homelessness. The IHCC is instrumental in the development and implementation of comprehensive statewide strategies to reduce, and ultimately end, homelessness. As the governing body of this response network, the IHCC plans and provides, as necessary, a system of outreach, engagement, and assessment; emergency shelter, rapid re-housing; transitional housing; permanent supportive housing; and prevention strategies to address the various needs of persons experiencing homelessness or at risk of becoming homeless.²

Idaho Falls is a part of the Balance of State Continuum of Care. Below are the Point-in-Time (PIT) Homeless Count results for the Balance of State for 2020.³

Table NA-40 1 Homeless Persons Idaho Falls Point-in-Time Counts					
	2016	2017	2018	2019	2020
Total Homeless Count	1,380	1,204	1,256	1,602	1,668

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	410	480	0	0	0	0
Persons in Households with Only Children	0	3	0	0	0	0
Persons in Households with Only Adults	298	477	0	0	0	0
Chronically Homeless Individuals	24	124	0	0	0	0
Chronically Homeless Families	31	55	0	0	0	0
Veterans	17	61	0	0	0	0

² <https://www.idahohousing.com/homelessness-services-programs/idaho-homelessness-coordinating-committee/>

³ https://files.hudexchange.info/reports/published/CoC_PopSub_CoC_ID-501-2020_ID_2020.pdf

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	3	0	0	0	0
Persons with HIV	2	3	0	0	0	0

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	594	757
Black or African American	11	7
Asian	4	3
American Indian or Alaska Native	41	167
Pacific Islander	6	6
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	135	221
Not Hispanic	574	739

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

During the 2020 PIT, there were 890 persons in households with at least one adult and one child, and there were three households with only children. Of these, 259 were in emergency sheltered and 151 were in transitional housing. There were 78 veterans sheltered during the 2020 count, with some 15 in emergency shelters and one in transitional housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

During the 2020 PIT, there were 1,351 persons considered to be white, 18 persons considered to be black, seven Asian, 208 American Indian or Alaskan Native, and 12 Pacific Islander or Native Hawaiian. In terms of ethnicity, there were 335 Hispanic persons and 1,313 non-Hispanic persons counted.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The unsheltered population accounted for approximately 57.6 percent of the counted population. This may be lower than the actual number of persons experiencing homelessness in the Balance of State areas due to the nature of the Point-in-Time count.

Discussion:

Homelessness continues to be a priority in the City of Idaho Falls as the homeless population has remained relatively steady in recent years. The City will continue to fund efforts to decrease homelessness in the community.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

The following section describes the non-homeless special needs populations in Idaho Falls. These non-homeless special needs population include the elderly, persons with disabilities, people with drug and alcohol addictions, victims of domestic violence, and persons with HIV/AIDS.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly

Table NA-45.1 shows the population in Idaho Falls by age. In 2019, some 13.7 percent of the population was aged 65 and older. That was an increase from 2010, which represented 11.8 percent of population. This age group was the fastest growing age group in the City between 2010 and 2019.

Table NA-45.1 Population by Age and Gender Idaho Falls 2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	2,705	2,527	5,232	9.2%	2,906	2,078	4,984	8.1%
5 to 19	6,550	6,304	12,854	22.6%	7,120	6,988	14,108	23.0%
20 to 24	1,824	1,985	3,809	6.7%	2,058	2,120	4,178	6.8%
25 to 34	4,426	4,181	8,607	15.1%	4,410	4,398	8,808	14.3%
35 to 54	6,821	6,827	13,648	24.0%	7,218	7,088	14,306	23.3%
55 to 64	2,955	3,019	5,974	10.5%	3,307	3,319	6,626	10.8%
65 and Older	2,860	3,829	6,689	11.8%	3,881	4,568	8,449	13.7%
Total	28,141	28,672	56,813	100%	30,900	30,559	61,459	100%

People with Disabilities

Disability by age, as estimated by the 2019 ACS, is shown in Table NA-45.2, below. The disability rate for females was 17.9 percent, compared to 15.1 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Table NA-45 2 Disability by Age Idaho Falls 2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	76	3.7%	76	1.5%
5 to 17	529	8.4%	656	10.3%	1,185	9.4%
18 to 34	918	13.3%	811	11.5%	1,729	12.4%
35 to 64	1,749	17.0%	2,189	21.2%	3,938	19.1%
65 to 74	558	24.5%	505	21.2%	1,063	22.8%
75 or Older	812	52.9%	1,174	55.6%	1,986	54.5%
Total	4,566	15.1%	5,411	17.9%	9,977	16.5%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table NA-45.3. Some 7.4 percent have an ambulatory disability, 7.7 have an independent living disability, and 3.6 percent have a self-care disability.

Table NA-45 3
Total Disabilities Tallied: Aged 5 and Older
 Idaho Falls
 2019 Five-Year ACS

Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,781	4.6%
Vision disability	2,358	3.9%
Cognitive disability	4,914	8.8%
Ambulatory disability	4,137	7.4%
Self-Care disability	2,015	3.6%
Independent living difficulty	3,303	7.7%

People with Alcohol and Drug Addictions

According to CDC data, 15 percent of the Idaho population engages in binge drinking and drug overdoses have increased to 10 deaths per 100,000 population, which is still below the national average.

Victims of Domestic Violence

Pinpointing specific numbers of domestic violence victims is difficult due to the lack of reporting and other mitigating factors. However, according to WCA, there were eight domestic violence-related fatalities in Idaho in 2019 and law enforcement agencies in Idaho received reports of 5,784 incidents of violence between spouses, ex-spouses, common-law spouses, and those in dating relationship.⁴

What are the housing and supportive service needs of these populations and how are these needs determined?

The 2021 Housing and Community Development (HCD) survey found that the top-rated needs for special needs groups include survivors of domestic violence, veterans, and persons with substance abuse addictions. This was followed by persons who are experiencing homeless, persons with mental illness, and youth aging out of foster care.

⁴ <https://www.wcaboise.org/about-us/statistics/#:-:text=In%202017%20there%20were%2017%20domestic%20violence-related%20fatalities,is%20raped%20in%20Idaho%20%28Crime%20in%20Idaho%2C%202019%29.>

Table NA-45.4
Needs of Special Populations

Idaho Falls
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the city:							
Survivors of domestic violence	3	10	20	32	11	5	81
Veterans	4	7	21	32	12	5	81
Persons with substance abuse addictions	4	9	20	31	12	5	81
Persons who are experiencing homelessness	4	8	21	30	13	5	81
Persons with mental illness	3	7	25	30	11	5	81
Youth aging out of foster care	3	8	26	26	12	6	81
Persons with developmental disabilities	4	6	32	20	14	5	81
Persons recently released from jail/prison	3	13	25	20	15	5	81
Seniors (65+)	6	9	29	19	13	5	81
Persons with physical disabilities	4	9	27	19	17	5	81
Persons with HIV/AIDS	8	18	15	7	28	5	81

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the State of Idaho, there are 87 persons currently living with HIV in District 7, which includes the Idaho Falls area.⁵ In addition, there are 124 AIDS cases. Some 149 persons are reported in the District that are presumed to be living. Statewide, 84 percent of cases are reported to be male and 16 percent are female. An estimated 12 percent are Hispanic and 78 percent are white, Non-Hispanic.

Discussion:

The special needs populations in Idaho Falls include the elderly and frail elderly, persons with disabilities, which account for 16.5 percent of the population and 54.5 percent of those aged 75 and older. In addition, there are other special needs population, such as persons with alcohol and drug abuse disorders, victims of domestic violence, and persons with HIV/AIDS that are in need of services in the City.

⁵ <https://publicdocuments.dhw.idaho.gov/WebLink/DocView.aspx?id=3817&dbid=0&repo=PUBLIC-DOCUMENTS>

NA-50 Non-Housing Community Development Needs – 91.215 (f)

The HCD survey found that the greatest level of need was for homeless shelters, youth centers, and parks and recreational facilities. This was followed by parks and recreational facilities, facilities for abused/ neglected children and childcare facilities. The City’s efforts to collect data for the development of the Comprehensive Plan also showed similar results as those described in this section. The results of the Comprehensive Plan are available on the City’s website.

Table NA-50.1							
Providing a Suitable Living Environment							
Idaho Falls							
Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the City:							
Homeless shelters	5	9	22	28	13	4	81
Youth centers	11	7	25	26	9	3	81
Parks and recreational facilities	6	15	28	26	4	2	81
Facilities for abused/neglected children	2	6	28	26	16	3	81
Childcare facilities	9	9	22	23	15	3	81
Community centers	7	10	31	21	8	4	81
Facilities for persons living with disabilities	4	10	22	19	22	4	81
Residential treatment centers	5	9	21	18	24	4	81
Senior centers	5	15	27	15	15	4	81
Healthcare facilities	15	19	18	15	11	3	81
Improved accessibility of public buildings	10	20	19	9	19	4	81
Fire stations/equipment	9	14	23	9	21	5	81

How were these needs determined?

These needs were determined by the HCD survey, as well as through public input meetings.

Describe the jurisdiction’s need for public improvements:

The HCD survey found the highest rated need for street and road improvements, sidewalk improvements, and bicycle and walking paths. This was followed by park and recreation improvements, bridge improvements, storm sewer system improvements. Public sentiment also mentioned the need for accessibility improvements.

How were these needs determined?

These needs were determined by the HCD survey, as well as through public input meetings.

Describe the jurisdiction’s need for public services:

The HCD survey found the top rated needs were transportation services, substance abuse services, and mental health services. These were echoed in the public input meetings.

How were these needs determined? These needs were determined by the HCD survey, as well as through public input meetings.

Table NA-50.2 Providing a Suitable Living Environment Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the City:							
Street and road improvements	1	5	33	40	0	2	81
Bicycle and walking paths	6	20	22	30	1	2	81
Sidewalk improvements	1	12	34	27	3	4	81
Park and recreation improvements	7	27	25	18	2	2	81
New tree planting	14	25	21	15	3	3	81
Bridge improvements	6	15	23	14	21	2	81
Sewer system improvements	6	18	21	12	21	3	81
Storm sewer system improvements	6	17	23	12	20	3	81
Other	6	1	0	12	13	49	81
Water system capacity improvements	6	7	30	11	22	5	81
Water quality improvements	11	18	26	8	14	4	81
Flood drainage improvements	9	20	20	8	21	3	81

Table NA-50.3 Providing a Suitable Living Environment Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the city:							
Transportation services	4	8	16	45	4	4	81
Substance abuse services	4	4	18	41	10	4	81
Mental health services	3	8	19	40	7	4	81
Veterans services	3	6	22	37	9	4	81
Emergency shelter for persons experiencing homelessness due to a mental health crisis or a substance abuse addiction.	3	11	21	35	6	5	81
Food banks	4	7	30	33	3	4	81
Services for youth aging out of foster care	4	3	24	32	14	4	81
Services for survivors of domestic violence	2	4	32	31	8	4	81
Fair housing activities	9	9	18	27	14	4	81
Homelessness services	3	11	23	26	14	4	81
Tenant/Landlord counseling	9	10	18	26	14	4	81
Home-buyer education	5	14	23	26	9	4	81
Eviction prevention	11	11	13	25	16	5	81
Rental assistance	8	10	23	24	12	4	81
Youth services	5	8	29	23	12	4	81
Utility assistance	7	10	25	23	12	4	81
Healthcare services	9	16	23	21	8	4	81
Childcare services	6	10	26	21	14	4	81
Crime awareness education	6	17	24	18	11	5	81
Employment services	5	11	29	18	13	5	81
Senior services	1	14	30	17	14	5	81
Mitigation of radon hazards	7	21	18	8	23	4	81
Reduction of lead-based paint hazards	11	19	15	7	24	5	81
Mitigation of asbestos hazards	5	22	18	7	23	6	81
Other	4	0	0	3	20	54	81

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview:

Between 2010 and 2019, the number of housing units in Idaho Falls increased by 6.6 percent. However, the majority of units were built between 1960 and 2000. Meanwhile, housing costs have continued to rise. The proportion of vacant units has remained steady since 2010, while “other vacant” units have increased.

The COVID-19 pandemic had a large impact on the housing market in Idaho Falls, as it did in many other areas in the nation. The impacts of these changes are not yet reflected in the data presented in this report. However, public input suggests a large increase in the number of people that are having difficulty affording their housing and decreased access to housing during this time. The City has continued efforts to increase access to housing through the use of CARES Act funding and other funding options. The City will continue to use available resources to help address housing need in the community.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Table MA-10.1, below, shows housing units by type in 2010 and 2019. In 2010, there were 23,085 housing units, compared with 24,617 in 2019. Single-family units accounted for 71.4 percent of units in 2019, compared to 71.6 in 2010. Apartment units accounted for 12.5 percent in 2019, compared to 10.5 percent in 2010.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	15,765	67%
1-unit, attached structure	1,250	5%
2-4 units	3,005	13%
5-19 units	1,770	8%
20 or more units	1,175	5%
Mobile Home, boat, RV, van, etc	540	2%
Total	23,505	100%

Table 28 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Table MA-10 1 Housing Units by Type Idaho Falls 2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	16,539	71.6%	17,582	71.4%
Duplex	903	3.9%	450	1.8%
Tri- or Four-Plex	2,409	10.4%	2,696	11.0%
Apartment	2,431	10.5%	3,066	12.5%
Mobile Home	803	3.5%	799	3.2%
Boat, RV, Van, Etc.	0	0%	24	0.1%
Total	23,085	100.0%	24,617	100.0%

Table MA-10.2 shows housing units by tenure from 2010 to 2019. By 2019, there were 24,617 housing units. An estimated 63.1 percent were owner-occupied, and 7.0 percent were vacant.

Table MA-10 2 Housing Units by Tenure Idaho Falls 2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	21,203	21203.0%	22,889	93.0%
Owner-Occupied	13,923	65.7%	14,442	63.1%
Renter-Occupied	7,280	34.3%	8,447	36.9%
Vacant Housing Units	1,774	1774.0%	1,728	7.0%
Total Housing Units	100	100.0%	24,617	100.0%

The distribution of unit types by race are shown in Table MA-10.3. An estimated 74.5 percent of white households occupy single-family homes, while 30.5 percent of black households do. Some 11.3 percent of white households occupied apartments, while 8.5 percent of black households do. An estimated 55.8 percent of Asian, and 44.0 percent of American Indian households occupy single-family homes.

Table MA-10 3 Distribution of Units in Structure by Race Idaho Falls 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	30.5%	44.0%	55.8%	100.0%	55.0%	52.1%
Duplex	1.9%	0%	0%	0%	0%	0%	6.4%
Tri- or Four-Plex	9.5%	58.2%	12.8%	23.4%	0%	22.3%	18.0%
Apartment	11.3%	8.5%	43.1%	12.0%	0%	14.4%	23.5%
Mobile Home	2.9%	2.8%	0%	0%	0%	8.3%	0%
Boat, RV, Van, Etc.	0%	0%	0%	8.8%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table MA-10.4 shows households by year home built for the 2010 and 2019 Five-year ACS data. Housing units built between 2000 and 2009, account for 12.8 percent of households in 2010 and 13.3 percent of households in 2018. Housing units built in 1939 or earlier represented 8.9 percent of households in 2018 and 8.7 percent of households in 2010.

Table MA-10 4 Households by Year Home Built Idaho Falls 2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,823	8.7%	2,029	8.9%
1940 to 1949	1,091	5.2%	1,168	5.1%
1950 to 1959	3,928	18.8%	3,553	15.5%
1960 to 1969	2,549	12.2%	2,737	12.0%
1970 to 1979	4,281	20.5%	3,698	16.2%
1980 to 1989	2,049	9.8%	2,418	10.6%
1990 to 1999	2,489	11.9%	3,027	13.2%
2000 to 2009	2,673	12.8%	3,036	13.3%
2010 or Later	.	.	1,223	5.3%
Total	20,883	100.0%	22,889	100.0%

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	0%	425	6%
1 bedroom	170	1%	1,320	17%
2 bedrooms	1,840	13%	3,290	43%
3 or more bedrooms	11,965	85%	2,660	35%
Total	14,025	99%	7,695	101%

Table 29 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Programs will target households that have housing problems in Idaho Falls. This includes over 6,000 households in Idaho Falls, some 2,670 of which are owner households, and 3,434 of which are renter households. As seen in Table MA-10.5, there are 1,975 households with income less than 30% HAMFI with housing problems, 1,945 households with incomes between 30.1 and 50% HAMFI with housing problems, 1,505 households between 50.1 and 80% HAMFI with housing problems, and 339 households between 80.1 and 100% HAMFI with housing problems.

Table MA-10 5
Housing Problems by Income and Tenure
 Idaho Falls
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$21,750	\$21,751 to \$36,250	\$36,251 to \$58,000	\$58,001 to \$72,500	Above \$72,500	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	15	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	10	10	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	30	45	45	0	120
Housing cost burden greater than 50% of income (and none of the above problems)	570	330	255	10	20	1,185
Housing cost burden greater than 30% of income (and none of the above problems)	125	240	580	190	195	1,330
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
has none of the 4 housing problems	100	445	1,580	1,335	7,850	11,310
Total	845	1,045	2,470	1,590	8,080	14,030
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	45	140	20	35	25	265
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	35	25	4	0	109
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	110	165	20	15	355
Housing cost burden greater than 50% of income (and none of the above problems)	1,000	265	15	0	25	1,305
Housing cost burden greater than 30% of income (and none of the above problems)	145	795	390	25	45	1,400
Zero/negative income (and none of the above problems)	95	0	0	0	0	95
has none of the 4 housing problems	220	335	1,210	615	1,790	4,170
Total	1,595	1,680	1,825	699	1,900	7,699
Total						
Lacking complete plumbing or kitchen facilities	45	140	20	35	40	280
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	45	35	35	14	0	129
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	45	140	210	65	15	475
Housing cost burden greater than 50% of income (and none of the above problems)	1,570	595	270	10	45	2,490
Housing cost burden greater than 30% of income (and none of the above problems)	270	1,035	970	215	240	2,730
Zero/negative income (and none of the above problems)	145	0	0	0	0	145
has none of the 4 housing problems	320	780	2,790	1,950	9,640	15,480
Total	2,440	2,725	4,295	2,289	9,980	21,729

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not anticipate any Section 8 contracts to expire during the duration of this Consolidated Plan.

Does the availability of housing units meet the needs of the population?

As seen in the Needs Assessment section, as well as information gathered from public input, current housing does not meet the needs of the population. This is seen most marked in the rate of cost burdens in the City. In 2019, an estimated 27.9 percent of the population was cost burdened. Renter

households are more likely to be impacted by cost burdens, at 45.7 percent, and are therefore most likely to not have housing units that meet their needs.

Describe the need for specific types of housing:

As seen in Table MA-10.7, the highest rated need is construction of new affordable housing for home ownership, construction of new affordable rental housing, and first-time home-buyer assistance. This was followed by rental housing for very low-income households, energy efficiency improvements, and housing located adjacent or near transportation options. This sentiment is echoed by public input as well.

Table MA-10.7 Providing Decent and Affordable Housing Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the city:							
Construction of new affordable housing for home ownership	5	6	10	57	3	0	81
Construction of new affordable rental housing	6	6	17	49	3	0	81
First-time home-buyer assistance	4	6	18	41	12	0	81
Rental housing for very low-income households	3	10	19	38	10	1	81
Housing located adjacent or near transportation options	9	4	21	35	12	0	81
Rental assistance	7	12	19	33	9	1	81
Energy efficiency improvements	6	7	28	33	7	0	81
Supportive housing for people who are experiencing homelessness	5	12	25	27	12	0	81
Homeowner housing rehabilitation	4	5	24	25	23	0	81
Rental housing rehabilitation	5	6	24	25	20	1	81
Retrofitting existing housing to meet seniors' needs	6	7	27	24	16	1	81
Supportive housing for people who have disabilities	6	9	25	24	15	2	81
Senior citizen housing	6	10	28	23	13	1	81
Mixed income housing	13	9	19	21	18	1	81
ADA (Americans with Disabilities Act) improvements for City owned Facilities and Programs	7	9	26	20	19	0	81
Preservation of federal subsidized housing	9	12	14	20	26	0	81
Heating/cooling HVAC replacement or repairs	6	10	27	19	19	0	81
Mixed use housing	16	14	10	17	23	1	81
Homeownership for racial and ethnic minority populations	14	14	18	17	18	0	81
Other	4	0	1	12	16	48	81
Housing demolition	11	27	10	7	25	1	81
Construction of new affordable housing for home ownership	5	6	10	57	3	0	81
Construction of new affordable rental housing	6	6	17	49	3	0	81

Discussion

The current housing stock may not be meeting the needs of the population in Idaho Falls, especially those in lower income levels. The rate and type of market housing production, as described in the following section, may not be meeting the needs of all income ranges in the City. Those households in lower income levels are met with fewer choices that meet their needs.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Cost of Housing

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by city annually. Single-family construction usually represents most residential development in the city. Single-family building permit authorizations in Idaho Falls increased from 279 authorizations in 2018 to 314 in 2019.

The real value of single-family building permits increased from 142,944 dollars in 2018 to 158,135 dollars in 2019.

The concentration of homeowner households are shown in Map MA-15.1. The highest rates of homeownership were seen in the southern City. The lowest rates were conversely around the city center. Renter households are shown in Map MA-15.2. Renter households are more heavily concentrated in the city center.

Housing costs varied widely by location. The highest median home values are found in southern and northern Idaho Falls, at values exceeding \$237,700. Areas adjacent to the city center saw home values below \$138,900. Rental costs showed similar geographical highs and lows. The housing costs displayed in this data are already considered out of date, as local data shows median home values over 300,000 dollars in 2021.

Eligible CDBG census tracts in the City include 9707, 9711, and 9712. This is illustrated in Section SP-10.

	Base Year: 2009	Most Recent Year: 2017
Median Home Value	134,200	145,800

Table 30 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)

Table MA-15 1
Building Permits and Valuation

Idaho Falls
Census Bureau Data, 1980–2019

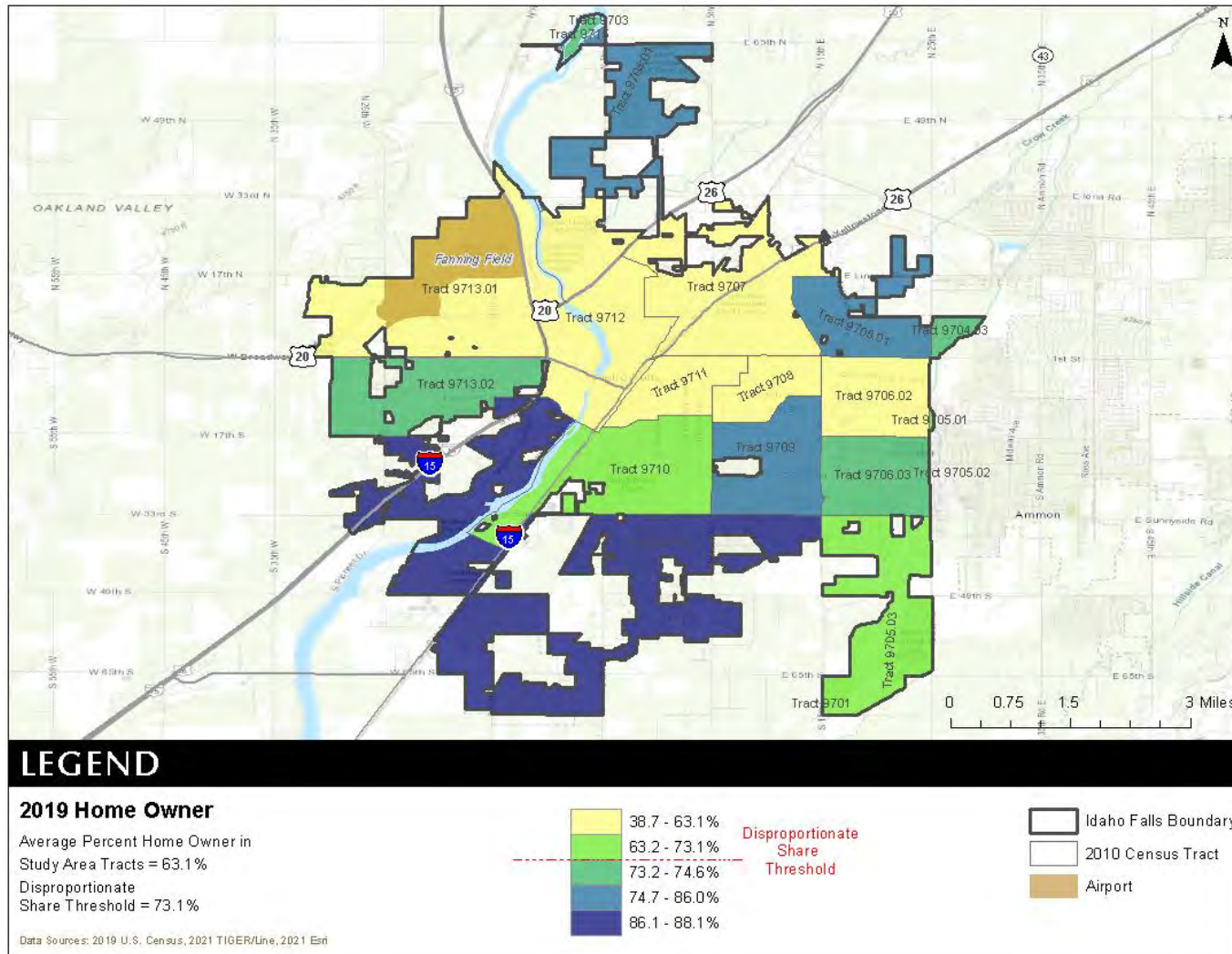
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	134	0	19	46	199	128,283	53,179
1981	48	2	15	121	186	125,419	75,095
1982	18	0	8	0	26	130,754	0
1983	65	6	52	6	129	134,897	36,353
1984	95	4	88	12	199	135,743	83,931
1985	124	4	135	12	275	146,205	31,314
1986	181	12	57	27	277	153,917	68,909
1987	149	6	46	23	224	158,414	38,035
1988	183	0	24	8	215	146,810	39,785
1989	200	6	8	8	222	134,514	71,450
1990	340	0	0	7	347	133,009	92,791
1991	325	0	15	0	340	128,022	0
1992	267	0	36	171	474	123,587	58,571
1993	266	0	60	76	402	107,627	73,933
1994	187	4	4	8	203	120,554	72,394
1995	122	0	3	0	125	111,073	0
1996	163	0	3	66	232	111,392	58,478
1997	170	14	12	27	223	122,890	56,980
1998	203	0	11	16	230	116,449	76,257
1999	224	0	0	265	489	114,827	65,768
2000	186	0	4	28	218	130,791	55,517
2001	169	0	8	0	177	139,070	0
2002	170	12	4	76	262	147,602	51,118
2003	213	8	18	0	239	135,314	0
2004	291	0	159	0	450	130,581	0
2005	304	0	87	120	511	125,015	47,056
2006	314	0	63	80	457	112,611	53,606
2007	300	14	12	173	499	116,572	63,240
2008	106	0	0	47	153	119,627	46,953
2009	69	0	0	0	69	97,191	0
2010	75	0	0	80	155	100,282	54,071
2011	60	0	4	0	64	106,274	0
2012	134	0	0	0	134	85,956	0
2013	144	2	0	48	194	91,962	103,178
2014	106	0	0	0	106	103,134	0
2015	146	0	0	168	314	121,614	55,593
2016	260	0	0	36	296	138,963	53,740
2017	276	0	0	0	276	136,455	0
2018	279	0	0	0	279	142,944	0
2019	314	0	0	0	314	158,135	0

Rent Paid	Number	%
Less than \$500	2,460	32.0%
\$500-999	4,375	56.8%
\$1,000-1,499	605	7.9%
\$1,500-1,999	15	0.2%

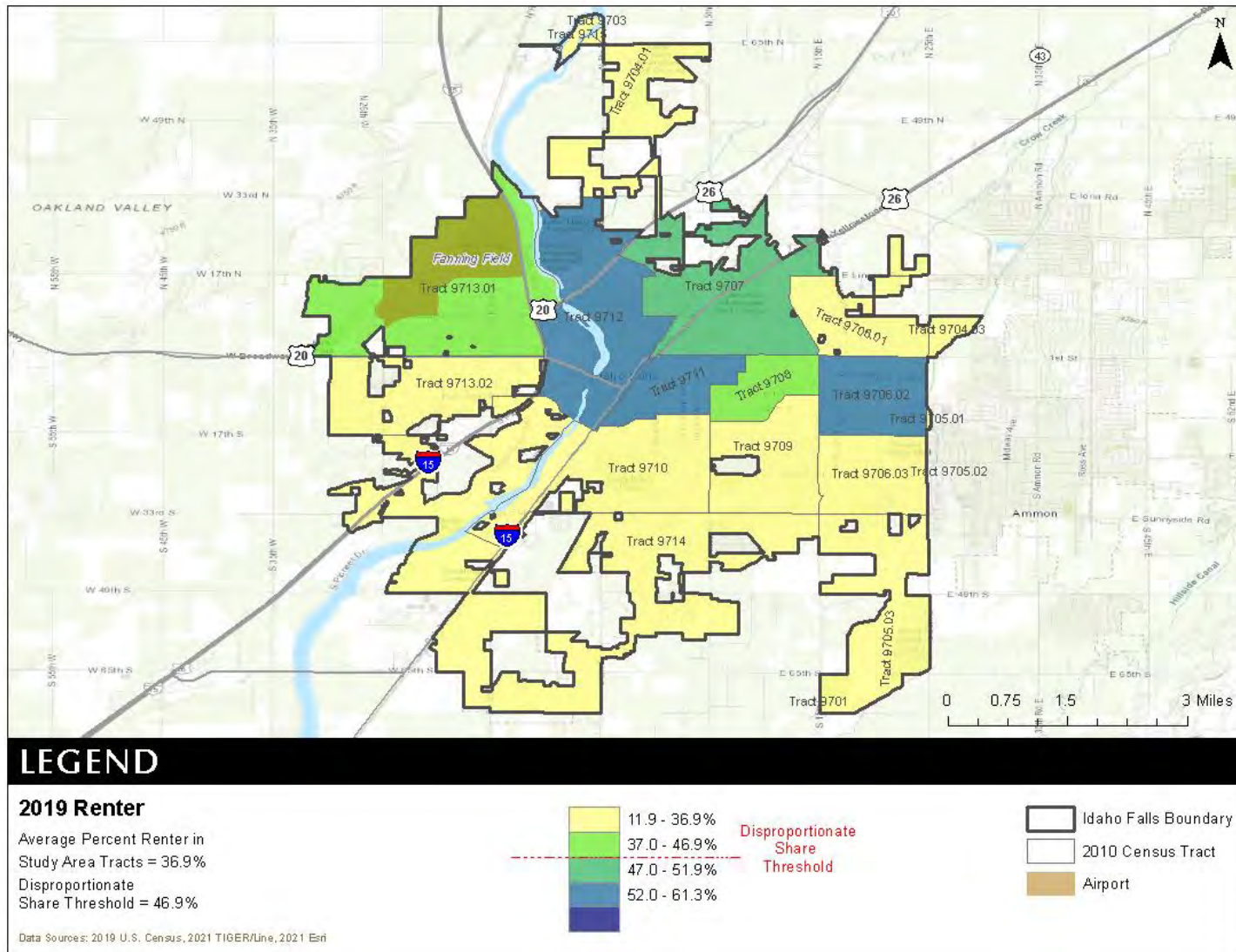
Table 31 - Rent Paid

Data Source: 2013-2017 ACS

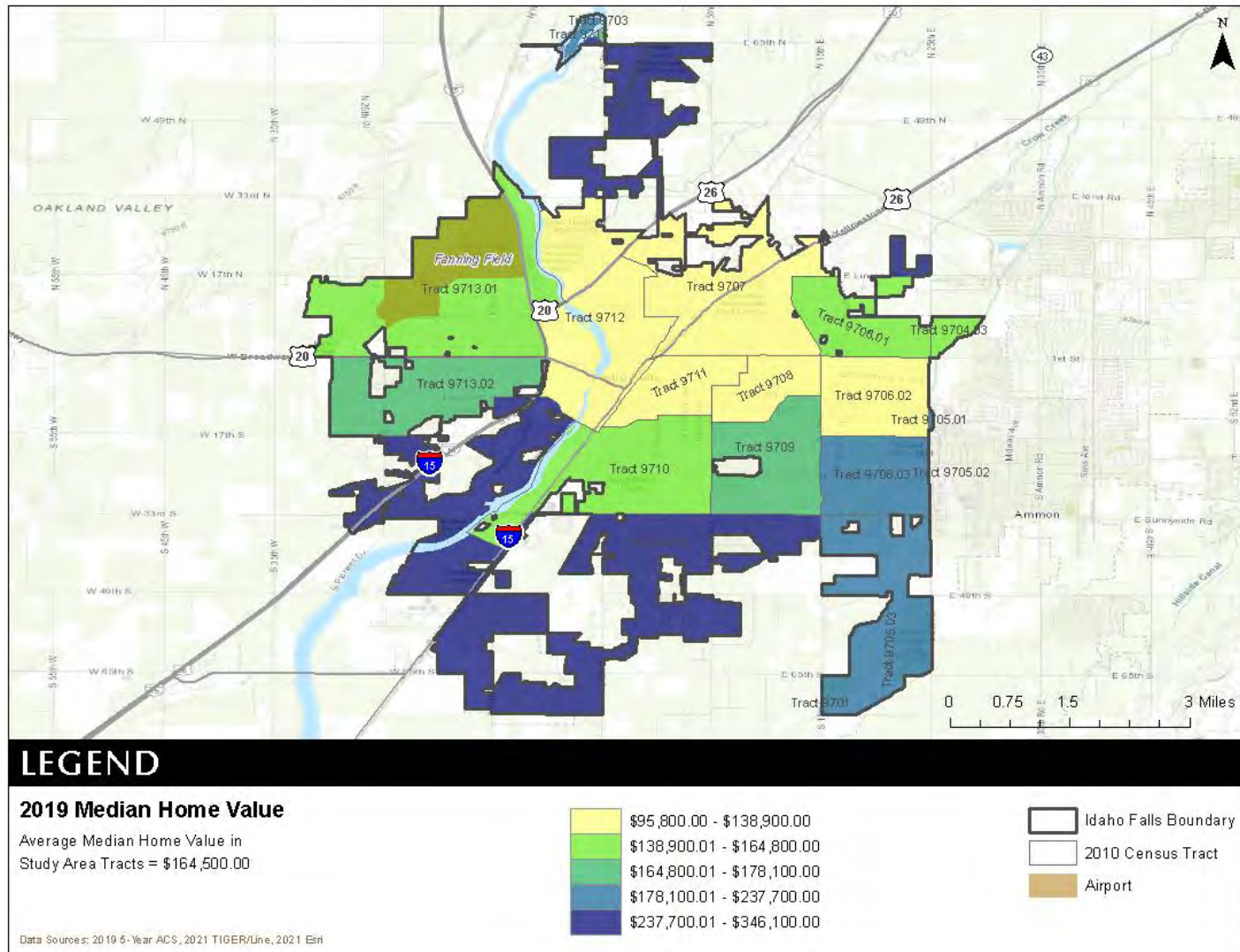
Map MA-15.1
2019 Homeowner Households
 Idaho Falls
 2019 ACS, Tigerline



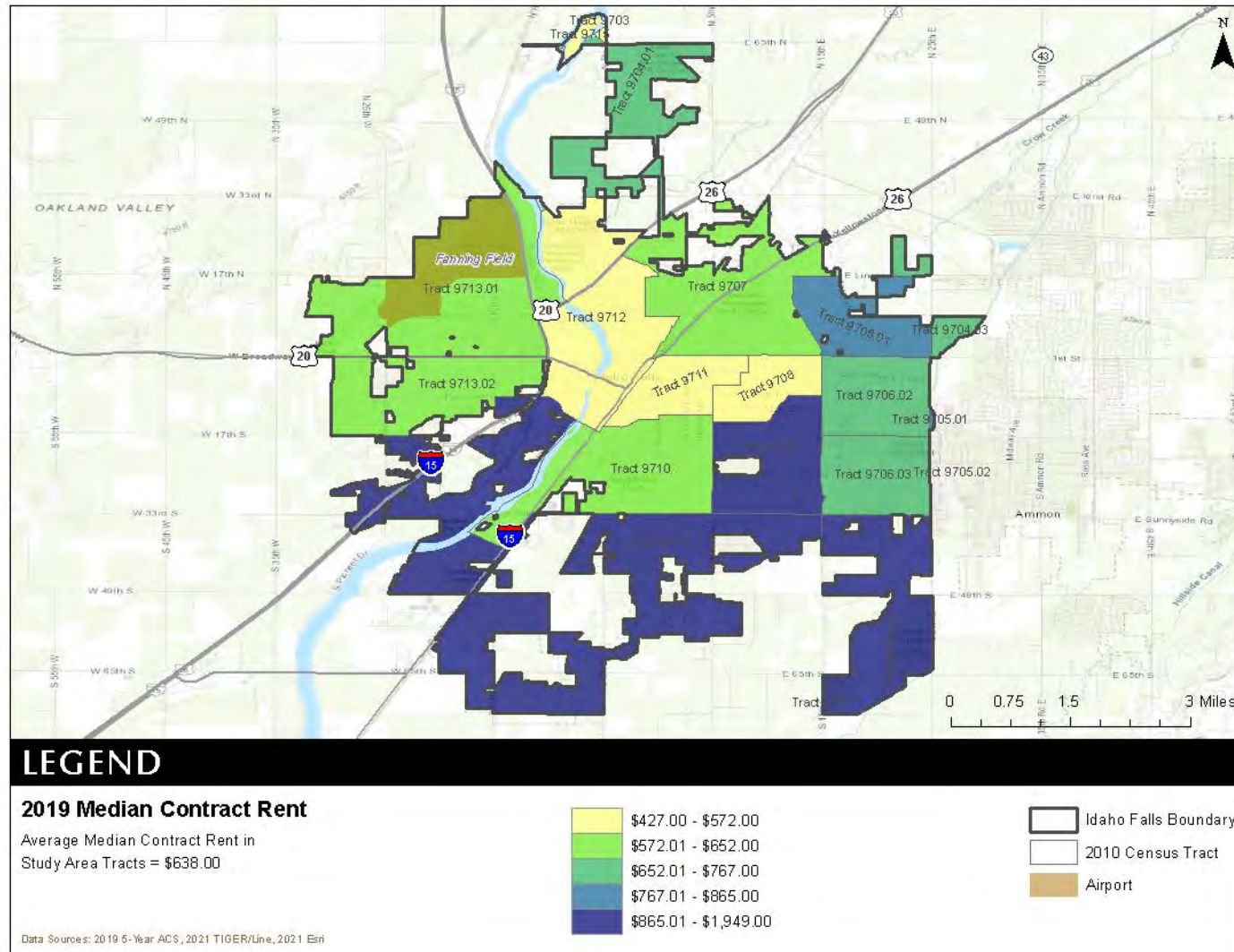
Map MA-15.2
2019 Renter Households
 Idaho Falls
 2019 ACS, Tigerline



Map MA-15.3
2019 Median Home Value
 Idaho Falls
 2019 ACS, Tigerline



Map MA-15.4
2019 Median Contract Rent
 Idaho Falls
 2019 ACS, Tigerline



Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	395	No Data
50% HAMFI	2,535	910
80% HAMFI	5,495	3,975
100% HAMFI	5,495No Data	3,9755,715

Table 32 – Housing Affordability

Data Source: 2013-2017 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom
Fair Market Rent	538	670	815	1,166
High HOME Rent	538	670	815	1,166
Low HOME Rent	538	670	812	938

Table 33 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As demonstrated by the housing needs and cost burden sections in the Needs Assessment, there is a significant amount of the population that faces housing challenges. Low income households are particularly prone to facing cost burdens. This points to the fact that there are not sufficient housing options for all households, especially those at lower income levels. Additionally, public input comments indicated there is a significant need for affordable housing options for lower income households.

How is affordability of housing likely to change considering changes to home values and/or rents?

Idaho Falls saw a significant increase in housing prices in recent years. If trends continue, the area will see increasing rent and home values. Home values, in particular, have continued to rise in the area. This would lead to additional households facing cost burdens.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The Fair Market Rent (FMR) and HOME rents may not be sufficient to meet the housing needs of households in Idaho Falls. This may be especially true for lower-income large families that require larger units, which also have the highest rate of housing problems in the Service Area.

Discussion

The cost of housing in Idaho Falls continues to be out of reach for many low to moderate income households. This is reflected in the proportion of lower income households facing cost burdens and other housing problems. It is anticipated that housing cost burdens will continue to be a major factor for many households in the area and demonstrates the need for additional affordable housing options in Idaho Falls.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The following section will describe the condition of housing in Idaho Falls.

Definitions

Cost Burden -household paying more than 30% of gross income for housing and utilities.

Severely Cost Burden-household paying more than 50% of gross income to housing and utilities.

Housing Problem -household paying more than 30% income for housing and/or lives in an overcrowded housing unit, and/or lives in housing unit with incomplete kitchen or plumbing facilities.

Substandard Housing Condition - deteriorated or dilapidated housing unit that lacks complete plumbing, kitchen facilities, public or well systems, and heating fuel.

Substandard Condition but Suitable for Rehabilitation-substandard unit that is both economically and structurally viable.

Overcrowding-number of renter-occupied housing units with an occupancy ratio of 1.01 or more persons per room (24 CFR 791.402 (b)).

For the City of Idaho Falls, Cost Burden is the greatest largest housing problem with barriers including affordability, availability, and multi and single families units. The needs defined for the next five years are summarized below.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,595	19%	2,985	39%
With two selected Conditions	70	1%	390	5%
With three selected Conditions	0	0%	65	1%
With four selected Conditions	0	0%	0	0%
No selected Conditions	11,360	81%	4,260	55%

Table 34 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,445	17%	1,240	16%
1980-1999	3,235	23%	1,870	24%
1950-1979	6,490	46%	3,345	43%
Before 1950	1,855	13%	1,250	16%
Total	14,025	99%	7,705	99%

Table 35 – Year Unit Built

Data Source: 2013-2017 CHAS

Table MA-20.1 shows households by year home built for the 2010 and 2019 Five-year ACS data. Housing units built between 2000 and 2009, account for 12.8 percent of households in 2010 and 13.3 percent of households in 2019. Housing units built in 1939 or earlier represented 8.9 percent of households in 2019 and 8.7 percent of households in 2010.

Table MA-20 1 Households by Year Home Built Idaho Falls 2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,823	8.7%	2,029	8.9%
1940 to 1949	1,091	5.2%	1,168	5.1%
1950 to 1959	3,928	18.8%	3,553	15.5%
1960 to 1969	2,549	12.2%	2,737	12.0%
1970 to 1979	4,281	20.5%	3,698	16.2%
1980 to 1989	2,049	9.8%	2,418	10.6%
1990 to 1999	2,489	11.9%	3,027	13.2%
2000 to 2009	2,673	12.8%	3,036	13.3%
2010 or Later	-	-	1,223	5.3%
Total	20,883	100.0%	22,889	100.0%

The age of a structure influences its value. As shown in Table MA-20.2, structures built in 1939 or earlier had a median value of 141,900 dollars while structures built between 1950 and 1959 had a median value of 130,600 and those built between 1990 to 1999 had a median value of 198,500 dollars. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 297,900 dollars and 328,000 dollars, respectively. The total median value in Idaho Falls was 164,500 dollars.

Table MA-20 2 Owner Occupied Median Value by Year Structure Built Idaho Falls 2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	141,900
1940 to 1949	125,300
1950 to 1959	130,600
1960 to 1969	146,300
1970 to 1979	152,400
1980 to 1989	181,900
1990 to 1999	198,500
2000 to 2009	268,000
2010 to 2013	297,900
2014 or later	328,000
Median Value	164,500

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	8,345	60%	4,595	60%
Housing Units build before 1980 with children present	2,015	14%	1,275	17%

Table 36 – Risk of Lead-Based Paint

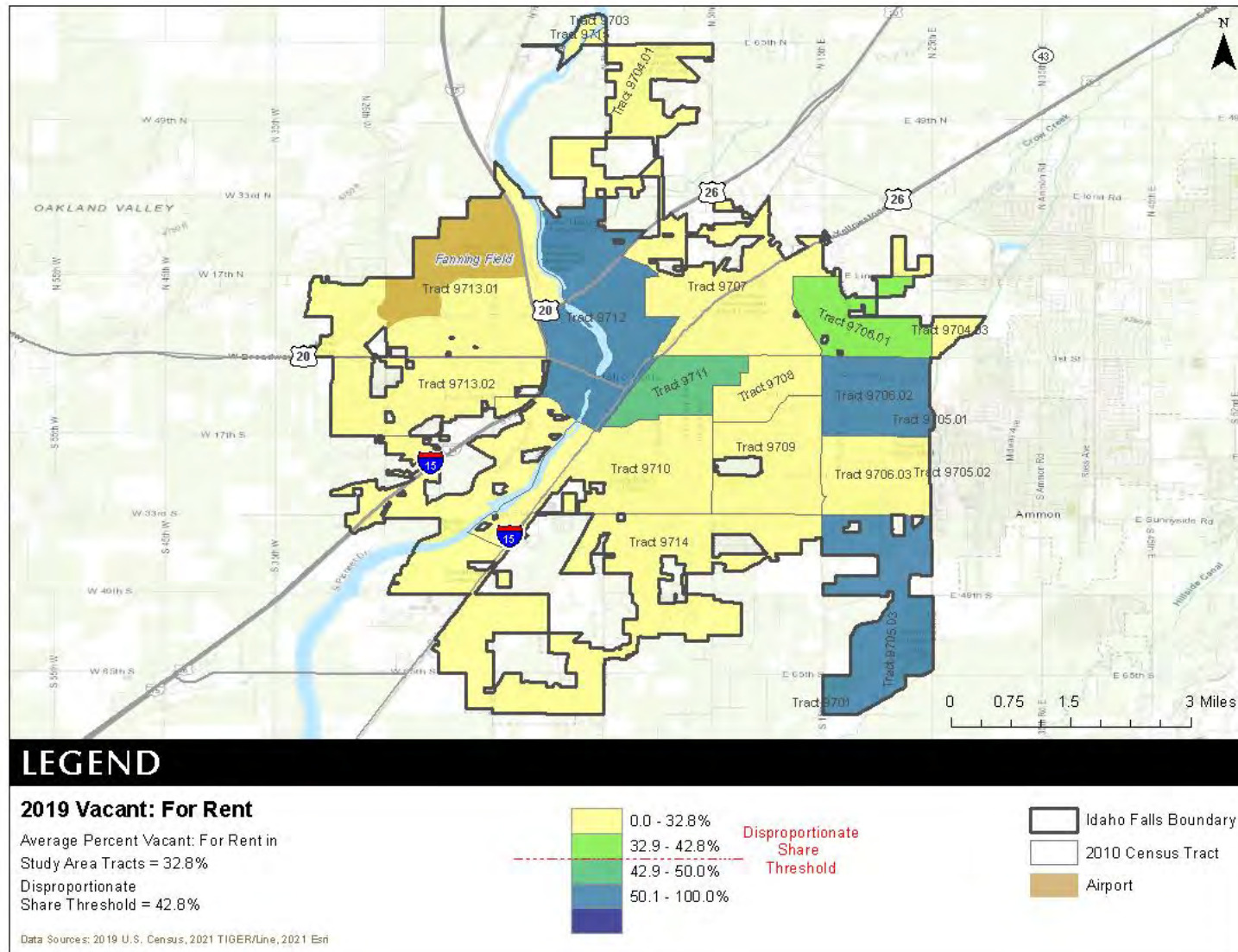
Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

By 2019, for rent units accounted for 32.8 percent of vacant units, while for sale units accounted for 19.6 percent. “Other” vacant units accounted for 34.5 percent of vacant units, representing a total of 596 “other” vacant units.

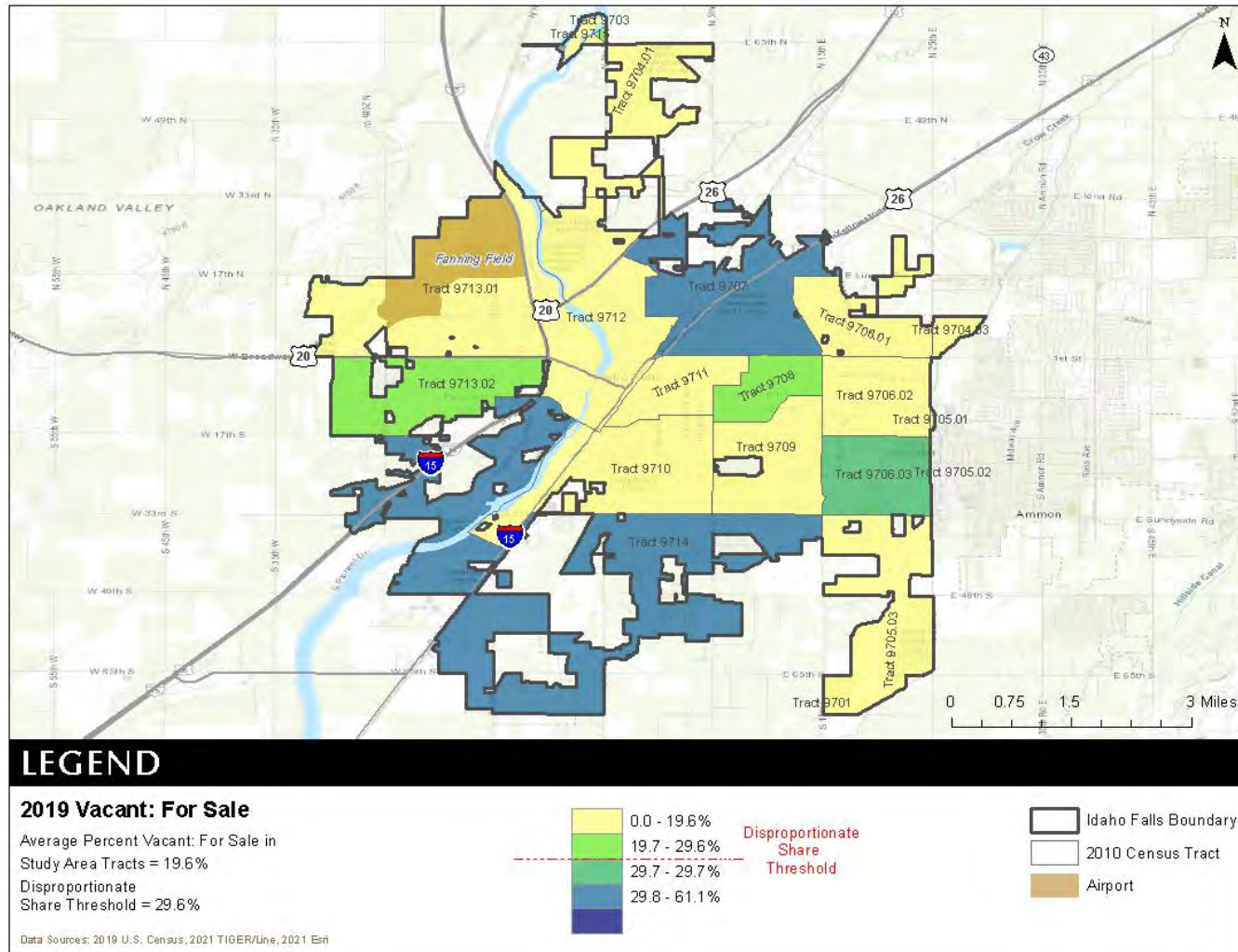
Table MA-20 3 Disposition of Vacant Housing Units Idaho Falls 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	862	48.6%	567	32.8%
For Sale	410	23.1%	339	19.6%
Rented Not Occupied	24	1.4%	95	5.5%
Sold Not Occupied	63	3.6%	0	0%
For Seasonal, Recreational, or Occasional Use	157	8.9%	131	7.6%
For Migrant Workers	5	0.3%	0	0%
Other Vacant	253	14.3%	596	34.5%
Total	1,774	100.0%	1,728	100.0%

Vacant housing is shown in Maps MA-20.1 through MA-20.4. Vacant for rent housing was most heavily concentrated in central and eastern Idaho Falls. Vacant for sale housing was most heavily concentrated in the southern areas of the City. “Other” vacant housing is not for sale or for rent, and is not available to the marketplace. When concentrated in one area these units may be problematic and may create a “blighting” effect. These units may also offer an opportunity for redevelopment. The proportion of “other” vacant units increased from 14.3 percent of vacant units in 2010 to 34.5 percent of vacant units in 2019. These areas of concentrations shifted between 2010 and 2019 as illustrated in Maps MA-20.3 and MA-20.4.

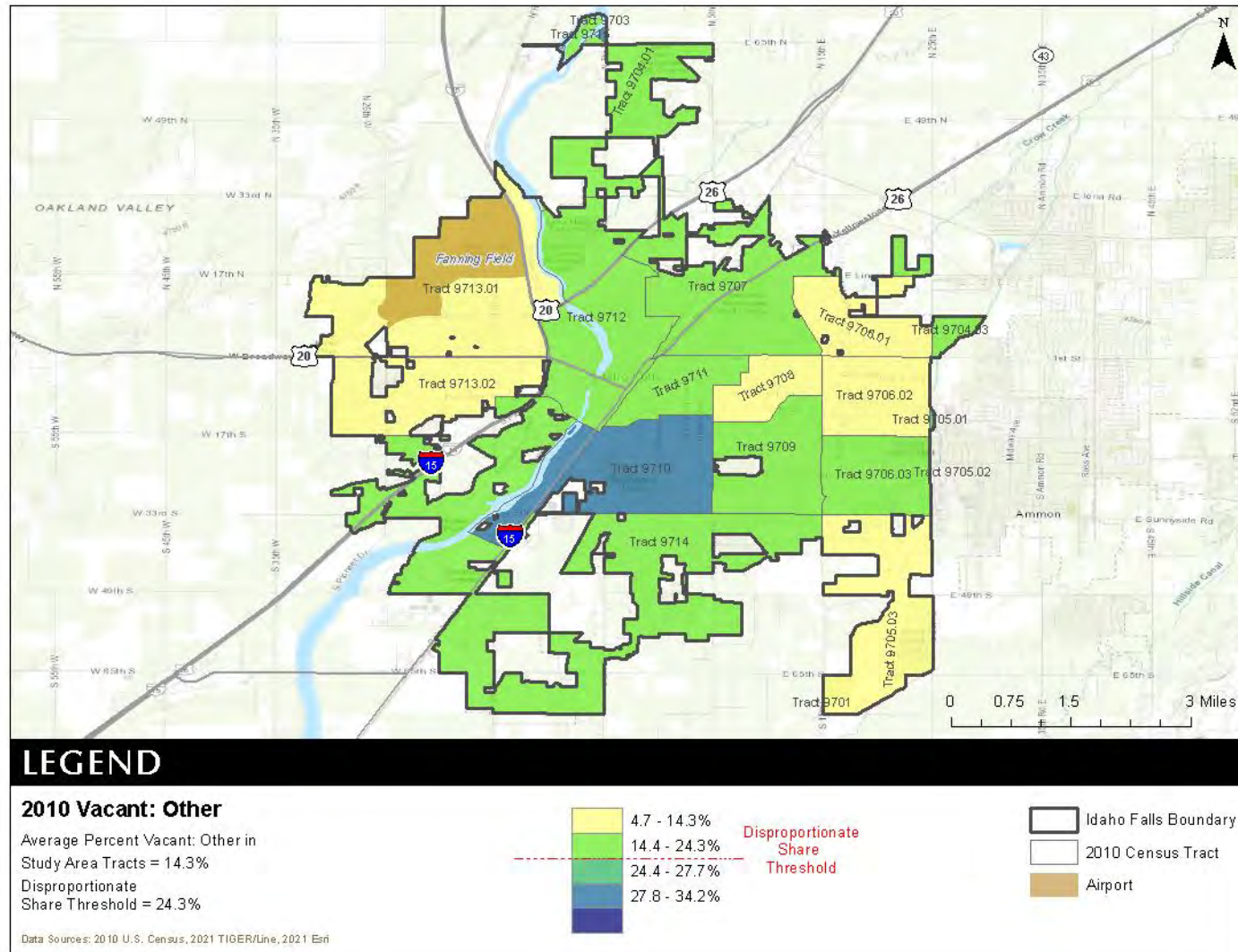
Map MA-20.1
2019 Vacant for Rent
Idaho Falls
2019 ACS, Tigerline



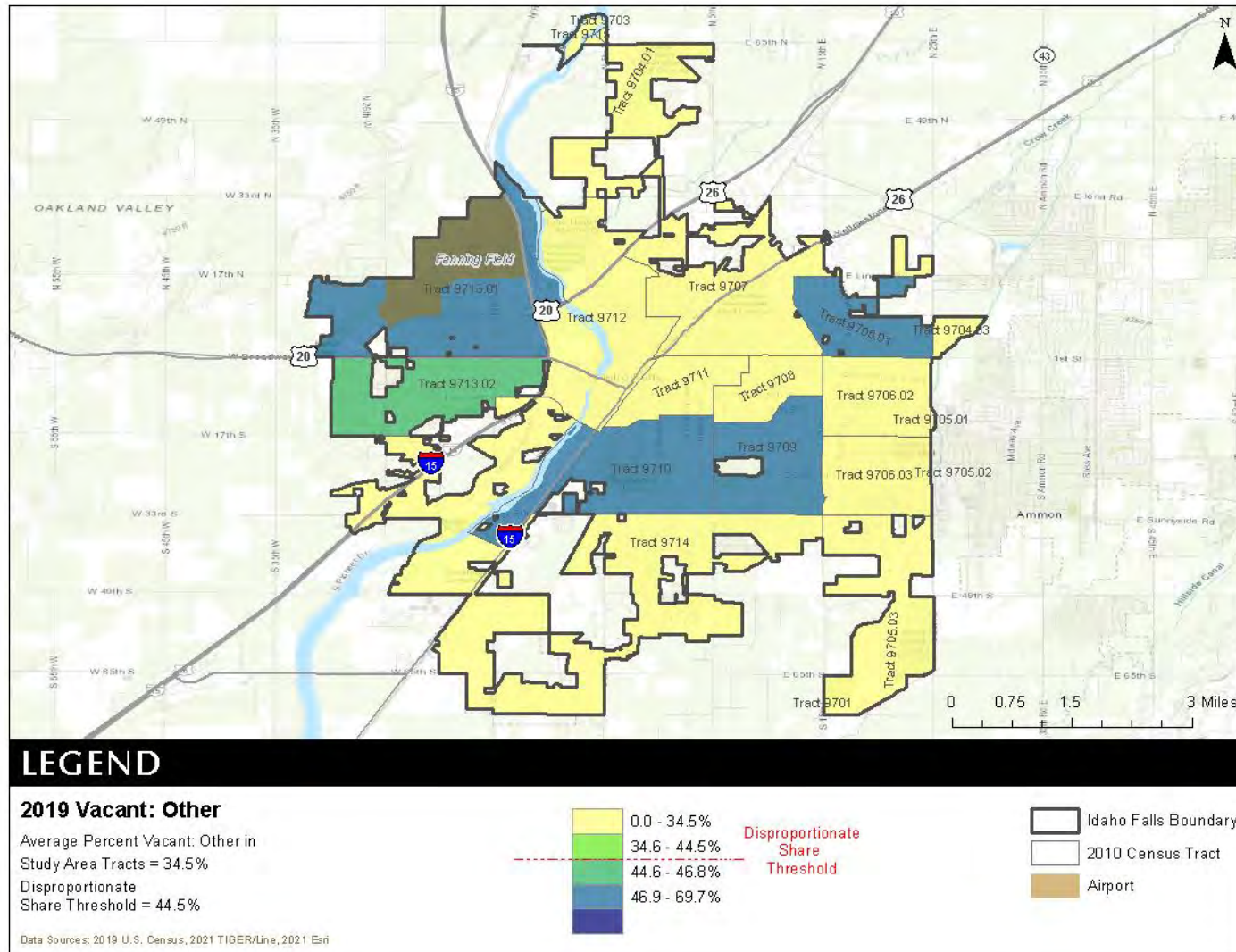
Map MA-20.2
2019 Vacant for Sale
 Idaho Falls
 2019 ACS, Tigerline



Map MA-20.3
2010 “Other” Vacant
 Idaho Falls
 2010 Census, Tigerline



Map MA-20.4
2019 “Other” Vacant
 Idaho Falls
 2019 ACS, Tigerline



Need for owner and rental rehabilitation

As seen in Section MA-10, table MA-10.7, there is a moderate to high level need for owner rehabilitation. Rental rehabilitation is seen as a slightly lower need than owner rehabilitation. The age of the housing stock may also indicate at least a moderate amount of need for owner and rental rehabilitation. Public input also suggested the need for homeowner housing rehabilitation.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Table MA-20.4 shows the risk of lead-based paint (LBP) for households with young children present. As seen therein, there are an estimated 2,100 households built between 1940 and 1979 with young children present, and 325 built prior to 1939.

Discussion

The current housing stock in Idaho Falls is moderately aged and in need of some rehabilitation. This sentiment was echoed in the comments received during public input. The number of vacant units, particularly “other” vacant units may present an opportunity for investment in these areas.

Table MA-20 4 Vintage of Households by Income and Presence of Young Children Idaho Falls 2013–2017 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$21,750	30	215	245
\$21,751 to \$36,250	70	330	400
\$36,251 to \$58,000	95	375	470
\$58,001 to \$72,500	40	230	270
Above \$72,500	90	495	585
Total	325	1,645	1,970
Built 1940 to 1979			
\$0 to \$21,750	150	1,020	1,170
\$21,751 to \$36,250	365	1,150	1,515
\$36,251 to \$58,000	630	1,885	2,515
\$58,001 to \$72,500	260	1,080	1,340
Above \$72,500	695	3,720	4,415
Total	2,100	8,855	10,955
Built 1980 or Later			
\$0 to \$21,750	240	785	1,025
\$21,751 to \$36,250	130	680	810
\$36,251 to \$58,000	380	915	1,295
\$58,001 to \$72,500	250	430	680
Above \$72,500	1,015	3,955	4,970
Total	2,015	6,765	8,780
Total			
\$0 to \$21,750	420	2,020	2,440
\$21,751 to \$36,250	565	2,160	2,725
\$36,251 to \$58,000	1,105	3,175	4,280
\$58,001 to \$72,500	550	1,740	2,290
Above \$72,500	1,800	8,170	9,970
Total	4,440	17,265	21,705

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The City recognizes the Idaho Falls branch of Idaho Housing and Finance Association (IHFA) as having the housing authority and resources for public housing programs in Idaho Falls and Bonneville County. IHFA administers the Homeownership Voucher Program (HOV), Housing Choice Voucher, Mainstream Voucher, Special Needs Certificates, Shelter Plus Care Certificates, as well as managing the Family Self Sufficiency Program. The difference between Certificate and Voucher Programs is how they are calculated. Refer to IHFA for specific details. IHFA also administers the HOV fund in Idaho Falls. The City allocated CARES Act CDBG funds to assist 25 low-to-moderate income homeowners in the eligible census tracts in the City, and has obligated \$11,840.59 to assist additional families.

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				3,419			34	0	945
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

IHFA has 18 public housing units up for disposition that are in good condition and are closely monitored by IHFA. In its Disposition Plan, IHFA has partnered with H4HIF to acquire properties previously owned by IHFA's public housing program (scattered locations). However, no units are included in the HUD Public Housing Score database.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 39 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Currently, IHFA has 18 public housing units up for disposition that are in good condition and are closely monitored by IHFA. IHFA's Disposition Plan includes partnering with H4HIF to acquire the properties. If the units were made available to LMI clientele through homeownership programs offered by Habitat for Humanity Idaho Falls (H4HIF), LMI neighborhoods have the potential to be revitalized through restoration programs also offered by H4HIF. H4HIF is not a public housing authority.

Currently, H4HIF provides restoration and revitalization to existing home restoration programs that involve the community in painting the exterior and in some cases, gutting and rehabbing the interior.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

IHFA's strategies are to provide rental assistance and housing choice through HUD Housing Choice Voucher Program and maximize HUD resources and funding opportunities. Specific strategy includes offering self-sufficiency to Program participants through case workers who help identify barriers, set goals, and establish a plan to overcome barriers to achieve independence from subsidies.

H4HIF's strategies are to respond to community aspirations, expand products, services, and partnerships, and empower residents to revive their neighborhoods and enhance their quality of life.

Discussion:

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

The homeless unit count below is derived from the Balance of State Continuum of Care (CoC) 2020 Housing Inventory Chart.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Current & New	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	348		185	445	
Households with Only Adults	236		63	324	
Chronically Homeless Households				160	
Veterans	8		0	292	
Unaccompanied Youth	6		0	0	

Table 40 - Facilities Targeted to Homeless Persons

Describe mainstream services, such as health, mental health, and employment services to the extent those services are to complement services targeted to homeless persons

Employment services at the Haven Shelter assist those individuals with GED Certification. This service is extended to the facilities who do not have the service or staff to provide the service onsite. Through referral and coordination; physical and mental health, and employment services are available among the agencies and organizations who are helping homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

The City works closely with the following shelter/housing agencies and organizations that provide facilities and services to individuals and families who are homeless, chronically homeless, are homeless Veterans with families, and are unaccompanied youth.

Participating Facility and Services Provider Agencies include:

Idaho Falls Rescue Mission provides permanent, emergency, and transitional housing, case management, hygiene, and referral to all categories of homeless to women and children, men only, and families.

EICAP/Haven Shelter provides transitional housing, case management, and GED services for women, children, and families experiencing all categories of homeless.

CLUB, Inc. provides housing, case management, information, and referral to all categories of homeless individuals and families.

Department of Health and Welfare provides information, assistance, and referral for all categories of homeless individuals and families.

Veterans Affairs Commission provides housing, information, and assistance for specific services available to Veterans and their families through the HUD/VASH Program.

Idaho Legal Aid provides specific legal aid assistance to all categories of homeless individuals.

Bonneville County Crisis Center provides case management and referral services for all categories of homeless (18 years or older) experiencing a mental health crisis.

District 7 Health Department (Eastern Idaho Public Health District) provides specific information regarding facility and services for **HOPWA** - Housing Opportunities for Persons with Aids Program.

Promise Ridge Emergency Family Shelter is a transitional family shelter in Idaho Falls.

Trinity United Methodist Church Emergency Day Shelter provides emergency shelter for adults in Idaho Falls.

Department of Health & Welfare/Navigation provides a variety of health and welfare services, as well as referrals.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

There are a variety of services and facilities in the City to help support the needs of special needs groups within the City. These are described in this section.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Supportive housing needs for these categories include services for individuals and families who are elderly, disabled, victims of domestic violence, homeless, those in need of transitional housing, Veterans, and clients with mental illness, and substance abuse or addiction issues. Specific supportive housing needs are service coordination, case management for homelessness and mental health crisis, job coaching, employment services, life skills training, minimal support for those without family, landlord and renter education classes, home delivered meals, legal assistance, transportation, adult protection, long term care ombudsman, navigating assistance to link individuals with programs and resources, and legal assistance to victims of domestic violence and grandparents raising their grandchildren.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Regarding individuals returning from mental and physical health institutions and programs that ensure they receive appropriate supportive care; the City will continue to support activities that aid in preventing immediate discharge that results in homelessness. Programs that include case management with regards to homelessness, near homelessness, and those at risk of being homeless are available through agencies and organizations who participate in monthly Region 6 Housing Coalition meetings.

Currently, the Crisis Center issues a report on homelessness that includes looming homelessness and works with the City of Refuge to find transitional housing. CLUB, Inc. works with Region 7 Department of Health and Welfare and Behavioral Health for after care for individuals returning from mental and physical health institutions.

The City of Idaho Falls recognizes the value, compassion, and experience offered by service providers and organizations who have demonstrated their ability to address a broad spectrum of issues surrounding homelessness. The City will continue to partner, collaborate, and refer to agencies and organizations that have qualified staff and resources in place who are able to address the concern through case management, resources, referrals, and follow up.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

To be updated based on 2021 Projects.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The 2021 Housing and Community Development survey found that the top barriers to affordable housing include the lack of available land, lack of qualified contractors or builders, and ADA codes. Public input also suggested NIMBYism as a barrier to affordable housing development.

Although in past years the City’s Community Development Services Department/Planning was responsible for code enforcement, it is now under the jurisdiction of the Idaho Falls Police Department. The City used CDBG funds annually to cover one full-time code enforcement officer.

Table MA-40.1
Providing Decent and Affordable Housing
Idaho Falls
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the city?							
Lack of available land	12	18	19	21	7	4	81
Lack of qualified contractors or builders	9	18	32	14	5	3	81
ADA codes	5	6	51	12	3	4	81
Building codes	5	9	50	10	4	3	81
Lack of police patrol	8	20	33	10	6	4	81
Lack of property maintenance code enforcement	13	19	34	9	4	2	81
Permitting process	16	14	41	7	1	2	81
Planning site plan review and approval process	13	16	42	7	1	2	81
Lack of affordable housing development incentives	15	31	23	6	3	3	81
Lack of understanding of property care-taking	12	26	32	6	3	2	81
Lack of street lighting	13	17	32	6	7	6	81
Cost of land or lot	40	27	7	5	0	2	81
Permitting/construction fees	15	17	40	5	2	2	81
Lot size	7	15	49	5	3	2	81
Not In My Back Yard (NIMBY) mentality	30	22	20	5	3	1	81
Cost of labor	30	27	16	4	2	2	81
Lack of affordable housing development policies	15	20	36	4	3	3	81
Density or other zoning requirements	8	16	47	3	3	4	81
Cost of materials	54	18	6	1	0	2	81

In addition, the city undertook its Analysis of Impediments to Fair Housing Choice in 2021. The results of this study are included in Table MA-40.2.

Table MA-40.2
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. While some of these racial and ethnic groups represent a small proportion of the population, Hispanic households represent 14.8 percent of the population. The rate of housing problems for this ethnic group is measurably high and indicates the need for a high rating.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicants. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Failure to make reasonable accommodation	High	Fair Housing complaint data for 2008 through 2020 found the most common fair housing complaint and complaint with cause was failure to make reasonable accommodations.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.

The City currently partners with the City of Pocatello, local branch of IHFA, and Idaho Fair Housing Council (IFHC) to plan, sponsor, host and co-host the annual training event. The training is for housing service providers, property managers, landlords, city leaders, and attorneys. Direct fair housing education to the tenant is not the role of the City of Idaho Falls for a variety of reasons and is typically the role of the area PHA, or the agencies (CDBG/HOME recipients) providing housing to their clients (EICAP/HAVEN, CLUB, Inc., H4HIF).

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The following section describes the economic atmosphere in Idaho Falls. This section utilizes, along with other sources, Bureau of Economic Analysis (BEA) and Bureau of Labor Statistics (BLS) data. BLS data will reflect the City. BEA data, however, is only available down to the county level and will reflect the entirety of Bonneville County.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	569	179	2	0	-2
Arts, Entertainment, Accommodations	3,057	4,358	12	11	-1
Construction	1,768	1,126	7	3	-4
Education and Health Care Services	4,273	8,457	17	22	5
Finance, Insurance, and Real Estate	1,059	1,806	4	5	0
Information	333	595	1	2	0
Manufacturing	2,282	1,176	9	3	-6
Other Services	655	1,031	3	3	0
Professional, Scientific, Management Services	2,979	7,658	12	20	8
Public Administration	0	0	0	0	0
Retail Trade	3,790	5,936	15	15	0
Transportation and Warehousing	862	882	3	2	-1
Wholesale Trade	1,275	1,390	5	4	-2
Total	22,902	34,594	--	--	--

Table 42 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	27,840
Civilian Employed Population 16 years and over	26,660
Unemployment Rate	4.29
Unemployment Rate for Ages 16-24	12.11
Unemployment Rate for Ages 25-65	2.72

Table 43 - Labor Force

Data Source: 2013-2017 ACS

Table MA-45.1 shows the labor force statistics for Idaho Falls between 1990 and 2019. The unemployment rate in Idaho Falls was 2.4 percent in 2019, with 721 unemployed persons and 30,637 in the labor force. The statewide unemployment rate in 2019 was 2.8 percent. In 2019, 29,916 people were employed, 721 were unemployed, and the labor force totaled 30,637 people.

Table MA-45 1 Labor Force Statistics Idaho Falls 1990 - 2019 BLS Data					
Year	Idaho Falls			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	920	22,974	23,894	3.9%	5.6%
1991	1,091	24,088	25,179	4.3%	6.3%
1992	1,310	24,627	25,937	5.1%	6.5%
1993	1,191	25,440	26,631	4.5%	6.1%
1994	1,216	25,916	27,132	4.5%	5.5%
1995	1,232	25,785	27,017	4.6%	5.5%
1996	1,201	26,177	27,378	4.4%	5.4%
1997	1,117	27,038	28,155	4.0%	5.2%
1998	1,104	27,403	28,507	3.9%	5.2%
1999	1,055	27,703	28,758	3.7%	5.0%
2000	963	24,616	25,579	3.8%	4.7%
2001	1,052	25,273	26,325	4.0%	5.1%
2002	1,140	25,806	26,946	4.2%	5.6%
2003	1,159	27,092	28,251	4.1%	5.6%
2004	1,097	27,650	28,747	3.8%	4.9%
2005	991	29,147	30,138	3.3%	4.0%
2006	894	29,653	30,547	2.9%	3.4%
2007	659	27,137	27,796	2.4%	3.1%
2008	1,015	26,660	27,675	3.7%	5.0%
2009	1,847	25,782	27,629	6.7%	8.7%
2010	1,956	25,423	27,379	7.1%	8.8%
2011	1,924	25,451	27,375	7.0%	8.2%
2012	1,848	25,480	27,328	6.8%	7.4%
2013	1,717	25,567	27,284	6.3%	6.8%
2014	1,079	26,140	27,219	4.0%	4.4%
2015	936	27,027	27,963	3.3%	3.9%
2016	918	27,708	28,626	3.2%	3.7%
2017	807	28,264	29,071	2.8%	3.2%
2018	734	28,810	29,544	2.5%	2.8%
2019	721	29,916	30,637	2.4%	2.8%

Diagram MA-45.1 shows the unemployment rate for both the State and Idaho Falls. During the 1990's the average rate for Idaho Falls was 4.3 percent, which compared to 5.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 5.0 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period the Idaho Falls had an average unemployment rate lower than the State, 4.2 percent for Idaho Falls, versus 5.2 statewide.

Diagram NA-45.1
Annual Unemployment Rate

Idaho Falls
1990 – 2019 BLS Data

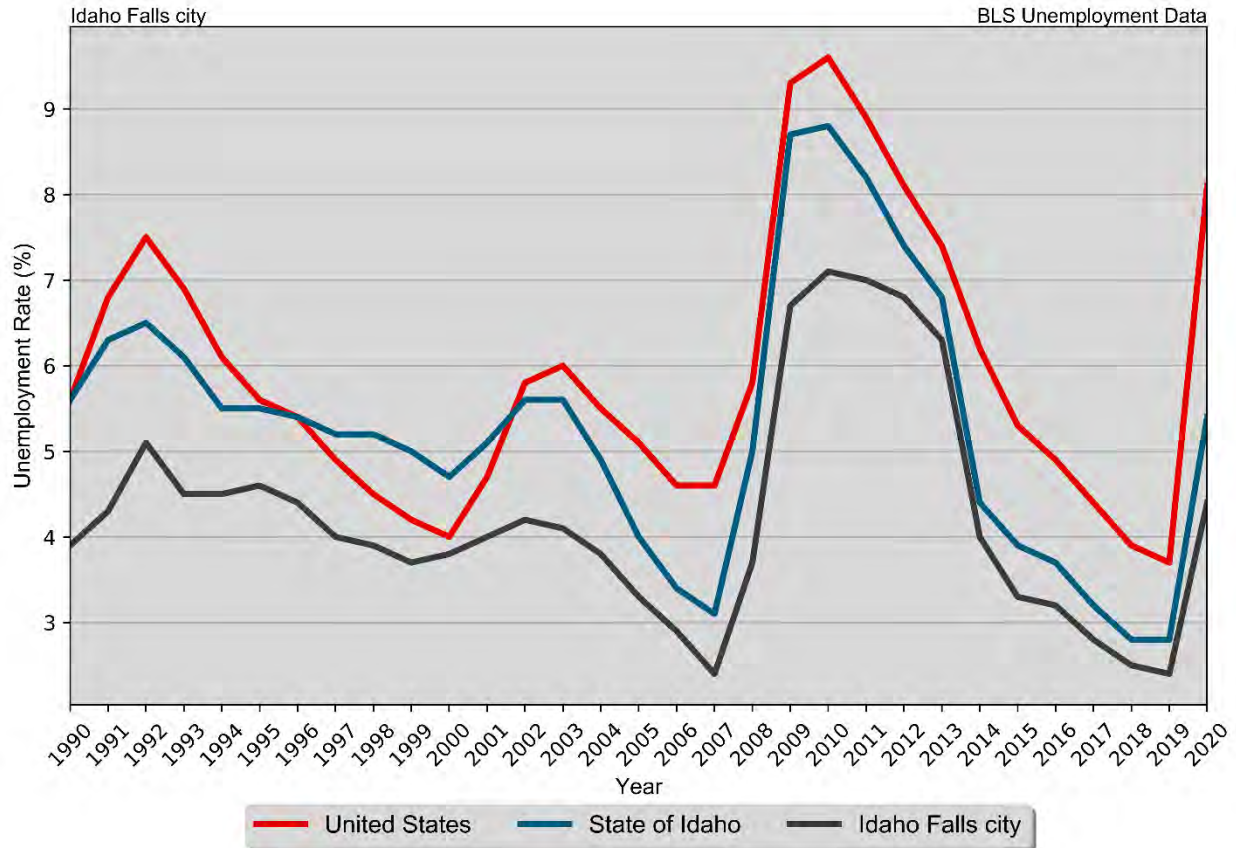
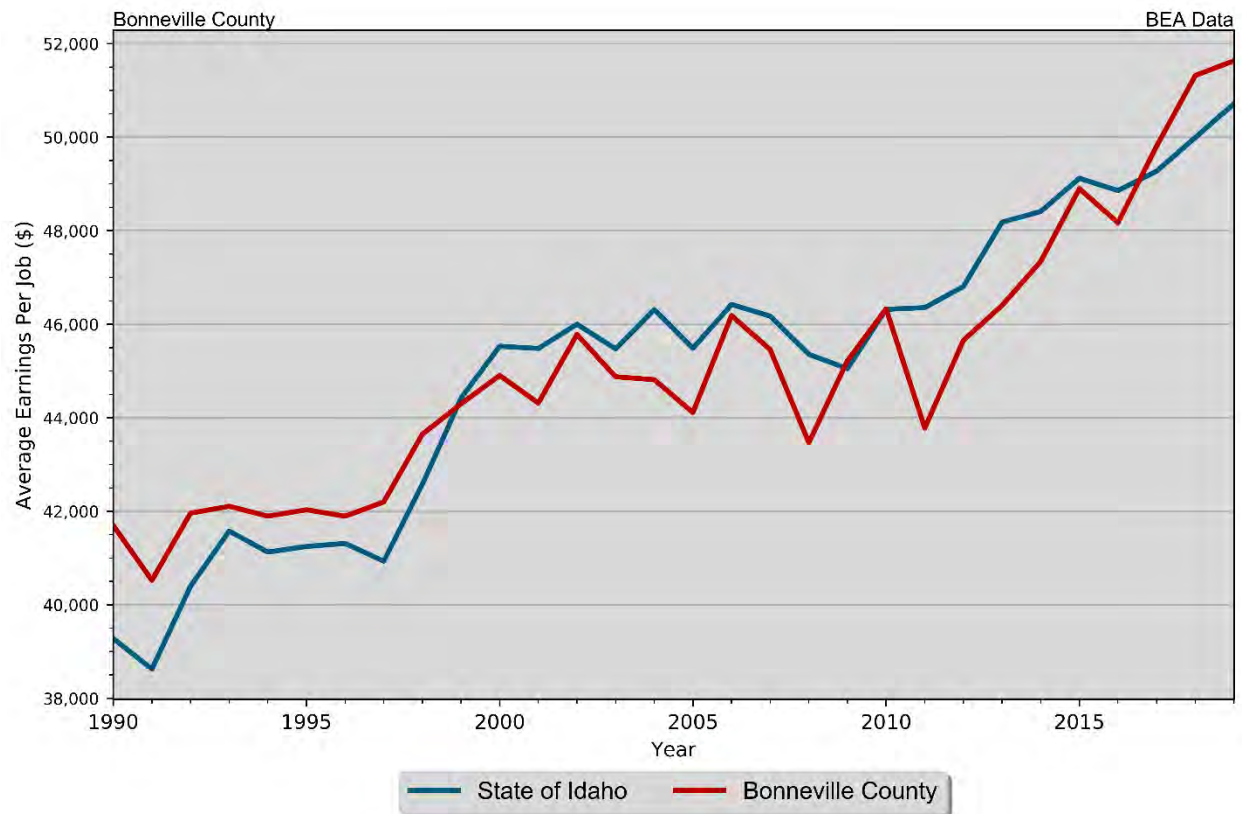


Diagram NA-45.2 shows real average earnings per job for Bonneville County from 1990 to 2019. Over this period the average earning per job for Bonneville County was 45,024 dollars, which was lower than the statewide average of 45,094 dollars over the same period.

Diagram NA-45.2
Real Average Earnings per Job
Bonneville County



Occupations by Sector	Number of PeopleMedian Income
Management, business and financial	\$6,205
Farming, fisheries and forestry occupations	\$1,200
Service	\$2,860
Sales and office	\$6,110
Construction, extraction, maintenance and repair	\$2,430
Production, transportation and material moving	\$1,420

Table 44 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	21,335	85%
30-59 Minutes	2,450	10%
60 or More Minutes	1,340	5%
Total	25,125	100%

Table 45 - Travel Time

Data Source: 2013-2017 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,840	100	955
High school graduate (includes equivalency)	5,050	245	1,960
Some college or Associate's degree	7,375	250	2,840
Bachelor's degree or higher	6,680	190	1,475

Table 46 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	54	135	270	755	130
9th to 12th grade, no diploma	790	580	365	795	440
High school graduate, GED, or alternative	2,400	2,355	1,810	3,095	2,295
Some college, no degree	1,660	2,560	1,875	3,130	2,145
Associate's degree	270	795	740	1,360	455
Bachelor's degree	390	1,795	1,380	2,555	1,300
Graduate or professional degree	10	590	695	1,355	885

Table 47 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,990
High school graduate (includes equivalency)	22,930
Some college or Associate's degree	27,830
Bachelor's degree	44,475
Graduate or professional degree	76,165

Table 48 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Education

Education and employment data from the Idaho Falls 2019 Five-Year ACS is presented in Table MA-45.2, Table MA-45.3, and Table MA-45.4. In 2019, 28,901 people were in the labor force, including 27,777 employed and 1,124 unemployed people. The unemployment rate for Idaho Falls was estimated at 3.9 percent in 2019, according to ACS data. This varies slightly from the unemployment rate collected in BLS data, at 2.4 percent.

Table MA-45 2	
Employment, Labor Force and Unemployment	
Idaho Falls	
2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	27,777
Unemployed	1,124
Labor Force	28,901
Unemployment Rate	3.9%

Table MA-45.3 and Table MA-45.4 show educational attainment in Idaho Falls. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

Table MA-45 3	
High School or Greater Education	
Idaho Falls	
2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	39,633
Total Households	22,889
Percent High School or Above	90.5%

Table MA-45 4		
Educational Attainment		
Idaho Falls		
2019 Five-Year ACS Data		
Education Level	2019 Five-year ACS	Percent
Less Than High School	4,138	9.5%
High School or Equivalent	12,015	27.4%
Some College or Associates Degree	15,359	35.1%
Bachelor's Degree	8,268	18.9%
Graduate or Professional Degree	3,991	9.1%
Total Population Above 18 years	43,771	100.0%

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The largest employment sectors shown in the Business Activity table include Retail Trade and Education and Health Care Services.

Describe the workforce and infrastructure needs of the business community:

The 2021 Housing and Community Development Survey found that the highest rated needs for businesses and economic development include the retention of existing businesses, fostering businesses with higher paying jobs, and the attraction of new businesses.

Table MA-45.5 Enhancing Economic Opportunities Idaho Falls Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the city:							
Foster businesses with higher paying jobs	5	6	20	39	6	5	81
Retention of existing businesses	4	10	23	35	4	5	81
Provision of job training	7	8	21	26	13	6	81
Attraction of new businesses	9	13	26	25	3	5	81
Expansion of existing businesses	4	19	25	22	6	5	81
Enhancement of businesses infrastructure	4	13	24	21	14	5	81
Provision of job re-training, such as after plant closure, etc.	8	11	19	20	18	5	81
Provision of working capital for businesses	9	10	14	16	27	5	81
Provision of technical assistance for businesses	8	12	19	14	23	5	81
Development of business incubators	7	10	17	11	31	5	81
Development of business parks	17	15	14	10	20	5	81

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

The City has continued to promote downtown businesses with redevelopment and façade updates. The Economic Development Department utilizes the local college and universities, as well as networking with local businesses to increase economic development and business growth in the community.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The Housing Community Development survey indicated that many people in Idaho Falls may not have the job training and job re-training such as after plant closure or skills required to meet the needs of business in the area. Increasing job training may result in access to higher paying jobs in the area, while retaining and attracting businesses.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

CDBG funds have been allocated to the local Community College known as College of Eastern Idaho (CEI) for daycare vouchers to support enrolled full time LMI students.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)? No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

Not applicable.

Discussion

In 2019, unemployment in the City of Idaho Falls was at 2.4 percent, compared to 2.8 percent for the State of Idaho. This is representative of a labor force of 30,637 people and 29,916 people employed. Real Average Earning per job surpassed the state rate in recent years and has continued to climb. Poverty has remained at 13.4 percent in 2019 and 2010 representing 8,101 persons living in poverty in 2019.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The geographic distribution of housing problems is shown in Map MA-50.1, on the following page. Housing problems were most heavily concentrated in the city center and one census tract in the eastern city. These are in census tracts 9711 and 9712. In this map, the definition of “concentration” is any area that sees a markedly higher rate of housing problems than the city average.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

The following maps show the distribution of the population by race and ethnicity. These maps will be used to describe any areas with a disproportionate share of any one racial or ethnic group. A disproportionate share is defined as having at least ten percentage points higher than the jurisdiction average. For example, if American Indian households account for 1.0 percent of the total population, there would be a disproportionate share if one area saw a rate of 11.0 percent or more of American Indian households in that census tract.

The concentration of Hispanic households is shown in Map MA-50.2. In general, the areas close to the city center saw a concentration of Hispanic households. These areas saw a disproportionate share of Hispanic households (or at a rate greater than 10 percentage points higher than the average).

Poverty is shown in Map MA-50.3. Poverty is most heavily concentrated in the central city. These areas saw a disproportionate share of Hispanic households (or at a rate greater than 10 percentage points higher than the average).

What are the characteristics of the market in these areas/neighborhoods?

The housing markets in these areas tended to have a higher proportion of renter households, as shown in Map MA-15.2. In addition, median home values and median contract rents tended to be lower in these areas than in other areas in Idaho Falls. This is shown in Maps MA-15.3 and MA-15.4.

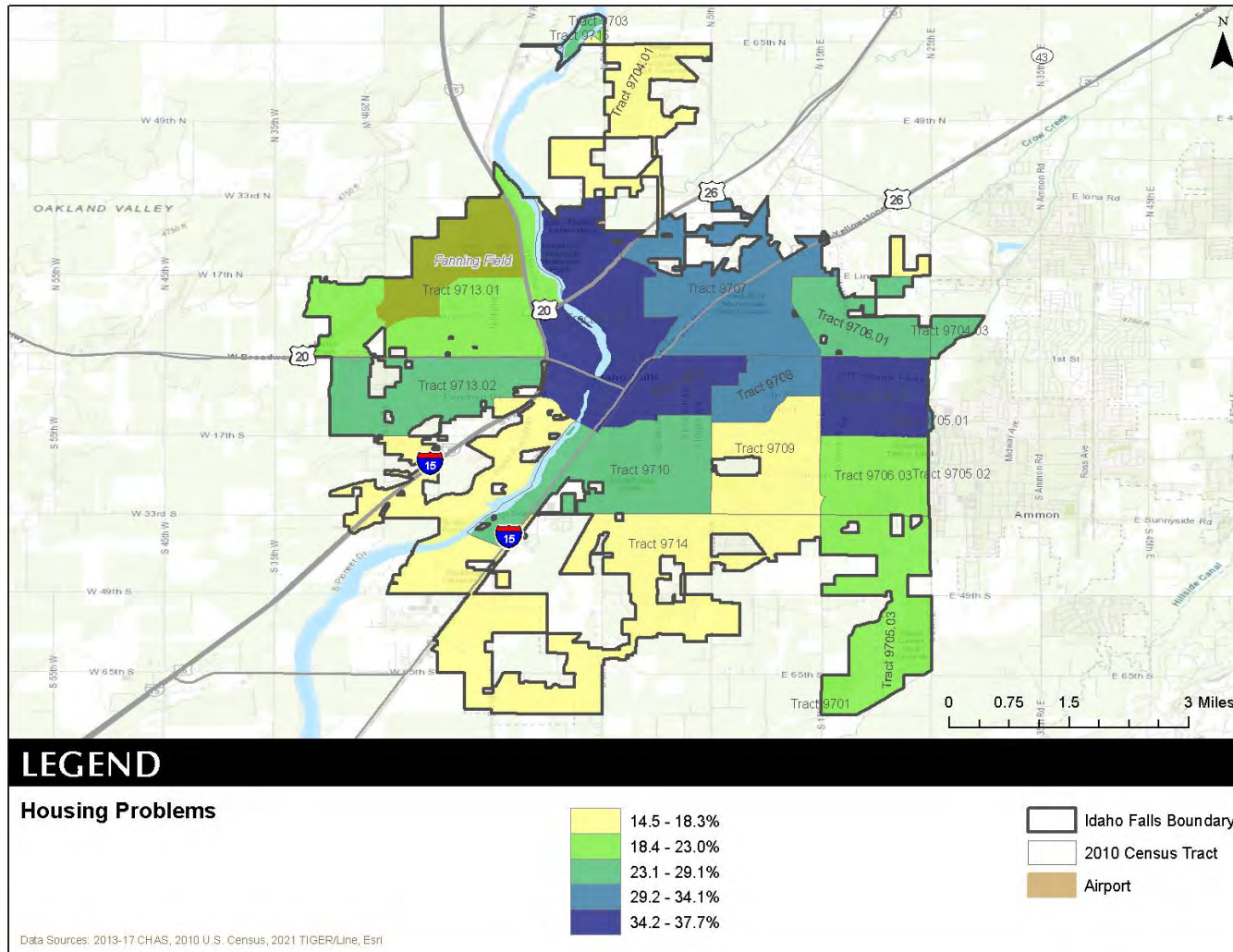
Are there any community assets in these areas/neighborhoods?

These areas are adjacent to a variety of amenities, including access to schools and parks, as well as grocery stores, and service providers.

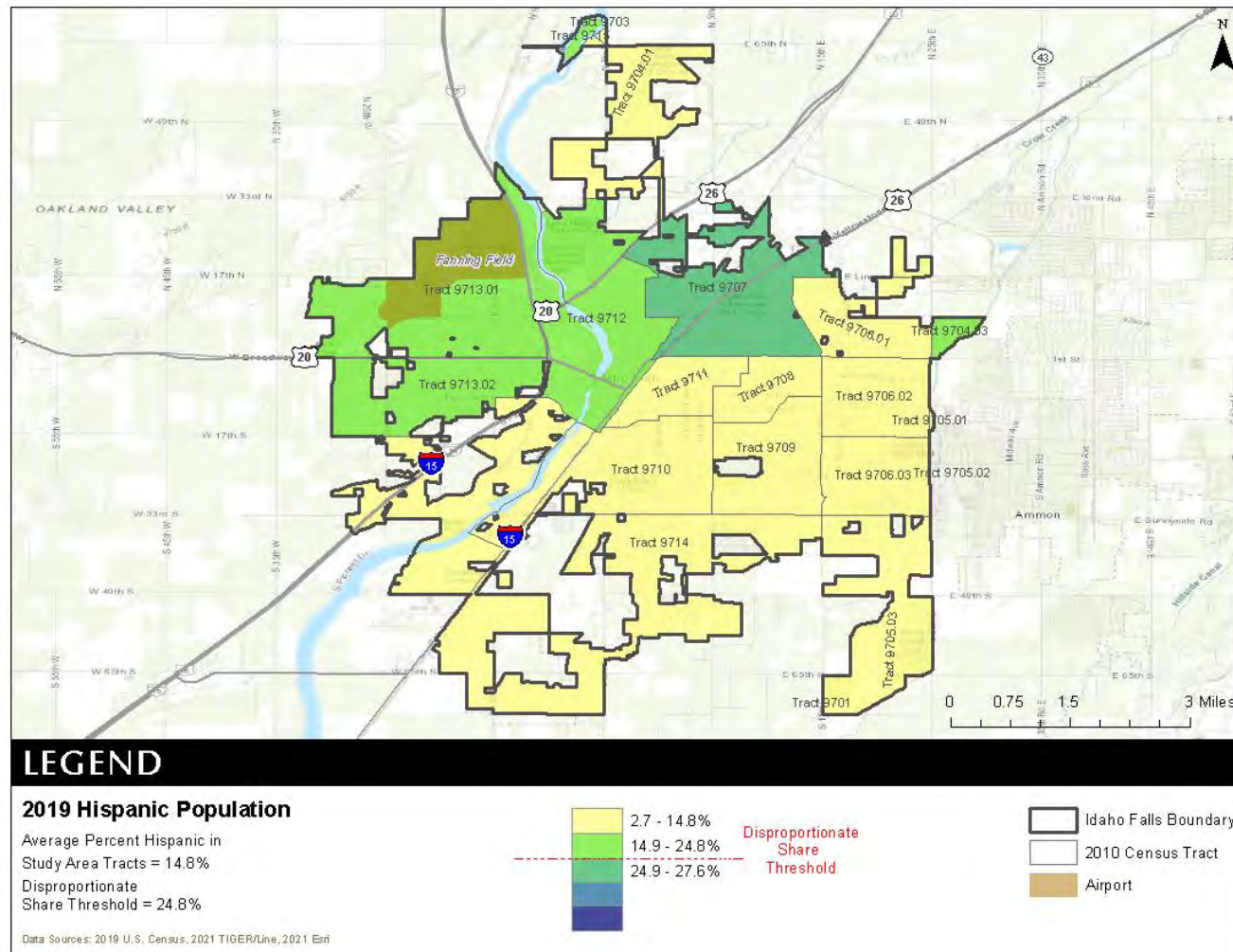
Are there other strategic opportunities in any of these areas?

Areas with high concentrations of low income and poverty level households may present an opportunity for investment through services and public facility funding.

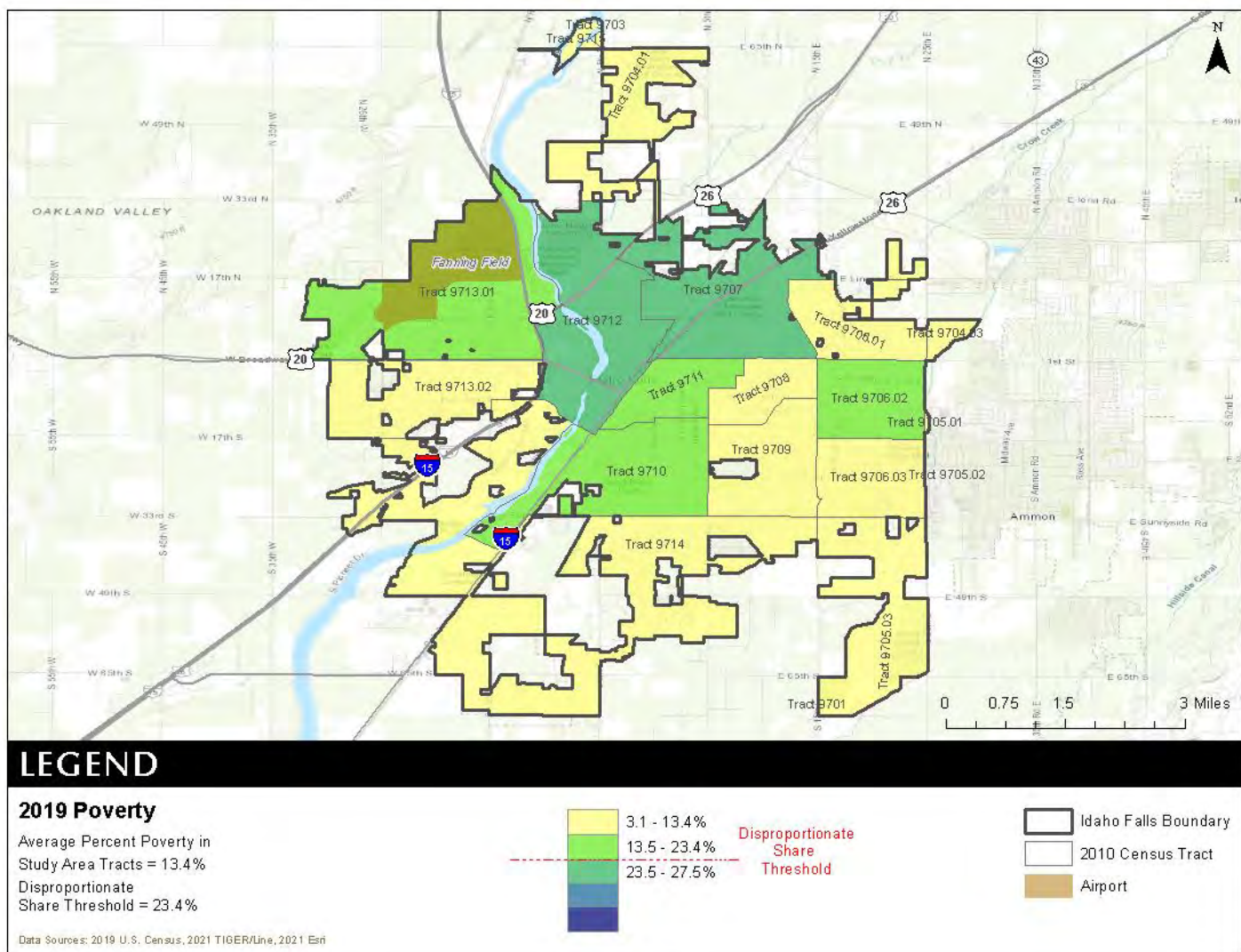
Map MA-50.1
Housing Problems
 Idaho Falls
 2015 CHAS, Tigerline



Map MA-50.2
2019 Hispanic Households
 Idaho Falls
 2019 ACS, Tigerline



Map MA-50.3
2019 Poverty
 Idaho Falls
 2019 ACS, Tigerline



MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

A public-private partnership was established between Idaho Falls Power (IFP) and local Internet Providers. IFP in partnership with UTOPIA will provide the fiber and manage the open access network. Local Internet Providers will provide the data service to residents through the locally managed network. Residents will not only have access to high-speed broadband, but they will also be able to choose whichever provider and service package they desire.⁶

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

While there are a number of broadband service providers in Idaho Falls, there is a continued need for competition to promote affordability and access, as well as choice, in the community. According to the Information Technology and Innovation Foundation, competition is a crucial component of broadband policy in that it pressures providers to be efficient and innovative.⁷ In addition, those in rural areas are less likely to have access or competitive services in the area.

⁶ <https://www.idahofallsidaho.gov/faq.aspx?qid=413>

⁷ <https://itif.org/publications/2019/09/03/policymakers-guide-broadband-competition>

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

The Bonneville Emergency Operation Plan identified various threats to the County. Those that may be impacted by climate change include:⁸

- Flood
- Landslide/Mudslides
- Severe Summer Weather (Hail, Lightning, High Winds, Tornadoes)
- Severe Winter Weather
- Wildfire
- Dam Failure

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low-income households are particularly vulnerable to the impacts of natural hazards due to a lack of resources to recuperate any losses. As with this and other resources, the City's CDBG funds can be directed to assist low-to-moderate income households that are impacted by natural disasters.

⁸ <https://www.idahofallsidaho.gov/DocumentCenter/View/7197/Bonneville-County-Emergency-Operations-Plan?bidId=>

STRATEGIC PLAN

SP-05 Overview

Strategic Plan Overview

The Needs Assessment and Market Analysis, which has been guided by the 2021 Housing and Community Development Survey and public input, identified seven priority needs. These are described below.

- Low-to-Moderate Income Housing
- Fair Housing Activities
- Services for Special Needs Populations
- Infrastructure improvements
- Public Facility improvements
- Job Creation
- Downtown Revitalization

These priority needs are addressed with the following goals:

Housing Development

Activities that provide affordable homeownership opportunities through single unit housing rehab and or acquisition for families or individuals in LMI neighborhoods.

Community Development

Activities for community development through projects such as: curb, gutter and sidewalk replacement in Census Tract LMI neighborhoods, Senior Center improvement projects, and projects that remove ADA barriers for public access.

Economic Development

Downtown Idaho Falls, Slum and Blight by Area with exterior improvements to businesses through façade, sign, awning, and code correction projects.

Public Service

Activities that directly support LMI individuals and families through public service activities, including homelessness activities.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 49 - Geographic Priority Areas

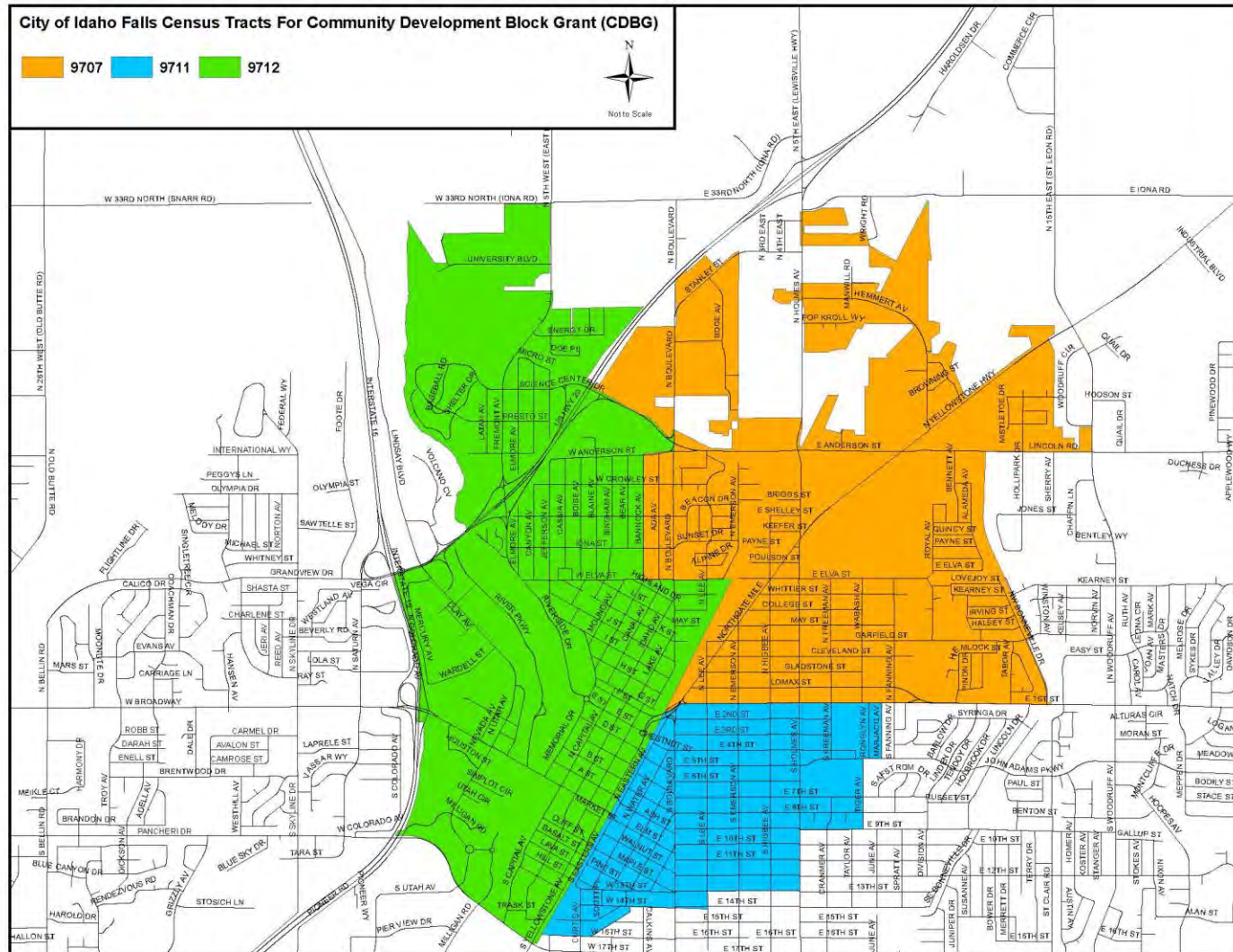
1	Area Name:	US Census Tracts
	Area Type:	LMI Area neighborhoods
	Other Target Area Description:	LMI Area neighborhoods
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Investments are allocated based on the priorities defined in the FY2021-2025 CDBG Five Year Consolidated Plan and with 70% or more of the funds benefitting LMI clients and LMI neighborhoods. These are shown in Map SP-10. With regards to Housing Opportunities for Persons with Aids (HOPWA), District 7 Health Department (Eastern Idaho Public Health District) provides a variety of services and has access to specific grant opportunities to help assist their clientele with homelessness and issues surrounding homelessness.

Map SP-10.1
LMI Areas
 Idaho Falls
 City of Idaho Falls



SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 50 – Priority Needs Summary

1	Priority Need Name	Low-to-Moderate Income Housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Census Tracts
	Associated Goals	Housing Development
	Description	Housing for low to moderate income households is a high priority in the City due to the number of households with housing problems.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
2	Priority Need Name	Fair Housing Activities
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Census Tracts
	Associated Goals	Housing Development
	Description	Fair Housing Activities are still needed as identified in the City's Analysis of Impediments.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
3	Priority Need Name	Services for Special Needs populations
	Priority Level	High
	Population	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Census Tracts
	Associated Goals	Public Service

	Description	There are numerous special needs population in the City that are in-need. These households have a variety of housing and service needs and continue to be a high priority within the City. These include the elderly, persons with substance abuse problems, persons with disabilities, and victims of domestic violence. This also includes low income households in need of public services such as childcare and job trainings. This also includes homeless services.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
4	Priority Need Name	Infrastructure improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Community Development
	Description	Infrastructure improvements, including those named in NA-15, continue to be a highly rated need in the Census Tracts.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
5	Priority Need Name	Public Facility Improvements
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Community Development
	Description	Public Facilities improvements, including those named in NA-15, continue to be a highly rated need in the Census Tracts.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
6	Priority Need Name	Job Creation
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development
	Geographic Areas Affected	Census Tracts
	Associated Goals	Economic Development
	Description	Economic development activities, including but not limited to employment opportunities, job training, small business, etc.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.
7	Priority Need Name	Downtown Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Non-housing Community Development

	Geographic Areas Affected	Census Tracts
	Associated Goals	Economic Development
	Description	Economic development in the downtown area to continue to promote economic development and growth.
	Basis for Relative Priority	Priorities based on the Needs Assessment and public input.

Narrative (Optional)

The priority needs for Idaho Fall’s 2021-2025 Consolidated Plan are based on the Needs Assessment and Market Analysis, as well as the Housing and Community Development Survey, public input, and stakeholder input. These priority needs are integrated into the goals of this Consolidated Plan. Projects and activities will be addressed through annual CDBG allocations over the next five years.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is not a program managed by the City of Idaho Falls and would be managed through IHFA/HUD local branch.
TBRA for Non-Homeless Special Needs	TBRA is not a program managed by the City of Idaho Falls and would be managed through IHFA/HUD local branch.
New Unit Production	The production of new housing units is influenced by several market conditions, including the cost of land, the cost of construction, and prevailing interest rates. While rates are currently at historic lows, the cost of land and labor act as major barriers to developing any type of new construction in the City with the limited amount of funds available.
Rehabilitation	Rehabilitation activities can be influenced by the cost of materials and labor. These were noted as a barrier to the development of affordable housing. The age of the housing stock also indicates a greater level of need for these types of rehabilitation.
Acquisition, including preservation	Median home values have increased in recent years, straining the availability of funds to acquire new properties for rehabilitation and/or resale. While the market continues to grow, the City will assess the financial effectiveness of acquisition as part of its affordable housing development portfolio. This assessment may include both the cost of land and structures, and also the costs associated with rehabilitation, as described above.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Idaho Falls anticipates receiving Program Year 2021 \$438,662 in Community Development Block Grant (CDBG) funds. The City of Idaho Falls receives only HUD Program funds to carry out the priorities defined in the *2021-2025 Five Year Consolidated Plan*. The two major sources of funding to assist non-profit agencies and organizations in providing affordable housing and social services are the CDBG, HOME and IHFA funded Programs (available by application to the U.S. Department of Housing and Urban Development). The City does not receive, fund, nor manage housing for its own housing programs.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$438,662	\$	0	\$438,662	\$1,754,648	

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

CDBG funded projects having built-in matching requirements include the Downtown Facade Improvement Program to improve facades, assist with signage, awnings, and code corrections.

Several programs that match CDBG funds and that are available through local nonprofit agencies and organizations include: Weatherization funding applicable to the Housing Rehab program, Habitat for Humanity, Federal Transit Administration (FTA), and Fair Housing for accessibility.

Additional HUD programs available to the community include: HOME funding, Section 8 Housing Choice Vouchers covering Idaho Falls as 1 of 16 counties (1169 vouchers), VASH or Veteran Affairs Supportive Housing covering Idaho Falls as 1 of 16 counties (25 vouchers), and Low-Income Tax Credits managed by Idaho Housing and Finance Association (IHFA) on a statewide basis.

In the past, funding has been provided by IHFA, private fund raising, and the Department of Health and Welfare. As local, state, and federal budgets are allocated; programs are impacted and many agencies and organizations face significant challenges in meeting minimum match requirements to access additional funds needed to sustain their programs and services. The City understands the challenge and recognizes how local CDBG funds may assist those organizations with leveraging funds, and or meeting match requirements to fund projects and activities that address the priorities defined in the *2021-2025 CDBG Consolidated Plan*.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In supporting Habitat for Humanity Idaho Falls Area (H4HIF), the City has allocated previous CDBG funding years to assist H4HIF with acquisition of a single-family home located within US Census Tract 9712. In addition to acquisition, H4HIF works with a qualifying LMI family to build a new home or rehab the existing home (based on initial rehab assessment) and make it available for homeownership through their Sweat Equity Program and Forgivable Loan features for qualifying LMI families.

Assistance with CDBG funds for Acquisition of infill properties to build or rehab affordable housing units was completed with 2017 CDBG funds. H4HIF is utilizing CDBG funds to rehab a home donated from a developer and relocated to Habitat's project area that will support the addition of 4 single family homes for LMI families, this site will have a triplex unit and one single family home.

The City supports the local IHFA office and understands the challenges that exist in carrying out a HUD approved Disposition Plan. As part of the strategy, IHFA partnered with H4HIF to acquire properties previously owned by IHFA's public housing program (scattered locations).

The Disposition Plan was in place before moving through the processes to either make local IHFA owned properties available to the open market or to donate the properties to a nonprofit housing organization. The City worked closely with IHFA as they moved through their HUD approved Disposition Plan and regular updates were provided by the IHFA Executive Director. To date, IHFA has eliminated the Low Rent Public Housing Program (LRPH) in Idaho Falls that once consisted of 29

single unit public houses in scattered locations.

The status of the original 29 properties is as follows:

- 21 of the LRPH homes were sold to low income families;
- *2 of the homes were donated to nonprofit organizations;
- 6 of the homes were sold on the open market.
- *The 2 donated homes were located within census tract 9707 and 9712 and are located in very low to low and moderate income neighborhoods.

Discussion

Not applicable.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
IDAHO FALLS	Government	Economic Development Non-homeless special needs Planning neighborhood improvements public facilities public services	Jurisdiction
EICAP	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Region
Idaho Legal Aid Services, Inc.	Non-profit organizations	Non-homeless special needs public services	Region
CLUB, Inc.	Non-profit organizations	Homelessness Non-homeless special needs Rental public services	Jurisdiction
Idaho Falls Downtown Development Corporation	Non-profit organizations	Economic Development Non-homeless special needs Planning public facilities	Jurisdiction
LIFE, INC.	Non-profit organizations	Non-homeless special needs neighborhood improvements	Jurisdiction
Senior Citizen Community Center	Non-profit organizations	Non-homeless special needs public facilities	Jurisdiction

Family Assistance In Transitional Housing	Non-profit organizations	Homelessness Non-homeless special needs Rental public facilities	Jurisdiction
Habitat for Humanity Idaho Falls	Non-profit organizations	Homelessness Ownership neighborhood improvements	Jurisdiction
Habitat for Humanity	Non-profit organizations	Homelessness Ownership neighborhood improvements	Nation
TRPTA	Government	Non-homeless special needs public services	Region
Bonneville County Veterans Memorial Commission	Non-profit organizations	Non-homeless special needs public facilities public services	Jurisdiction
Idaho Housing and Finance Association (IHFA)	PHA	Homelessness Ownership Planning Public Housing Rental	State
Idaho Housing and Finance Association (IHFA)	PHA	Homelessness Ownership Planning Public Housing Rental	Jurisdiction
Community Council of Idaho	Non-profit organizations	Non-homeless special needs public services	Region
Partners for Prosperity	Non-profit organizations	Non-homeless special needs public services	Region
Intermountain Fair Housing Council	Non-profit organizations	Ownership Planning Public Housing Rental	State
Greater Idaho Falls Transit (GIFT) dba TRPTA	Government	Public facilities	Jurisdiction

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City recognizes the value of coordination and collaboration with responsible entities and will continue to work with them to: avoid duplication of services, recognize gaps in the intuitional delivery system, understand the agency intake process, offer input to correct any gaps, and ensue a more than adequate institutional system is delivered.

By attending regular monthly Region 6 Housing Coalition meetings, the Grant Administrator is able to better understand the roles of the responsible entities and how they will help carry out the goals of the Consolidated Plan.

The Grant Administrator will continue to monitor responsible entities to ensure the activity meets eligibility requirements and that the needs are benefitting the intended clientele.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X	X	X
Rental Assistance	X	X	X
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services	X		X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
Other			

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Idaho Falls identified homelessness and transitional housing as a top priority in the 2021-2025 CDBG *Five Year Consolidated Plan*. In following the priorities defined by the community, the City will select annual projects and activities that meet the needs of homeless persons.

The City will continue to support Continuum of Care efforts to address the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth by coordinating and collaborating with community service providers and organizations that demonstrate their ability to address homelessness and issues surrounding homelessness, apply funds towards the issues, and have the ability to provide a documented benefit to individuals and families served. The majority of these same providers actively participate in the Region 6 Housing Coalition and attend regular monthly meetings to understand the needs, coordinate and assist one another in making referrals, navigation, connect homeless individuals with services, and increase awareness through planning and carrying out annual events such as the Point in time Count and Homeless Stand down.

Specific services that assist the homeless include: intake, case management, resources, education, referral, and legal. Unique services to assist individuals experiencing a behavioral health crisis are available 24/7. Specific supportive housing services available include emergency, transitional, permanent housing, and transportation.

In addition, affordable housing through the IHFA and nonprofit local housing providers are available. With regards to individuals with a disability or mobility issues, services are available for single housing rehab to make properties ADA accessible through ramps and restroom rehab.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Although IHFA and local nonprofit housing organizations provide affordable housing, there are gaps in service related to a 16-18 month waiting list, and in some cases, housing is located outside of office, retail, or work areas which makes transportation a challenge.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City recognizes that gaps in the institutional structure and service delivery system will continue to be a challenge to address priority needs of homelessness and affordable housing. To maximize the use of CDBG funds in a timely and efficient matter, the Grant Administrator will utilize strategies that overcome gaps in the institutional structure and the service delivery system.

Strategies that Grant Administrator will continue to include but are not limited to:

- Using a preventative approach through coordination and collaboration with responsible entities to identify gaps and work together;

-
- Participate in monthly Region 6 Housing Coalition meetings to gain insight of the roles, responsibilities, and intake process for each entity;
 - Participate in monthly Region 6 Housing Coalition meetings to share CDBG information with regards to eligibility, application timelines, and timeliness spending of CDBG funds;
 - Participate in annual events (Point in Time Count, Fair Housing Training, and ADA Days) that promote and encourage the exchange of information to better understand the challenges faced by responsible entities and learn how they address them;
 - Monitoring of unspent funds to identify gaps in meeting timely spending requirements;
 - Monitoring of activity (project) compliance through permits and onsite inspections.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Development	2021	2025	Affordable Housing Homeless Non-Homeless Special Needs Fair Housing	US Census Tracts	Fair Housing Activities Low to Moderate Income Housing Administration	CDBG: \$500,000	Homeowner Housing Added: 5 Household Housing Unit Homeowner Housing Rehabilitated: 5 Household Housing Unit
2	Community Development	2021	2025	Non-Homeless Special Needs Non-Housing Community Development	US Census Tracts	Infrastructure improvements Public Facility Improvements Administration	CDBG: \$575,652	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 4,000 Households Assisted

3	Economic Development	2021	2025	Non-Housing Community Development	US Census Tracts	Job Creation Downtown Revitalization Administration	CDBG: \$350,000	<p>Facade treatment/business building rehabilitation: 30 Business</p> <p>Jobs created/retained: 50 Jobs</p> <p>Businesses assisted: 30 Businesses Assisted</p>
4	Public Service	2021	2025	Homeless Non- Homeless Special Needs Public Service	US Census Tracts	Services for Special Needs populations	CDBG: \$328,996	<p>Public service activities other than Low/Moderate Income Housing Benefit: 50,000 Persons Assisted</p> <p>Homeless Person Overnight Shelter: 1,000 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added: 1,000 Beds</p> <p>Homelessness Prevention: 1,500 Persons Assisted</p>

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Development
	Goal Description	Activities that provide affordable homeownership opportunities through single unit housing rehab and or acquisition for families or individuals in LMI neighborhoods.
2	Goal Name	Community Development
	Goal Description	Activities for community development through projects such as: curb, gutter and sidewalk replacement in Census Tract LMI neighborhoods, Senior Center improvement projects, and projects that remove ADA barriers for public access.
3	Goal Name	Economic Development
	Goal Description	Downtown Idaho Falls, Slum and Blight by Area with exterior improvements to businesses through façade, sign, awning, and code correction projects.
4	Goal Name	Public Service
	Goal Description	Activities that directly support LMI individuals and families through public service activities, including homeless services.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates that it will provide affordable housing to ten (10) low to moderate income households during the next five program years.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable.

Activities to Increase Resident Involvements

Not applicable.

Is the public housing agency designated as troubled under 24 CFR part 902?

Plan to remove the ‘troubled’ designation

Not applicable.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The 2021 Housing and Community Development survey found that the top barriers to affordable housing include the lack of available land, lack of qualified contractors or builders, and ADA codes. Public input also suggested NIMBYism as a barrier to affordable housing development.

Table MA-40.1
Providing Decent and Affordable Housing
Idaho Falls
Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the city?							
Lack of available land	10	16	16	19	6	0	67
Lack of qualified contractors or builders	8	15	26	12	5	1	67
ADA codes	5	6	40	12	3	1	67
Building codes	5	8	40	10	4	0	67
Lack of police patrol	8	18	25	9	6	1	67
Lack of property maintenance code enforcement	12	17	27	7	4	0	67
Permitting process	15	12	32	7	1	0	67
Planning site plan review and approval process	12	12	35	7	1	0	67
Lack of affordable housing development incentives	13	24	22	5	3	0	67
Lack of understanding of property care-taking	12	21	26	5	3	0	67
Permitting/construction fees	13	16	31	5	2	0	67
Lack of street lighting	12	15	26	5	6	3	67
Cost of land or lot	33	24	6	4	0	0	67
Cost of labor	26	22	13	4	2	0	67
Lot size	7	13	40	4	3	0	67
Not In My Back Yard (NIMBY) mentality	24	17	19	4	3	0	67
Lack of affordable housing development policies	14	17	29	4	3	0	67
Density or other zoning requirements	7	13	40	3	3	1	67
Cost of materials	45	17	4	1	0	0	67

In addition, the city undertook its Analysis of Impediments to Fair Housing Choice in 2021. The results of this study are included in Table MA-40.2.

Table MA-40.2
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. While some of these racial and ethnic groups represent a small proportion of the population, Hispanic households represent 14.8 percent of the population. The rate of housing problems for this ethnic group is measurably high and indicates the need for a high rating.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicants. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Failure to make reasonable accommodation	High	Fair Housing complaint data for 2008 through 2020 found the most common fair housing complaint and complaint with cause was failure to make reasonable accommodations.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City's strategy, developed by the 2021 Analysis of Impediments is included in Table SP-55.1, on the following page.

Table SP-55.1

Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Continue to promote affordable homeownership and rental opportunities	Segregation Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending	Continue to promote homeownership and affordable rental opportunities with the use of CDBG funds and continued partnership with Habitat for Humanity Idaho Falls (H4HIF). Over the next five (5) years: 5 Homeowner Housing Rehabilitated 5 Homeowner Housing units added These efforts are a continuation of City efforts in past years. ⁹
Continue to promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to labor market engagement	Continue to promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 3,000 households with improved access to public services. These efforts are a continuation of City efforts in past years.
Continue to promote community and service provider knowledge of ADA laws	Disability and Access	Insufficient accessible affordable housing Failure to make reasonable accommodations	Increase outreach and education for housing providers in the City, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Intermountain Fair Housing Council (IFHC). Record activities annually. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of the City's Analysis of Impediments.
Increase outreach and education for housing providers in the City and the public	Fair Housing Enforcement and Outreach	Discriminatory patterns in Lending Insufficient fair housing education Insufficient understanding of credit NIMBYism	Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of the City's Analysis of Impediments.

⁹ Refer to the 2020 CAPER with PR26 Financial report and CDBG webpage link at <https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER>.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

1. Supporting outreach efforts of nonprofit organizations and shelter and housing agencies to address homelessness;
2. Selecting projects that are identified as a priority in the 2021-2025 CDBG Five Year Consolidated Plan and that directly address homelessness;
3. Selecting projects that are identified as a priority in the 2021-2025 CDBG Five Year Consolidated Plan that provide affordable homeownership opportunities for low and moderate income individuals and families;
4. Assisting, sponsoring, and supporting annual community events such as: The Point in Time Count (held in Jan/Feb) and the Homeless Stand Down (held in Nov) at the City owned Skyline Activity Center;
5. Collaborate and co-sponsor with IHFA and community developers in sharing data provided in the affordable housing Study/Inventory completed by Boise State University/Idaho Policy Institute. Study captured a baseline of housing capacity in Idaho Falls and Bonneville City. See link: www.idahofallsidaho.gov/DocumentCenter/View/7438/IPI-Idaho-Falls-Final-PDF

Addressing the emergency shelter and transitional housing needs of homeless persons

The Grant Administrator will continue to attend and participate in monthly Region 6 Housing Coalition meetings and support the efforts of the agencies and organizations who address emergency shelter and transitional housing needs on a daily basis.

As a member of the Coalition, the Grant Administrator is able to support and participate in the annual Point in Time Count and Homeless Stand Down. Through active participation, the Grant Administrator has a better understanding of the needs in order to make CDBG activity and project recommendations to Mayor and Council that address priorities identified in the 2021-2025 CDBG Five Year Consolidated Plan.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Idaho Falls will continue to support, coordinate, and collaborate with community service providers and organizations that have demonstrated their ability to: address homelessness and the issues surrounding homelessness, effectively apply funds towards the issues, and provide a documented benefit to individuals and families they have assisted. The City understands that awareness is key and will continue their role in coordinating and collaborating with local agencies and organizations who have the staff, resources, and experience to address chronically homeless clients and their circumstances.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

Regarding individuals and families being discharged from a publicly funded institution and receiving assistance from public and private agencies; the City will continue to provide a support role in the coordination efforts to prevent discharge immediately resulting in homelessness. Participating in monthly Region 6 Housing Coalition meetings continues to be very effective in the information exchange that takes place among participants.

The City of Idaho Falls recognizes the value, compassion, and experience offered by nonprofit service providers and organizations in the community who have demonstrated their ability to address a broad spectrum of issues surrounding homelessness. The City will continue to partner, collaborate, and refer to community agencies and organizations regarding homelessness.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City of Idaho Falls recognizes that houses built before 1978 may contain lead-based paint due to paint, paint chips, and dust. To assist with increasing awareness, an instructional procedure guide was completed to ensure Lead-Based Paint Compliance of CDBG funded projects. To increase education awareness of the hazard; the City of Idaho Falls, IHFA, Region VII District Health, and the Region 6 Housing Coalition with members represented from agencies such as that include agencies such as LIFE, Inc. and EICAP that complete single unit housing rehab have been provided with specific information and resources on lead-based paint hazards, precautions, and symptoms to homeowners, renters, and landlords involved in housing services and rehabilitation.

How are the actions listed above related to the extent of lead poisoning and hazards?

The LBPC Procedure is available to assist the Grantee (City of Idaho Falls) Grant Administrator and subrecipients recognizing the hazards associated with lead based paint and understanding compliance applicable to projects subject to the Lead-Based Paint Prevention ACT, Residential Lead-Based Paint Hazard Reduction Act of 1992, 24 CFR 35 Subparts A, B, J, K, and, R, and 24 CFR Subpart 35 regarding Disclosure of known LBP hazards and LBP poisoning prevention in federally owned and assisted housing.

How are the actions listed above integrated into housing policies and procedures?

To ensure LBP compliance with all City of Idaho Falls CDBG funded rehabilitation projects; subrecipients and contractors are provided with information, resources, and tools to comply with LBP hazard evaluation and reduction. The City will continue to have LBP brochures available to local contractors attending annual certification classes and as they apply for building permits.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City of Idaho Falls was a substantial partner of Partners for Prosperity (P4P) which served 16 counties of Eastern Idaho including the Fort Hall Indian Reservation. P4P was a regional organization dedicated to reducing poverty and increasing prosperity with principles based on inclusiveness and consensus building. The City supported efforts to reduce poverty levels by understanding the needs identified by P4P during the development of the new 2016-2020 CDBG Consolidated Plan.

For 2020, the City supported the efforts of the College of East Idaho (CEI) by allocating \$8636.00 towards daycare vouchers for full time LMI students. The City allocated \$6,000.00 for Utility Vouchers for LMI renters qualifying through service provider agencies for utility assistance. The City continues to support local agencies and organizations that address poverty strategies through services and resources they provide with assistance from State and Entitlement CDBG Programs.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City of Idaho Falls is a substantial partner expending concerted efforts within the community to reduce poverty levels through education, employment, and support system opportunities and how CDBG may be able to assist in meeting the unmet needs. Through efforts demonstrated by regional organizations, the City is able to assist in the efforts to reduce poverty and increase prosperity through partnering and collaboration.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with Subpart J of 24 CFR Part 85 “Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments. The City of Idaho Falls will continue to follow the Monitoring procedures in the City of Idaho Falls CDBG Handbook. The procedure provides several tools to assist with long term program compliance. The City will continue to use the Monitoring Checklist for Management Systems for Subrecipient Oversight.

In addition, the City will follow their procedures for completing a Risk Assessment, Analysis, and Schedule for CDBG funded projects/activities to identify what level of monitoring a subrecipient requires. The process allows for Comprehensive Monitoring, In-House Review, Desk Audits of Subrecipient Materials, or an IPA and IA-133 Audit in accordance with OMB Circular A-133, performed by an Independent Public Accountant (IPA).

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DATA APPENDIX

Public Input Meeting

Comment: Good morning everyone. My name is Lisa Farris I'm in grants administrator for the City of Idaho Fall and I want to welcome you Public Input Meeting our Five Year Community Development Block Grant Consolidated Plan. I'd like to make some introductions. With us today is our Community Service Development Director and Caitlin Long our planner for the Community Development Services Department. Presenting our information today is a speaker and presenter and facilitator from Western Economic Services. We contacted with WES to do our Consolidated Plan and the Analysis of Impediments to Fair Housing Choice that we covered last week. She comes to us from WES Incorporated that has over 35 years of housing studies and planning assessments. She's the Senior Project Manager. She'll be our presenter and facilitated and so I'd like to introduce you to.

Presentation

Comment: Yes, I do. And we touched on this a little bit last week. But it's an added cost that I think is worth mentioning, to our audience. What you know, what we're being told is there's these applications of things that renters are faced with. And oftentimes they fill out an application, they can run anywhere from 50 to \$100. And the apartment or the unit gets rented right away, they don't even get to see the unit. And so then they go on a server application. And that happens again. And in some cases, this happened two or three times to these are low, moderate income renters to begin with. So the cost burden that has been brought to our attention, but I just wanted to share with everybody.

Comment: I work with Eastern Idaho public health, and I sit on the Housing Coalition of Eastern Idaho. And our conversations are typically geared towards people who are in need of housing who are not clean, whether that be alcohol, whether that be injection drugs. So that group of people are probably in need of a of an overnight shelter somewhere that they can go be safe and maybe even, you know, lead out during the day or something like that. So that's one group that we've talked a lot about. Of course, a lot of times addiction does come with mental health issues as well. So I think people with mental health issues are groups of people that are sometimes overlooked when we're talking about housing and stable housing, whether it be navigation through this system. It's just it's very difficult for people that have mental health issues. Another group of people that I think are more most in need, you know, we have men shelters, women shelters, and we don't have a lot of family shelters. And it's important for families to stay together in my opinion, but I think the most three groups are really people that are most in need. And like I said the services to to the households, I think it's navigation, a lot of navigation is needed for these families, they don't want to split up. So they're living on the street or living in the car. People that are addicted to drugs can go to the crisis center. But that's not really a good solution to our problem of, you know, Maslow's hierarchy of needs, making sure that these people have what they need, so they can move on to maybe a better place and getting clean and getting a job. And so that's my, that is all I have to say about that. How's that?

Comment: I think the cost of housing has put a lot of pressure on our low income families. We're here hearing from twice as many people at our organization than we ever talked to before. And the other issue is the unavailability of transportation in Idaho Falls, people that don't have reliable transportation are really put into a corner, they can't get jobs, they can't do what they need to do, they can't get the help they need. So there's a lot of issues that don't show up right away. And it's my belief that the number of people needing housing assistance is a lot more than what are showing up in our demographic information these days. We talk to people all the time that are being forced out of their apartments, because the rents are increasing so quickly. So that's all I have to say. Thank you.

Comment: I probably have too much to say on this issue. Our local contractors are opting to build bigger and better homes, more expensive homes all the time. And as far as I know, you know, the little bit that Habitat does building three or four houses a year where we are the only organization that is directly focusing on the affordability of housing. And of course, with rental costs going up quicker than anybody's wages are going up are, our families are indeed being squeezed harder than ever. So I really do think that there, there could be some legislative solutions where if a developer comes in and wants to build a community, that there's some kind of financial set aside to make sure that there's also affordable housing needs being taken care of, and not just operand needs.

Comment: And I just like to mention one area we see an issue with with our Housing Choice Voucher participants is landlords not willing to work with our program for whatever reason. More specifically, property management companies in town. There's three or four property management companies that right on their website, tell folks if they have the Housing Choice Voucher, they don't work with a program. So that that's that's a problem where the industry is can't go into property management more than just private civil landlords. And so just right out of the gate, if you have a Housing Choice Voucher, for whatever reason, these property management companies won't even take your application. And, as Lisa talked about a while ago, to as far as application fees, that's problematic. You know, some of them charge for each household member that's over 18, they charge a fee. So, and then they don't have [inaudible] and the family doesn't get that feedback. See, that's, that's an area of concern as well.

Comment: Yeah, this is Eric Kingston, and the housing resources coordinator for Idaho Housing and Finance. And I guess, you know, the other thing that I'm hearing from all over the state, including Eastern Idaho, you know, Craig kind of touched on it, you touched on it, but just that the lack of diverse housing types and price points that meet the needs and incomes of all members of your community. You know, some people have, you know, housing affordability or affordable housing as a trigger word, but I think, you know, that's really what it boils down to is, you know, the the ability for people who work for a living, and people who are retired, to be able to stay in the community that they help build. And that's the biggest concern, I guess, is, you know, you mentioned, the developers are basically building, you know, larger, kind of upscale, more expensive housing. And, and we're also seeing the conversion of a lot of what I call legacy affordable housing, to higher cost, investment properties that are, you know, more and more owned by, you know, outside equity. That doesn't really, it means that the rent stream is not staying and circulating in your community through your businesses. It's basically being exported out of the community and out of the state. So I guess the, you know, a couple things that I would encourage, you know, local residents and leaders and planners to think about is, you know, who is your city for? And who should be in control of your housing infrastructure? And how and how does that, you know, either local controller or remote

control, how does that impact, you know, your ability to keep people house and stable and productive. And I think the, the group that are being the groups that are being hit hardest, really are what we now call a central workers, you know, that are seeing, you know, their rents going up, you know, a lot. And so, a lot of business owners that I talked to and hear from, are just simply not able to hire people in their in their local community. So there's, they're cutting back hours, because those people are being forced to move farther and farther out, or just out of the community and out of the area altogether. So I guess those are some of the things that I hear about, I get a lot of calls on our housing hotline from seniors. And these, these are primarily women in their 60s 70s and 80s, who are also losing housing because of those, the change in ownership on the apartment complexes they've been in for years. So I think that if you can look for new housing forms and sometimes revive older housing forms, like even a you know, what we think of as a residential hotel model, where it's almost like a dormitory in some sense. But to have a mix of different configurations, as you move forward with your residential development. You know, you can create some efficiencies, just by shrinking the footprint of the units and maybe sharing some common resources, you know, like laundry and big kitchens and things like that can be more common areas. Anyway, there are a lot of different ways to look at it. But I guess those are some of the things that are Top of Mind based on what I'm hearing and observing around the around the state and in the eastern part of the state.

Comment: Sure, I guess, you know, I would want to look, look at the kind of building and, and zoning ordinances. And I know you guys do that. But sometimes there are sort of vestigial or holdover ordinances that were maybe early on meant to keep out trailer parks or mobile home parks. And, and, and in some cases, you know, I've talked to planners that, you know, the new folks don't really understand why those things are in there, and older folks just admit that they're to kind of resist the mobile home park. But in that case, that's something that maybe a lot of communities are starting to rethink and open up their, you know, maybe re rethink their minimum lot sizes, and minimum square footages. For buildings, so removing any kind of regulatory barriers based on those kinds of things. And also taking a hard look at, you know, what is it costing the city, you know, the residents, the taxpayers, the local NGOs, nonprofits, what is it costing you guys, when housing is taken over and the prices are inflated? By, you know, through speculative investment, that creates an externalized cost that shifted on to local residents and taxpayers? And how might the city approach that kind of activity? By saying, you know, we want to, we want to think about put all the cards on the table, if you want to think of it that way? What are the what are the net costs of this activity? And how does the city recover those costs from the folks that are kind of driving the costs, you know, think house flippers, and, and outside spec, spec investors? Those are the kinds of things that that I think are questions being asked around the country. And then as far as how can you encourage more affordable housing, like I said, just, you know, review your current ordinances? If there are, if there's an interest in say, you know, Tiny Homes on a foundation, you might talk with Kurt Hibbert down in Blackfoot, you know, he and I did a presentation recently on this. And they've got a tiny home ordinance, that kind of spells out what their expectations are, so they can recover fees. But in terms of fees for smaller footprint, residential, you know, think about how you can make those scalable and defensible. So you're recovering the cost of service, but also making them sort of scarcity, you're scaling those fees, you know, hookup fees, and permits and so forth. To that smaller footprint product. And, and encourage, you know, some innovative housing options, you know, like housing cooperatives, or something that's being kind of a sort of a renewed interest in that in different cities in the West, where you might have, you know, a handful of professionals or a group of people that want to buy a larger house or build a larger house and share that. So that, you know, that's where you look at your, you know, your housing occupancy standards, maybe and see if they're a barrier in that respect. But that's one of the ways people are figuring out how to reduce housing costs. I would

say also, when you think about affordability, think about location, and cost of utilities. So looking at, you know, where those developments are being located relative to work, workplace centers. And then also make sure that as you're building homes, that they're built to some kind of standard of efficiency so that people aren't spending too much of their income on utilities to heat and coolest space.

Comment: The other thing I would say is kind of an ancillary thing in terms of plan review, or subdivision ordinances, is start thinking about visitable construction of single family housing. Because, you know, I don't know about you guys, but I'm a senior in training if I'm lucky. And, and I think we're all going to need that visitable home as we get older or people that use a wheelchair currently need that. And it's not enough to just create one single visitable home for one individual. When you have a subdivision that has a zero step entry for each home, that creates a community for all those people to be part of so Those are just some things that, you know. And that's something that can keep costs down too, because it costs a ton of money for someone that uses a wheelchair to retrofit an existing home with steps. So think maybe think longer term about the kinds of housing that you want to see in and around Idaho Falls, and the age of your population, and what their needs are going to be, you know, projected out, you know, a couple decades. Those are some thoughts.

Comment: I would say, you know, just as far as your economic development piece, you know, I, one of the, one of the slide presentations I give has a lot of shots of a downtown, you know, kind of Old Town, business district where all of the businesses are located at the level of the sidewalk. So I go back to accessibility. You know, through the Idaho real partnership members, we created something called ramp up Idaho. And again, making those new businesses and new business districts accessible to all customers, I think is one, you know, kind of easy way to, again, design for that future customer base. And, you know, you know, we say access means business, and it's, you know, it's a pretty significant chunk of the purchasing public. public facilities, infrastructure, I guess that would be part of the infrastructure when you think of streets and sidewalks and, you know, putting everything together with the business entries. And then, I guess, I don't know if you guys are encouraging, like a Buy Local kind of thing in in Idaho Falls, because that's, that's something that through the Idaho real partnership, we we recommend that quite a bit. But you guys know, I mean, I guess I'm curious, what do you see is the economic development needs of Idaho Falls? If I can ask the question, I know

Comment: Yes I wanted to mention to study done in 2016, the Fulbright study, that except the downtown area of [inaudible] had to do that every 10 years. So we can use our funds for economic development within the area that we've defined. So we define it from memorial to [inaudible] Street to use those funds, we do facade improvement and infrastructure as some of the intersections to do just what you're talking about - accessible. It has come a long way, as far as accessibility goes, we still have work to do. The facade improvement program that we do works well with new businesses coming along. So we continue to grow in that area.

Comment: Well, I just I just want you guys to know I always give you all shout out in terms of that accessible business district. I think it's great.

Comment: Like I said, there's so much to do, but we're getting there. I understand. I'm good. Well, good luck.

Comment: I think all I would add is just this might be a little bit more anecdotal when it comes to economic development needs. As we did our public survey for a comprehensive plan, one of the

themes that we saw, at least I feel like we saw was just more more diversity of opportunity for jobs, better wages, especially as housing has gotten more expensive. I would also add to that keeping in mind that transportation to get to and from work is an economic development. You issue. And so we have, you know, as a city tried to at least formulate some programs and incentives to get more development in the core of our town so that it's most accessible or it's more accessible to where we have the most housing and those that struggle with transportation issues. I think an economic and economic development need in that regard is also, you know, getting the public transportation back up and running, which I know Lisa's working super hard on. And Dana, who's our Economic Development Coordinator, and just continuing to seek out businesses to locate here or relocate here, invest in Idaho Falls and pay pay good wage, we do have an incentive program for businesses that come here that they there's a minimum average wage requirement that they have to pay in order to qualify for that. So we could probably revisit that and make sure that it's still a wage that's high enough that wage was put in probably 10 years ago, as probably a really time to revisit that. Look, just a couple more ideas.

Comment: So one of the things that I think the city could do on the sense of outreach is just really, when it comes to the affordable housing situation. I think would be really good as if they figure out a way to get all, you know, builders and developers all in the same room together or on the same group or something and just really lay out and explain to them, that affordable housing can also be good for the community, but also can still benefit them. And it can still look good. And it can still be a good asset to a specific neighbor and make it vibrant, or whatever it may be. Because I think there's just a huge disconnect between developers and what who have the money, and then the city, or the government and their entities when it comes to affordable housing. And if there's a way to just really get with them, or just, you know, combine it or and really make it clear, I think that would do a lot for in a sense of getting developers on board with that kind of thing, because they're just comfortable with building single family homes. Because that's all they know. And they know that that works. And so that's just one thing that I just would like to say. So thank you.

Comment: I know, I'm, I'm, I guess one of the things that I'm focusing on with the Idaho Access Project is what we call inclusive planning and design. And it means, you know, making sure that the people who represent your local demographic are represented in those early planning discussions. So I'm not sure how you're doing your outreach to say folks that are blind or low vision or people that you know, use a mobility assistive device, or folks that don't speak English fluently, or very well. And but I think those are some of the opportunities to kind of create a little bit of diversity in those early planning discussions. And it can do what what's nice about that is it can pay dividends down the road because they become allies if they feel like they're invested and involved in that process. And when it comes to, you know, kind of ADA or section 504, fair housing design and construction issues, having those people that need the accommodations are the most modifications to housing or infrastructure at the table really saves a lot of time and heartache, you know, down the road so that you can avoid having mistakes and concrete because you just didn't didn't reach out to the right people. So I would say that that would be a recommendation, just make sure you really think hard about what is it? What does it take to reach, you know, to get your message out to someone who maybe can't see a poster? Or, you know, making sure that your website is, is accessible through a web reader, you know, for someone who's blind or low vision, for instance, and then making sure that any kind of physical venues where you have meetings or discussions, you know, I mean, obviously, you guys are, are doing that, I think. But yeah, just a more inclusive planning and design from the get go.

Comment: I am on the advisory board, comprised of recognition for the blind and visually impaired, and hearing impaired aging disability, we have those types of individuals that are representing the advisory board with you utilize them in some of our infrastructure planning downtown Walker's downtown and see what some of these obstacles are. So for us with our city engineer, Public Works division, with individuals that would like to sit more accessible when they can pull out things that we've missed in the planning and design phase. So really, some some summer we need to incorporate that timing together.

Comment: Well, I applaud that you guys are ahead of the curve, relative to a lot of places. I think that's it's important.

Comment: Yes, it is. There's nothing scarier than the web, somebody's calling navigator. pedestrian, roundabouts. For anybody who has a disability.

Comment: What we do with the Idaho Access Project is we'll do occasional neighborhood access audits or access reviews. And, you know, we'll just do a walk and roll event, you know, with different people. And, you know, we all get to get to find out what, you know, how different people navigate space. And sometimes it's a real epiphany was definitely, like, my comments.

IDAHO FALLS CITY

Housing and Community Development Survey

Table 1.1
Providing Decent and Affordable Housing
Idaho Falls city
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING activities in the city:							
Construction of new affordable housing for home ownership	5	6	10	57	3	0	81
Construction of new affordable rental housing	6	6	17	49	3	0	81
First-time home-buyer assistance	4	6	18	41	12	0	81
Rental assistance	7	12	19	33	9	1	81
Homeowner housing rehabilitation	4	5	24	25	23	0	81
Rental housing rehabilitation	5	6	24	25	20	1	81
Energy efficiency improvements	6	7	28	33	7	0	81
Heating/cooling HVAC replacement or repairs	6	10	27	19	19	0	81
ADA (Americans with Disabilities Act) improvements for City owned Facilities and Programs	7	9	26	20	19	0	81
Housing demolition	11	27	10	7	25	1	81
Mixed use housing	16	14	10	17	23	1	81
Mixed income housing	13	9	19	21	18	1	81
Senior citizen housing	6	10	28	23	13	1	81
Retrofitting existing housing to meet seniors' needs	6	7	27	24	16	1	81
Preservation of federal subsidized housing	9	12	14	20	26	0	81
Homeownership for racial and ethnic minority populations	14	14	18	17	18	0	81
Supportive housing for people who are experiencing homelessness	5	12	25	27	12	0	81
Supportive housing for people who have disabilities	6	9	25	24	15	2	81
Rental housing for very low-income households	3	10	19	38	10	1	81
Housing located adjacent or near transportation options	9	4	21	35	12	0	81
Other	4	0	1	12	16	48	81

Table 1.2
Providing Decent and Affordable Housing
 Idaho Falls city
 Housing and Community Development Survey

Question	Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree	Missing	Total
Which, if any, of the following are barriers to the development or preservation of affordable housing in the city?							
Lack of affordable housing development incentives	15	31	23	6	3	3	81
Lack of property maintenance code enforcement	13	19	34	9	4	2	81
Lack of understanding of property care-taking	12	26	32	6	3	2	81
Lack of qualified contractors or builders	9	18	32	14	5	3	81
Lack of available land	12	18	19	21	7	4	81
Cost of land or lot	40	27	7	5	0	2	81
Cost of materials	54	18	6	1	0	2	81
Cost of labor	30	27	16	4	2	2	81
Permitting/construction fees	15	17	40	5	2	2	81
Permitting process	16	14	41	7	1	2	81
Planning site plan review and approval process	13	16	42	7	1	2	81
Lot size	7	15	49	5	3	2	81
Density or other zoning requirements	8	16	47	3	3	4	81
Not In My Back Yard (NIMBY) mentality	30	22	20	5	3	1	81
Building codes	5	9	50	10	4	3	81
ADA codes	5	6	51	12	3	4	81
Lack of affordable housing development policies	15	20	36	4	3	3	81
Lack of police patrol	8	20	33	10	6	4	81
Lack of street lighting	13	17	32	6	7	6	81

Table 1.3 Providing a Suitable Living Environment Idaho Falls city Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following INFRASTRUCTURE activities in the city:							
Street and road improvements	1	5	33	40	0	2	81
Sidewalk improvements	1	12	34	27	3	4	81
Water system capacity improvements	6	7	30	11	22	5	81
Water quality improvements	11	18	26	8	14	4	81
Sewer system improvements	6	18	21	12	21	3	81
Park and recreation improvements	7	27	25	18	2	2	81
Storm sewer system improvements	6	17	23	12	20	3	81
Flood drainage improvements	9	20	20	8	21	3	81
Bridge improvements	6	15	23	14	21	2	81
Bicycle and walking paths	6	20	22	30	1	2	81
New tree planting	14	25	21	15	3	3	81
Other	6	1	0	12	13	49	81

Table 1.4 Providing a Suitable Living Environment Idaho Falls city Housing and Community Development Survey							
Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following COMMUNITY AND PUBLIC FACILITIES in the city:							
Youth centers	11	7	25	26	9	3	81
Community centers	7	10	31	21	8	4	81
Childcare facilities	9	9	22	23	15	3	81
Parks and recreational facilities	6	15	28	26	4	2	81
Senior centers	5	15	27	15	15	4	81
Healthcare facilities	15	19	18	15	11	3	81
Residential treatment centers	5	9	21	18	24	4	81
Improved accessibility of public buildings	10	20	19	9	19	4	81
Homeless shelters	5	9	22	28	13	4	81
Fire stations/equipment	9	14	23	9	21	5	81
Facilities for persons living with disabilities	4	10	22	19	22	4	81
Facilities for abused/neglected children	2	6	28	26	16	3	81

Table 1.5
Providing a Suitable Living Environment

Idaho Falls city
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HUMAN AND PUBLIC SERVICES in the city:							
Homelessness services	3	11	23	26	14	4	81
Youth services	5	8	29	23	12	4	81
Senior services	1	14	30	17	14	5	81
Transportation services	4	8	16	45	4	4	81
Healthcare services	9	16	23	21	8	4	81
Childcare services	6	10	26	21	14	4	81
Fair housing activities	9	9	18	27	14	4	81
Tenant/Landlord counseling	9	10	18	26	14	4	81
Home-buyer education	5	14	23	26	9	4	81
Crime awareness education	6	17	24	18	11	5	81
Reduction of lead-based paint hazards	11	19	15	7	24	5	81
Mitigation of radon hazards	7	21	18	8	23	4	81
Mitigation of asbestos hazards	5	22	18	7	23	6	81
Employment services	5	11	29	18	13	5	81
Mental health services	3	8	19	40	7	4	81
Substance abuse services	4	4	18	41	10	4	81
Emergency shelter for persons experiencing homelessness due to a mental health crisis or a substance abuse addiction.	3	11	21	35	6	5	81
Services for survivors of domestic violence	2	4	32	31	8	4	81
Food banks	4	7	30	33	3	4	81
Eviction prevention	11	11	13	25	16	5	81
Utility assistance	7	10	25	23	12	4	81
Rental assistance	8	10	23	24	12	4	81
Veterans services	3	6	22	37	9	4	81
Services for youth aging out of foster care	4	3	24	32	14	4	81
Other	4	0	0	3	20	54	81

Table 1.6
Needs of Special Populations

Idaho Falls city
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following HOUSING types for special needs populations in the city:							
Emergency shelters for persons who are experiencing homeless	3	8	23	30	12	5	81
Transitional housing	5	9	23	27	12	5	81
Shelters for youth experiencing homelessness	5	8	23	27	13	5	81
Senior housing, such as nursing homes or assisted living facilities	6	16	24	13	17	5	81
Housing designed for persons with disabilities	4	12	25	16	19	5	81
Permanent supportive housing, such as subsidized housing that offers services for persons with mental disabilities	3	10	24	21	18	5	81
Rental assistance for homeless households	6	9	18	27	16	5	81

Table 1.7
Needs of Special Populations

Idaho Falls city
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for SERVICES AND FACILITIES for each of the following special needs groups in the city:							
Persons who are experiencing homeless	4	8	21	30	13	5	81
Seniors (65+)	6	9	29	19	13	5	81
Persons with mental illness	3	7	25	30	11	5	81
Persons with physical disabilities	4	9	27	19	17	5	81
Persons with developmental disabilities	4	6	32	20	14	5	81
Persons with substance abuse addictions	4	9	20	31	12	5	81
Persons with HIV/AIDS	8	18	15	7	28	5	81
Survivors of domestic violence	3	10	20	32	11	5	81
Veterans	4	7	21	32	12	5	81
Persons recently released from jail/prison	3	13	25	20	15	5	81
Youth aging out of foster care	3	8	26	26	12	6	81

Table 1.8
Enhancing Economic Opportunities

Idaho Falls city
Housing and Community Development Survey

Question	No Need	Low Need	Medium Need	High Need	Don't Know	Missing	Total
Please rate the need for the following BUSINESS AND ECONOMIC DEVELOPMENT activities in the city:							
Attraction of new businesses	9	13	26	25	3	5	81
Retention of existing businesses	4	10	23	35	4	5	81
Expansion of existing businesses	4	19	25	22	6	5	81
Provision of job training	7	8	21	26	13	6	81
Provision of job re-training, such as after plant closure, etc.	8	11	19	20	18	5	81
Foster businesses with higher paying jobs	5	6	20	39	6	5	81
Enhancement of businesses infrastructure	4	13	24	21	14	5	81
Provision of working capital for businesses	9	10	14	16	27	5	81
Provision of technical assistance for businesses	8	12	19	14	23	5	81
Development of business incubators	7	10	17	11	31	5	81
Development of business parks	17	15	14	10	20	5	81

Table 1.9
Concluding Questions

Idaho Falls city
Housing and Community Development Survey

Question	Percent Response
If you had \$100 to spend in the city how much would you spend in each of the areas listed below?	
Housing	27.78%
Infrastructure Improvements	24.42%
Community/ Public Facilities	17.3%
Human/ Public Services	15.49%
Economic Development	15.02%

Table 1.10
Concluding Questions

Idaho Falls city
Housing and Community Development Survey

Question	Response
Check all of the following that describe you:	
Housing developer (for profit and/or non-profit)	4
Non-profit services provider	19
Commercial or industrial business owner/representative	2
City, county, or state employee	7
City, county or state elected official	0
Law enforcement/public safety officer/representative	1
Philanthropy, private foundation employee/representative	1
Financial institution employee/representative	3

Table 1.11 Concluding Questions Idaho Falls city Housing and Community Development Survey	
Question	Response
Are you a:	
Homeowner	55
Renter	16
Currently experiencing homelessness in the City (living outside, in a shelter, in a car, doubled up, couch surfing, etc.)	1

Greetings Board Members,

I am a current member of the Board for the Development Workshop and the parent of a disabled son who receives services from DWI. DWI submitted the following request for funding from the Community Development Block Grant.

DWI's Request: Exterior rehab to north side of building to correct sidewalk slope and front parking area and redirect water away from the building (est. \$78,387). Rehab to the interior/exterior of Admin Building for damage caused by water and leaks (est. \$135,040)

DWI provides exemplary services to many disabled and disadvantaged individuals in our community and helps them to reach higher levels of economic and social independence. Jared, my son, has received DWI services since he was in elementary school – he is now 27 year old. Saying that he is receiving services doesn't begin to explain the value of the emotional support and friendships he also benefits from. Jared loves to go be with "the guys." As a result of his attendance, he has many friends in the community who speak to him when we are out and about. Knowing that he is a valued member of our society, that he has many friends, and that he receives quality care also makes my life better! Jared's quality of life is largely dependent on what DWI has done for him.

Some things that you and I might be able to manage easily, present a problem (sometimes insurmountable) to those with lesser physical capabilities. A sloping sidewalk, for example, can present a major obstacle to someone in a wheelchair (as Jared is) or who walks with difficulty as many of DWI's clients do. Water damage to essential buildings can limit services and create health hazards for the vulnerable population and support staff using these facilities. As a non-profit organization, DWI depends, in part, on community support for corrective efforts.

I would like to voice my support for the Development Workshop's request for Block Grant funding. Assisting with funding needs for the disabled and disadvantaged in our community would reflect a true commitment to serving the needs of all who live in Idaho Falls.

Sincerely,

Dr. Kary Ledbetter

208-520-8385

karyledbetter@gmail.com

2021-2025 ConPlan

Navigation is needed to link individuals with services and falls under Public Service for CDBG and has a 15% cap. HUD should remove the cap as was done with COVID 19 and the CARES Act CDBG Program.

AOI/FHC:

City should offer incentives for developers to build affordable housing in LMI Census tract neighborhoods that follow the HUD guidelines for LMI income and market rates for affordable housing. Provide building options for developers.

Inquire and request infill property owned by the City be donated to developers who are experienced in building affordable housing options that include single unit, triplex, and higher density units.

Make them available by rent or homeownership first to LMI: aging citizens, individuals with a disability, and families.

Invite leaders of nonprofit agencies that provide housing and housing options to the LMI community to be a part of City Boards/Commission (Planning Commissions and Board of Adjustment).

City of Idaho Falls

2021 Analysis of Impediments to Fair Housing Choice

Final Report

July 22, 2021

2021 CITY OF IDAHO FALLS

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE:



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Fax: (503) 239-0236

Website: <http://www.westernes.com>

**Final Report
July 22, 2021**

Has Your Right to Fair Housing Been Violated?

If you feel you have experienced discrimination in the housing industry, please contact:

Idaho Human Rights Commission

317 W. Main St.
Second Floor
Boise, ID 83735-0660
inquiry@ihrc.idaho.gov
971-673-0761 (208) 334-2873
Toll Free: (888) 249-7025

Intermountain Fair Housing Council

4696 W. Overland Rd., Suite 140
Boise, Idaho 83705
208-383-0695
1-800-717-0695
contact@ifhcidaho.org

Idaho Legal Aid Office

482 Constitution Way Ste 101
Idaho Falls, ID 83402

U.S. Department of Housing and Urban Development

Form 903 Online Complaint in English:
<https://portalapps.hud.gov/FHEO903/Form903/Form903Start.action>

HUD Formulario 903 quejas en línea:
https://portalapps.hud.gov/AdaptivePages/HUD_Spanish/Espanol/complaint/complaint-details.htm

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Section I. Executive Summary

Overview

Title VIII of the 1968 Civil Rights Act, also known as the Fair Housing Act, protects people from discrimination based on race, color, national origin, religion, sex, familial status, and disability when they are renting or buying a home, getting a mortgage, seeking housing assistance, or engaging in other housing related activities. The Act, and subsequent laws reaffirming its principles, seeks to overcome the legacy of segregation, unequal treatment, and historic lack of access to housing opportunity. There are several statutes, regulations, and executive orders that apply to fair housing, including the Fair Housing Act, the Housing Amendments Act, and the Americans with Disabilities Act.¹

Affirmatively furthering fair housing is defined in the Fair Housing Act as taking “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics”.² Specifically, affirmatively furthering fair housing requires that recipients of federal housing and urban development funds take meaningful actions to address housing disparities, including replacing segregated living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.³ Furthering fair housing can involve developing affordable housing, removing barriers to affordable housing development in high opportunity areas, investing in neighborhood revitalization, preserving and rehabilitating existing affordable housing units, improving housing access in areas of concentrated poverty, and improving community assets.

Assessing Fair Housing

Provisions to affirmatively further fair housing are long-standing components of the U.S. Department of Housing and Urban Development’s (HUD’s) housing and community development programs. These provisions come from Section 808(e)(5) of the Fair Housing Act, which requires that the Secretary of HUD administer federal housing and urban development programs in a manner that affirmatively furthers fair housing.⁴

In 1994, HUD published a rule consolidating plans for housing and community development programs into a single planning process. This action grouped the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA) programs into the Consolidated Plan for Housing and Community Development, which then created a single application cycle. As a part of the consolidated planning process, and entitlement communities that receive such funds from HUD are required to submit to HUD certification that they are affirmatively furthering fair housing (AFFH).

In July of 2015, HUD released a new AFFH rule which provided a format, a review process, and content requirements for the newly named “Assessment of Fair Housing”, or AFH.⁵ The assessment would now

¹ https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_and_related_law

² § 5.152 Affirmatively Furthering Fair Housing

³ § 5.152 Affirmatively Furthering Fair Housing

⁴ 42 U.S.C. 3601 et seq.

⁵ 80 FR 42271. <https://www.federalregister.gov/documents/2015/07/16/2015-17032/affirmatively-furthering-fair-housing>

include an evaluation of equity, the distribution of community assets, and access to opportunity within the community, particularly as it relates to concentrations of poverty among minority racial and ethnic populations. Areas of opportunity are physical places within communities that provide things one needs to thrive, including quality employment, high performing schools, affordable housing, efficient public transportation, safe streets, essential services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes.

The AFH includes measures of segregation and integration, while also providing some historical context about how such concentrations became part of the community's legacy. Together, these considerations were intended to better inform public investment decisions that would lead to amelioration or elimination of segregation, enhance access to opportunity, promote equity, and hence, housing choice. Equitable development requires thinking about equity impacts at the front end, prior to the investment occurring. That thinking involves analysis of economic, demographic, and market data to evaluate current issues for citizens who may have previously been marginalized from the community planning process. All this would be completed by using an on-line Assessment Tool.

However, on January 5, 2018, HUD issued a notice that extended the deadline for submission of an AFH by local government consolidated plan program participants to their next AFH submission date that falls after October 31, 2020.⁶ Then, on May 18, 2018, HUD released three notices regarding the AFFH; one eliminated the January 5, 2018, guidance; a second withdrew the on-line Assessment Tool for local government program participants; and, the third noted that the AFFH certification remains in place. HUD went on to say that the AFFH databases and the AFFH Assessment Tool guide would remain available for the AI; and, encouraged jurisdictions to use them, if so desired.

Hence, the AI process involves a thorough examination of a variety of sources related to housing, the fair housing delivery system, housing transactions, locations of public housing authorities, areas having racial and ethnic concentrations of poverty and access to opportunity. The development of an AI also includes public input, public meetings to collect input from citizens and interested parties, distribution of draft reports for citizen review, and formal presentations of findings and impediments, along with actions to overcome the identified fair housing issues and impediments.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Idaho Falls certifies that they will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions taken in this regard.

Socio-Economic Context

While the population in the City of Idaho Falls has grown by 8.2 percent between 2010 and 2019, the racial and ethnic makeup of the area is not changing significantly. Limited English Proficiency includes an estimated 3.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

⁶ 83 FR 683 (January 5, 2018)

In 2019, unemployment in the City of Idaho Falls was at 2.4 percent, compared to 2.8 percent for the State of Idaho. This is representative of a labor force of 30,637 people and 29,916 people employed. Real Average Earning per job surpassed the state rate in recent years, and has continued to climb. Poverty has remained at 13.4 percent in 2019 and 2010 representing 8,101 persons living in poverty in 2019.

Single-family units account for an estimated 71.4 percent of units in the City, while apartment units account for 12.5 percent. An estimated 26.0 percent of housing units were built in the 1970's, representing the largest age group in the housing stock. Some 16.2 percent of units have been built since 2000. The proportion of vacant units has not changed significantly since 2010. However, "other vacant" units, or those not available to the marketplace, have increased to represent 34.5 percent of vacant units. An estimated 65.3 percent of owner-occupied households currently have a mortgage, and 34.7 percent do not.

The Covid-19 Pandemic has had far reaching impacts on the economic and housing market in Idaho Falls. These impacts include an increase in the number of households having difficult affording housing, securing employment, and increased food insecurity. The City of Idaho Falls has utilized CARES Act funding to increase access to housing and other necessary services. The impact of the Covid-19 Pandemic have not been realized in the data presented in this document, as it has not yet been recorded in these data sets. However, the City acknowledges that there are on-going and lasting effects from the Pandemic that are integral parts of accessing safe and decent housing in the City and in the larger region.

Overview of Findings

As a result of detailed demographic, economic, and housing analysis, along with a range of activities designed to foster public involvement and feedback, Idaho Falls has identified a series of fair housing issues/impediments, and other contributing factors that contribute to the creation or persistence of those issues.

Table I.1, on the following page, provides a list of the contributing factors that have been identified as causing these fair housing issues/impediments and prioritizes them according to the following criteria:

1. High: Factors that have a direct and substantial impact on fair housing choice
2. Medium: Factors that have a less direct impact on fair housing choice, or that Idaho Falls has limited authority to mandate change.
3. Low: Factors that have a slight or largely indirect impact on fair housing choice, or that Idaho Falls has limited capacity to address.

Table I.1
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. While some of these racial and ethnic groups represent a small proportion of the population, Hispanic households represent 14.8 percent of the population. The rate of housing problems for this ethnic group is measurably high and indicates the need for a high rating.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicants. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Failure to make reasonable accommodation	High	Fair Housing complaint data for 2008 through 2020 found the most common fair housing complaint and complaint with cause was failure to make reasonable accommodations.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.

FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND PROPOSED ACHIEVEMENTS

Table I.2 summarizes the fair housing issues/impediments and contributing factors, including metrics, milestones, and a timeframe for achievements.

Table I.2			
Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Continue to promote affordable homeownership and rental opportunities	Segregation Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending	Continue to promote homeownership and affordable rental opportunities with the use of CDBG funds and continued partnership with Habitat for Humanity Idaho Falls (H4HIF). Over the next five (5) years: 5 Homeowner Housing Rehabilitated 5 Homeowner Housing units added These efforts are a continuation of City efforts in past years. ⁷
Continue to promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to labor market engagement	Continue to promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 3,000 households with improved access to public services. These efforts are a continuation of City efforts in past years.
Continue to promote community and service provider knowledge of ADA laws	Disability and Access	Insufficient accessible affordable housing Failure to make reasonable accommodations	Increase outreach and education for housing providers in the City, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Intermountain Fair Housing Council (IFHC). Record activities annually. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.
Increase outreach and education for housing providers in the City and the public	Fair Housing Enforcement and Outreach	Discriminatory patterns in Lending Insufficient fair housing education Insufficient understanding of credit NIMBYism	Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.

⁷ Refer to the 2020 CAPER with PR26 Financial report and CDBG webpage link at <https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER>.

Section II. Community Participation Process

The following section describes the community participation process undertaken for the 2021 City of Idaho Falls Analysis of Impediments to Fair Housing Choice.

A. OVERVIEW

The outreach process included the Fair Housing Survey, a Fair Housing Forum, and a public review meeting.

The Fair Housing Survey was distributed as an internet outreach survey. As of the date of this document, 142 responses have been received. This survey was also available in printed form and was available in Spanish.

Two (2) Fair Housing Forums were held on May 25th and May 26th, 2021 in order to gather feedback and input from stakeholders and members of the public.

The Draft for Public Review AI was made available on June 21st, 2021 and a 30-day public input period was initiated.

A public hearing will be held, during the public review period in order to gather feedback and input on the draft Analysis of Impediment. After the close of the public review period and inspection of comments received, the final draft will be made available to the public at the beginning of August 2021.

B. THE FAIR HOUSING SURVEY

The purpose of the survey, a relatively qualitative component of the AI, was to gather insight into knowledge, experiences, opinions, and feelings of stakeholders and interested citizens regarding fair housing as well as to gauge the ability of informed and interested parties to understand and affirmatively further fair housing. Many individuals and organizations throughout Idaho Falls were invited to participate. At the date of this document, some 142 responses were received. A complete set of survey responses can be found in **Section IV.I Fair Housing Survey Results**.

C. THE FAIR HOUSING FORUM

Two (2) Fair Housing Forums were held on May 25th at 10:00 am via webinar and on May 26th, 2021 at 5:00pm via webinar. The complete transcripts from these meetings are included in the Appendix.

D. THE FINAL PUBLIC REVIEW PROCESS

A 30-day public review process will be held June 10th, 2021 through July 10th, 2021. It will include a public review meeting during this time. No comments were received.

Section III. Assessment of Past Goals and Actions

2015-2020 Analysis of Impediments

A summary of the Conclusions and Recommendations from the 2015 Analysis of Impediments to Fair Housing Choice is included below:⁸

While the City of Idaho Falls has been moving in the right direction in terms of Fair Housing, there are some barriers to accessing housing in the City. These include the need for additional affordable housing options, which is limited by the cost of land. The City is encouraged to find creative solutions to encourage development. Special needs population, including persons experiencing homelessness, the elderly, persons with disabilities, and victims of domestic violence are in need of housing and services. The plan recommended a Fair Housing Task Force, as well as annual attendance at fair housing trainings and education events. The City also received the recommendation to review its zoning for minimum lot sizes and clustering housing units to encourage more affordable production, as well as introducing maximum lot sizes.

Past Actions

The City has undertaken a number of Fair Housing activities in the past few years to expand educational and outreach opportunities. These include the addition of maximum lot sizes in some zones in the City in order to encourage smaller footprints and more development. In addition, the City's Planned Unit Development Ordinance does not include minimum lot sizes and allows for clustering of units. The Public Works Department has committed to assist with a portion of the road costs that support the development of new affordable housing units.

The City recommended any CDBG recipients to participate in Fair Housing education activities. This included Habitat for Humanity Idaho Falls, Behavioral Health Center of Eastern Idaho, Idaho Legal Aid, CEI, and CLUB, Inc. in the 2020 Program Year.

The City sponsored a Housing Inventory Study for Idaho Falls and Bonneville County areas through Boise State University. The City also sponsored Fair Housing Workshops with the City of Pocatello, the local branch of IHFA and the Intermountain Fair Housing Council. This event was held virtually in 2021 due to the on-going COVID-19 Pandemic. The annual event has over 80 participants. The event is co-sponsored and funded between the City of Idaho Falls (CDBG funds), City of Pocatello, and IFHC. Each entity takes turns every year in planning and hosting the event with the City of Pocatello. The 2021 event was advertised well in advance to book speakers for this all-day event.

These on-going efforts by the City have expanded the educational opportunities for Fair Housing as well as eliminated some of the barriers to affordable housing development in the City.

In addition, the City has utilized CARES Act funds to help fund housing efforts to alleviate housing issues caused or exacerbated by the COVID-19 Pandemic.

⁸ <https://www.idahofallsidaho.gov/DocumentCenter/View/12379/2016-2020-Analysis-of-Impediments-to-Fair-Housing-Choice-PDF>

The 2020 CAPER report with PR26 Financial Report, and CDBG webpage can be viewed at <https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER>.

Section IV. Fair Housing Analysis

This section presents demographic, economic, and housing information that is drawn from the 2010 Census and American Community Survey (ACS) estimates unless otherwise noted. This analysis uses ACS Data to analyze a broad range of socio-economic characteristics, including population growth, race, ethnicity, disability, employment, poverty, and housing trends; these data are also available by Census tract, and are shown in geographic maps. Ultimately, the information presented in this section illustrates the underlying conditions that shape housing market behavior and housing choice in the City of Idaho Falls.

Lead Agency and Service Area

The City of Idaho Falls, led by the Community Development Services Department is the lead agency undertaking this Analysis of Impediments to Fair Housing Choice. The scope of this analysis covers the City of Idaho Falls, Idaho.

A. SOCIO-ECONOMIC OVERVIEW

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data⁹, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one, three, and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one-or three-year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

Population Characteristics

Idaho Falls population by race and ethnicity is shown in Table IV.1. The white population represented 88.1 percent of the population in 2019, compared with black populations accounting for 0.7 percent of the population in 2019. Hispanic households represented 14.8 percent of the population in 2019.

Table IV.1 Population by Race and Ethnicity Idaho Falls 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	50,711	89.3%	54,167	88.1%
Black	396	0.7%	442	0.7%
American Indian	551	1.0%	344	0.6%
Asian	574	1.0%	917	1.5%
Native Hawaiian/ Pacific Islander	59	0.1%	43	0.1%
Other	3,209	5.6%	3,433	5.6%
Two or More Races	1,313	2.3%	2,113	3.4%
Total	56,813	100.0%	61,459	100.0%
Non-Hispanic	49,456	87.1%	52,384	85.2%
Hispanic	7,357	12.9%	9,075	14.8%

The change in race and ethnicity between 2010 and 2019 is shown in Table IV.2. During this time, the total non-Hispanic population was 52,384 persons in 2019, while the Hispanic population was 9,075.

Table IV.2 Population by Race and Ethnicity Idaho Falls 2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	47,208	95.5%	49,396	94.3%
Black	363	0.7%	367	0.7%
American Indian	379	0.8%	243	0.5%
Asian	565	1.1%	827	1.6%
Native Hawaiian/ Pacific Islander	56	0.1%	43	0.1%
Other	35	0.1%	20	0.0%
Two or More Races	850	1.7%	1,488	2.8%
Total Non-Hispanic	49,456	100.0%	52,384	100.0%
Hispanic				
White	3,503	47.6%	4,771	52.6%
Black	33	0.4%	75	0.8%
American Indian	172	2.3%	101	1.1%
Asian	9	0.1%	90	1.0%
Native Hawaiian/ Pacific Islander	3	0.0%	0	0.0%
Other	3,174	43.1%	3,413	37.6%
Two or More Races	463	6.3%	625	6.9%
Total Hispanic	7,357	100.0	9,075	100.0%
Total Population	56,813	100.0%	61,459	100.0%

Cohorts

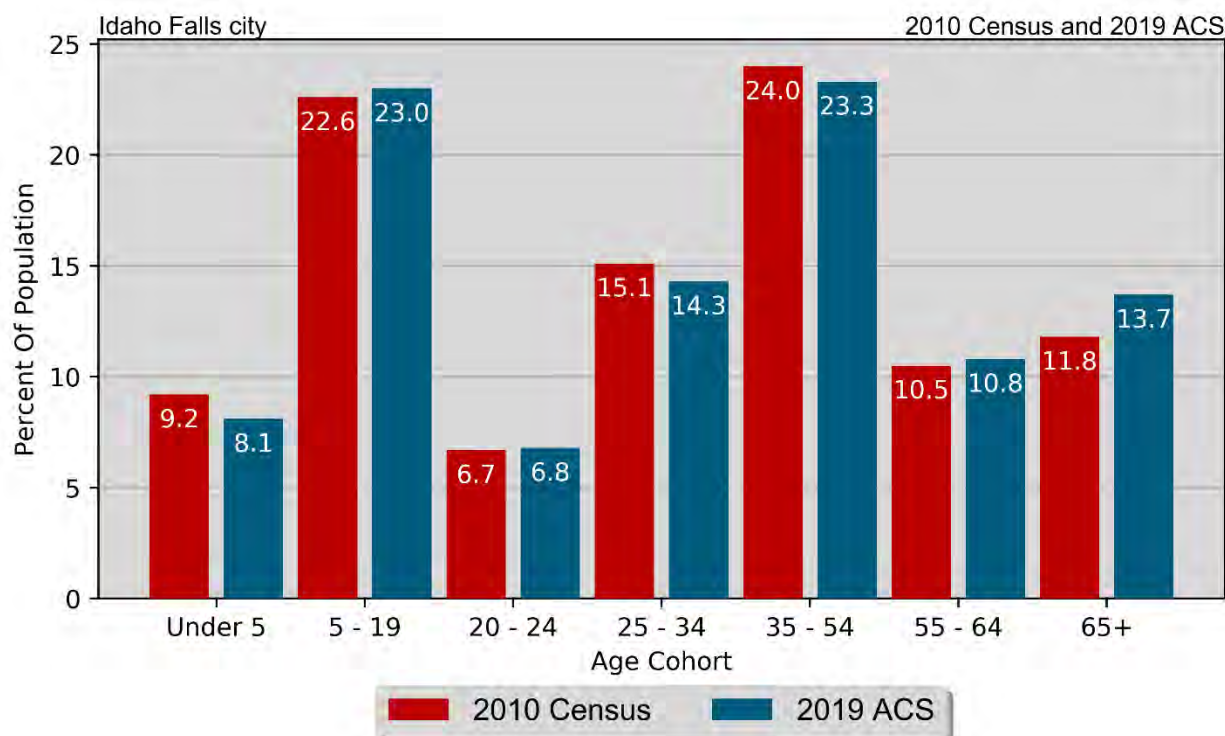
Table IV.3 shows the population distribution in Idaho Falls by age. In 2010, children under the age of 5 accounted for 9.2 percent of the total population, which compared to 8.1 percent in 2019.

Table IV.3 Population Distribution by Age Idaho Falls 2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	5,232	9.2	4,984	8.1
5 to 19	12,854	22.6	14,108	23.0
20 to 24	3,809	6.7	4,178	6.8
25 to 34	8,607	15.1	8,808	14.3
35 to 54	13,648	24.0	14,306	23.3
55 to 64	5,974	10.5	6,626	10.8
65 or Older	6,689	11.8	8,449	13.7
Total	56,813	100%	61,459	100%

Table IV.4 shows the population in Idaho Falls by age and gender. In 2010, there were 8,607 people aged 25 to 34, made up of 4,426 men, and 4,181 women. In comparison, in 2019, there were 8,808 people in the 25 to 34 age cohort, with 4,410 men and 4,398 women.

Table IV.4 Population by Age and Gender Idaho Falls 2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	2,705	2,527	5,232	9.2%	2,906	2,078	4,984	8.1%
5 to 19	6,550	6,304	12,854	22.6%	7,120	6,988	14,108	23.0%
20 to 24	1,824	1,985	3,809	6.7%	2,058	2,120	4,178	6.8%
25 to 34	4,426	4,181	8,607	15.1%	4,410	4,398	8,808	14.3%
35 to 54	6,821	6,827	13,648	24.0%	7,218	7,088	14,306	23.3%
55 to 64	2,955	3,019	5,974	10.5%	3,307	3,319	6,626	10.8%
65 and Older	2,860	3,829	6,689	11.8%	3,881	4,568	8,449	13.7%
Total	28,141	28,672	56,813	100%	30,900	30,559	61,459	100%

Diagram IV.1
Population Distribution by Age
 Idaho Falls
 2010 Census and 2019 Five-Year ACS Data



Group Quarters Population

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table IV.5, between 2000 and 2010, the institutionalized population changed -29.0 percent in Idaho Falls, from 672 people in 2000 to 477 in 2010. The non-institutionalized population changed 94.9 percent, from 274 in 2000 to 534 in 2010.

Table IV.5 Group Quarters Population Idaho Falls 2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	362	53.9%	328	68.8%	-9.4%
Juvenile Facilities	.	.	29	6.1%	.
Nursing Homes	93	13.8%	72	15.1%	-22.6%
Other Institutions	217	32.3%	48	10.1%	-77.9%
Total	672	100.0%	477	100.0%	-29.0%
Noninstitutionalized					
College Dormitories	0	0.0%	0	0.0%	%
Military Quarters	0	0.0%	0	0.0%	%
Other Noninstitutionalized	274	100.0%	534	100.0%	94.9%
Total	274	100.0%	534	100.0%	94.9%
Group Quarters Population	946	100.0%	1,011	100.0%	6.9%

Foreign Born Populations and Limited English Proficiency

Under Title VI of the Civil Rights Act of 1964 and in accordance with Supreme Court precedent in *Lau v. Nichols*, recipients of federal financial assistance are required to take reasonable steps to ensure meaningful access to their programs and activities by limited English proficient (LEP) persons.¹⁰ In the context of HUD's assessment of access to housing, LEP refers to a person's limited ability to read, write, speak, or understand English.¹¹

The number of foreign-born persons is shown in Table IV.6. An estimated 3.2 percent of the population was born in Mexico, some 0.4 percent were born in Guatemala, and another 0.2 percent were born in China, excluding Hong Kong and Taiwan.

Table IV.6 Place of Birth for the Foreign-Born Population Idaho Falls 2019 Five-Year ACS			
Number	Country	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,956	3.2%
#2 country of origin	Guatemala	219	0.4%
#3 country of origin	China, excluding Hong Kong and Taiwan	145	0.2%
#4 country of origin	Canada	103	0.2%
#5 country of origin	Russia	91	0.1%
#6 country of origin	Ecuador	83	0.1%
#7 country of origin	Germany	82	0.1%
#8 country of origin	Korea	71	0.1%
#9 country of origin	Brazil	68	0.1%
#10 country of origin	Nepal	64	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table IV.7. An estimated 3.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese.

Table IV.7 Limited English Proficiency and Language Spoken at Home Idaho Falls 2019 Five-Year ACS			
Number	Country	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	2,091	3.7%
#2 LEP Language	Chinese	118	0.2%
#3 LEP Language	Other Indo-European languages	51	0.1%
#4 LEP Language	Other and unspecified languages	44	0.1%
#5 LEP Language	Korean	40	0.1%
#6 LEP Language	Other Asian and Pacific Island languages	30	0.1%
#7 LEP Language	Russian, Polish, or other Slavic languages	22	0.0%
#8 LEP Language	French, Haitian, or Cajun	13	0.0%
#9 LEP Language	Tagalog	10	0.0%
#10 LEP Language	Arabic	0	0.0%

¹⁰ https://www.hud.gov/program_offices/fair_housing_equal_opp/limited_english_proficiency_o

¹¹ <https://www.hud.gov/sites/documents/LEPMEMO091516.PDF>

Education and Employment

Education and employment data from Idaho Falls 2019 Five-Year ACS is presented in Table IV.8, Table IV.9, and Table IV.10. In 2019, 28,901 people were in the labor force, including 27,777 employed and 1,124 unemployed people. The unemployment rate for Idaho Falls was estimated at 3.9 percent in 2019. This unemployment rate varies slightly from data collected from the Bureau of Economic Analysis, at 2.4 percent, due to the nature of varying data collection.

Table IV.8 Employment, Labor Force and Unemployment Idaho Falls 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	27,777
Unemployed	1,124
Labor Force	28,901
Unemployment Rate	3.9%

Table IV.9 and Table IV.10 show educational attainment in Idaho Falls. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

Table IV.9 High School or Greater Education Idaho Falls 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	39,633
Total Households	22,889
Percent High School or Above	90.5%

Table IV.10 Educational Attainment Idaho Falls 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	4,138	9.5%
High School or Equivalent	12,015	27.4%
Some College or Associates Degree	15,359	35.1%
Bachelor's Degree	8,268	18.9%
Graduate or Professional Degree	3,991	9.1%
Total Population Above 18 years	43,771	100.0%

Commuting Patterns

Table IV.11 shows the place of work by county of residence. In 2010 87.7 percent of residents worked within the county they reside with 10.7 percent working outside their home county. This compares to 87.3 percent of residents in 2019 who worked within the county in which they resided and 11.2 percent of residents worked outside their home county but still within the state.

Table IV.11 Place of Work Idaho Falls 2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	22,211	87.7%	23,784	87.3%
Worked outside county of residence	2,709	10.7%	3,055	11.2%
Worked outside state of residence	400	1.6%	413	1.5%
Total	25,320	100.0%	27,252	100.0%

Table IV.12 shows the aggregate travel time to work based on place of work and residence. In Idaho Falls the total aggregate travel time was 466,105 minutes, with residents working in their home county spending a total of 332,250 minutes traveling.

Table IV.12 Aggregate Travel Time to Work (in Minutes) Idaho Falls 2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	320,445	71.3%	332,250	71.3%
Worked outside county of residence	113,620	25.3%	113,595	24.4%
Worked outside State of residence	15,380	3.4%	20,260	4.3%
Aggregate travel time to work (in minutes):	449,450	100.0%	466,105	100.0%

Table IV.13 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 449,450 minutes. Residents working within their home county spent an average of 14.0 minutes commuting to work, with those working outside their county of residence spending an average of 37.2 minutes on their commute.

Table IV.13 Average Travel Time to Work (in Minutes) Idaho Falls 2010 & 2019 Five-Year ACS Data		
Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	14.4	14.0
Worked outside county of residence	41.9	37.2
Worked outside State of residence	38.5	49.1
Average travel time to work (in minutes):	17.8	17.1

Table IV.14 shows the means of transportation to work. In 2019, 78.4 percent of commuters drove alone in a car, truck, or van. Only 9.9 percent carpooled, with an additional 3.4 percent taking public transportation. Also, there were 1,151 persons or 4.2 percent who worked from home.

Table IV.15 shows the breakdown of the means of transportation by tenure. In 2019, 52.2 percent of commuters owned their home and commuted alone by car, which compares to 53.7 percent in 2010. There were also 7,155 renters who drove alone in 2019 and accounted for 26.3 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.6 percent of the population, which compares to 224 renters, or 0.8 percent taking public transportation.

Table IV.14 Means of Transportation to Work Idaho Falls 2010 & 2019 Five-Year ACS Data				
Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	18,838	74.4%	21,378	78.4%
Car, truck, or van: Carpooled:	3,579	14.1%	2,708	9.9%
Public transportation (excluding taxicab):	879	3.5%	929	3.4%
Taxicab	48	0.2%	19	0.1%
Motorcycle	122	0.5%	56	0.2%
Bicycle	291	1.1%	109	0.4%
Walked	635	2.5%	652	2.4%
Other means	202	0.8%	250	0.9%
Worked at home	726	2.9%	1,151	4.2%
Total	25,320	100.0%	27,252	100.0%

Table IV.15 shows the breakdown of the means of transportation by tenure. In 2019, 52.2 percent of commuters owned their home and commuted alone by car, which compares to 53.7 percent in 2010. There were also 7,155 renters who drove alone in 2019 and accounted for 26.3 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.6 percent of the population, which compares to 224 renters, or 0.8 percent taking public transportation.

Table IV.15 Means Of Transportation To Work By Tenure Idaho Falls 2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	13,585	53.7%	14,192	52.2%
Renter	5,253	20.7%	7,155	26.3%
Car, truck, or van - carpooled:				
Owner	2,199	8.7%	1,503	5.5%
Renter	1,380	5.5%	1,190	4.4%
Public transportation (excluding taxicab):				
Owner	673	2.7%	698	2.6%
Renter	206	0.8%	224	0.8%
Walked:				
Owner	311	1.2%	245	0.9%
Renter	324	1.3%	399	1.5%
Taxicab, motorcycle, bicycle, or other means:				
Owner	374	1.5%	278	1.0%
Renter	289	1.1%	136	0.5%
Worked at home:				
Owner	590	2.3%	845	3.1%
Renter	136	0.5%	306	1.1%
Total:	25,320	100.0%	27,171	100.0%

Summary

While the population in the City of Idaho Falls has grown by 8.2 percent between 2010 and 2019, the racial and ethnic makeup of the area is not changing significantly. Limited English Proficiency includes an estimated 3.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Chinese. In 2019, 90.5 percent of households had a high school education or greater, including 27.4 percent with a high school diploma or equivalent, 35.1 percent with some college, 18.9 percent with a Bachelor's Degree, and 9.1 percent with a graduate or professional degree.

Economics

The following section describes the economic context for Idaho Falls. The data presented here is from the Bureau of Economic Analysis (BEA) and the Bureau of Labor Statistics (BLS). The data from the BEA is only available at the County level and shows the entirety of Bonneville County. The BLS data presented below is specified for Idaho Falls.

Labor Force and Employment

Table IV.16 shows labor force statistics for Idaho Falls between 1990 and 2019. The unemployment rate in Idaho Falls was 2.4 percent in 2019, with 721 unemployed persons and 30,637 in the labor force. The statewide unemployment rate in 2019 was 2.8 percent. In 2019, 29,916 people were employed, 721 were unemployed, and the labor force totaled 30,637 people.

Table IV.16 Labor Force Statistics Idaho Falls 1990 - 2019 BLS Data					
Year	Idaho Falls			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	920	22,974	23,894	3.9%	5.6%
1991	1,091	24,088	25,179	4.3%	6.3%
1992	1,310	24,627	25,937	5.1%	6.5%
1993	1,191	25,440	26,631	4.5%	6.1%
1994	1,216	25,916	27,132	4.5%	5.5%
1995	1,232	25,785	27,017	4.6%	5.5%
1996	1,201	26,177	27,378	4.4%	5.4%
1997	1,117	27,038	28,155	4.0%	5.2%
1998	1,104	27,403	28,507	3.9%	5.2%
1999	1,055	27,703	28,758	3.7%	5.0%
2000	963	24,616	25,579	3.8%	4.7%
2001	1,052	25,273	26,325	4.0%	5.1%
2002	1,140	25,806	26,946	4.2%	5.6%
2003	1,159	27,092	28,251	4.1%	5.6%
2004	1,097	27,650	28,747	3.8%	4.9%
2005	991	29,147	30,138	3.3%	4.0%
2006	894	29,653	30,547	2.9%	3.4%
2007	659	27,137	27,796	2.4%	3.1%
2008	1,015	26,660	27,675	3.7%	5.0%
2009	1,847	25,782	27,629	6.7%	8.7%
2010	1,956	25,423	27,379	7.1%	8.8%
2011	1,924	25,451	27,375	7.0%	8.2%
2012	1,848	25,480	27,328	6.8%	7.4%
2013	1,717	25,567	27,284	6.3%	6.8%
2014	1,079	26,140	27,219	4.0%	4.4%
2015	936	27,027	27,963	3.3%	3.9%
2016	918	27,708	28,626	3.2%	3.7%
2017	807	28,264	29,071	2.8%	3.2%
2018	734	28,810	29,544	2.5%	2.8%
2019	721	29,916	30,637	2.4%	2.8%

Diagram IV.2 shows the unemployment rate for both the State and Idaho Falls. During the 1990's the average rate for Idaho Falls was 4.3 percent, which compared to 5.6 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 5.0 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period Idaho Falls had an average unemployment rate lower than the State, 4.2 percent for Idaho Falls, versus 5.2 statewide.

Diagram IV.2
Annual Unemployment Rate

Idaho Falls
1990 – 2019 BLS Data

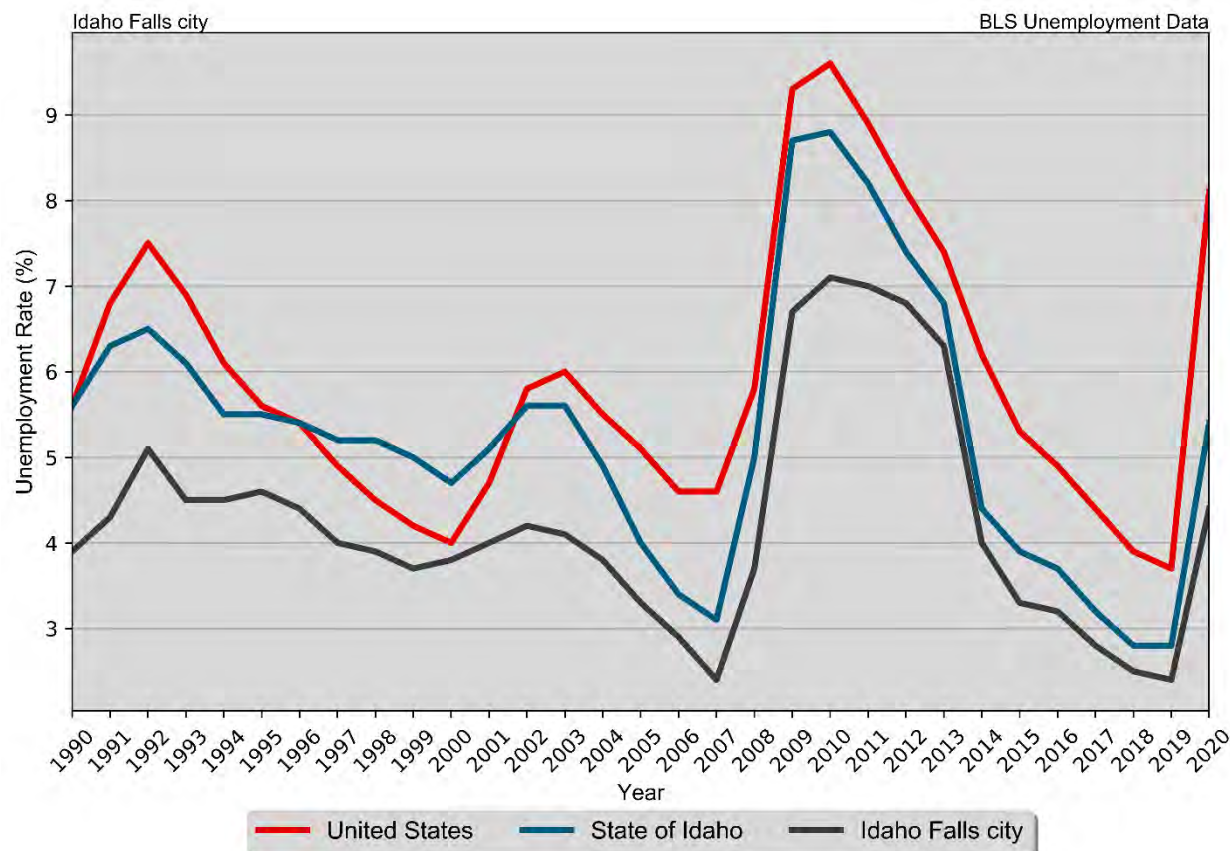
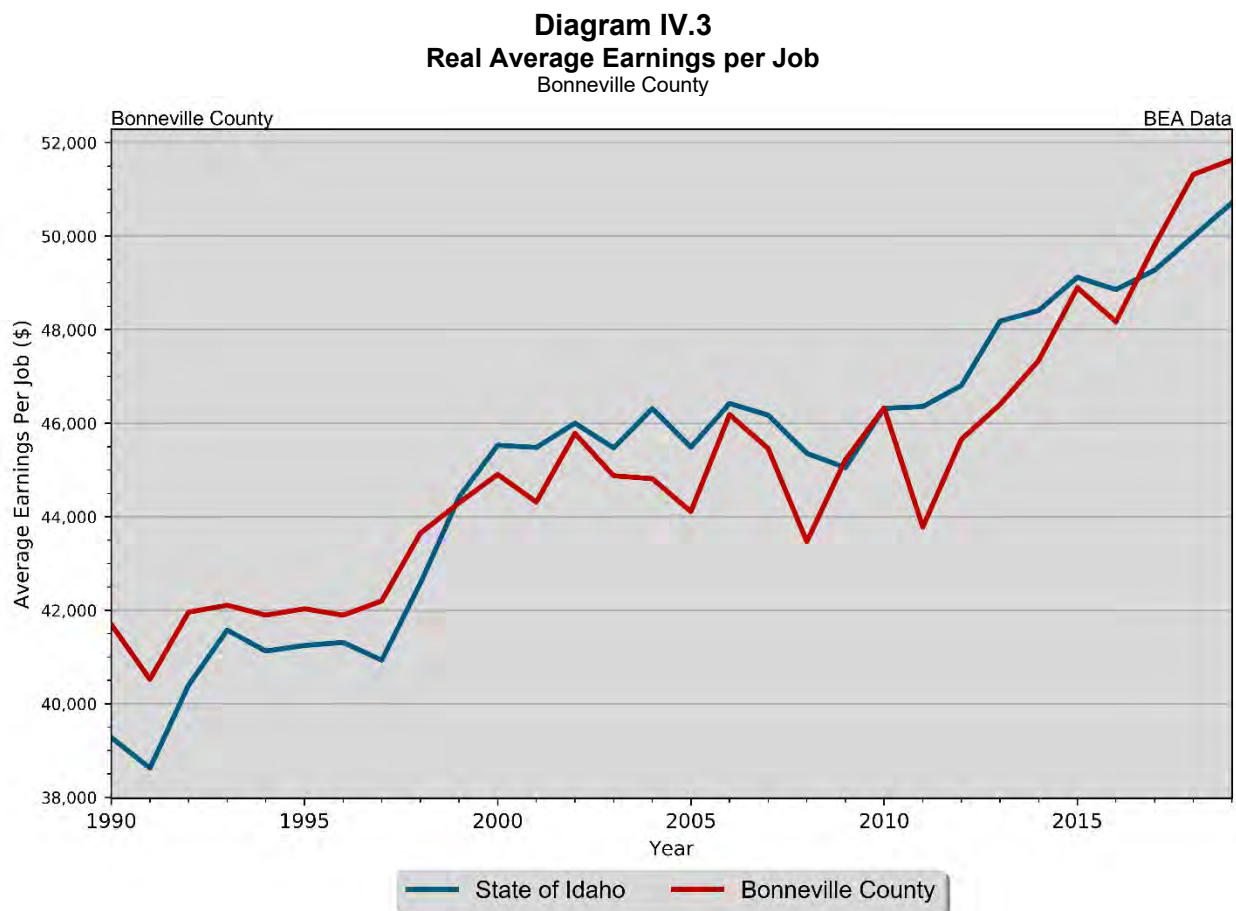


Diagram IV.3 shows real average earnings per job for Bonneville County from 1990 to 2019. Over this period the average earning per job for Bonneville County was 45,024 dollars, which was lower than the statewide average of 45,094 dollars over the same period.

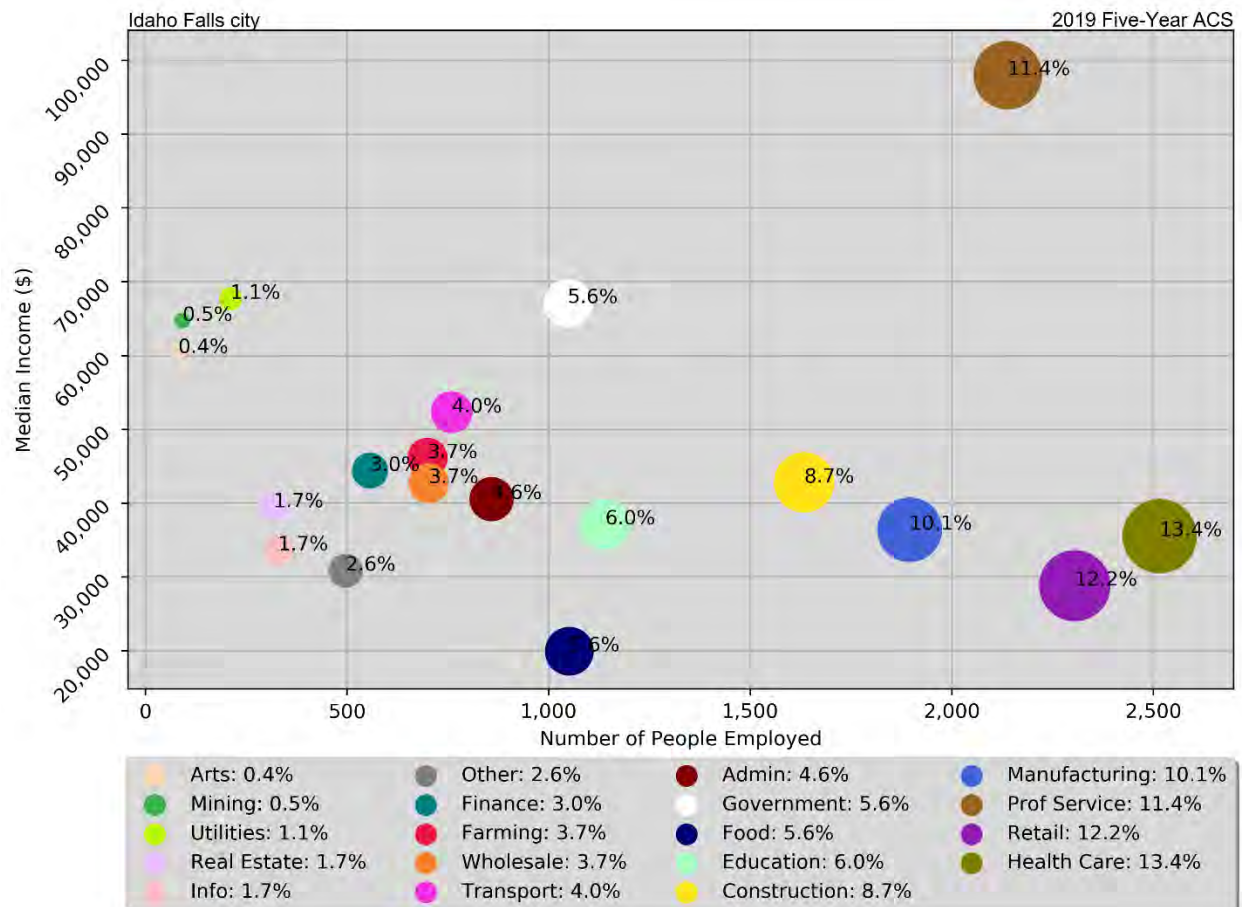


ACS Employment by Industry

Table IV.17 shows employment and median earnings by industry for Idaho Falls from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Idaho Falls was Health Care, which employed 2,515 people and paid a median salary of 35,576 dollars. The highest paying industry in Idaho Falls was the Prof Service industry, which paid a median salary of 98,000 dollars in 2019.

Industry	Total Employment	Percent of Employment	Median Earnings
Farming	699	3.7%	\$46,157
Mining	91	0.5%	\$64,750
Construction	1,633	8.7%	\$42,832
Manufacturing	1,895	10.1%	\$36,450
Wholesale	702	3.7%	\$42,742
Retail	2,304	12.2%	\$28,860
Transport	759	4.0%	\$52,352
Utilities	210	1.1%	\$67,722
Info	329	1.7%	\$33,651
Finance	556	3.0%	\$44,429
Real Estate	317	1.7%	\$39,471
Prof Service	2,138	11.4%	\$98,000
Management	8	0.0%	\$
Admin	858	4.6%	\$40,567
Education	1,139	6.0%	\$37,176
Health Care	2,515	13.4%	\$35,576
Arts	81	0.4%	\$60,375
Food	1,051	5.6%	\$19,963
Other	496	2.6%	\$30,887
Government	1,047	5.6%	\$67,150

Diagram IV.4
Earnings and Employment by Industry



Poverty

The rate of poverty for Idaho Falls is shown in Table IV.19. In 2019, the poverty rate was 13.4 percent meaning there were an estimated 8,101 people living in poverty, compared to 10.9 percent living in poverty in 2000. In 2019, some 18.7 percent of those in poverty were under age 6 and 7.8 percent were 65 or older.

Table IV.19 Poverty by Age Idaho Falls 2010 & 2019 Five-Year ACS Data				
Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	1,244	21.1%	1,102	18.7%
6 to 17	1,534	15.4%	1,814	15.8%
18 to 64	4,062	12.5%	4,533	13.1%
65 or Older	528	8.2%	652	7.8%
Total	7,368	100.0%	8,101	100.0%
Poverty Rate	13.4%	.	13.4%	.

Summary

In 2019, unemployment in the City of Idaho Falls was at 2.4 percent, compared to 2.8 percent for the State of Idaho. This is representative of a labor force of 30,637 people and 29,916 people employed. Real Average Earning per job surpassed the state rate in recent years and has continued to climb. Poverty has remained at 13.4 percent in 2019 and 2010 representing 8,101 persons living in poverty in 2019.

The impact of the COVID-19 Pandemic on the economic landscape in the City of Idaho Falls is not fully reflected in this data. Public input suggests an increase in the rate of unemployment and decreased wages, especially for lower income workers.

Housing

Housing and Household Characteristics

Households by type and tenure are shown in Table IV.20. Family households represented 66.0 percent of households, while non-family households accounted for 34.0 percent. These changed from 68.4 and 31.6 percent, respectively.

Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	14,510	68.4%	15,110	66.0%
Married-Couple Family	11,119	76.6%	11,628	77.0%
Owner-Occupied	8,940	80.4%	9,124	78.5%
Renter-Occupied	2,179	19.6%	2,504	21.5%
Other Family	3,391	23.4%	3,482	22.4%
Male Householder, No Spouse Present	1,005	29.6%	1,179	28.9%
Owner-Occupied	513	51.0%	529	44.9%
Renter-Occupied	492	49.0%	650	55.1%
Female Householder, No Spouse Present	2,386	70.4%	2,303	68.5%
Owner-Occupied	1,112	46.6%	1,041	45.2%
Renter-Occupied	1,274	53.4%	1,262	54.8%
Non-Family Households	6,693	31.6%	7,779	34.0%
Owner-Occupied	3,358	50.2%	3,748	48.2%
Renter-Occupied	3,335	49.8%	4,031	51.8%
Total	21,203	100.0%	22,889	100.0%

Table IV.21, below, shows housing units by type in 2010 and 2019. In 2010, there were 23,085 housing units, compared with 24,617 in 2019. Single-family units accounted for 71.4 percent of units in 2019, compared to 71.6 in 2010. Apartment units accounted for 12.5 percent in 2019, compared to 10.5 percent in 2010.

Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	16,539	71.6%	17,582	71.4%
Duplex	903	3.9%	450	1.8%
Tri- or Four-Plex	2,409	10.4%	2,696	11.0%
Apartment	2,431	10.5%	3,066	12.5%
Mobile Home	803	3.5%	799	3.2%
Boat, RV, Van, Etc.	0	0.0%	24	0.1%
Total	23,085	100.0%	24,617	100.0%

Table IV.22 shows housing units by tenure from 2010 to 2019. By 2019, there were 24,617 housing units. An estimated 63.1 percent were owner-occupied, and 7.0 percent were vacant.

Table IV.22 Housing Units by Tenure Idaho Falls 2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	21,203	91.9%	22,889	93.0%
Owner-Occupied	13,923	65.7%	14,442	63.1%
Renter-Occupied	7,280	34.3%	8,447	36.9%
Vacant Housing Units	1,774	7.7%	1,728	7.0%
Total Housing Units	23,085	100.00%	24,617	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table IV.23. Households earning more than 100,000 dollars per year represented 23.9 percent of households in 2019, compared to 16.1 percent in 2010. Meanwhile, households earning less than 10,000 dollars accounted for 5.7 percent of households in 2019, compared to 6.3 percent in 2010.

Table IV.23 Households by Income Idaho Falls 2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$10,000	1,324	6.3%	1,306	5.7%
\$10,000 to \$14,999	1,085	5.2%	1,024	4.5%
\$15,000 to \$19,999	1,128	5.4%	1,405	6.1%
\$20,000 to \$24,999	1,591	7.6%	1,076	4.7%
\$25,000 to \$29,999	1,526	7.3%	1,264	5.5%
\$30,000 to \$34,999	1,246	6.0%	1,264	5.5%
\$35,000 to \$39,999	1,250	6.0%	1,348	5.9%
\$40,000 to \$44,999	1,058	5.1%	1,076	4.7%
\$45,000 to \$49,999	1,019	4.9%	1,082	4.7%
\$50,000 to \$59,999	1,673	8.0%	1,743	7.6%
\$60,000 to \$74,999	2,174	10.4%	2,341	10.2%
\$75,000 to \$99,999	2,442	11.7%	2,495	10.9%
\$100,000 to \$124,999	1,248	6.0%	1,956	8.5%
\$125,000 to \$149,999	786	3.8%	1,171	5.1%
\$150,000 to \$199,999	877	4.2%	1,180	5.2%
\$200,000 or more	456	2.2%	1,158	5.1%
Total	20,883	100.0%	22,889	100.0%

Table IV.24 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 12.8 percent of households in 2010 and 13.3 percent of households in 2019. Housing units built in 1939 or earlier represented 8.9 percent of households in 2019 and 8.7 percent of households in 2010.

Table IV.24
Households by Year Home Built

Idaho Falls

2010 & 2019 Five-Year ACS Data

Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,823	8.7%	2,029	8.9%
1940 to 1949	1,091	5.2%	1,168	5.1%
1950 to 1959	3,928	18.8%	3,553	15.5%
1960 to 1969	2,549	12.2%	2,737	12.0%
1970 to 1979	4,281	20.5%	3,698	16.2%
1980 to 1989	2,049	9.8%	2,418	10.6%
1990 to 1999	2,489	11.9%	3,027	13.2%
2000 to 2009	2,673	12.8%	3,036	13.3%
2010 or Later	.	.	1,223	5.3%
Total	20,883	100.0%	22,889	100.0%

The distribution of unit types by race are shown in Table IV.25. An estimated 74.5 percent of white households occupy single-family homes, compared to 30.5 percent of black households. Some 11.3 percent of white households occupied apartments, compared to 8.5 percent of black households. An estimated 55.8 percent of Asian, and 44.0 percent of American Indian households occupy single-family homes.

Table IV.25
Distribution of Units in Structure by Race

Idaho Falls

2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	74.5%	30.5%	44.0%	55.8%	100.0%	55.0%	52.1%
Duplex	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	6.4%
Tri- or Four-Plex	9.5%	58.2%	12.8%	23.4%	0.0%	22.3%	18.0%
Apartment	11.3%	8.5%	43.1%	12.0%	0.0%	14.4%	23.5%
Mobile Home	2.9%	2.8%	0.0%	0.0%	0.0%	8.3%	0.0%
Boat, RV, Van, Etc.	0.0%	0.0%	0.0%	8.8%	0.0%	0.0%	0.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2019 are shown in Table IV.26. An estimated 48.6 percent of vacant units were for rent in 2010. In addition, some 23.1 percent of vacant units were for sale. “Other” vacant units represented 14.3 percent of vacant units in 2010. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas and may create a “blighting” effect.

By 2019, for rent units accounted for 32.8 percent of vacant units, while for sale units accounted for 19.6 percent. “Other” vacant units accounted for 34.5 percent of vacant units, representing a total of 596 “other” vacant units.

Table IV.26
Disposition of Vacant Housing Units
 Idaho Falls
 2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	862	48.6%	567	32.8%
For Sale	410	23.1%	339	19.6%
Rented Not Occupied	24	1.4%	95	5.5%
Sold Not Occupied	63	3.6%	0	0.0%
For Seasonal, Recreational, or Occasional Use	157	8.9%	131	7.6%
For Migrant Workers	5	0.3%	0	0.0%
Other Vacant	253	14.3%	596	34.5%
Total	1,774	100.0%	1,728	100.0%

Table IV.27, below, shows the number of households in the city by number of bedrooms and tenure. There were 425 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.6 percent of total households in Idaho Falls. In Idaho Falls the 6,890 households with three bedrooms accounted for 28.0 percent of all households, and there were only 4,233 five-bedroom or more households, which accounted for 17.2 percent of all households.

Table IV.27
Households by Number of Bedrooms
 Idaho Falls
 2019 Five-Year ACS Data

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	95	425	620	2.5
One	148	1,618	2,067	8.4
Two	1,902	3,575	6,044	24.6
Three	4,688	1,673	6,890	28.0
Four	3,941	706	4,763	19.3
Five or more	3,668	450	4,233	17.2
Total	14,442	8,447	24,617	100.0

The age of a structure influences its value. As shown in Table IV.28, structures built in 1939 or earlier had a median value of 141,900 dollars while structures built between 1950 and 1959 had a median value of 130,600 dollars and those built between 1990 to 1999 had a median value of 198,500 dollars. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 297,900 dollars and 328,000 dollars, respectively. The total median value in Idaho Falls was 164,500 dollars.

Table IV.28
Owner Occupied Median Value by Year Structure Built
 Idaho Falls
 2019 Five-Year ACS Data

Year Structure Built	Median Value
1939 or earlier	141,900
1940 to 1949	125,300
1950 to 1959	130,600
1960 to 1969	146,300
1970 to 1979	152,400
1980 to 1989	181,900
1990 to 1999	198,500
2000 to 2009	268,000
2010 to 2013	297,900
2014 or later	328,000
Median Value	164,500

Household mortgage status is reported in Table IV.29. In, Idaho Falls households with a mortgage accounted for 65.3 percent of all households or 9,434 housing units, and the remaining 57.5 percent or 8,301 units had no mortgage. Of those units with a mortgage, 1,120 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 8,301 or 57.5 percent had no second mortgage or no home equity loan.

Table IV.29
Mortgage Status
 Idaho Falls
 2019 Five-Year ACS Data

Mortgage Status	Idaho Falls	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	9,434	65.3
With either a second mortgage or home equity loan, but not both	1,120	7.8
Second mortgage only	299	2.1
Home equity loan only	821	5.7
Both second mortgage and home equity loan	13	0.1
No second mortgage and no home equity loan	8,301	57.5
Housing units without a mortgage	5,008	34.7
Total	14,442	100.0%

Table IV.30 lists Idaho Falls median rent as \$638 and the median home value as \$164,500 in 2019. However, this data does not reflect the current market and is undervalued in the 2021 current market prices.

Table IV.30
Median Rent
 Idaho Falls
 2019 Five-Year ACS Data

Place	Rent
Median Rent	\$638
Median Home Value	\$164,500

Summary

Single-family units account for an estimated 71.4 percent of units in the City, while apartment units account for 12.5 percent. An estimated 26.0 percent of housing units were built in the 1970's, representing the largest age group in the housing stock. Some 16.2 percent of units have been built since 2000. The proportion of vacant units has not changed significantly since 2010. However, "other vacant" units, or those not available to the marketplace, have increased to represent 34.5 percent of vacant units. An estimated 65.3 percent of owner-occupied households currently have a mortgage, and 34.7 percent do not.

The COVID-19 pandemic had a large impact on the housing market in Idaho Falls, as it did in many other areas in the nation. The impacts of these changes are not yet reflected in the data presented in this report. However, public input suggests a large increase in the number of people that are having difficulty affording their housing and decreased access to housing during this time. The City has continued efforts to increase access to housing through the use of CARES Act funding and other funding options. The City will continue to use available resources to help address housing need in the community.

B. SEGREGATION AND INTEGRATION

The “dissimilarity index” provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., city), then the dissimilarity index score for that city will be 0. By contrast; and again, using Census tracts as an example; if one population is clustered entirely within one Census tract, the dissimilarity index score for the city will be 1. The higher the dissimilarity index value, the higher the level of segregation in an area.

A Technical Note on the Dissimilarity Index Methodology

The dissimilarity indices included in this study were calculated from data provided by the Census Bureau according to the following formula:

$$D_j^{WB} = 100 * \frac{1}{2} \sum_{i=1}^N \left| \frac{W_i}{W_j} - \frac{B_i}{B_j} \right|$$

Where i indexes a geographic unit, j is the j th jurisdiction, W is group one and B is group two, and N is the number of geographic units, starting with i , in jurisdiction j .¹²

This is the formula that HUD uses to calculate dissimilarity index values. In most respects (including the use of tract-level data available through the Brown Longitudinal Tract Database), the methodology employed in this study exactly duplicates HUD’s methodology for calculating the index of dissimilarity.

The principle exception was the decision to use Census tract-level data to calculate dissimilarity index values through 2010. While HUD uses tract level data in 1990 and 2000, HUD uses block group-level data in 2010. The decision to use tract-level data in all years included in this study was motivated by the fact that the dissimilarity index is sensitive to the geographic base unit from which it is calculated. Concretely, use of smaller geographic units produces dissimilarity index values that tend to be higher than those calculated from larger geographic units.¹³

As a general rule, HUD considers the thresholds appearing in the table below to indicate low, moderate, and high levels of segregation:

Interpreting the dissimilarity index		
Measure	Values	Description
Dissimilarity Index [range 0-100]	<40	Low Segregation
	40-54	Moderate Segregation
	>55	High Segregation

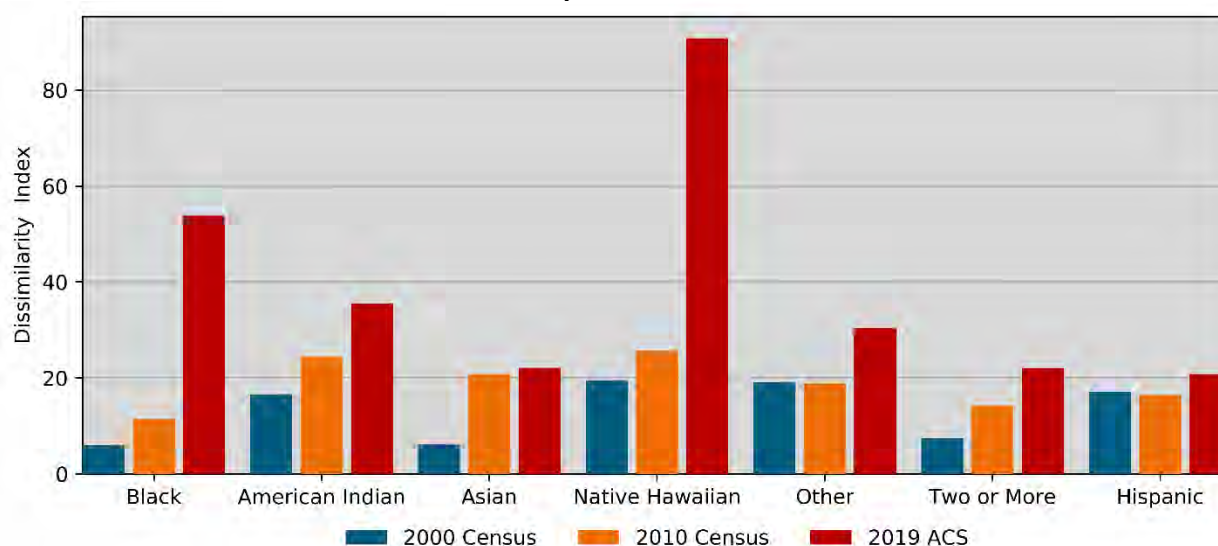
¹² Affirmatively Furthering Fair Housing Data Documentation. HUD. December 2015.

¹³ Wong, David S. “Spatial Decomposition of Segregation Indices: A Framework Toward Measuring Segregation at Multiple Levels.” *Geographical Analyses*, 35:3. The Ohio State University. July 2003. P. 179.

Segregation Levels

Diagram IV.5 shows the dissimilarity index by racial type in 2010 and 2019 in Idaho Falls. In 2019, black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.

Diagram IV.5
Dissimilarity Index
City of Idaho Falls



C. RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY

Racially or ethnically concentrated areas of poverty (R/ECAPs) are Census tracts with relatively high concentrations of non-white residents living in poverty. Formally, an area is designated an R/ECAP if two conditions are satisfied: first, the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the Census tract population. Second, the poverty rate in that Census must exceed a certain threshold, at 40 percent.

R/ECAPs

There were no R/ECAPs in Idaho Falls in either 2010 or 2020.

D. DISPARITIES IN ACCESS TO OPPORTUNITY

The following section describes the HUD defined terms of Access to Opportunity. These measures, as outlined below, describe a set of conditions that may or may not accurately reflect the actual conditions in the study area. These data are supplemented by local data when available and ultimately provide only a piece of the total understanding of access to the various opportunities in the community. They are used as measured to compare geographic trends and levels of access within the community.

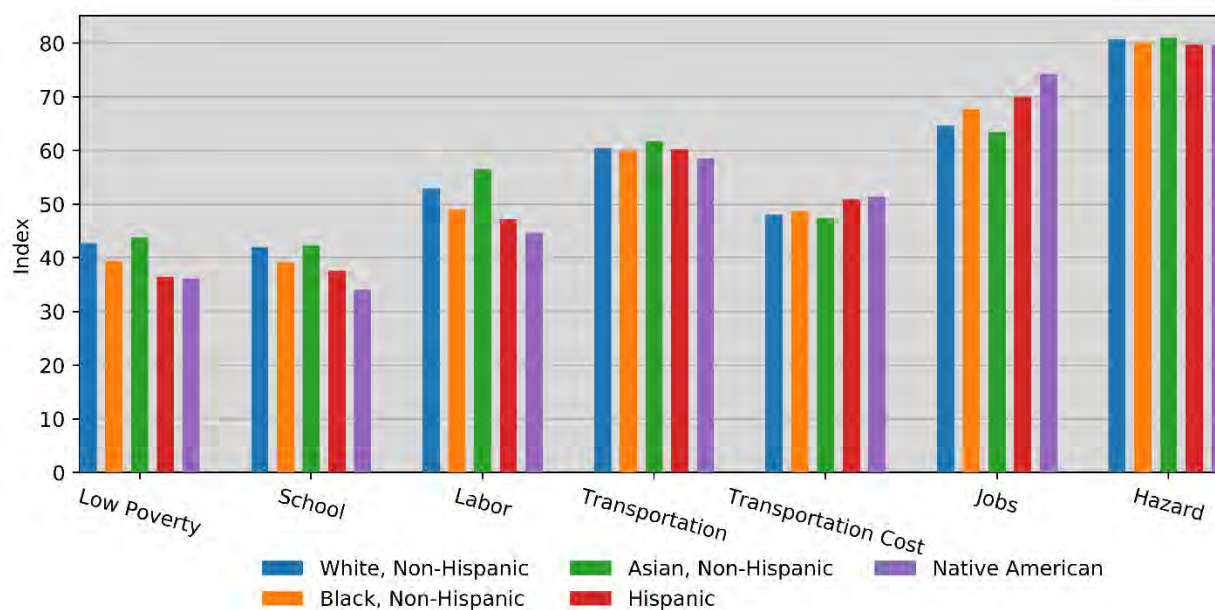
Areas of opportunity are physical places, areas within communities that provide things one needs to thrive, including quality employment, well performing schools, affordable housing, efficient public transportation, safe streets, essential services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes. Disparities in access to opportunity inspects whether a select group, or certain groups, have lower or higher levels of access to these community assets. HUD expresses several of these community assets through the use of an index value, with 100 representing total access by all members of the community, and zero representing no access.

The HUD opportunity indices are access to Low Poverty areas; access to School Proficiency; characterization of the Labor Market Engagement; residence in relation to Jobs Proximity; Low Transportation Costs; Transit Trips Index; and a characterization of where you live by an Environmental Health indicator. For each of these a more formal definition is as follows:

- Low Poverty – A measure of the degree of poverty in a neighborhood, at the Census tract level.
- School Proficiency - School-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing schools.
- Jobs Proximity - Quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core Based Statistical Area (CBSA)
- Labor Market Engagement - Provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood
- Low Transportation Cost – Estimates of transportation costs for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region
- Transit Trips - Trips taken by a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters
- Environmental Health - summarizes potential exposure to harmful toxins at a neighborhood level

All the indices are presented in Diagram IV.6 for the City of Idaho Falls. As seen therein, Native American and Hispanic households have a lower access to labor market engagement than white households. Access to low poverty areas, proficient schools, transit trips, transportation costs, job proximity and environmental health indices are fairly even across all racial and ethnic groups.

Diagram IV.6
Access to Opportunity
 City of Idaho Falls

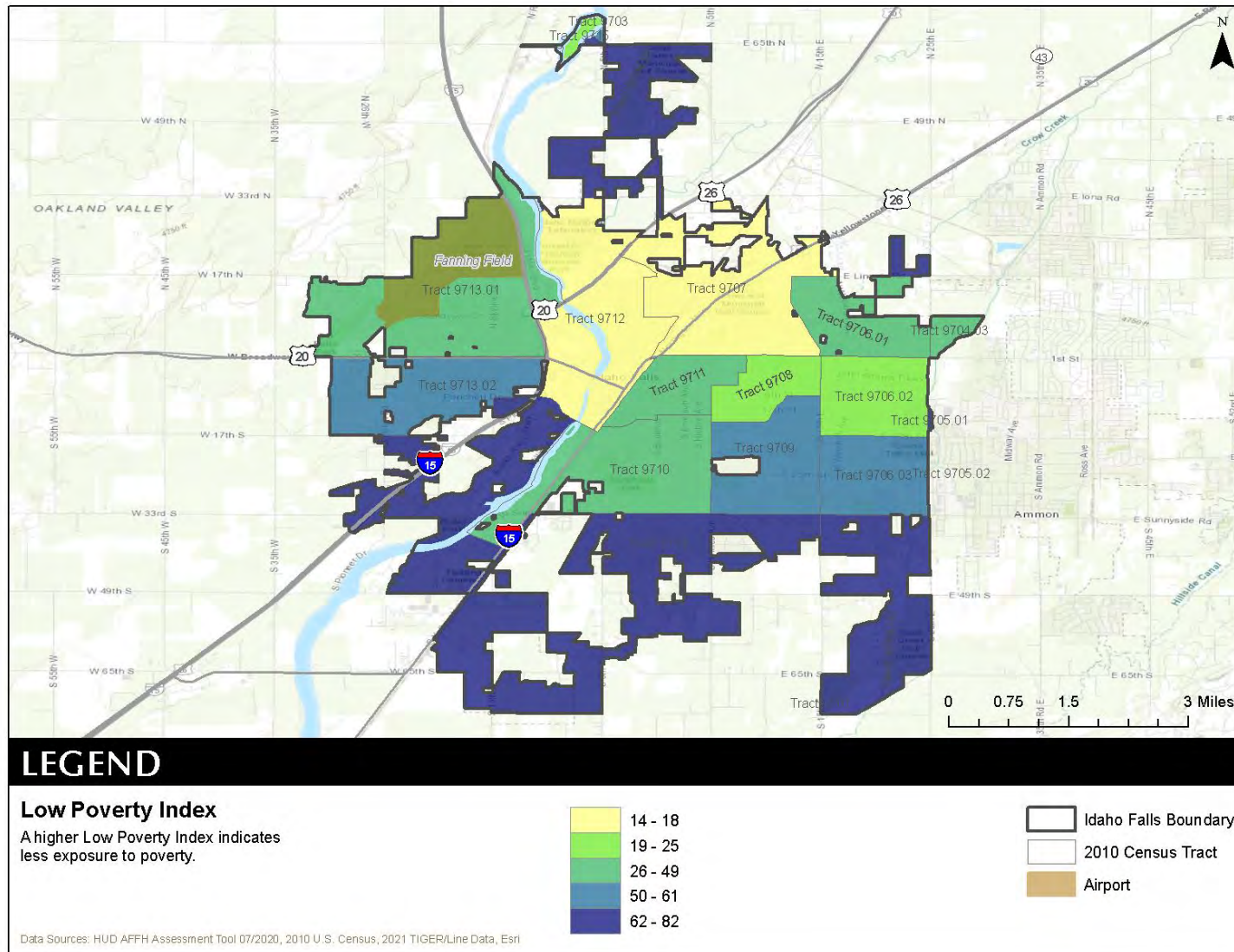


LOW POVERTY INDEX

The Low Poverty Index uses rates of family poverty by household (based on the federal poverty line) to measure exposure to poverty by neighborhood. A higher score is more desirable, generally indicating less exposure to poverty at the neighborhood level.

The lowest scores were found in the central City, while the highest scores are found in the southern and northern outskirts of Idaho Falls. There is not much variation in access to low poverty areas by race and ethnicity, although Hispanic and Native American households have a somewhat lower level of access.

Map IV.1
Low Poverty
 Idaho Falls
 HUD AFFH Database



SCHOOL PROFICIENCY INDEX

The School Proficiency Index measures the proficiency of elementary schools in the attendance area (where this information is available) of individuals sharing a protected characteristic or the proficiency of elementary schools within 1.5 miles of individuals with a protected characteristic where attendance boundary data are not available. The values for the School Proficiency Index are determined by the performance of 4th grade students on state exams.

School Proficiency indices are highest outside the central area of the City, and lowest in Tracts 9712 and 9706.03 and 9705.02.

JOBS PROXIMITY INDEX

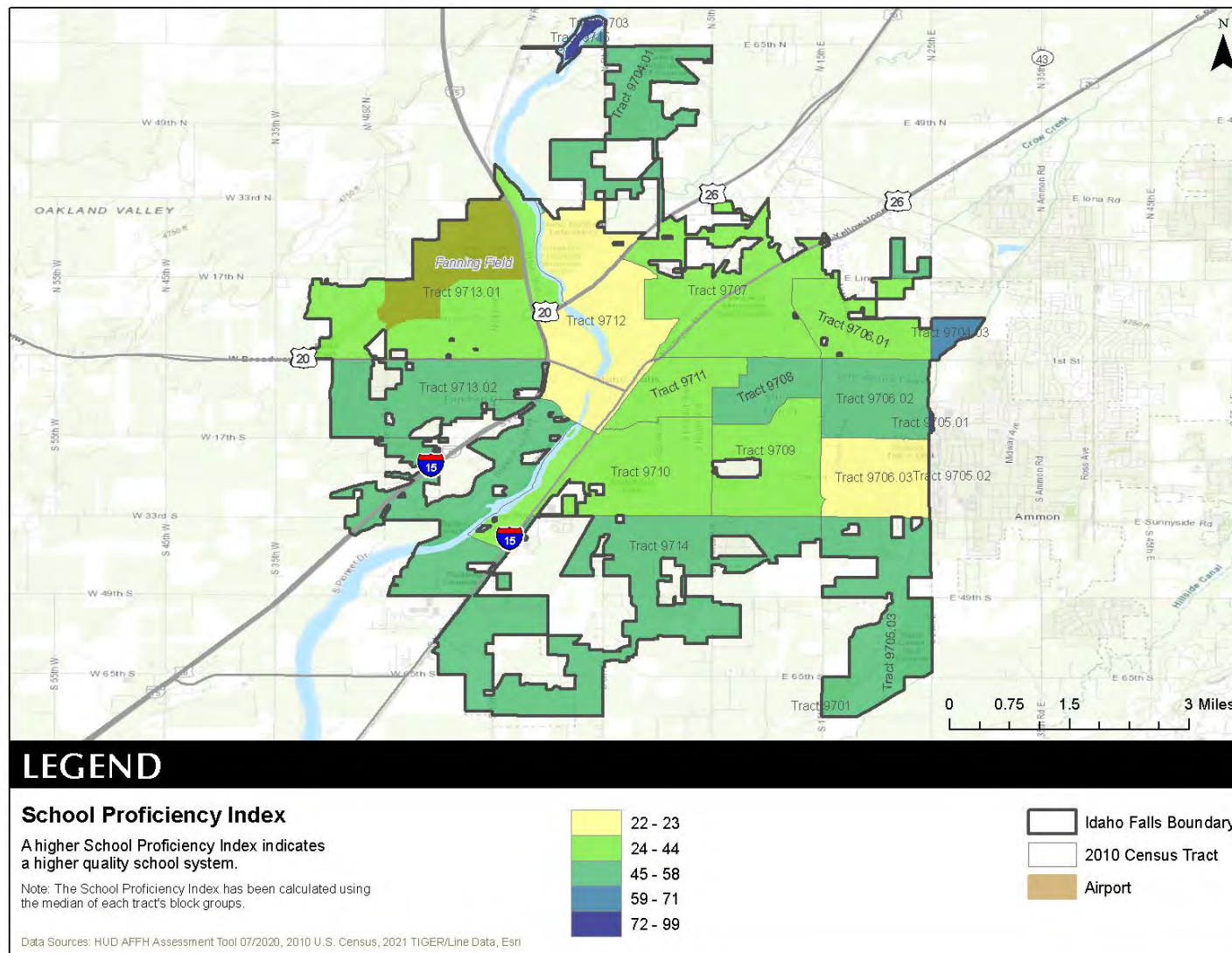
The Jobs Proximity Index measures the physical distances between place of residence and jobs by race/ethnicity and is shown in Map IV.3. Job proximity varied widely across the City. As one would expect, the areas closest to the city center had the highest job proximity index ratings.

LABOR MARKET ENGAGEMENT INDEX

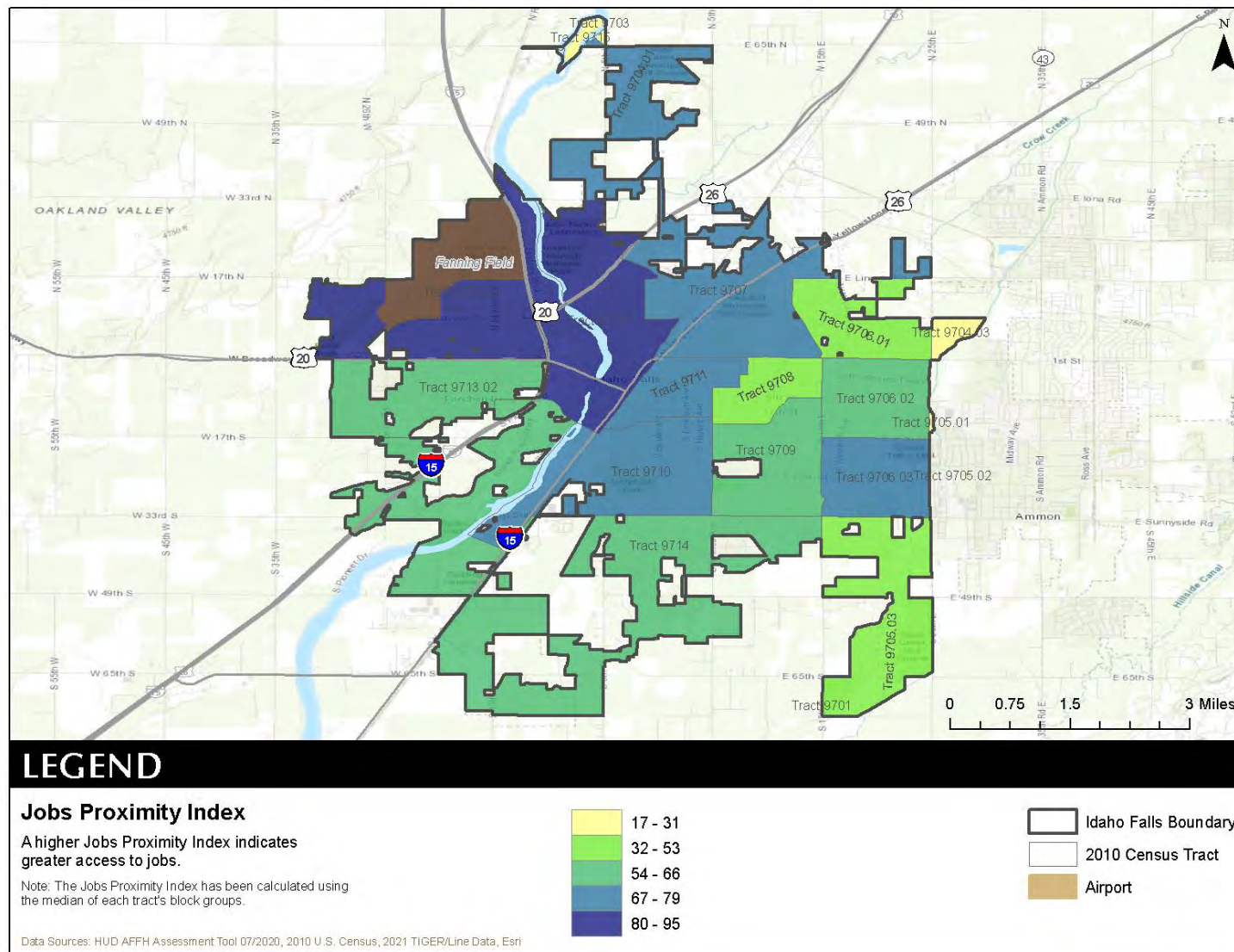
The Labor Market Engagement Index provides a measure of unemployment rate, labor-force participation rate, and percent of the population ages 25 and above with at least a bachelor's degree, by neighborhood Map IV.4 shows the labor market engagement for Idaho Falls. Areas in eastern Idaho Falls had the highest rate of labor market engagement, above 70 index ratings. Areas in the central City had the lowest labor market engagement index ratings, with index ratings below 35.

Geographic location did seem to correspond with greater access to jobs and labor market engagement. In addition, Native American and Hispanic populations have lower access to labor market engagement in the City.

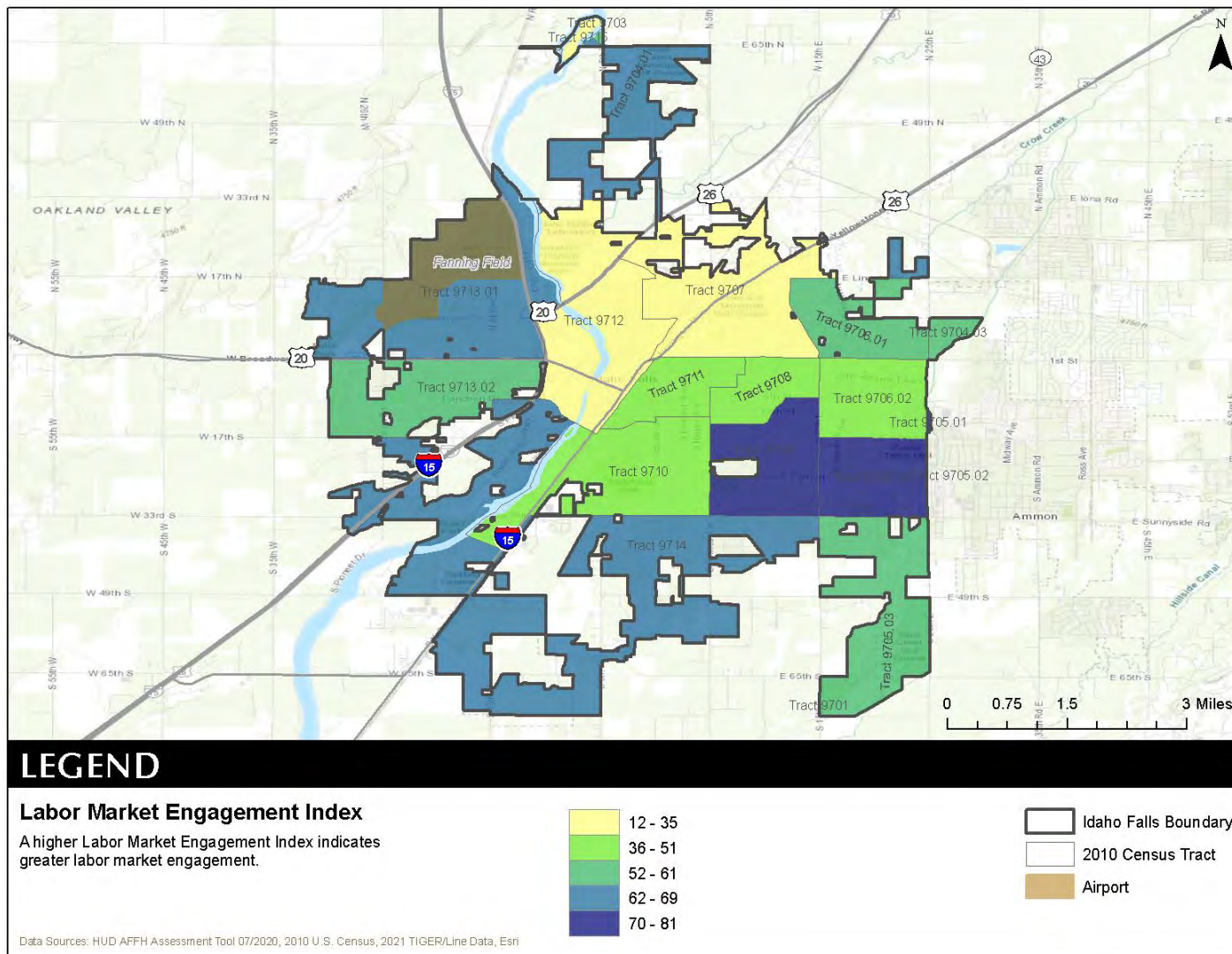
Map IV.2
School Proficiency
 Idaho Falls
 HUD AFFH Database



Map IV.3
Job Proximity
Idaho Falls
HUD AFFH Database



Map IV.4
Labor Market Engagement
 Idaho Falls
 HUD AFFH Database



TRANSPORTATION TRIP INDEX

The Transportation Trip Index measures proximity to public transportation by neighborhood. There was little difference in index rating across racial and ethnic groups. The Transportation Transit Trips Index measures how often low-income families in a neighborhood use public transportation. The highest rate of transit trips were in areas in the southern and eastern City.

LOW TRANSPORTATION COST INDEX

The Low Transportation Cost Index measures cost of transport by neighborhood. The highest transportation cost index ratings were in the central and eastern portions of Idaho Falls, and lowest in southern Idaho Falls.

ENVIRONMENTAL HEALTH INDEX

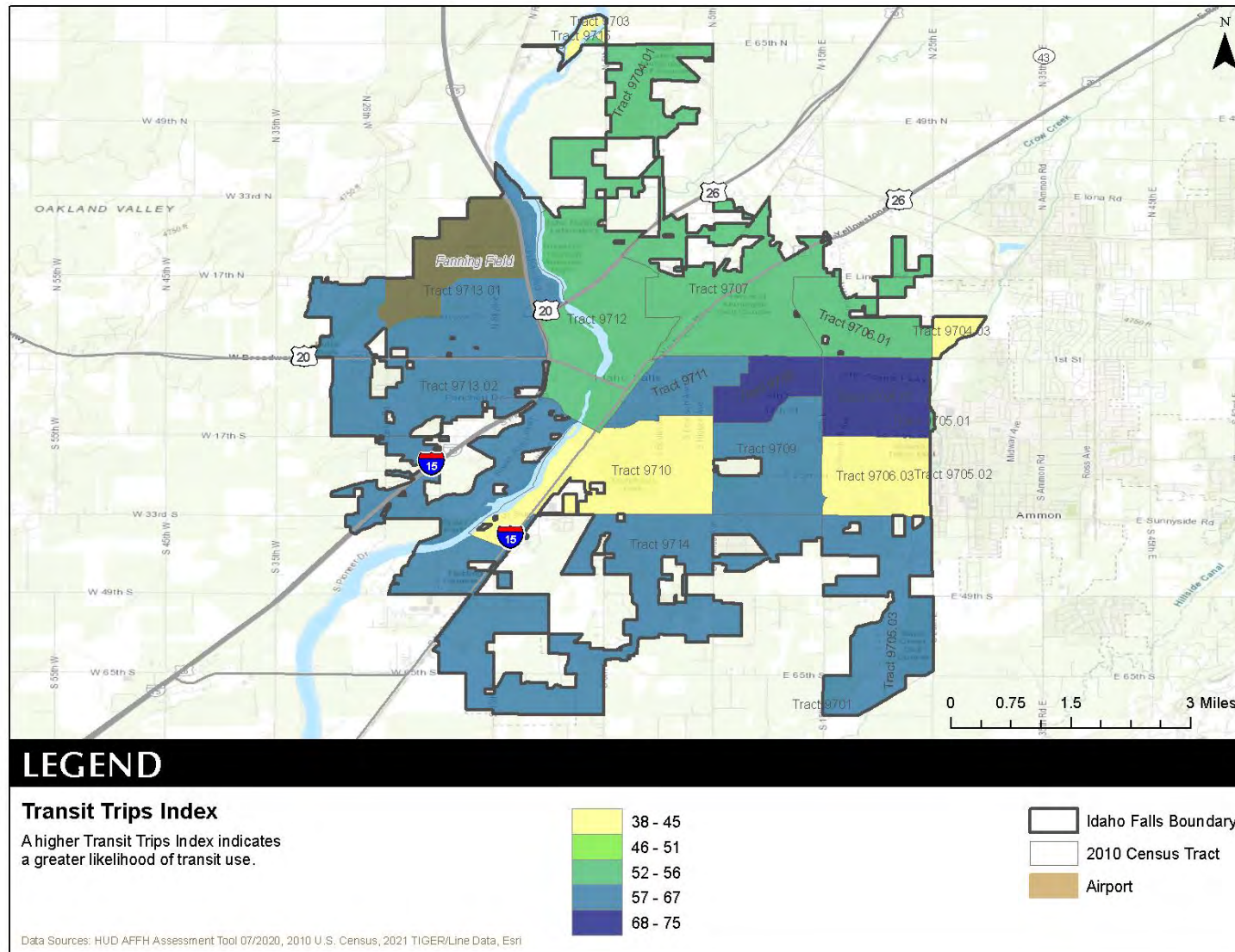
The Environmental Health Index measures exposure based on EPA estimates of air quality carcinogenic, respiratory, and neurological toxins by neighborhood.

The Environmental Health Index varied widely in the City, with the areas in the central city seeing the lowest ratings, and areas on the outskirts with the highest.

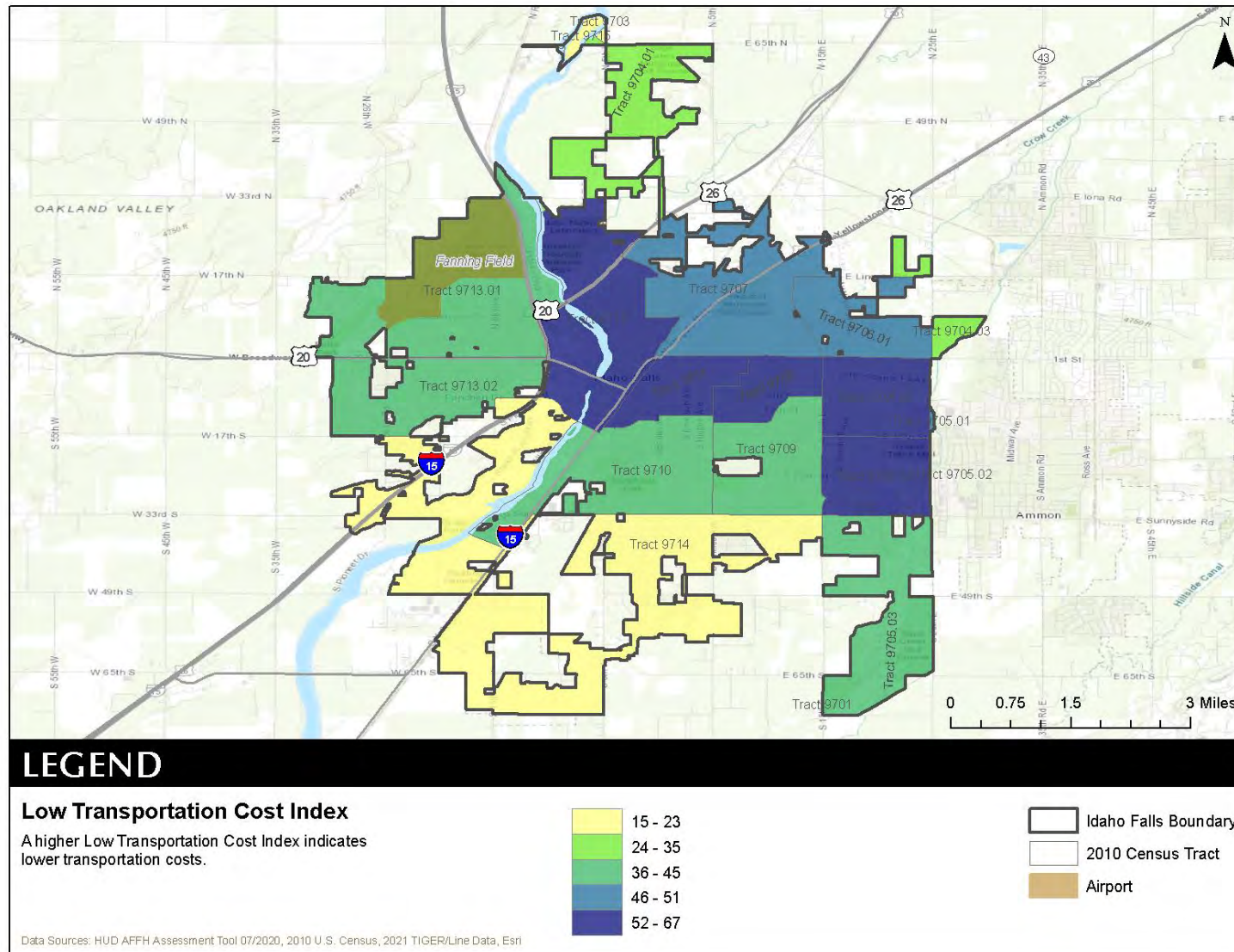
PATTERNS IN DISPARITIES IN ACCESS TO OPPORTUNITY

The degree to which residents had access to labor market engagement differed depending on their race or ethnicity, particularly resulting in lower index ratings for Native American and Hispanic households in the City of Idaho Falls. Other measures of opportunity (low poverty, school proficiency, job proximity, use of public transit, transportation costs, and environmental quality) did not differ dramatically by race or ethnicity.

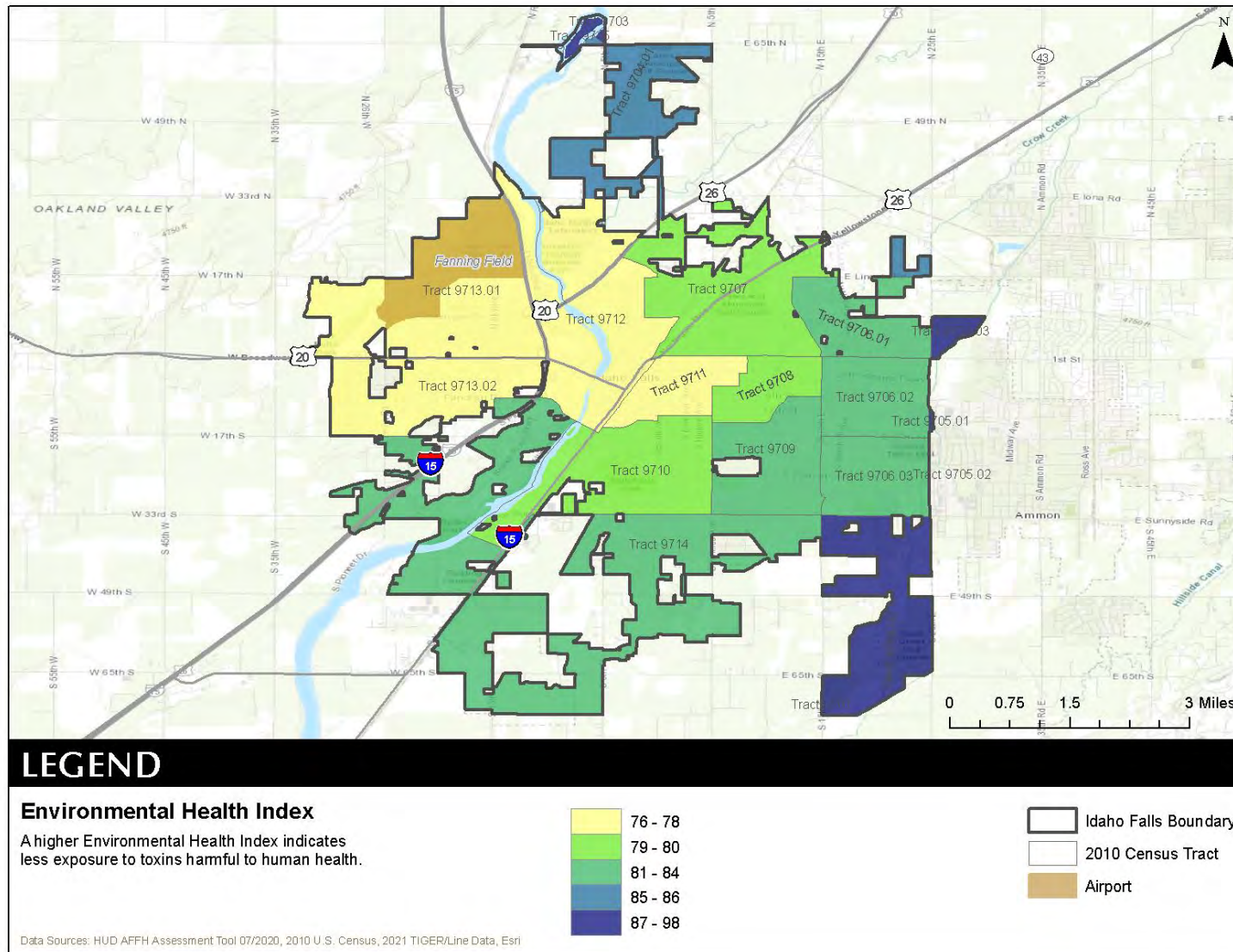
Map IV.5
Transit Trips
 Idaho Falls
 HUD AFFH Database



Map IV.6
Transportation Cost
 Idaho Falls
 HUD AFFH Database



Map IV.7
Environmental Health
 Idaho Falls
 HUD AFFH Database



E. DISPROPORTIONATE HOUSING NEEDS

The Census Bureau collects data on several topics that HUD has identified as “housing problems.” For the purposes of this report, housing problems include overcrowding, incomplete plumbing or kitchen facilities, and cost-burden.

Overcrowding

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table IV.31. In 2019, an estimated 2.2 percent of households were overcrowded, and an additional 0.7 percent were severely overcrowded.

Table IV.31 Overcrowding and Severe Overcrowding Idaho Falls 2010 & 2019 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	14,034	99.2%	119	0.8%	0	0.0%	14,153
2019 Five-Year ACS	14,215	98.4%	158	1.1%	69	0.5%	14,442
Renter							
2010 Five-Year ACS	6,443	95.7%	236	3.5%	51	0.8%	6,730
2019 Five-Year ACS	8,012	94.9%	341	4.0%	94	1.1%	8,447
Total							
2010 Five-Year ACS	20,477	98.1%	355	1.7%	51	0.2%	20,883
2019 Five-Year ACS	22,227	97.1%	499	2.2%	163	0.7%	22,889

Incomplete Plumbing and Kitchen Facilities

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table IV.32 and Table IV.33, below.

There were a total of 147 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Idaho Falls. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

Table IV.32 Households with Incomplete Plumbing Facilities 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	20,835	22,742
Lacking Complete Plumbing Facilities	48	147
Total Households	20,883	22,889
Percent Lacking	0.2%	0.6%

There were 322 households lacking complete kitchen facilities in 2019, compared to 97 households in 2010. This was a change from 0.5 percent of households in 2010 to 1.4 percent in 2019.

Table IV.33
Households with Incomplete Kitchen Facilities
 Idaho Falls
 2010 and 2019 Five-Year ACS Data

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	20,786	22,567
Lacking Complete Kitchen Facilities	97	322
Total Households	20,883	22,889
Percent Lacking	0.5%	1.4%

Cost Burdens

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table IV.34, in Idaho Falls 14.9 percent of households had a cost burden and 13.0 percent had a severe cost burden. Some 22.9 percent of renters were cost burdened, and 22.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 5.4 percent. Owner occupied households with a mortgage had a cost burden rate of 14.1 percent, and severe cost burden at 8.2 percent.

Table IV.34
Cost Burden and Severe Cost Burden by Tenure
 Idaho Falls
 2010 & 2019 Five-Year ACS Data

2010 & 2019 Five-Year ACS Data									
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 ACS	7,207	73.9%	1,835	18.8%	690	7.1%	17	0.2%	9,749
2019 ACS	7,292	77.3%	1,333	14.1%	775	8.2%	34	0.4%	9,434
Owner Without a Mortgage									
2010 ACS	3,958	89.9%	241	5.5%	157	3.6%	48	1.1%	4,404
2019 ACS	4,566	91.2%	141	2.8%	270	5.4%	31	0.6%	5,008
Renter									
2010 ACS	3,156	46.9%	1,988	29.5%	1,243	18.5%	343	5.1%	6,730
2019 ACS	4,265	50.5%	1,935	22.9%	1,923	22.8%	324	3.8%	8,447
Total									
2010 ACS	14,321	68.6%	4,064	19.5%	2,090	10.0%	408	2.0%	20,883
2019 ACS	16,123	70.4%	3,409	14.9%	2,968	13.0%	389	1.7%	22,889

Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

To make this dataset more accessible to the average user the income brackets were replaced with actual Median Family Income (MFI). Below is a table show in the MFI breakdown:

Income Brackets	Actual Income
0 - 30% MFI	\$0 to \$21,750
30.1% - 50% MFI	\$21,751 to \$36,250
50.1% - 80% MFI	\$36,251 to \$58,000
80.1% - 100% MFI	\$58,001 to \$72,500
100% + MFI	Above \$72,500

Housing Problems by Income, Race, and Tenure

Table IV.35 shows households with housing problems by race/ethnicity. This table can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or high than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Idaho Falls there are 5,125 white households with housing problems and 799 Hispanic households with housing problems.

The overall rate of housing problems in Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. However, this represents 16 Asian households, 55 American Indian households, and 10 Pacific Islander households and, therefore, may not be statistically significant. For Hispanic households, however, this represents 41.4 percent of households that experience housing problems.

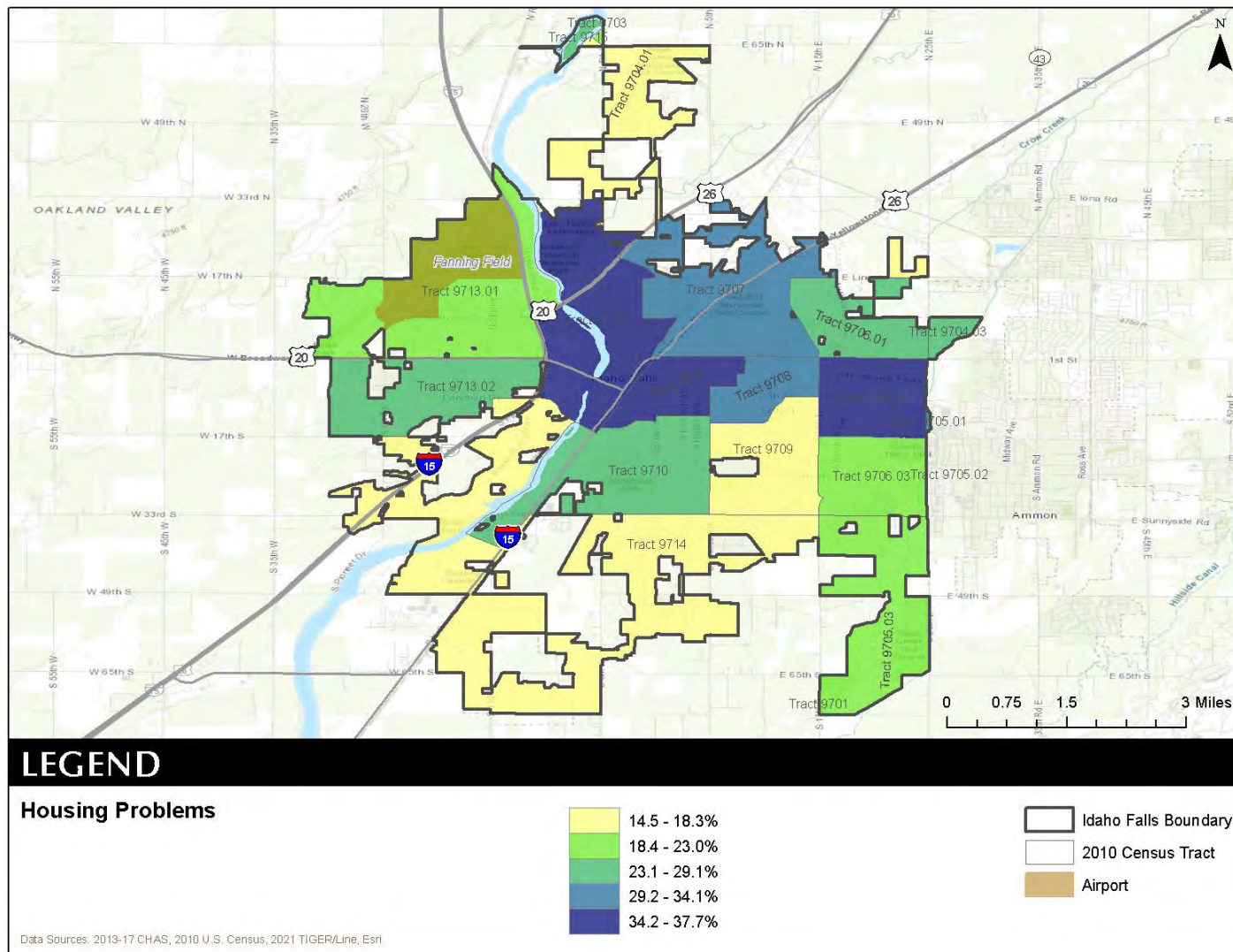
Table IV.35
Total Households with Housing Problems by Income and Race
 Idaho Falls
 2013–2017 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$21,750	1,775	25	4	0	0	10	165	1,979
\$21,751 to \$36,250	1,695	0	4	0	10	30	195	1,934
\$36,251 to \$58,000	1,030	4	4	55	0	14	395	1,502
\$58,001 to \$72,500	300	0	4	0	0	10	24	338
Above \$72,500	325	0	0	0	0	0	20	345
Total	5,125	29	16	55	10	64	799	6,098
Without Housing Problems								
\$0 to \$21,750	250	40	0	0	0	0	30	320
\$21,751 to \$36,250	705	0	0	0	0	0	75	780
\$36,251 to \$58,000	2,490	25	10	0	0	35	230	2,790
\$58,001 to \$72,500	1,590	0	35	14	0	30	280	1,949
Above \$72,500	8,740	65	190	20	0	125	500	9,640
Total	13,775	130	235	34	0	190	1,115	15,479
Not Computed								
\$0 to \$21,750	120	0	10	0	0	0	15	145
\$21,751 to \$36,250	0	0	0	0	0	0	0	0
\$36,251 to \$58,000	0	0	0	0	0	0	0	0
\$58,001 to \$72,500	0	0	0	0	0	0	0	0
Above \$72,500	0	0	0	0	0	0	0	0
Total	120	0	10	0	0	0	15	145
Total								
\$0 to \$21,750	2,145	65	14	0	0	10	210	2,444
\$21,751 to \$36,250	2,400	0	4	0	10	30	270	2,714
\$36,251 to \$58,000	3,520	29	14	55	0	49	625	4,292
\$58,001 to \$72,500	1,890	0	39	14	0	40	304	2,287
Above \$72,500	9,065	65	190	20	0	125	520	9,985
Total	19,020	159	261	89	10	254	1,929	21,722

Housing Problems by Geographic Location

The geographic distribution of housing problems is shown in Map IV.12, on the following page. Housing problems were most heavily concentrated in the city center and one census tract in the eastern city. These are in census tracts 9711, 9712, and 9706.02.

Map IV.8
Housing Problems
 Idaho Falls
 HUD AFFH Database



ACCESS TO MORTGAGE FINANCE SERVICES

Congress enacted the Home Mortgage Disclosure Act in 1975, permanently authorizing the law in 1988¹⁴. The Act requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans. Under the HMDA, financial institutions are required to report the race, ethnicity, sex, loan amount, and income of mortgage applicants and borrowers by Census tract. Institutions must meet a set of reporting criteria. For depository institutions, these are as follows:

1. The institution must be a bank, credit union, or savings association;
2. The total assets must exceed the coverage threshold;¹⁵
3. The institution must have had a home or branch office in a Metropolitan Statistical Area (MSA);
4. The institution must have originated or refinanced at least one home purchase loan secured by a first lien on a one- to four-family dwelling;
5. The institution must be federally insured or regulated; and
6. The mortgage loan must have been insured, guaranteed, or supplemented by a federal agency or intended for sale to Fannie Mae or Freddie Mac.

For other institutions, including non-depository institutions, the reporting criteria are:

1. The institution must be a for-profit organization;
2. The institution's home purchase loan originations must equal or exceed 10 percent of the institution's total loan originations, or more than \$25 million;
3. The institution must have had a home or branch office in an MSA or have received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancing on property located in an MSA in the preceding calendar year; and
4. The institution must have assets exceeding \$10 million or have originated 100 or more home purchases in the preceding calendar year.

In addition to reporting race and ethnicity data for loan applicants, the HMDA reporting requirements were modified in response to the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans;
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of high-annual percentage rate loans (HALs), defined as more than three percentage points for purchases when contrasted with comparable treasury instruments or five percentage points for refinance loans.

For the purposes of this analysis, these flagged originations will be termed predatory, or at least predatory in nature. Overall, the data contained within the HMDA reporting guidelines represent the best and most complete set of information on home loan applications. This report includes HMDA data from 2008 through 2017, the most recent year for which these data are available.

¹⁴ Prior to that year, Congress had to periodically reauthorize the law.

¹⁵ Each December, the Federal Reserve announces the threshold for the following year. The asset threshold may change from year to year based on changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers.

Banks and other lending institutions handled 31,385 home purchase loans and loan applications in Idaho Falls from 2008 through 2019. As shown in Table IV.36, a majority of these loans, or over 14,871, were for refinancing. Home purchase loans represented around 45.4 percent of all loans and loan applications.

Table IV.36 Purpose of Loan by Year Idaho Falls 2008–2019 HMDA Data													
Purpose	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Home Purchase	652	520	514	466	989	1,176	1,214	1,545	1,736	1,788	1,704	1,938	14,242
Home Improvement	231	75	53	59	129	121	138	174	153	243	305	270	1,951
Refinancing	1,271	1,381	1,017	812	2,139	1,785	856	1,139	1,343	877	698	1,553	14,871
Total	2,154	1,976	1,584	1,337	3,257	3,082	2,208	2,858	3,232	2,908	2,841	3,948	31,385

Table IV.37 shows the occupancy status for loan applicants. It is these home purchase loans, and specifically the “owner-occupied” home purchase loans that will be the focus of the following discussion, as the outcomes of owner-occupied home purchase applications provide the most direct index of the ability of prospective homeowners to choose where they will live. Around 90.1 percent of home-purchase loan applications were submitted by those who intended to live in the home that they purchased.

Table IV.37 Occupancy Status for Applications Idaho Falls 2008–2019 HMDA Data													
Status	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Owner-Occupied	1,958	1,864	1,470	1,167	2,852	2,694	1,940	2,558	2,931	2,626	2,601	3,612	28,273
Not Owner-Occupied	191	108	113	170	402	383	268	299	301	278	48	52	2,613
Not Applicable	5	4	1	0	3	5	0	1	0	4	192	284	499
Total	2,154	1,976	1,584	1,337	3,257	3,082	2,208	2,858	3,232	2,908	2,841	3,948	31,385

Owner-occupied home purchase loan applications by loan types are shown in Table IV.38. Between 2008 and 2019, some 55.7 percent of home loan purchases were conventional loans, 35.4 percent were FHA insured, 8.5 percent were VA Guaranteed, and the remaining 0.4 percent were Rural Housing Service or Farm Service Agency.

Table IV.38 Owner-Occupied Home Purchase Loan Applications by Loan Type Idaho Falls 2008–2019 HMDA Data													
Loan Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Conventional	225	147	142	132	378	583	666	799	937	1,003	993	1,144	7,149
FHA - Insured	321	311	279	253	429	364	331	455	521	477	414	385	4,540
VA - Guaranteed	21	21	38	28	64	83	90	134	148	145	122	194	1,088
Rural Housing Service or Farm Service Agency	0	2	2	3	0	5	3	5	5	7	14	1	47
Total	567	481	461	416	871	1,035	1,090	1,393	1,611	1,632	1,543	1,724	12,824

Denial Rates

After the owner-occupied home purchase loan application is submitted, the applicant receives one of the following status designations:

- “Originated,” which indicates that the loan was made by the lending institution;
- “Approved but not accepted,” which notes loans approved by the lender but not accepted by the applicant;
- “Application denied by financial institution,” which defines a situation wherein the loan application failed;
- “Application withdrawn by applicant,” which means that the applicant closed the application process;
- “File closed for incompleteness” which indicates the loan application process was closed by the institution due to incomplete information; or
- “Loan purchased by the institution,” which means that the previously originated loan was purchased on the secondary market.

As shown in Table IV.39, just over 8,048 home purchase loan applications were originated over the 2008-2019 period, and 762 were denied.

The most common reasons cited in the decision to deny one of these loan applications related to the debt-to-income ratio of the prospective homeowner, as shown in Table IV.40. Credit history and collateral were also commonly given as reasons to deny home purchase loans.

Table IV.39
Loan Applications by Action Taken

Idaho Falls
2008–2019 HMDA Data

Action	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Loan Originated	340	240	231	195	461	606	694	933	1,093	1,106	1,047	1,102	8,048
Application Approved but not Accepted	22	8	8	12	14	13	12	42	59	53	60	68	371
Application Denied	42	33	20	16	63	92	87	80	85	88	83	73	762
Application Withdrawn by Applicant	22	26	17	18	35	40	57	76	96	105	118	164	774
File Closed for Incompleteness	1	3	1	1	7	6	4	10	7	10	9	14	73
Loan Purchased by the Institution	140	170	184	174	291	278	236	252	271	270	224	303	2,793
Preapproval Request Denied	0	1	0	0	0	0	0	0	0	0	2	0	3
Preapproval Approved but not Accepted	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	567	481	461	416	871	1,035	1,090	1,393	1,611	1,632	1,543	1,724	12,824

Table IV.40
Loan Applications by Reason for Denial

Idaho Falls
2008–2019 HMDA Data

Denial Reason	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Debt-to-Income Ratio	13	7	4	3	21	20	25	28	19	24	27	16	207
Employment History	3	0	0	2	4	5	4	0	5	4	3	6	36
Credit History	5	6	2	3	14	26	23	21	23	16	18	16	173
Collateral	4	2	3	2	3	5	5	6	14	15	6	12	77
Insufficient Cash	0	1	0	0	1	5	4	0	6	2	5	3	27
Unverifiable Information	0	1	1	1	1	4	1	4	2	0	5	7	27
Credit Application Incomplete	4	8	0	2	2	3	5	4	2	6	8	7	51
Mortgage Insurance Denied	0	0	1	0	0	0	0	0	0	0	0	0	1
Other	3	2	1	0	4	5	5	5	4	9	12	6	56
Missing	10	6	8	3	13	19	15	12	10	12	-1	0	107
Total	42	33	20	16	63	92	87	80	85	88	83	73	762

Denial rates were observed to differ by race and ethnicity, as shown in Table IV.41. Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicant. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.

Table IV.41
Denial Rates by Race/Ethnicity of Applicant
 Idaho Falls
 2008-2019 HMDA Data

Race/ Ethnicity	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
American Indian	0.0%	100.0%	0.0%	0.0%	0.0%	14.3%	100.0%	10.0%	12.5%	20.0%	0.0%	14.3%	14.3%
Asian	0.0%	100.0%	%	0.0%	0.0%	50.0%	0.0%	9.1%	5.9%	13.3%	0.0%	0.0%	9.2%
Black	100.0%	16.7%	%	%	0.0%	33.3%	0.0%	0.0%	0.0%	16.7%	33.3%	12.5%	16.2%
Pacific Islander	0.0%	%	%	0.0%	%	%	50.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.8%
White	10.2%	11.2%	7.6%	7.4%	11.6%	12.0%	10.6%	7.2%	6.6%	6.7%	7.1%	5.9%	8.1%
Not Available	36.4%	14.3%	18.2%	25.0%	26.3%	33.3%	25.0%	18.2%	16.0%	16.4%	14.6%	11.6%	18.3%
Not Applicable	%	%	%	%	%	%	%	%	%	%	%	%	%
Average	11.0%	12.1%	8.0%	7.6%	12.0%	13.2%	11.1%	7.9%	7.2%	7.4%	7.3%	6.2%	8.6%
Hispanic	19.4%	31.2%	7.7%	18.8%	24.2%	15.7%	21.9%	20.0%	10.0%	9.0%	11.4%	11.4%	14.8%
Non-Hispanic	9.6%	10.8%	7.5%	5.2%	10.1%	12.1%	9.7%	6.4%	6.0%	6.9%	6.5%	5.3%	7.5%

There were also variations in denial rates by gender: as shown in Table IV.42, the denial rate for prospective female homeowners was 9.7 percent, more 1.9 percentage points higher than the denial rate for male applicants. However, the disparity in denial rates by gender has varied each year and some years the denial rates for males was higher than females during this period.

Table IV.42
Denial Rates by Gender of Applicant
 Idaho Falls
 2008-2019 HMDA Data

Year	Male	Female	Not Available	Not Applicable	Average
2008	10.8%	10.0%	40.0%	%	11.0%
2009	12.0%	12.2%	12.5%	%	12.1%
2010	8.7%	6.8%	0.0%	%	8.0%
2011	6.8%	8.2%	33.3%	%	7.6%
2012	11.8%	11.9%	20.0%	%	12.0%
2013	10.7%	19.3%	36.4%	%	13.2%
2014	10.5%	11.2%	38.5%	%	11.1%
2015	6.8%	9.5%	31.6%	%	7.9%
2016	6.5%	7.2%	23.1%	%	7.2%
2017	6.9%	7.3%	19.4%	%	7.4%
2018	5.8%	10.3%	17.2%	%	7.3%
2019	5.5%	7.6%	12.9%	%	6.2%
Average	7.8%	9.7%	22.0%	%	8.6%

Predatory Lending

In addition to modifications implemented in 2004 to correctly document loan applicants' race and ethnicity, the HMDA reporting requirements were changed in response to the Predatory Lending Consumer Protection Act of 2002 as well as the Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans;
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans); and
3. Presence of high annual percentage rate (APR) loans (HALs), defined as more than three percentage points higher than comparable treasury rates for home purchase loans, or five percentage points higher for refinance loans.

As noted previously, home loans are designated as “high-annual percentage rate” loans (HALs) where the annual percentage rate on the loan exceeds that of a comparable treasury instruments by at least three percentage points. As shown in Table IV.43, some 110 home purchase loans issued in 2008 and after have carried high-annual percentage rates, or 1.0 percent of all owner-occupied home purchase loans issued in Idaho Falls. The rate of HALs in 2008 was 7.6 percent, however, but has fallen dramatically to 0.0 percent in 2010 and 2011. Since 2015, there has been a slight increase in HAL rates, up to 1.7 percent in 2017. However, this is still substantially lower than HAL rates prior to the Great Recession.

Loan Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
HAL	26	12	0	0	1	2	8	13	3	19	68	3	155
Other	314	228	231	195	460	604	686	920	1090	1087	979	1099	7893
Total	340	240	231	195	461	606	694	933	1,093	1,106	1,047	1,102	8,048
Percent HAL	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%

F. PUBLICLY SUPPORTED HOUSING ANALYSIS

There are a variety of types and locations of public housing units within the City of Idaho Falls. According to HUD's AFFH data, there are 631 total publicly supported units in the City. The data in this table is from the HUD AFFH database. In addition to these units, CLUB, Inc., EICAP, and Habitat for Humanity Idaho Falls (H2HIF) all have publicly supported housing in the City. Information about these units can be found in the 2020 IHFA Annual Community Report.¹⁶

Table IV.44 Residents with Disabilities by Subsidized Housing Type Idaho Falls HUD AFFH Raw Database		
Program	Total Units	Total Disabled Units
Public Housing	0	0
Project Based Section 8	0	0
Other HUD Multifamily	0	0
Housing Choice Vouchers	631	207
Total	631	207

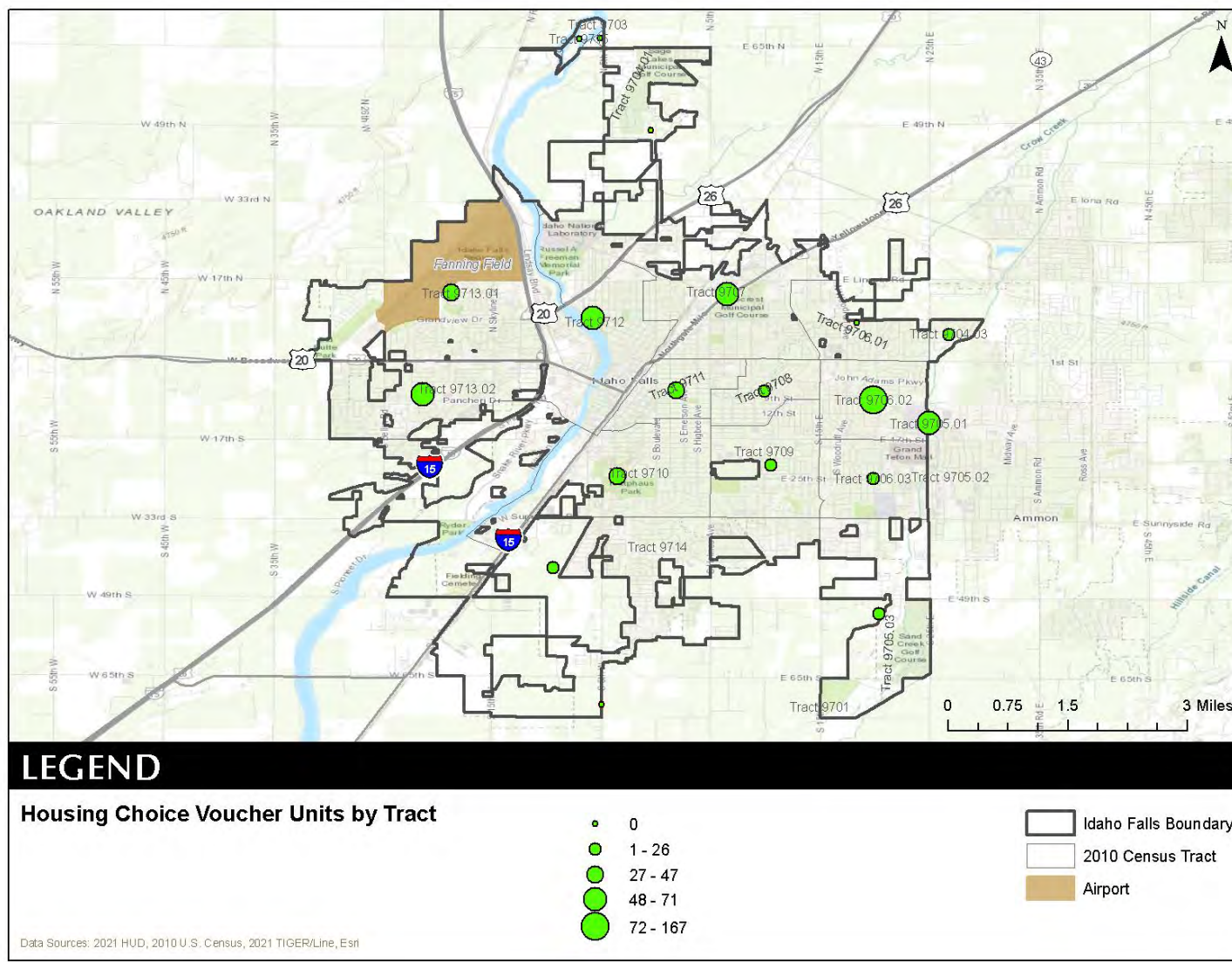
There are no public housing authorities in the City of Idaho Falls. There are units administered by the Idaho Housing & Finance Association (IHFA) in the City.

Disparities in Access to Opportunity

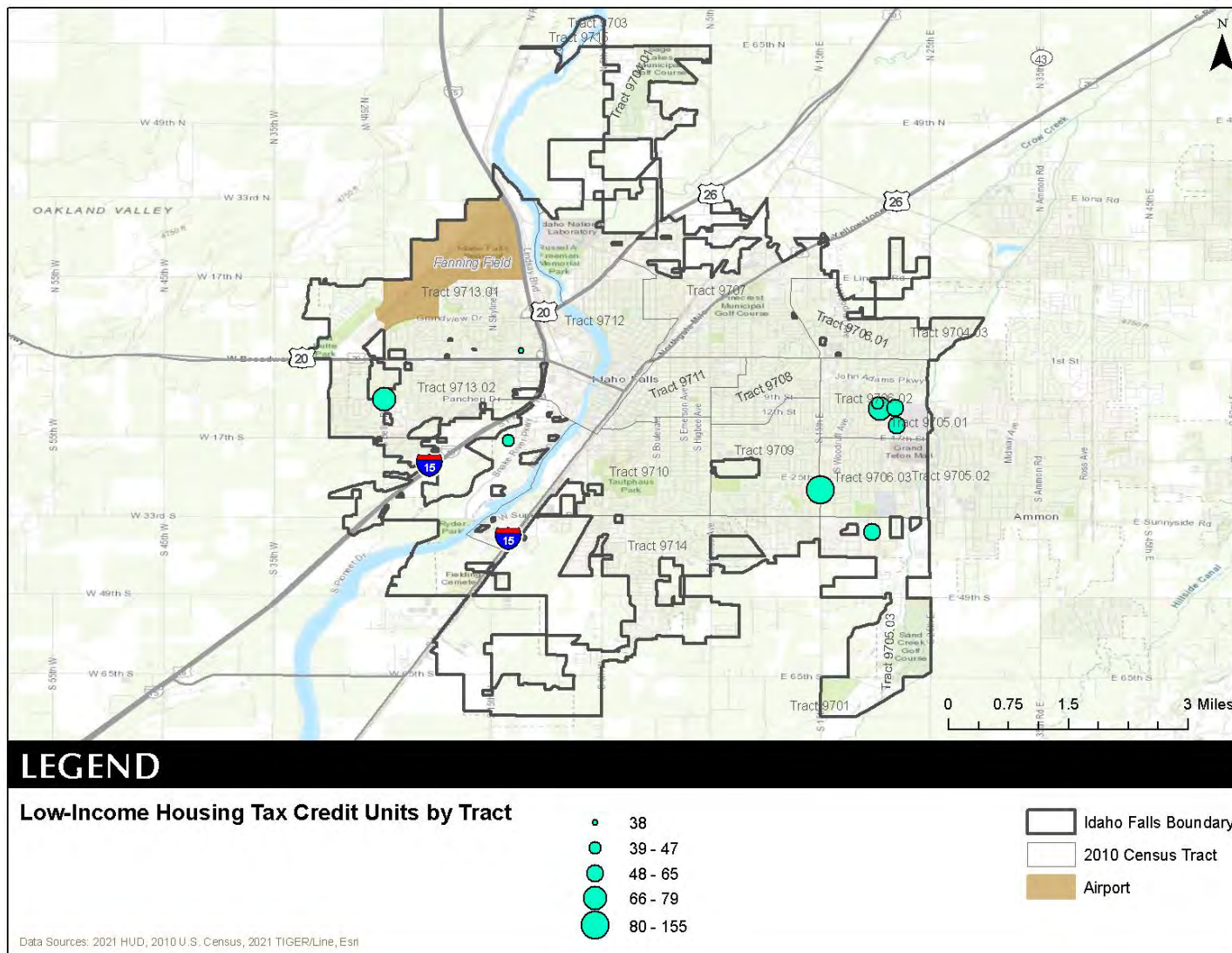
Map IV.9 shows housing choice vouchers. Low Income Housing Tax Credit (LIHTC) units are shown in Map IV.10 and Map IV.11 shows other assisted multi-family housing units in Idaho Falls. The location of these units do not appear to be concentrated in any areas within the City.

¹⁶ <https://communityreport.idahohousing.com/>

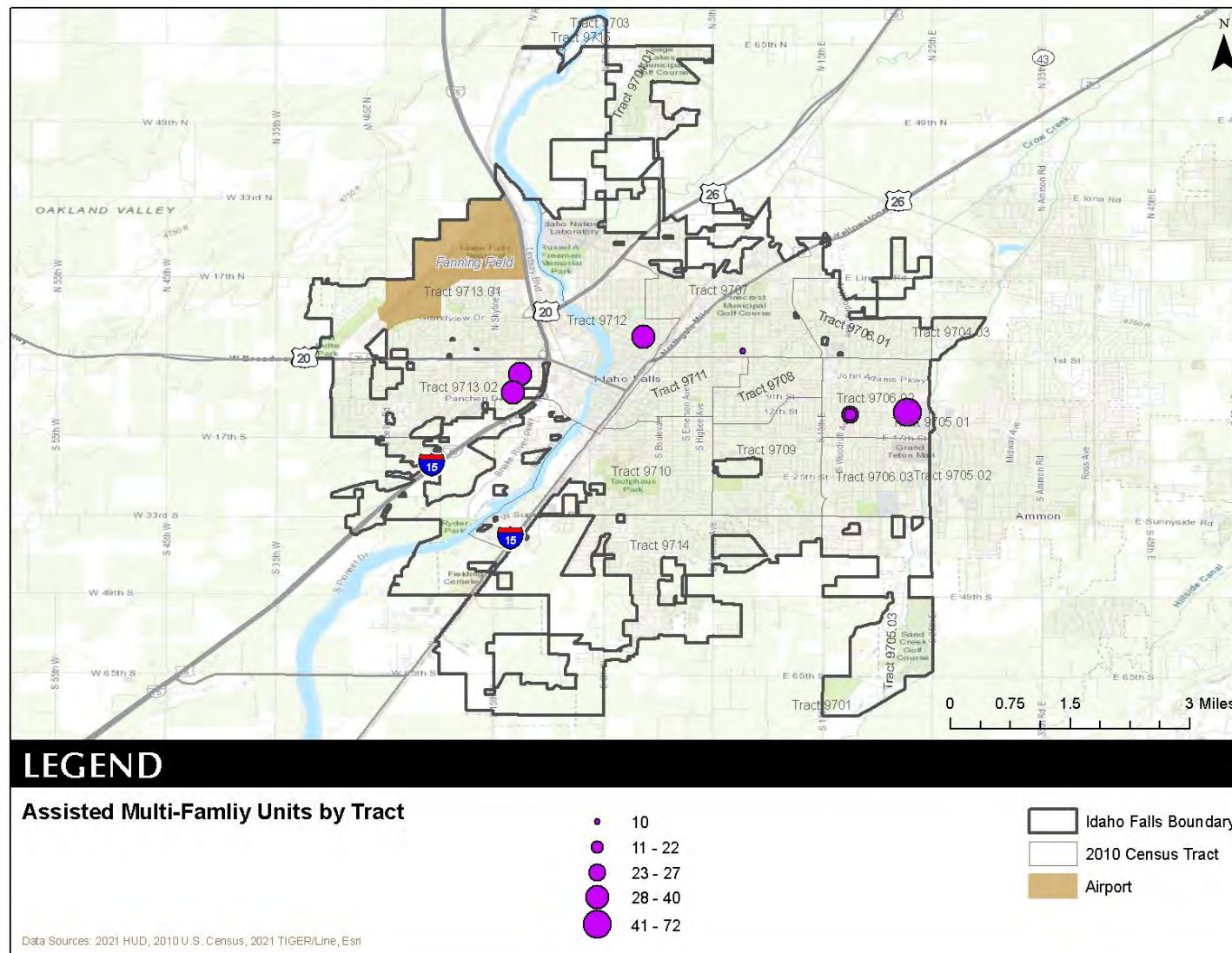
Map IV.9
Housing Choice Voucher Units
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.10
Low Income Housing Tax Credit (LIHTC) Units
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.11
Other HUD Multi-Family Units
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



G. DISABILITY AND ACCESS ANALYSIS

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination based on disability in any program or activity receiving federal assistance.¹⁷ Title II of the Americans with Disabilities Act of 1990 prohibits discrimination based on disability by public entities. HUD enforces the housing-related activities of public entities, including public housing, housing assistance, and housing referrals.¹⁸

Persons with Disabilities

Disability by age, as estimated by the 2019 ACS, is shown in Table IV.45, below. The disability rate for females was 17.9 percent, compared to 15.1 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0.0%	76	3.7%	76	1.5%
5 to 17	529	8.4%	656	10.3%	1,185	9.4%
18 to 34	918	13.3%	811	11.5%	1,729	12.4%
35 to 64	1,749	17.0%	2,189	21.2%	3,938	19.1%
65 to 74	558	24.5%	505	21.2%	1,063	22.8%
75 or Older	812	52.9%	1,174	55.6%	1,986	54.5%
Total	4,566	15.1%	5,411	17.9%	9,977	16.5%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table IV.46. Some 7.4 percent have an ambulatory disability, 7.7 have an independent living disability, and 3.6 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,781	4.6%
Vision disability	2,358	3.9%
Cognitive disability	4,914	8.8%
Ambulatory disability	4,137	7.4%
Self-Care disability	2,015	3.6%
Independent living difficulty	3,303	7.7%

¹⁷ 29 U.S.C. §§794

¹⁸ 42 U.S.C. §§ 12131 – 12165

Housing Accessibility

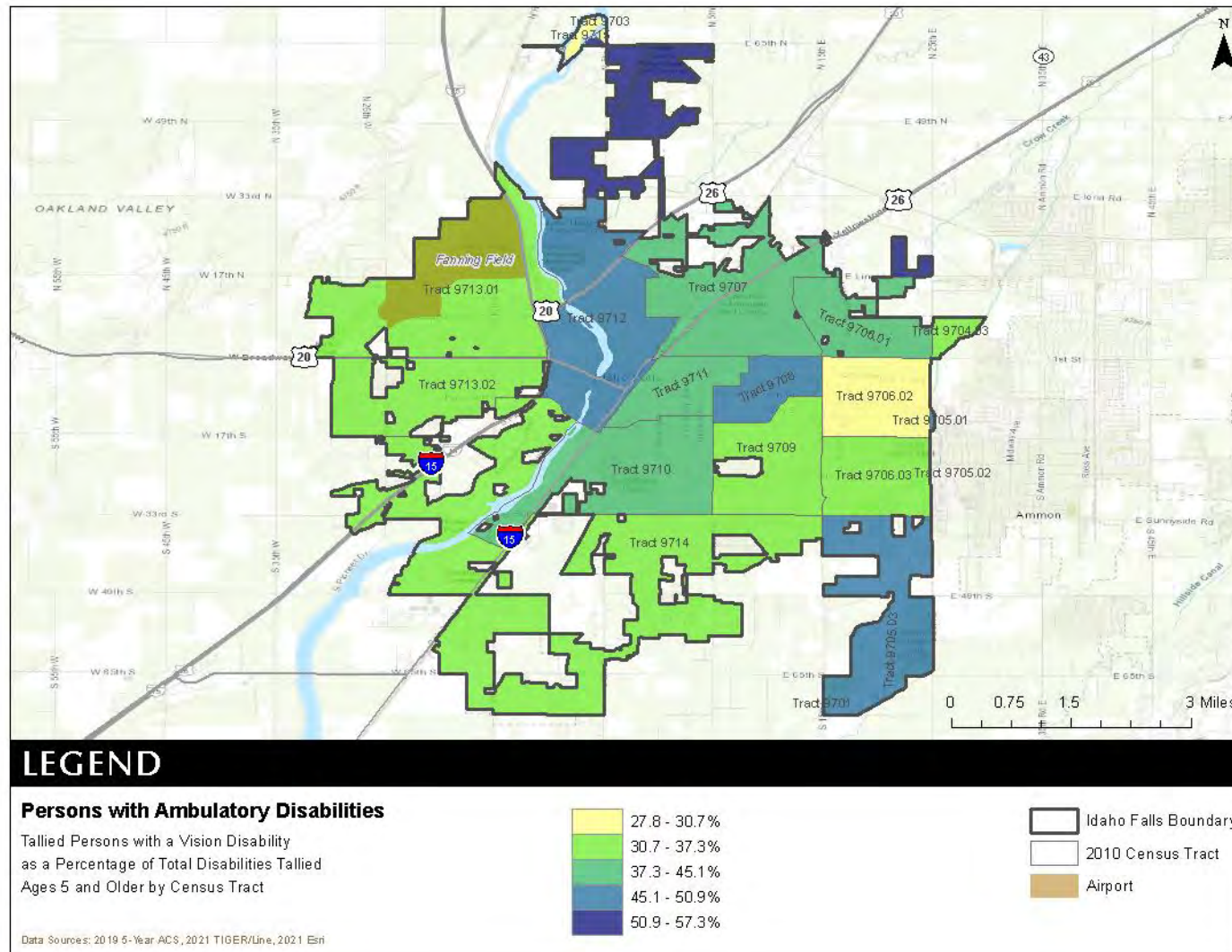
Accessible housing units are located throughout the City. However, many newer housing units are located outside city center areas. These newer housing units are more likely to have the mandatory minimum accessibility features. Public input echoed this sentiment, with comments stating that older housing units are less likely to have accessibility features. CDBG funds have been allocated for ADA improvements to single unit homes through programs offered by EICAP, LIFE, Inc. that apply for an amount of CDBG funds to be used for ADA improvements for elderly and or disabled renters or homeowners.

About 32.8 percent of publicly supported housing units, according to HUD's AFFH database, are accessible.

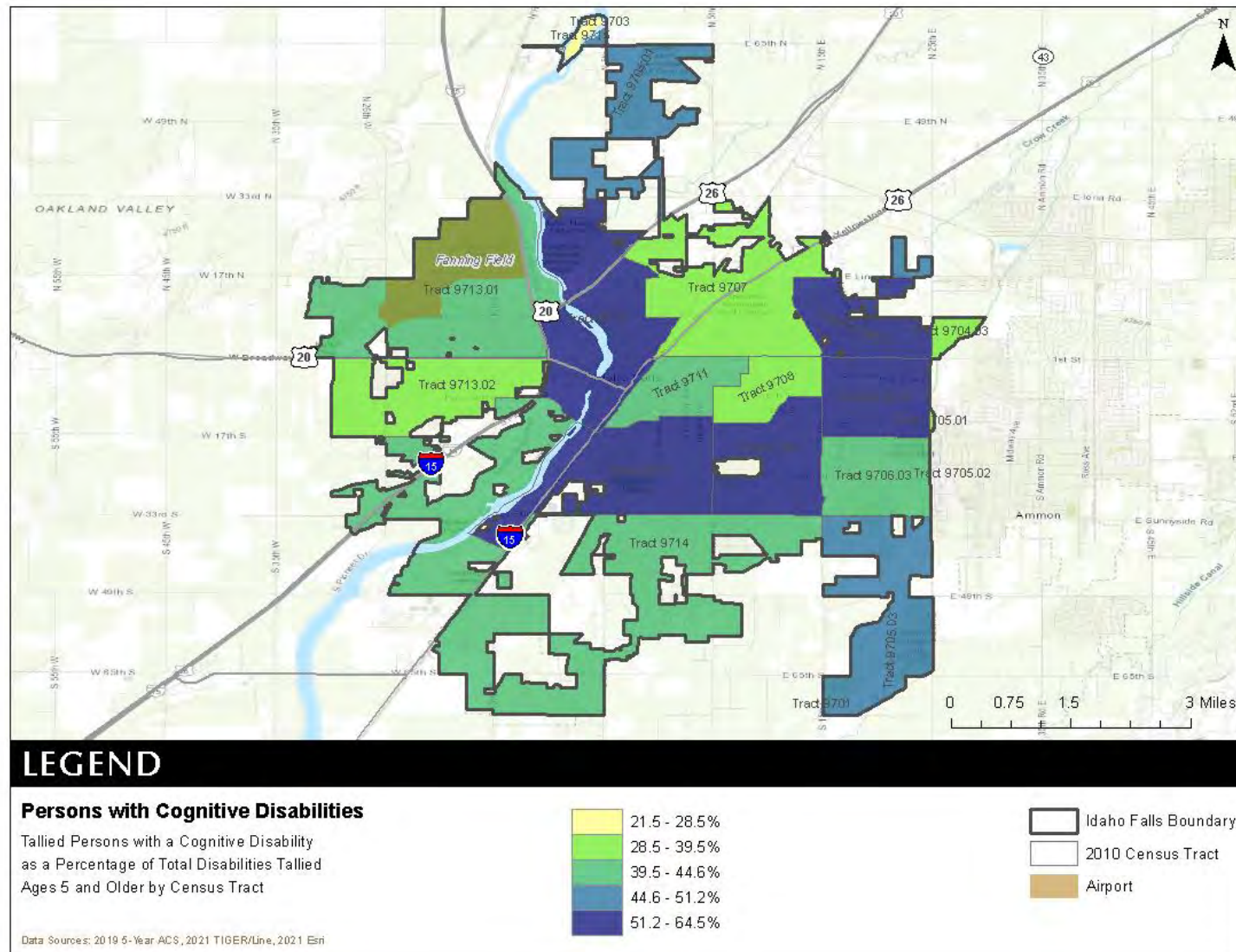
Table IV.47 Residents with Disabilities by Subsidized Housing Type Idaho Falls HUD AFFH Raw Database		
Program	Total Units	Total Disabled Units
Public Housing	0	0.0
Project Based Section 8	0	0
Other HUD Multifamily	0	0.0
Housing Choice Vouchers	631	207
Total	631	207

The maps on the following pages show the distribution of households with various disabilities. There does not appear to be a concentration of households by disability type in any one area of the City.

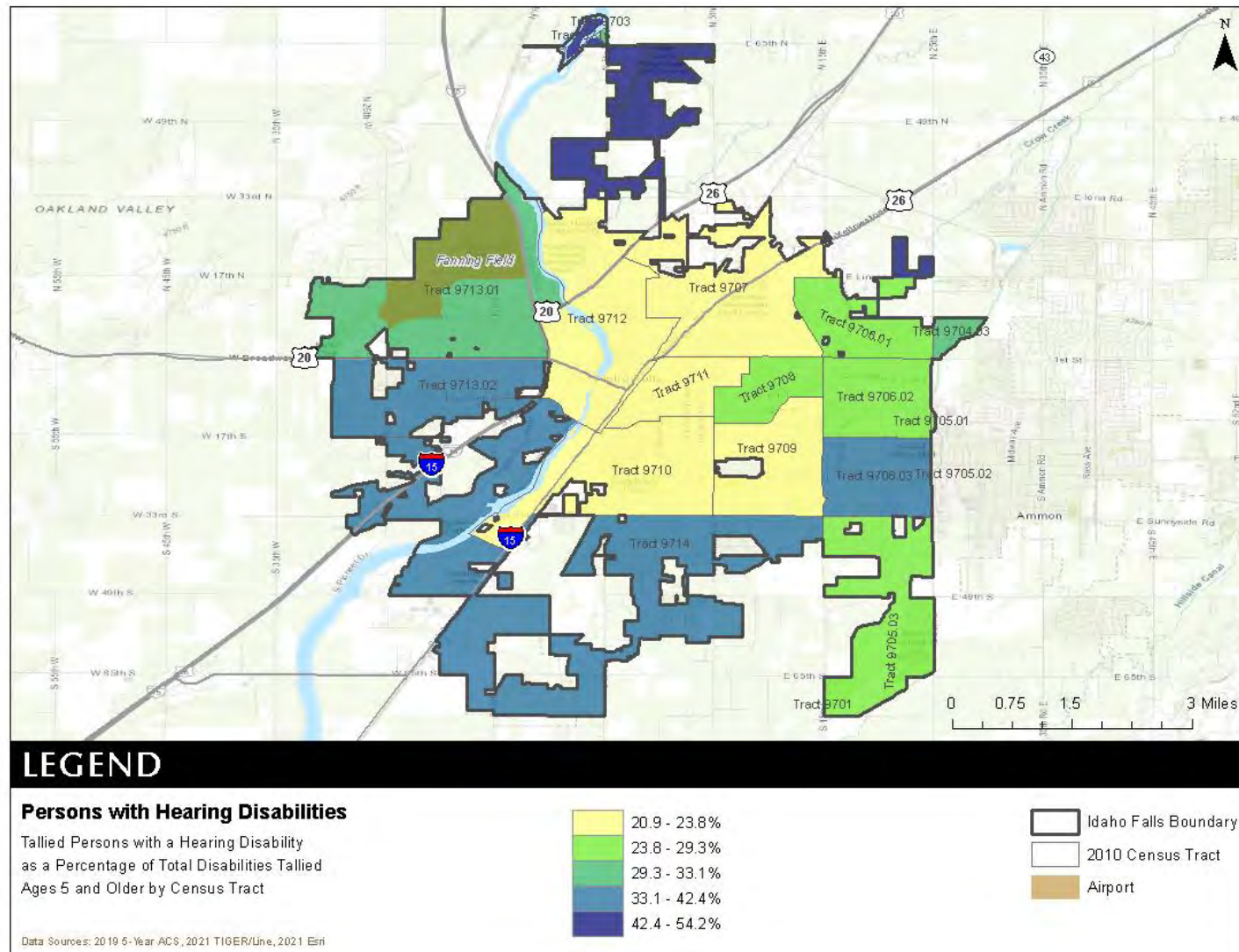
Map IV.12
Persons with Ambulatory Disabilities
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



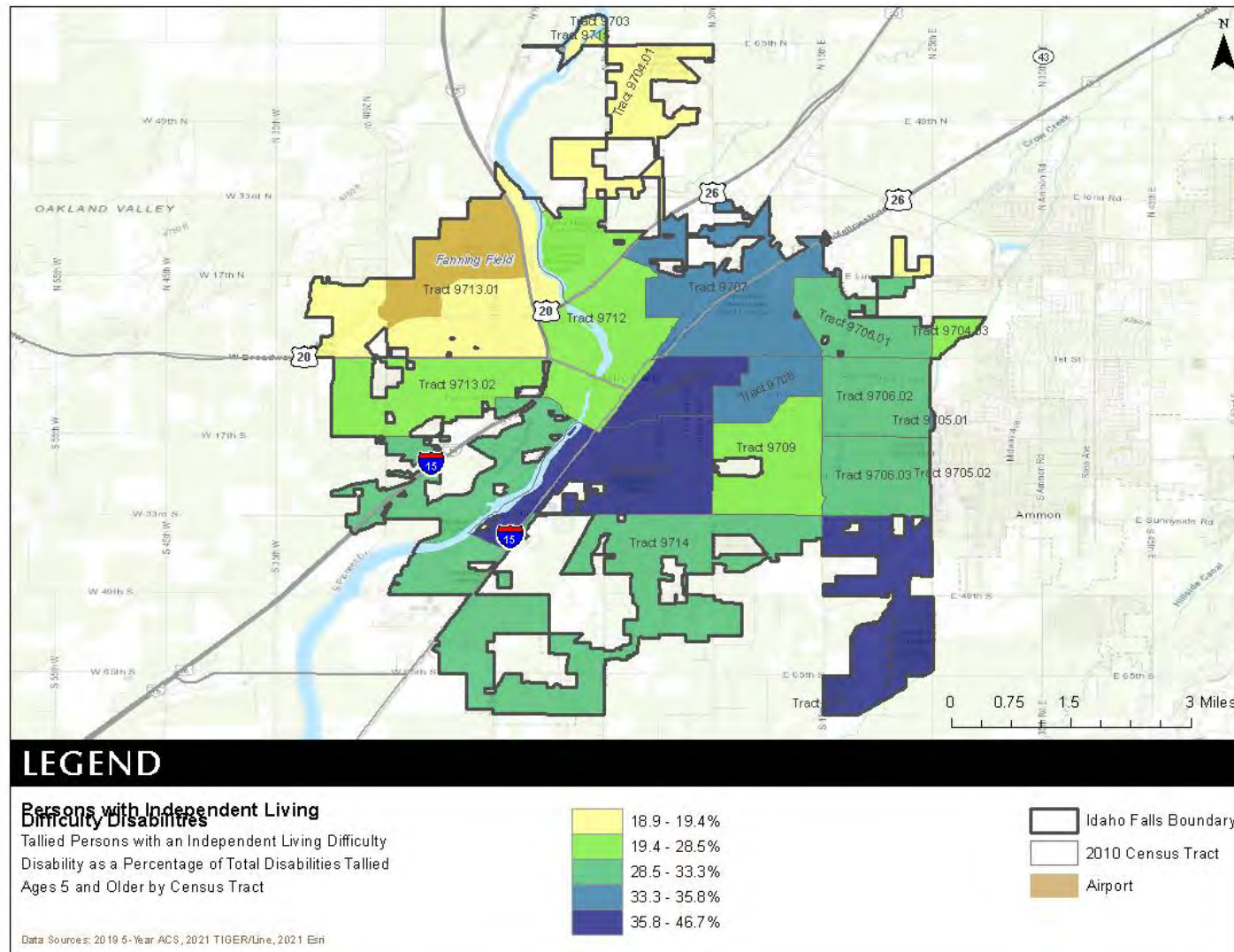
Map IV.13
Persons with Cognitive Disabilities
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



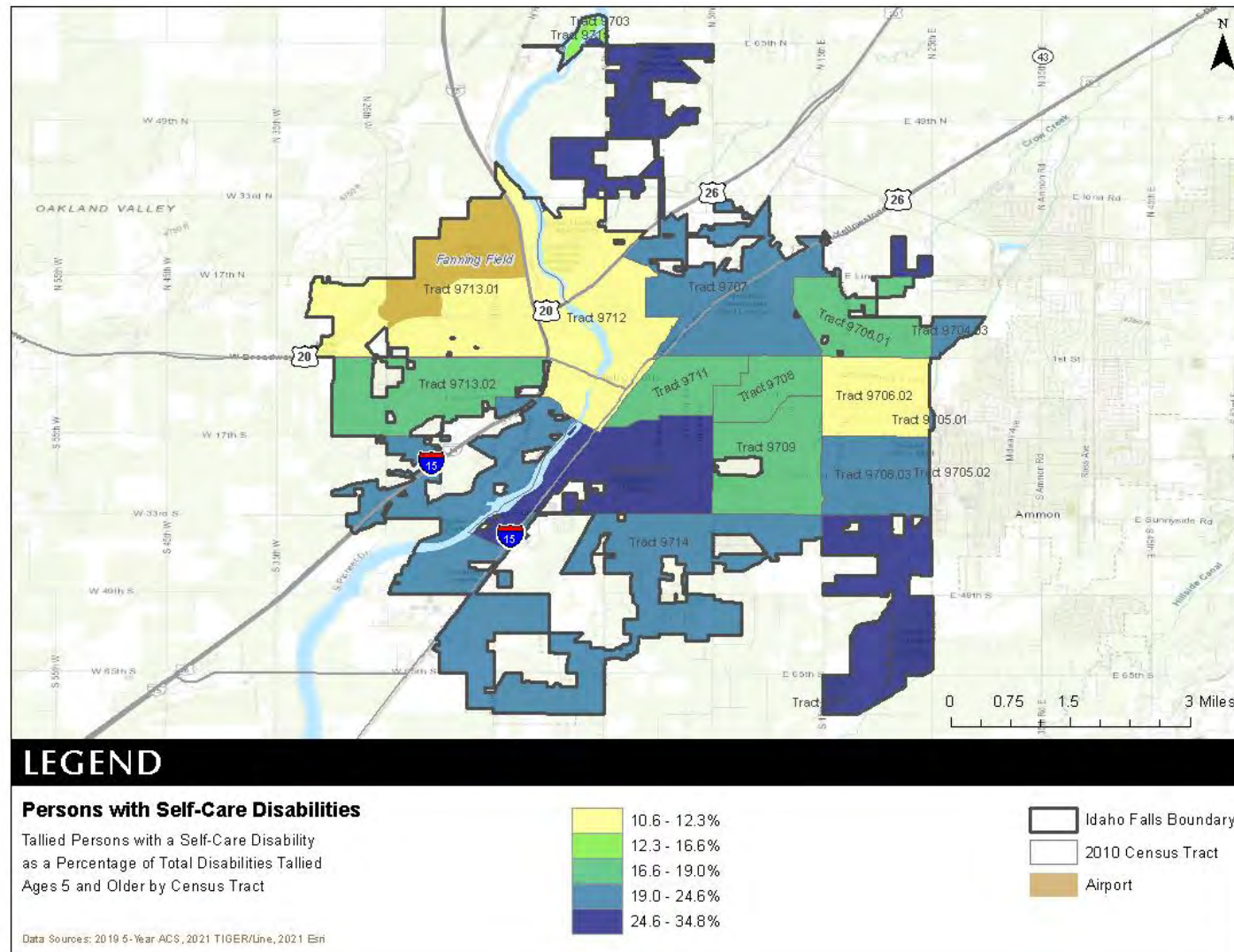
Map IV.14
Persons with Hearing Disabilities
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



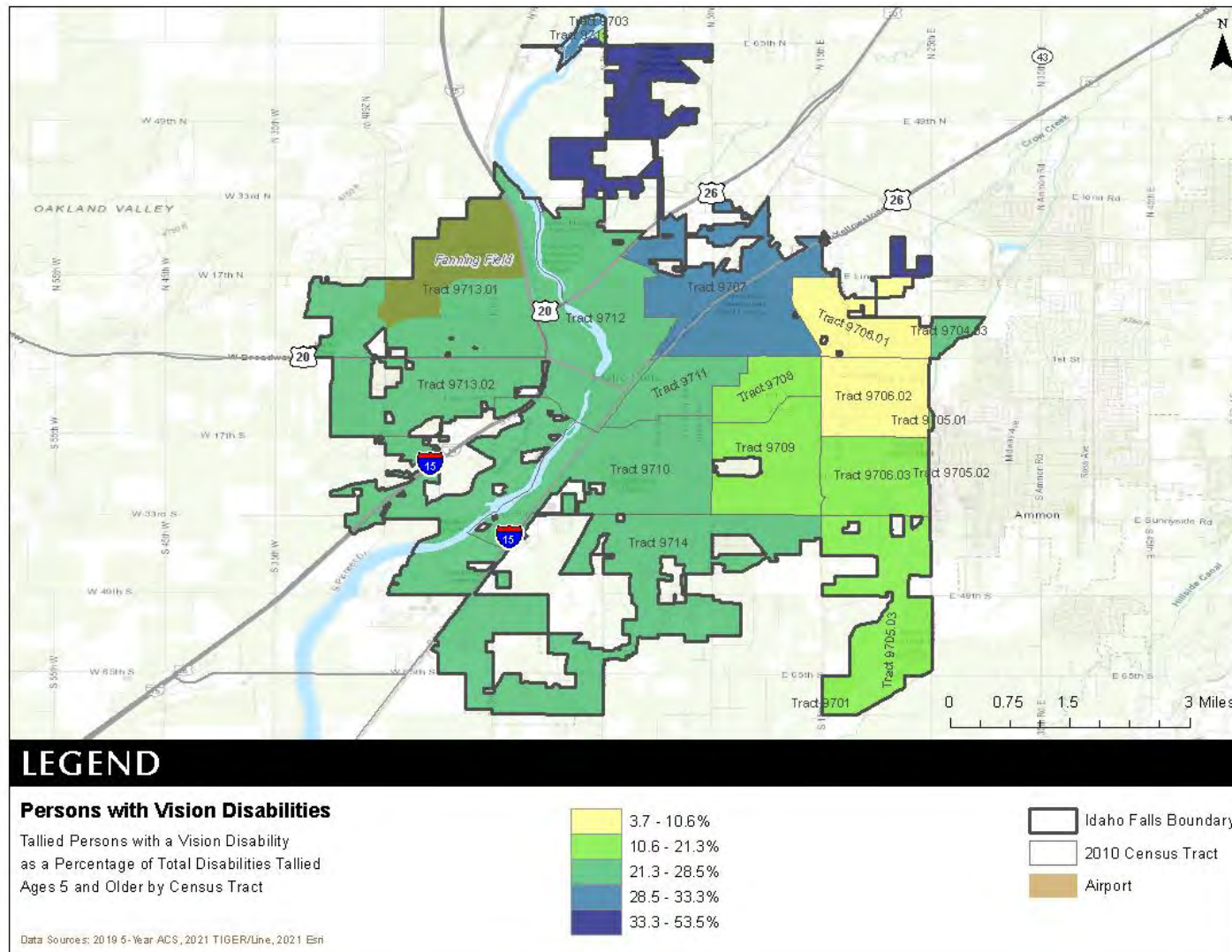
Map IV.15
Persons with Independent Living Disabilities
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.16
Persons with Self Care Disabilities
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



Map IV.17
Persons with Vision Disabilities
 Idaho Falls
 2019 ACS, 2021 Tigerline, HUD AFFH Tool



H. FAIR HOUSING ENFORCEMENT, OUTREACH CAPACITY, & RESOURCES

FEDERAL FAIR HOUSING LAWS

Federal laws provide the backbone for U.S. fair housing regulations. The following federal and state rules, regulations, and executive orders inform municipalities and developers of their fair housing obligations and the rights of protected classes. Many of these statutes were successful in generating specialized resources, such as data, to aid organizations, government entities, and individuals in affirmatively furthering fair housing. While some laws have been previously discussed in this report, a list of laws related to fair housing, as defined on the U.S. Department of Housing and Urban Development's (HUD's) website, is presented below:

Title VIII of the Civil Rights Act of 1968 (Fair Housing Act)¹⁹

The Fair Housing Act prohibits discrimination in the sale, rental, financing, and insuring of housing on the basis of race, color, religion, sex, and national origin. In 1988, the act was amended to include family status and disability as protected classes, which includes children under the age of 18 living with parents or legal custodians, pregnant women, and persons securing custody of children under the age of 18. Jurisdictions may add protected classes but are not allowed to subtract from the seven federally protected classes.²⁰ The Act also contains design and construction accessibility provisions for certain new multi-family dwellings developed for first occupancy on or after March 13, 1991.²¹ On April 30, 2013, HUD and the Department of Justice released a Joint Statement that provides guidance regarding the persons, entities, and types of housing and related facilities that are subject to the accessible design and construction requirements of the Act.

It is unlawful under the Act to discriminate against a person in a protected class by: Refusing to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin; discriminating against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities based on a protected class; representing that a dwelling is not available for inspection, sale, or rental when it is, in fact, available; publishing an advertisement indicating any preference, limitation, or discrimination against a protected class; or refusing to allow a person with a disability to make a reasonable modification to the unit at the renter's own expense.

There are several exceptions to the law. It is legal for developments or buildings for the elderly to exclude families with children. In addition, single-family homes being sold by the owner of an owner-occupied 2 family home may be exempt, unless a real estate agency is involved, if they have advertised in a discriminatory way, or if they have made discriminatory statements. There are no exemptions for race discrimination because race is covered by other civil rights laws.

The following are examples of Fair Housing Act violations:

¹⁹ 42 U.S.C. 3601, et. Seq., as amended in 1988

²⁰ "HUD Fair Housing Laws and Presidential Executive Orders."

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws

²¹ "Title VIII: Fair Housing and Equal Opportunity."

http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/progdesc/title8

1. Making any representation, directly or implicitly, that the presence of anyone in a protected class in a neighborhood or apartment complex may or will have the effect of lowering property taxes, reduce safety, make the neighborhood and/or schools worse, change the character of the neighborhood, or change the ability to sell a home.
2. Providing inconsistent, lesser, or unequal service to customers or clients who are members of a protected class, such as failing to return calls from a buyer agent to avoid presenting a contract to your seller, avoiding or delaying an appointment for a showing a listing, making keys unavailable, failing to keep appointments, or refusing maintenance or repairs to an apartment.
3. Requiring higher standards for a member of a protected class, including asking for more references or demanding a higher credit rating.
4. Requiring employers to make distinctions on applications, or in the application process, among protected class members, including marking applications to indicate race, sex, etc. of applicant or misrepresenting availability for particular protected classes.
5. Advertising in a manner that indicates a preference for a particular class and thereby excluding protected class members.

Title VI of the Civil Rights Act of 1964

Title VI prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance, including denying assistance, offering unequal aid, benefits, or services, aiding or perpetuating discrimination by funding agencies that discriminate, denying planning or advisory board participation, using discriminatory selection or screening criteria, or perpetuating the discrimination of another recipient based on race, color, or national origin.

Section 504 of the Rehabilitation Act of 1973

The Act prohibits discrimination based on disability in any program or activity receiving federal financial assistance. The concept of “reasonable accommodations” and “reasonable modifications” was clarified in memos dated May 17, 2004 and March 5, 2008. Reasonable accommodations are changes in rules, policies, practices, or services so that a person with a disability can participate as fully in housing activities as someone without a disability. Reasonable modifications are structural changes made to existing premises, occupied or to be occupied by a person with a disability so they can fully enjoy the premises.

Section 109 of the Housing and Community Development Act of 1974

Section 109 prohibits discrimination on the basis of race, color, national origin, sex or religion in programs or activities funded from HUD’s Community Development Block Grant Program.

Title II of the Americans with Disabilities Act of 1990

Title II applies to state and local government entities and protects people with disabilities from discrimination on the basis of disability in services, programs, and activities. HUD enforces Title II when it relates to state and local public housing, housing assistance and housing referrals.

Architectural Barriers Act of 1968

The Act requires that buildings and facilities designed, constructed, altered, or leased with certain federal funds after September 1969 be accessible to and useable by handicapped persons. The ABA specifies accessibility standards for ramps, parking, doors, elevators, restrooms, assistive listening

systems, fire alarms, signs, and other accessible building elements and are enforced through the Department of Defense, HUD, the General Services Administration, and the U.S. Postal Services.

Age Discrimination Act of 1975

The Age Discrimination Act prohibits discrimination on the basis of age in programs or activities receiving federal financial assistance, applies to all ages, and may be enforced by the head of any Federal department or agency by terminating grant funding for those with an express finding on the record who fail to comply with the Act after reasonable notice. HUD established regulations for implementation of the Age Discrimination Act for HUD programs.

Title IX of the Education Amendments Act of 1972

Title IX prohibits discrimination on the basis of sex or blindness in education programs or activities that receive federal financial assistance.²²

The Home Mortgage Disclosure Act (HMDA)

HMDA requires both depository and non-depository lenders to collect and publicly disclose information about housing-related applications and loans, including the race, ethnicity, sex, loan amount, and income of mortgage applicants and borrowers by Census tract. Depository institutions that meet the following criteria are required to report:

- Bank, credit union, or savings association
- Total assets must exceed the coverage threshold²³
- The institution must have had a home or branch office in a Metropolitan Statistical Area (MSA)
- The institution must have originated or refinanced at least one home purchase loan secured by a first lien on a one- to four-family dwelling
- The institution must be federally insured or regulated
- The mortgage loan must have been insured, guaranteed, or supplemented by a federal agency or intended for sale to Fannie Mae or Freddie Mac

For other institutions, including non-depository institutions, the reporting criteria are:

1. The institution must be a for-profit organization
2. The institution's home purchase loan originations must equal or exceed 10 percent of the institution's total loan originations, or more than \$25 million
3. The institution must have had a home or branch office in an MSA or have received applications for, originated, or purchased five or more home purchase loans, home improvement loans, or refinancing on property located in an MSA in the preceding calendar year
4. The institution must have assets exceeding \$10 million or have originated 100 or more home purchases in the preceding calendar year

In addition to reporting race and ethnicity data for loan applicants, the HMDA reporting requirements were modified in response to the Predatory Lending Consumer Protection Act of 2002 as well as the

²² "HUD Fair Housing Laws and Presidential Executive Orders."

²³ Each December, the Federal Reserve announces the threshold for the following year. The asset threshold may change from year to year based on changes in the Consumer price Index for Urban Wage Earners and Clerical Workers.

Home Owner Equity Protection Act (HOEPA). Consequently, loan originations are now flagged in the data system for three additional attributes:

1. If they are HOEPA loans
2. Lien status, such as whether secured by a first lien, a subordinate lien, not secured by a lien, or not applicable (purchased loans)
3. Presence of high-annual percentage rate loans (HALs), defined as more than three percentage points for purchases when contrasted with comparable treasury instruments or five percentage points for refinance loans

EXECUTIVE ORDERS

Executive Order 11063 Equal Opportunity in Housing

Signed by President Kennedy on November 20, 1962, the Order prohibits discrimination based on race, color, religion, creed, sex, or national origin in the sale, leasing, rental, or other disposition of properties and facilities owned, operated, or funded by the federal government. The Order also prohibits discrimination in lending practices that involve loans insured or guaranteed by federal government.

Executive Order 12892 Leadership and Coordination of Fair Housing in Federal Programs: Affirmatively Furthering Fair Housing

Signed by President Clinton on January 11, 1994, the Order required federal agencies to affirmatively further fair housing in the programs and activities with the Secretary of HUD coordinating the effort, and established the President's Fair Housing Council, which is chaired by the Secretary of HUD.

Executive Order 12898 Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations

Signed by President Clinton on February 11, 1994, the order requires federal agencies to practice environmental justice in its programs, policies, and activities. Specifically, developers and municipalities using federal funds must evaluate whether or not a project is located in a neighborhood with a concentration of minority and low-income residents or a neighborhood with disproportionate adverse environmental effects on minority and low-income populations. If those conditions are met, viable mitigation measures or alternative project sites must be considered.

Executive Order 13166 Improving Access to Services for Persons with Limited English Proficiency

Signed by President Clinton on August 11, 2000, the Order eliminates limited English proficiency as a barrier to full and meaningful participation in federal programs by requiring federal agencies to examine the services they provide, identify the need for LEP services, then develop and implement a system to provide those services. The Department of Justice issued policy guidance which set forth compliance standards to ensure accessibility to LEP persons.

Executive Order 13217 Community Based Alternatives for Individuals with Disabilities

Signed by President Bush on June 18, 2001, the Order requires federal agencies to evaluate their policies and programs to determine if they need to be revised to improve the availability of community-based living arrangements for persons with disability, noting that isolating or segregating people with disabilities in institutions is a form of disability-based discrimination prohibited by Title II of the ADA.

STATE AND LOCAL FAIR HOUSING LAWS AND RESOURCES

Idaho Fair Housing Law (Title 67-State Government and State Affairs) prohibits discrimination in real estate transactions which is based on: Race, Color, National Origin, Religion, Disability, and Sex. Idaho law applies to all real estate transactions, including: Advertising, Showing, Renting, Leasing, Buying, Selling, and Financing.²⁴ Idaho law requires that an administrative complaint be filed with the Idaho Human Rights Commission (IHRC) before a discrimination lawsuit can be filed. An administrative complaint may be drafted by an individual, by a lawyer or by a commission staff member based on information provided by an individual.

City of Idaho Falls

The City of Idaho Falls adds the prohibition on the basis of sexual orientation and/or gender expression/identity from discrimination in housing. Chapter 11 of the City's Code states:

The City has determined that discrimination on the basis of sexual orientation and/or gender identity/expression shall be prohibited, as set out in this Chapter, in order to help ensure that all persons, regardless of sexual orientation or gender expression/identity, are afforded equal opportunities in employment, housing, and public resort, accommodation, assemblage, and amusement.²⁵

Idaho Human Rights Commission

The Idaho Human Rights Commission (IHRC) is an independent agency established by the Idaho legislature to help protect persons within the state from illegal discrimination.²⁶ The Commission's Protection process includes Mediation, No Cause Findings, Probable Cause Findings, and Litigation.

Contact Information:

317 W. Main St.
Second Floor
Boise, ID 83735-0660
inquiry@ihrc.idaho.gov
971-673-0761 (208) 334-2873
Toll Free: (888) 249-7025

Intermountain Fair Housing Council

The Intermountain Fair Housing Council (IFHC) is a nonprofit organization whose mission is to ensure open and inclusive housing for all persons without regard to race, color, sex, religion, national origin, familial status, sexual orientation, gender identity, a source of income, or disability. The IFHC attempts to eradicate discrimination through, education on fair housing laws, housing information and referral, housing counseling, and assistance with mediating and or filing fair housing complaints, among other

²⁴ <https://humanrights.idaho.gov/Idaho-Law/Contexts/Housing>

²⁵ <https://www.idahofallsidaho.gov/DocumentCenter/View/169/Chapter-11---Non-discriminationPDF?bidId=>

²⁶ <https://humanrights.idaho.gov/What-We-Do/Protection>

things. The IFHC also provides education and outreach on fair housing laws and practices to housing providers and others.²⁷

Contact Information:

4696 W. Overland Rd., Suite 140
Boise, Idaho 83705
208-383-0695
1-800-717-0695
contact@ifhcidaho.org

Idaho Legal Aid Office

Idaho Legal Aid Office

482 Constitution Way Ste 101
Idaho Falls, ID 83402

FAIR HOUSING COMPLAINTS

Federal Fair Housing Law prohibits housing discrimination based on race, color, national origin, religion, sex, familial status, or disability. An individual may file a complaint if they feel their rights have been violated. HUD maintains records of complaints that represent potential and actual violations of federal housing law.

Fair Housing and Equal Opportunity (FHEO) begins its complaint investigation process shortly after receiving a complaint. A complaint must be filed within one year of the last date of the alleged discrimination under the Fair Housing Act. Other civil rights authorities allow for complaints to be filed after one year for good cause, but FHEO recommends filing as soon as possible. Generally, FHEO will either investigate the complaint or refer the complaint to another agency to investigate. Throughout the investigation, FHEO will make efforts to help the parties reach an agreement. If the complaint cannot be resolved voluntarily by an agreement, FHEO may issue findings from the investigation. If the investigation shows that the law has been violated, HUD or the Department of Justice may take legal action to enforce the law.

Table IV.47 shows Fair Housing Complaints by basis for the period between 2008 and 2020. During this period, there were a total of 33 complaints. The most common complaint was on the basis of disability, accounting for 28 complaints. This was followed by national origin, accounting for three complaints.

²⁷ <https://ifhcidaho.org/>

Table IV.47
Fair Housing Complaints by Basis
 Idaho Falls
 HUD Fair Housing Complaints

Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Familial Status	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Disability	1	7	4	2	4	1	0	3	1	3	1	0	1	28
National Origin	0	1	0	0	0	0	0	0	1	1	0	0	0	3
Retaliation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Basis	2	8	4	2	4	1	0	3	2	4	1	0	1	32
Total Complaints	2	8	4	2	4	1	0	3	3	4	1	0	1	33

Table IV.48 shows Fair Housing complaints by closure during this time period. In eight of these complaints, there were no cause determinations. In 14 of these complaints, there was successful settlement/conciliation.

Table IV.48
Fair Housing Complaints by Closure
 Idaho Falls
 HUD Fair Housing Complaints

Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Election made to go to court	1	0	0	0	0	0	0	0	0	0	0	0	0	1
No cause determination	1	1	0	0	2	1	0	1	0	1	0	0	1	8
Conciliation/settlement successful	0	5	3	0	1	0	0	1	1	2	1	0	0	14
Complaint withdrawn by complainant without resolution	0	2	1	0	0	0	0	0	1	1	0	0	0	5
Complaint withdrawn by complainant after resolution	0	0	0	2	1	0	0	1	0	0	0	0	0	4
Dismissed for lack of jurisdiction	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Total Closures	2	8	4	2	4	1	0	3	3	4	1	0	1	33
Total Complaints	2	8	4	2	4	1	0	3	3	4	1	0	1	33

Table IV.49 shows Fair Housing complaints by issue. The most common issue, accounting for 25 issues, was failure to make reasonable accommodation. This was followed by discriminatory terms, conditions, privileges, or services and facilities, accounting for 11 complaints.

Table IV.49 Fair Housing Complaints by Issue Idaho Falls HUD Fair Housing Complaints														
Issue	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Discriminatory refusal to rent and negotiate for rental	2	0	0	0	0	0	0	0	0	0	0	0	0	2
Discriminatory terms, conditions, privileges, or services and facilities	0	1	0	0	1	0	0	0	0	0	0	0	0	2
Failure to make reasonable accommodation	1	7	2	2	4	0	0	3	2	3	0	0	1	25
Discriminatory refusal to rent	0	5	2	0	1	0	0	0	0	1	0	0	0	9
Discriminatory refusal to negotiate for rental	0	1	0	0	0	0	0	0	0	0	0	0	0	1
Discriminatory advertising, statements and notices	1	0	0	1	0	1	0	2	0	1	1	0	0	7
Otherwise deny or make housing unavailable	0	0	0	0	1	0	0	0	0	0	1	0	0	2
Discriminatory terms, conditions, privileges, or services and facilities	0	0	0	0	0	1	0	1	3	4	1	0	1	11
None	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Steering	0	1	1	0	0	0	0	0	0	0	0	0	0	2
Otherwise deny or make housing unavailable	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Discriminatory acts under Section 818 (coercion, Etc.)	0	0	0	0	0	0	0	0	1	0	0	0	1	2
Total Issues	4	15	5	3	8	2	0	6	6	9	3	0	3	64
Total Complaints	2	8	4	2	4	1	0	3	3	4	1	0	1	33

Complaints with cause by basis is shown in Table IV.50. The most common complaint with cause was for sex, accounting for two out of the four total complaints with cause. There was one complaint with cause on the basis of disability and one on the basis of race.

Table IV.50 Fair Housing Complaints with Cause by Basis Idaho Falls HUD Fair Housing Complaints														
Basis	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Familial Status	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Disability	0	0	0	2	1	0	0	1	0	0	0	0	0	4
National Origin	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Retaliation	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Basis	0	0	0	2	1	0	0	1	0	0	0	0	0	4
Total Complaints	0	0	0	2	1	0	0	1	0	0	0	0	0	4

Fair Housing complaints with cause by issue are shown in Table IV.51. The most issue with complaints with cause was failure to make reasonable accommodation, accounting for four issues. This was followed by discriminatory refusal to rent, discriminatory advertising, statements and notices, and discriminatory terms, conditions, privileges, or services and facilities, accounting for one issue each.

Table IV.51
Fair Housing Complaints with Cause by Issue
 Idaho Falls
 HUD Fair Housing Complaints

Issue	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Discriminatory refusal to rent and negotiate for rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory terms, conditions, privileges, or services and facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Failure to make reasonable accommodation	0	0	0	2	1	0	0	1	0	0	0	0	0	4
Discriminatory refusal to rent	0	0	0	0	1	0	0	0	0	0	0	0	0	1
Discriminatory refusal to negotiate for rental	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory advertising, statements and notices	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Otherwise deny or make housing unavailable	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory terms, conditions, privileges, or services and facilities	0	0	0	0	0	0	0	1	0	0	0	0	0	1
None	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Steering	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Otherwise deny or make housing unavailable	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discriminatory acts under Section 818 (coercion, Etc.)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Issues	0	0	0	3	2	0	0	2	0	0	0	0	0	7
Total Complaints	0	0	0	2	1	0	0	1	0	0	0	0	0	4

I. FAIR HOUSING SURVEY RESULTS

The Fair Housing survey has a total of 142 responses. The majority of survey respondents are renters, accounting for 87 respondents, or in the appraisal industry, accounting for 28 respondents.

Table IV.52 What is your primary role in the housing industry Idaho Falls Fair Housing Survey	
Role	Total
Homeowner	0
Renter	87
Appraisal	28
Construction/Development	1
Insurance	2
Law/Legal Services	0
Lending/Mortgage Industry	1
Local Government	0
Property Management	1
Real Estate Sales/Brokerage	0
Service Provider	2
Other	11
Missing	0
Total	142

When asked how familiar they are with fair housing laws, about half of respondents indicated they were somewhat familiar.

Table IV.53 How familiar are you with Fair Housing Laws Idaho Falls Fair Housing Survey	
Response	Total
Not Familiar	28
Somewhat Familiar	75
Very Familiar	0
Missing	21
Total	142

A quarter respondents believed that fair housing laws are difficult to understand. About 30 percent of respondents were aware of where to guide someone to file a complaint if they felt their fair housing rights had been violated. Some 27 respondents were aware of fair housing education and training activities in Idaho Falls. Only 12 respondents have participated in fair housing training. These respondents indicated they have received trainings through an online program or webinar or in a seminar.

Respondents were most likely to be aware of impediments to fair housing choice in the private sector in the rental housing market and “other” housing services, followed by the real estate industry. However, the majority of respondents were not aware of impediments in any of these areas.

Table IV.54
Federal, State, and Local Fair Housing Laws

Idaho Falls
2021 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Do you think fair housing laws are difficult to understand or follow?	36	43	42	21	142
Do you know where to guide someone to file a complaint if they felt their fair housing rights had been violated?	40	81	0	21	142
Outreach and education activities, such as training and seminars, are used to help people better understand their rights and obligations under fair housing law. Are you aware of the educational activities or training opportunities available to you to learn about fair housing laws?	27	91	0	24	142
If you answered "yes" to the previous question, have you participated in fair housing activities or training?	12	46	0	84	142

Table IV.55
If you have received fair housing training, where did you receive training or how did you receive training?

Idaho Falls
2021 Fair Housing Survey

Response	Total
Through legal consultant	1
Online program or webinar	10
Seminar	7
Discussion topic at meeting	2
Local Jurisdiction	1

Table IV.56
Barriers to Fair Housing in the Private Sector

Idaho Falls
2021 Fair Housing Survey Data

Question	Yes	No	Don't Know	Missing	Total
Are you aware of any impediments to fair housing choice in Idaho Falls in the following areas?					
The rental housing market (Example: Refusing to rent based on religion or color.)	16	59	29	38	142
Any other housing services	10	43	33	56	142
The real estate industry (Example: Only showing properties in certain areas to families with children.)	9	60	35	38	142
Housing construction and design fields (Example: New rental complexes built with narrow doorways that do not allow wheelchair accessibility.)	8	53	42	39	142
The home insurance industry (Example: Limiting policies and coverage for racial minorities.)	8	54	42	38	142
The home appraisal industry (Example: Basing home values on the ethnic composition of neighborhoods.)	6	53	45	38	142
The mortgage and home lending industry (Example: Offering higher interest rates only to women or racial minorities.)	5	57	42	38	142

Respondents were most likely to be aware of barriers in the public sector in barriers that limit access to government services. However, most respondents were unaware of impediments.

Table IV.57 Barriers to Fair Housing in the Public Sector Idaho Falls 2021 Fair Housing Survey Data					
Question	Yes	No	Don't Know	Missing	Total
Are you aware of any impediments to fair housing choice in Idaho Falls in the following areas?					
Barriers that limit access to government services, such as a lack of transportation, employment, or social services	17	40	30	55	142
The public rental housing market (Example: Refusing to rent based on religion or color.)	10	52	25	55	142
Land use policies (Example: Policies that concentrate multi-family housing in limited areas.)	9	46	31	56	142
Neighborhood or community development policies (Example: Policies that encourage development in narrowly defined areas of the community.)	8	47	32	55	142
Housing construction standards (Example: Lack of or confusing guidelines for construction of accessible housing.)	7	46	33	56	142
Any local government actions or regulations in your community that act as barriers to fair housing choice	7	44	36	55	142
Zoning laws (Example: Laws that restrict placement of group homes.)	6	48	32	56	142
Property assessment and tax policies (Example: Lack of tax incentives for making reasonable accommodations or modifications for persons with disabilities.)	6	46	35	55	142
Occupancy standards or health and safety codes (Example: Codes being inadequately enforced in immigrant communities compared to other areas.)	5	48	33	56	142
The real estate industry (Example: Only showing properties in certain areas to families with children.)	4	54	29	55	142
Publicly constructed housing (Example: New rental complexes built with narrow doorways that do not allow wheelchair accessibility.)	3	50	33	56	142
The home insurance industry (Example: Limiting policies and coverage for racial minorities.)	3	52	31	56	142
The permitting process (Example: Not offering written documents or procedures in alternate languages.)	3	47	35	57	142
The mortgage and home lending industry (Example: Offering higher interest rates only to women or racial minorities.)	2	53	31	56	142
The home appraisal industry (Example: Basing home values on the ethnic composition of neighborhoods.)	2	52	33	55	142

When asked if various factors are happening in Idaho Falls, respondents were most likely to find that lack of access to affordable housing and lack of access to seniors and/or people with disabilities to public transportation has a significant impact. This is followed by lack of access to affordable public housing.

Table IV.58
Fair Housing in the Public Sector
 Idaho Falls
 2021 Fair Housing Survey

Question	Not at all	Slightly	Moderately	Significantly	Don't Know	Missing	Total
Are you and/or your community affected by lack of access to any of these factors listed below?							
Access to affordable housing	9	13	18	38	10	54	142
Access for seniors and/or people with disabilities to public transportation	16	9	9	37	14	57	142
Access to affordable public housing	18	8	13	29	20	54	142
Access to public transportation to schools, work, health care, services	22	14	21	26	5	54	142
Access for acceptance of housing choice vouchers	16	7	8	19	37	55	142
Access to mental health care	36	14	10	18	9	55	142
Access to health care	37	21	9	12	8	55	142
Access to proficient public schools	35	18	7	10	17	55	142
Access to school choice	36	12	14	8	16	56	142
Access to good nutrition, healthy food, fresh vegetables, etc	43	14	19	5	6	55	142
Access to parks, libraries, other public facilities	49	17	10	5	7	54	142
Access to affordable housing	9	13	18	38	10	54	142

There were similar findings when respondents were asked about issues that impact the community. The top-rated issues to have a significant impact were lack of affordable single-family housing, lack of affordable rental housing, and differences in access to housing opportunities for people of various income, races, ethnicity, genders, family status.

Table IV.59
Fair Housing in the Public Sector
 Idaho Falls
 2021 Fair Housing Survey

Question	Not at all	Slightly	Moderately	Significantly	Don't Know	Missing	Total
Do you think these issues are happening in Idaho Falls? If so, how much are the issues impacting your community?							
Lack of affordable single-family houses	7	6	22	45	7	55	142
Lack of affordable rental housing	6	11	19	42	9	55	142
Greater share of housing problems for those at lower incomes, of a specific race or ethnicity or national origin, disability, gender, or family status.	19	11	22	21	14	55	142
Concentrations of poverty	14	20	25	20	8	55	142
Differences in access to housing opportunities for people of various income, races, ethnicity, genders, family status	21	16	14	20	17	54	142
Lack of acceptance of housing choice vouchers	15	8	2	18	45	54	142
Challenges for persons with disabilities	14	18	20	15	21	54	142
No or limited education about fair housing laws	15	12	11	9	40	55	142
Concentrations of racial or ethnic minorities	26	15	16	8	22	55	142
Segregation	38	13	11	6	15	59	142
Lack of housing discrimination enforcement	21	11	10	5	40	55	142
Gentrification and displacement due to economic pressures	22	16	16	5	28	55	142

J. MUNICIPAL AND ZONING CODE REVIEW

A review of Idaho Falls Code was conducted in order to review if there are any barriers in the City's regulations that may impede access to housing. The following narrative is a description of any language or statutes that may act a barrier to fair housing choice.

This review gauged zoning and code regulations that may encourage or limit fair housing choice within the study area. The MCC was reviewed for definitions of dwelling unit, disability, and family. The use of the word family, including a strict definition of family, or limiting the number of people in "family," which may limit housing choices within a jurisdiction. The review included the allowance of mixed-use and conditional uses, which may increase opportunities for the development of more affordable housing choices. The review also asked about any policies that encourage the development of affordable housing, as well as any policies that promote fair housing within their communities. The review also sought to ascertain any restrictions to group housing and housing for seniors, including definitions and where these units may be permitted.

The following definitions were identified in Idaho Falls Code.

Dwelling Unit: *A structure(s) designed for or occupied exclusively by one (1) "household," for living or sleeping purposes and having one (1) kitchen or set of cooking facilities, or group residence in which eight (8) or fewer unrelated persons with disabilities, elderly persons, or minors when in a facility licensed by the State of Idaho and who are supervised at the group residence in connection with their disability or age related infirmity under the following conditions:*

- 1. Resident staff, if employed, need not be related to each other or to any of the persons with disabilities, elderly persons, or minors residing in the group residence*
- 2. No more than two (2) of such staff shall reside in the dwelling at any one time.*

The term dwelling does not include boarding /rooming house, lodging, residential care facility or recreational vehicle.

Household: *One (1) or more individuals occupying a dwelling unit and living as a single household unit, and pursuant to IC §67-6531 any group residence in which eight (8) or fewer unrelated persons with disabilities or elderly persons reside and who are supervised at the group residence in connection with their disability or age related infirmity.*

Summary

The review of the City's code did not reveal any obvious obstructions to the development of affordable housing. However, the City may review its current policies to identify ways to encourage the development of affordable housing through incentives and inclusionary policies, acknowledging that the City's comprehensive Plan is currently under redevelopment.

Section V. Fair Housing Goals and Priorities

Overview

Title VIII of the 1968 Civil Rights Act, also known as the Federal Fair Housing Act, made it illegal to discriminate in the buying, selling, or renting of housing based on a person's race, color, religion, or national origin. Sex was added as a protected class in the 1970s. In 1988, the Fair Housing Amendments Act added familial status and disability to the list, making a total of seven federally protected characteristics. Federal fair housing statutes are largely covered by the following:

1. The Fair Housing Act,
2. The Housing Amendments Act, and
3. The Americans with Disabilities Act.

The purpose of fair housing law is to protect a person's right to own, sell, purchase, or rent housing of his or her choice without fear of unlawful discrimination. The goal of fair housing law is to allow everyone equal opportunity to access housing.

Assessing Fair Housing

Provisions to affirmatively further fair housing are long-standing components of the U.S. Department of Housing and Urban Development's (HUD's) housing and community development programs. These provisions come from Section 808(e) (5) of the federal Fair Housing Act, which requires that the Secretary of HUD administer federal housing and urban development programs in a manner that affirmatively furthers fair housing.

In 1994, HUD published a rule consolidating plans for housing and community development programs into a single planning process. This action grouped the Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), Emergency Shelter Grants (ESG)²⁸, and Housing Opportunities for Persons with AIDS (HOPWA) programs into the Consolidated Plan for Housing and Community Development, which then created a single application cycle. As a part of the consolidated planning process, and entitlement communities that receive such funds from HUD are required to submit to HUD certification that they are affirmatively furthering fair housing (AFFH). This was described in the Analysis of Impediments to Fair Housing Choice and a Fair Housing Planning Guide offering methods to conduct such a study was released in March of 1993.

In 2015, HUD released a new AFFH rule, which gave a format, a review process, and content requirements for the newly named "Assessment of Fair Housing", or AFH. The assessment would now include an evaluation of equity, the distribution of community assets, and access to opportunity within the community, particularly as it relates to concentrations of poverty among minority racial and ethnic populations. Areas of opportunity are physical places, areas within communities that provide things one needs to thrive, including quality employment, high performing schools, affordable housing, efficient public transportation, safe streets, essential services, adequate parks, and full-service grocery stores. Areas lacking opportunity, then, have the opposite of these attributes.

²⁸ The Emergency Shelter Grants program was renamed the Emergency Solutions Grants program in 2011.

The AFH would also include measures of segregation and integration and provide some historical context about how such concentrations became part of the community's legacy. Together, these considerations were then intended to better inform public investment decisions that would lead to amelioration or elimination of such segregation, enhancing access to opportunity, promoting equity, and hence housing choice. Equitable development requires thinking about equity impacts at the front end, prior to the investment occurring. That thinking involves analysis of economic, demographic, and market data to evaluate current issues for citizens who may have previously been marginalized from the community planning process. All this would be completed by using an on-line Assessment Tool.

However, on January 5, 2018, HUD issued a notice that extended the deadline for submission of an AFH by local government consolidated plan program participants to their next AFH submission date that falls after October 31, 2020. Then, on May 18, 2018, HUD released three notices regarding the AFFH; one eliminated the January 5, 2018, guidance; a second withdrew the on-line Assessment Tool for local government program participants; and the third noted that the AFFH certification remains in place. HUD went on to say that the AFFH databases and the AFFH Assessment Tool guide would remain available for the AI; and, encouraged jurisdictions to use them, if so desired.

Hence, the AI process involves a thorough examination of a variety of sources related to housing, the fair housing delivery system, housing transactions, locations of public housing authorities, areas having racial and ethnic concentrations of poverty and access to opportunity. The development of an AI also includes public input, and interviews with stakeholders, public meetings to collect input from citizens and interested parties, distribution of draft reports for citizen review, and formal presentations of findings and impediments, along with actions to overcome the identified fair housing issues/impediments.

In accordance with the applicable statutes and regulations governing the Consolidated Plan, the City of Idaho Falls certifies that they will affirmatively further fair housing, by taking appropriate actions to overcome the effects of any impediments identified in the Analysis of Impediments to Fair Housing Choice and maintaining records that reflect the analysis and actions taken in this regard.

Overview of Findings

As a result of detailed demographic, economic, and housing analysis, along with a range of activities designed to foster public involvement and feedback, Idaho Falls has identified a series of fair housing issues/impediments, and other contributing factors that contribute to the creation or persistence of those issues.

Table V.1, on the following page, provides a list of the contributing factors that have been identified as causing these fair housing issues/impediments and prioritizes them according to the following criteria:

1. High: Factors that have a direct and substantial impact on fair housing choice
2. Medium: Factors that have a less direct impact on fair housing choice, or that Idaho Falls has limited authority to mandate change.
3. Low: Factors that have a slight or largely indirect impact on fair housing choice, or that Idaho Falls has limited capacity to address.

Table V.1
Contributing Factors
City of Idaho Falls

Contributing Factors	Priority	Justification
Moderate to high levels of segregation	Low	Black and Native Hawaiian households had high levels of segregation. However, these racial groups represent a small percentage of the population, at less than one percent each of the overall population.
Access to labor market engagement	Low	Native American and Hispanic households have less access to labor market engagement as indicated by the Access to Opportunity index. However, the City has little control over impacting labor market engagement on a large scale.
Insufficient affordable housing in a range of unit sizes	High	Some 27.9 percent of households have cost burdens. This is more significant for renter households, of which 45.7 percent have cost burdens. This signifies a lack of housing options that are affordable to a large proportion of the population.
Racial and ethnic minority households with disproportionate rates of housing problems	High	The overall rate of housing problems in the City of Idaho Falls is 28.1 percent, according to CHAS data. Asian, American Indian, Pacific Islander, and Hispanic households experience housing problems at a disproportionate rate overall. While some of these racial and ethnic groups represent a small proportion of the population, Hispanic households represent 14.8 percent of the population. The rate of housing problems for this ethnic group is measurably high and indicates the need for a high rating.
Discriminatory patterns in Lending	Med	Black and American Indian/ Native American applicant were denied at a rate of 16.2 and 14.3 percent, respectively, compared to 8.1 percent of white applicants. Hispanic applicants were denied at an average rate of 14.8 percent, compared to the 7.5 percent for non-Hispanic applicants.
Insufficient accessible affordable housing	High	The number of accessible affordable units may not meet the need of the growing elderly and disabled population, particularly as the population continues to age. Some 54.5 percent of persons aged 75 and older have at least one form of disability.
NIMBYism	High	Public input suggested one of the major barriers to the development of affordable housing options in the City was the Not In My Back Yard (NIMBY) mentality in the City.
Failure to make reasonable accommodation	High	Fair Housing complaint data for 2008 through 2020 found the most common fair housing complaint and complaint with cause was failure to make reasonable accommodations.
Insufficient fair housing education	High	The fair housing survey and public input indicated a lack of knowledge about fair housing and a need for education. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.
Insufficient understanding of credit	High	The fair housing survey and public input indicated an insufficient understanding of credit needed to access mortgages. The City's role has been to support, sponsor, host, collaborate, and coordinate annual fair housing training through partnerships with the City of Pocatello and IFHC.

FAIR HOUSING ISSUES, CONTRIBUTING FACTORS, AND PROPOSED ACHIEVEMENTS

Table V.2 summarizes the fair housing issues/impediments and contributing factors, including metrics, milestones, and a timeframe for achievements.

Table V.2			
Fair Housing Goal	Fair Housing Issue(s)	Impediments to Fair Housing Choice/ Contributing Factors	Recommended Actions
Continue to promote affordable homeownership and rental opportunities	Segregation Disproportionate Housing Needs Publicly Supported Housing	Moderate to high levels of segregation Inequitable access to labor market engagement Insufficient affordable housing in a range of unit sizes Discriminatory patterns in Lending	Continue to promote homeownership and affordable rental opportunities with the use of CDBG funds and continued partnership with Habitat for Humanity Idaho Falls (H4HIF). Over the next five (5) years: 5 Homeowner Housing Rehabilitated 5 Homeowner Housing units added These efforts are a continuation of City efforts in past years. ²⁹
Continue to promote Community Development activities in areas with higher rates of poverty	Disparities in Access to Opportunity	Moderate to high levels of segregation Inequitable access to labor market engagement	Continue to promote public services, public facilities, and infrastructure improvements with CDBG funds in low to moderate income neighborhoods or to benefit LMI households. Over the next five (5) years: Benefit 3,000 households with improved access to public services. These efforts are a continuation of City efforts in past years.
Continue to promote community and service provider knowledge of ADA laws	Disability and Access	Insufficient accessible affordable housing Failure to make reasonable accommodations	Increase outreach and education for housing providers in the City, focusing on legal requirements concerning reasonable accommodation, in coordination with local disability advocate organizations and Intermountain Fair Housing Council (IFHC). Record activities annually. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.
Increase outreach and education for housing providers in the City and the public	Fair Housing Enforcement and Outreach	Discriminatory patterns in Lending Insufficient fair housing education Insufficient understanding of credit NIMBYism	Continue to partner with IFHC to conduct fair housing outreach and education targeting rental tenants and landlords, providing an overview of fair housing laws and examples of discrimination that housing consumers may encounter in the rental and homeowner housing market. Include materials in both English and Spanish. The City does not enforce fair housing issues and refers to the resources provided in Section IV.H of this document.

²⁹ Refer to the 2020 CAPER with PR26 Financial report and CDBG webpage link at <https://www.idahofallsidaho.gov/DocumentCenter/View/12681/2020-CDBG-CAPER>.

Section VI. Appendices

A. ADDITIONAL PLAN DATA

Table VI.1
Loans by Loan Purpose by HAL Status
Idaho Falls
2008–2019 HMDA Data

Loan Purpose		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Home Purchase	HAL	26	12	0	0	1	2	8	13	3	19	68	3	155
	Other	314	228	231	195	460	604	686	920	1090	1087	979	1099	7893
	Percent HAL	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%
Home Improvement	HAL	13	2	2	1	1	3	1	0	1	4	18	17	63
	Other	83	23	30	32	91	81	70	108	99	144	181	154	1096
	Percent HAL	13.5%	8.0%	6.2%	3.0%	1.1%	3.6%	1.4%	0.0%	1.0%	2.7%	9.0%	9.9%	1.9%
Refinancing	HAL	106	52	4	3	5	5	1	0	0	0	2	39	217
	Other	353	524	418	305	977	797	324	440	558	382	325	743	6146
	Percent HAL	23.1%	9.0%	0.9%	1.0%	0.5%	0.6%	0.3%	0.0%	0.0%	0.0%	0.6%	5.0%	1.9%
Total	HAL	145	66	6	4	7	10	10	13	4	23	90	72	450
	Other	750	775	679	532	1528	1482	1080	1468	1747	1613	1534	2070	15258
	Percent HAL	16.2%	7.8%	0.9%	0.7%	0.5%	0.7%	0.9%	0.9%	0.2%	1.4%	5.5%	3.4%	2.9%

Table VI.2
HALs Originated by Race of Borrower
 Idaho Falls
 2008–2019 HMDA Data

Race	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
American Indian	1	0			0	0	0	0	0	0	0	0	1
Asian	0	0			0	0	0	0	0	0	0	0	0
Black	0	0			0	0	0	0	0	0	0	0	0
Pacific Islander	0	0			0	0	0	0	0	0	0	0	0
White	25	12			1	2	8	12	3	18	66	3	150
Not Available	0	0			0	0	0	1	0	1	2	0	4
Not Applicable	0	0			0	0	0	0	0	0	0	0	0
Total	26	12	0	0	1	2	8	13	3	19	68	3	155
Hispanic	4	0			0	1	2	1	0	1	8	1	688
Non-Hispanic	22	12			1	1	6	12	3	17	54	2	6864

Table VI.3
Rate of HALs Originated by Race/Ethnicity of Borrower
 Idaho Falls
 2008–2019 HMDA Data

Race	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
American Indian	33.3%	%	%	%	0.0%	0.0%	%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Asian	0.0%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Black	%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pacific Islander	0.0%	%	%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
White	7.6%	5.2%	%	%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.7%	0.3%	2.0%
Not Available	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	1.9%	0.0%	2.2%	5.7%	0.0%	1.2%
Not Applicable	%	%	%	%	%	%	%	%	%	%	%	%	%
Average	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%
Hispanic	13.8%	0.0%	%	%	0.0%	1.7%	4.0%	1.5%	0.0%	1.1%	7.9%	1.0%	2.5%
Non-Hispanic	7.3%	5.4%	%	%	0.2%	0.2%	1.0%	1.5%	0.3%	1.7%	6.0%	0.2%	1.9%

Table VI.4
Loans by HAL Status by Race/Ethnicity of Borrower
 Idaho Falls
 2008–2019 HMDA Data

Race	Loan Type	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
American Indian	HAL	1	0			0	0	0	0	0	0	0	0	1
	Other	2	0	2	1	1	6	0	9	7	4	3	6	41
	Percent HAL	33.3%	%	%	%	0.0%	0.0%	%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%
Asian	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	1	0	0	1	4	3	9	10	16	13	11	11	79
	Percent HAL	0.0%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Black	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	0	5	0	0	1	2	4	4	1	5	2	7	31
	Percent HAL	%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Pacific Islander	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	2	0	0	3	0	0	1	2	2	1	4	5	20
	Percent HAL	0.0%	%	%	%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
White	HAL	25	12			1	2	8	12	3	18	66	3	150
	Other	302	217	220	187	440	577	651	842	1001	1019	924	1008	7385
	Percent HAL	7.6%	5.2%	%	%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.7%	0.3%	2.0%
Not Available	HAL	0	0			0	0	0	1	0	1	2	0	4
	Other	7	6	9	3	14	16	21	53	63	45	33	61	31
	Percent HAL	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	1.9%	0.0%	2.2%	5.7%	0.0%	1.2%
Not Applicable	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	0	0	0	0	0	0	0	0	0	0	0	0	0
	Percent HAL	%	%	%	%	%	%	%	%	%	%	%	%	%
Total	HAL	26	12	0	0	1	2	8	13	3	19	68	3	155
	Other	314	228	231	195	460	604	686	920	1090	1087	979	1099	7893
	Percent HAL	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%
Hispanic	HAL	4	0			0	1	2	1	0	1	8	1	688
	Other	25	11	24	26	47	58	48	67	99	90	93	100	18
	Percent HAL	13.8%	0.0%	%	%	0.0%	1.7%	4.0%	1.5%	0.0%	1.1%	7.9%	1.0%	2.5%
Non-Hispanic	HAL	22	12			1	1	6	12	3	17	54	2	6864
	Other	280	210	198	165	401	530	621	797	928	959	844	934	130
	Percent HAL	7.3%	5.4%	%	%	0.2%	0.2%	1.0%	1.5%	0.3%	1.7%	6.0%	0.2%	1.9%

Table VI.5
Rates of HALs by Income of Borrower
 Idaho Falls
 2008–2019 HMDA Data

Income	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Average
\$30,000 or Below	4.1%	6.9%	%	%	0.8%	0.0%	2.3%	1.6%	0.6%	3.4%	8.1%	0.0%	2.3%
\$30,001–\$50,000	6.1%	4.7%	%	%	0.0%	0.5%	2.3%	2.0%	0.3%	2.9%	8.3%	0.3%	2.5%
\$50,001–\$75,000	14.1%	1.8%	%	%	0.0%	0.8%	0.0%	2.1%	0.4%	0.7%	8.2%	0.7%	2.3%
\$75,001–\$100,000	10.3%	9.5%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	1.0%
\$100,00–\$150,000	5.0%	6.2%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.4%
Above \$150,000	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.3%
Data Missing	%	0.0%	%	%	%	0.0%	%	%	%	%	%	%	0.0%
Average	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%

Table VI.6
Loans by HAL Status by Income of Borrower
 Idaho Falls
 2008–2019 HMDA Data

Income		2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
\$30,000 or Below	HAL	3	4			1	0	3	3	1	6	11	0	32
	Other	70	54	73	68	124	132	126	180	174	170	124	86	1381
	Percent HAL	4.1%	6.9%	%	%	0.8%	0.0%	2.3%	1.6%	0.6%	3.4%	8.1%	0.0%	2.3%
\$30,001–\$50,000	HAL	8	4			0	1	5	6	1	10	29	1	65
	Other	123	81	70	49	137	214	216	290	369	336	319	366	2570
	Percent HAL	6.1%	4.7%	%	%	0.0%	0.5%	2.3%	2.0%	0.3%	2.9%	8.3%	0.3%	2.5%
\$50,001–\$75,000	HAL	10	1			0	1	0	4	1	2	23	2	44
	Other	61	55	51	46	97	131	168	190	257	277	256	275	1864
	Percent HAL	14.1%	1.8%	%	%	0.0%	0.8%	0.0%	2.1%	0.4%	0.7%	8.2%	0.7%	2.3%
\$75,001–\$100,000	HAL	4	2			0	0	0	0	0	0	4	0	10
	Other	35	19	22	13	44	55	82	121	130	141	136	161	959
	Percent HAL	10.3%	9.5%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.9%	0.0%	1.0%
\$100,001–\$150,000	HAL	1	1			0	0	0	0	0	0	1	0	3
	Other	19	15	14	14	38	47	62	86	110	108	98	137	748
	Percent HAL	5.0%	6.2%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.4%
Above \$150,000	HAL	0	0			0	0	0	0	0	1	0	0	1
	Other	6	2	1	5	20	24	32	53	50	55	46	74	368
	Percent HAL	0.0%	0.0%	%	%	0.0%	0.0%	0.0%	0.0%	0.0%	1.8%	0.0%	0.0%	0.3%
Data Missing	HAL	0	0			0	0	0	0	0	0	0	0	0
	Other	0	2	0	0	0	1	0	0	0	0	0	0	3
	Percent HAL	%	0.0%	%	%	%	0.0%	%	%	%	%	%	%	0.0%
Total	Other	26	12	0	0	1	2	8	13	3	19	68	3	155
	HAL	314	228	231	195	460	604	686	920	1090	1087	979	1099	7893
	Percent HAL	7.6%	5.0%	0.0%	0.0%	0.2%	0.3%	1.2%	1.4%	0.3%	1.7%	6.5%	0.3%	1.9%

Idaho Falls Fair Housing Forum 5/25/2021

Presentation

Comment: Yes, so I just wanted to give some background on the balance of state with regards to Continuum of Care, which is really to address homelessness and homelessness issues surrounding the state. We did this to our Continuing of Care. So we have a region six Housing Coalition was part of that COC is what they refer to it as anything that makeup, we have several participating agencies and organizations that focus, identify those needs. It's an organization that meets once a month. They plan events. We have representation from housing providers, Legal Aid, the Health and Welfare, HUD, from the States and veteran service providers. We all share these resources and information. We make referrals, and coordinate some outreach events that include the Point-in-Time count and also our homeless count that we do annually. Again, COC organizations, our representation in the strategic planning and governance and data collection reporting coordination entry, Housing Coordinating Committee. So this is a pretty active group that meets once a month. The information that we learn or share is invaluable to this community. And so I just wanted to make sure that everyone who's participating on this forum is aware that this organization played a very big deal with homelessness and issues surrounding homelessness.

Presenter: Thank you.

Comment: Thank you.

Presentation

Comment: Yes, I would like to add to this, please feel free to do so what we're working on, in addition to some of the complications that you've pointed out, what happens with application fees for rental units, where you're charging anywhere from \$50 to \$100, for the application fee, and the individuals don't even get to see the unit before it's rented out underneath them. So then they go out and they do another application fee, and sometimes that repeats again. So on top of the burdens that you've already pointed out, this is another one that we're doing. And if anybody has any more to add to that, or any comments, in fact to add, please do so. And it's something that needs to be aware of.

Presenter: Thank you.

Comment: Thank you.

Presentation

Comment: Yes, ma'am. I've just got one quick question for now. And you talked a while ago about vacant units, vacant units other what what type of vacant units are you talking about?

Presenter: Right? So this can be a variety of things. It can be a unit that somebody owns, but lives somewhere else and they're just letting it sit there. Those can also include bank owned units, but they're not currently occupied, and they're not currently in any way available to the marketplace. Does that answer your question?

Comment: Yeah. I just wanted a little clarification on what you were calling vacant units. All right. Thank you very much.

Presenter: Thank you. Does anyone have any comments on kind of the barriers that people have in accessing housing? You know, we saw those housing cost burden. So it's, it's cost a major issue for a lot of people or their other barriers to accessing housing.

Comment: One more question. Not Available housing that you're talking about, a lot of that has really changed in the last very quickly, as a matter of last few months, housing is getting hard to find even for people that want to buy, it seems like the housing market for you know, single family homes and all that and stuff like condos and townhomes is getting really terrible as far as pricing goes. There just seems to be an influx of people going in this in this town that's driving up the cost of housing. And I wonder if that you guys have taken that into account is kind of a recent phenomenon.

Presenter: Right. And I think that's a fantastic point. And one of the reasons that we do this kind of outreach as well, because the data that we're collecting doesn't, hasn't caught up to where we are now.

Comment: Oh, yeah. Cuz this is terrible. I mean, it's getting to the point where people could move here if they wanted to.

Presenter: Are you noticing that that is due to and like an increase in people moving to the area or not having the supply to meet the current population?

Comment: I think both there's an increase in people moving to the area, fantastic increase, people are coming in from all over. And then the housing it just seems like they can't keep up with it, you know, houses that normally six months ago, were, you know, quite affordable to an average family are out of the picture now. It's been I don't if this is a, this phenomenon will drop off, it seems like currently at some you guys might want to take into account.

Presenter: Thank you for those comments. I see that you comment and that your hand is also raised. Like your question here, and then you want to go ahead and go.

Comment: Yeah, so I just a thought I'm actually a real estate agent. So they're just comment on on what he had said, in my professional opinion, and seeing just the the price increase that's taking place fairly steadily over time, but quite dramatically and a little more exponentially here. In recent months, and in particular over the last year or so. My opinion is that realistically the people that are feeling that the most are first time homebuyers, when I originally got licensed about five years ago, my first year, just under \$100,000, I probably sold half a dozen or more homes, and there was a real market for homes that fell into that category. The first place my wife and I ever purchased was a brand new construction townhome that was \$110,000. And now those literally the exact same townhomes are selling at about \$250,000. So that first time homebuyer is really feeling that price increase more than anyone else because they're just forced to buy into a higher market. Whereas although prices have increased dramatically for everyone, the benefit of already owning is that most people when they decide to buy something else, are able to sell what they're currently in and take advantage of those same rising prices and essentially for them and makes little difference between the currently low interest rates and the amount of equity that they're able to get out of their current home and apply that to the purchase of their new home. So although prices are are rising, people that were homeowners previously still seem to be okay. And those that are coming from other areas, which it's uncommon for me to have a week where I don't talk to one or two or three people from various areas are looking to either buy here and move here or just invest in the area, in which case most of the areas that they're coming from, are still much more expensive in comparison to here. So even with our rising

prices, it still appears to be more affordable for a lot of those other folks. So that's just some food for thought as far as that goes.

Presenter: Thank you.

Comment: I run the HUD-VASH program for veterans for the VA and Idaho Falls and surrounding counties. I'm having a very difficult time finding housing for low income individuals in Idaho Falls and I had three calls last week of veterans whose rent rose \$100. Just three, three individual vets that called me last weekend said their rent had raised \$100, all of the sudden. So that's the crisis that I'm finding people that have vouchers for low cost housing aren't available to find apartments or homes.

Presenter: Thank you. And then to ask about the vouchers. Are you saying that when people do have vouchers, they're not finding units available where they could use those Housing Choice vouchers?

Comment: That's correct. And I think Idaho Housing has several I mean, like over 100 on their waiting list as well. My specialty is I just deal with vouchers with homeless vets. and my sub population is really having a difficult time.

Comment: I am with Idaho Housing just to kind of address what she was speaking of. We currently have around 120 or 130 Section 8 Housing Choice vouchers issued to families that are out searching for homes. We just can't they just can't find units to rent that are within the established fair market rents and payment standards that fair market rent is what HUD sets as a as a guideline, and then we as a Housing Authority can set payment standards a little bit, set our payment standards and Bonneville County to the maximum amount allowed by HUD, which is 110% of the fair market rent. So just in general, you know, people have vouchers they can't find units that are affordable or landlords willing to rent to them for whatever reason. We recently just changed our policy from issuing vouchers for 60 days to 120 days, just because people aren't able to utilize their vouchers within 60 days and find units that that work for them. Let's say another issue that we went into, in the Idaho Falls area is management companies. There are several management companies in the in the city that just flat out refuse to rent to somebody if they had a Housing Choice Voucher. While that's not a fair housing violation, it's problematic for for someone with a voucher trying trying to find a unit to rent when these management companies control a lot of the market and a lot of those units out there. So you talked earlier about the fees as well, someone did the big charge, I think she talked about this, you know, an application fee. If it's \$100, to see that a fee in and then have that, you know, taken from you four or five times, that's really a problem for these folks. So that's all I have.

Presenter: Thank you. We've heard from various people that there's a lack of affordable housing options, perhaps in the community. Are there any barriers that you all see to developing more affordable housing or any city policies that impact development? Or any recommendations to how the city could better encourage fordable affordable housing options? Have any comments on that?

Comment: Yeah, I would just add that as far as developing affordable housing. I think one of the barriers that, you know, going forward is, you know, for the for developers to develop housing, they have to be able to cash flow, and with the price of construction and the price of housing and the cash flow. That's my comment on that.

Presenter: Thank you.

Comment: Yeah. So along those same lines, I think, yeah, the cost of building is really expensive right now. And also, I think, just generally speaking, some of the most affordable housing, you're gonna see

in the form of multifamily housing, which sometimes zoning can be difficult, even if you can find land that's available. Not all that much of it isn't going to be zoned multifamily, which, if you're trying to provide more affordable housing, it tends to be more affordable and more accessible in comparison to just more single family dwellings.

Comment: Thank you. Are there any other comments about, you know, barriers to accessing housing or anything like that?

Idaho Falls Fair Housing Forum 5/26/2021

Presentation

Comment: I just wanted to kind of let our viewers know that within the balance of state Continuum of Care. A local region coalition is the Region Six Housing Coalition. And this is a quota that meets once a month of service providers, housing service providers and community partners that look at homelessness and issues surrounding homelessness. The goal is to share information resources, make referrals and coordinate outreach events such as the Point -in-Time count, they also do annual homeless count. And they also have local representation to the state and we're committees that address strategic planning and governance, data collection reporting, coordinated entry, Housing Coordinating Committee. So this so many, so much valuable information that comes out of this Coalition, just want to make sure that audiences are aware that we do have that on a local level.

Presenter: Thank you.

Presentation

Comment: Yes, we talked a little bit about this on our first initial meeting on Monday. Some of the cost savings that we needed to do is with the rental fees, charging anywhere from 50 to \$100 per application before the rental unit is even shown. So in some cases, the pay the fee at first and the unit is rented out before they even get the chance to look at the unit so, and sometimes that repeats itself and happens two or three times to one applicant. And so just, again, to make it clear that that's another part of that cost burden that she is referring to. Thank you.

Presenter: Thank you.

Comment: I do have a question. That 27.9% of households are cost burdened. Is that reference to residents, homeownership only or is that including the renter cost burden.

Presenter: So that so that includes the renter. So if we're looking at that bottom red square, that's the total households. So we're adding up that 14.9% and that 13% of households overall, that are cost burdened. If we look at only the mortgage, it's closer to 22%.

Comment: Okay, okay. Thank you.

Presenter: Thank you for the question.

Presentation

Presenter: Did you want to add anything about the training?

Comment: I don't have anything to add only that this is typically something that we coordinate with Pocatello IHFC. We take turns going to Pocatello was every other year, and your password had a rule from 86 to 92 attendees. So it's really valuable training. So I recommend going online and this training is archived as well. I do encourage that.

Presenter: Thank you, Lisa.

Presentation

Comment: Well, I guess I have one comment, but that one barrier, it seems to me that I'm noticing, at least in a neighborhood nearby, is the advertised price is not the price for a house, it's being bid up as it has been in other communities. But that's kind of new to Idaho Falls, as far as I know.

Presenter: Is that something that you're noticing, more recently, like in the past few months or the past couple years? What kind of timeline Have you seen?

Comment: In the past few months, just an observation. I don't have any documentation, but in the past few months, that has been happening in the community. And so it seems like it's a barrier. I don't know.

Presenter: We, we had a meeting yesterday, and we had similar comments about maybe not necessarily that the posted price is different than what you're actually paying, but that there's been this huge jump recently. So thank you, we appreciate those comments.

Comment: I have something to say along with that. So I actually am in real estate, and we track this data. And so we consider, you know, affordable housing or starter homes, you know, anything from 150,000, up to about 250,000. Surprisingly, um, and right now, the list price to sale price ratio is hovering about 103%. Meaning, on average, these homes in this price range are selling for 103% over what they're asking for. So that's very true that the previous commenter said. It's not just, I mean, his observation is correct, is what I'm saying. So, and this is, and this data is, as of this data is between collected between November 2020, and up to April 30 2021. So that's the average.

Presenter: Thank you. I appreciate that comment. So another piece of this is for any barriers that might be there in developing affordable housing? Do you see any barriers in developing affordable housing, whether that city policies are any ways that the city can help encourage more affordable housing?

Comment: Um, I think that, to me, when it comes on the development side of things, the there's just a lot of developers here that maybe at now, this is just my observation here, but there's a lot of developers that may not know the benefits of these different types of housing, or the missing middle type of housing or they're just afraid to do something on maybe an infill lot in in the center of the city. You know, what's what they're comfortable with is just simple, single family homes out in a farm field, you know, because they know they'll make money that way, but maybe a way to gather, you know, some of the top developers or potential developers and really show them, you know, it can be profitable, but also help, actually, that actually helped the housing issue in Idaho Falls and keep it affordable. So you know, just getting everyone on the same page because I just don't think there's education around that, you know, holding some kind of or, or invite all these different investment developers or whatever it may be, but they just don't know or they're afraid of doing it.

Presenter: Thank you. Any other comments about barriers to developing affordable housing?

Comment: I'm sorry that I keep talking so much, but I think...

Presenter: Go for it, we appreciate it.

Comment: I think another barrier is, a lot of people in the city. And this is goes for anywhere in the country really is the Not in My BackYard mindset. You know, when they hear higher density or apartment complex, or whatever, they think, Oh, my property values are going to go down, when most of the time that actually doesn't happen. And especially if it's done, right, but really changing the language behind, you know, the using words like high density or whatever and using actual explaining

what different types of housing can be in and really make it beautiful, or make it look good, or whatever it may be. So, but I also think that the city should, you know, make it incentivize developers to do stuff in the middle of the city, or infill development, versus just doing something out on the edge by financial means, or whatever it may be. Because I know that right now, it's just, you know, the fees are the same across the board. At least, that's what I've seen. But a really way to incentivize these developers, not just by saying, hey, you should do this, but actually, you know, get a kick starter and show that it can be done. And then once it gets really gets going and other developers like, oh, yeah, this does work, or this can happen, then you may not be, you don't have to do these incentives as much, but just to get a kick started. So alright, I've, I've talked too much. That's my two cents.

Presenter: Well, thank you. We appreciate it.

Comment: I think, for instance, again, on the from the Council point of view, we hear a lot of fear of what could happen in a particular zone, rather than what the developer actually has a vision for doing. And it makes it tricky. And, and I've spoken to that a few times in Council, but it's not easy to to address that. But it is related to the previous person's comment about the Not in My BackYard, because it's if you if a developer's saying, or even thinking about doing something affordable housing wise, there's a certain image that pops into people's head, I think, and that brings up this negativity. So it's something we need to think about there in terms of zoning, we have discussed as policymakers, and are working on ways of looking at zoning to make sure that it encourages more options in the community, and more of the infill development. But that will have to go forward in order for it. Right now, it's probably an obstacle of not getting that done enough yet. So I guess my recommendation would be to continue to look at our zoning code and trying to make sure we are actually encouraging some of that missing middle development and more options for people in the city.

Presenter: Thank you.

Comment: I know that I said I was going to be done talking about to go along with that. You know, definitely encourage looking into the zoning and kind of trying to fix and see where we can add different housing, but also, you know, inform these developers because developers don't just read new zoning goes for fun, you know, and they don't see sometimes may not see the vision, looking at all these different documents of zoning code, you know, and so maybe a way of really helping to paint a vision for certain developers, or whatever it may be and say, hey, here's this piece of property on this corner that has a few dilapidated buildings on it, but with this zone, look what it can be, you know, I guess, just just a way to really just to inform all the developers, if that makes sense of different zoning changes, and how it could actually benefit them by instead of just, you know, just changing things, and then nothing happens, because they're not informed.

Presenter: Thank you.

Comment: I think that's a really, really good thought I made a note of that. And the other thing in the recommendation piece is, I think we've tried a couple of times of where the Planning Department has done some concept ideas and, and talk to develop developers about what they might be able to do that they hadn't really thought of before, just in broad terms of concept, where people can actually look at what's happening in other communities, etc., and how attractive that can be. So maybe in the city-side, we could work on that. A little bit more of that showing people concepts of what could be in a particular zone, or in a particular infill lot.

Comment: Yes. Especially to like a, even a particular area, you know, instead of just like a whole, you know, west side of town or north side of town saying, hey, we're thinking about maybe doing this, but

I guess, kind of paint a picture of just even very specific neighborhoods, or even specific corners, or whatever it may be. Now, I know, that's a lot of work and a lot of time and effort. But I mean, you know, it once you get a few going, then it just gets rolling from there.

Presenter: Is there any other comments about barriers to developing affordable housing or barriers that people may have in accessing housing? Are there any other comments at all? This is part of not only the Analysis of Impediments, but the city is also working on their Consolidated Plan, which in a moment all mentioned when those meetings are but do you have any comments about anything else related to that?

Looks like I have a comment here. I'll read out loud. How is the city regulating outside private equity investment that is draining affordability? Do you want to comment on that?

Comment: I'm going to unmute not turn on my camera, I can take a crack. Great. Yeah, I think the if I'm understanding the question, right, I would I would get my short answer would be not a lot. Because I'm not really sure what tools we truly have to do that. I mean, if a developer comes in and buys land and wants to build housing, or purchase housing, we don't really have a way to regulate that now, one of the tools on us maybe a smaller scale, we're not talking about development that some cities are doing and we're currently not doing it. But it's something I think we're exploring as part of our comprehensive plan discussion is at least the idea of trying to come to terms with out of state landlords that are just buying up homes as an investment. And at least understanding what that market is what it's doing to the community. And there are some tools for, say registration or some sort of rental regulation, we really don't have anything right now. We know there are programs out there, but that's going to take some community, some community buy in for sure to do something like that would be a big change. So to answer your question, we're probably not doing we're really not doing much of anything. But we are aware that there are options and would be interesting, interested to know the community would support.

Presenter: Thank you. Any other comments or questions?

Comment: , I guess I just have a question off of what he was saying. What I mean, would it be possible to create almost not really HOA is but neighborhood associations and some of these older neighborhoods where you have these smaller affordable homes that you know create, I guess these covenants or whatever that say, Hey, you, you know no investment in people have to actually be living in the home blah, blah, blah, kind of like how you have covenants for brand new neighborhoods? And is that a possibility? Or is that just almost near impossible with these older neighborhoods?

Comment: I think in different parts of your question have different answers. Could the city foster creation of neighborhood organizations in older neighborhoods? Yeah. And there are models out there to do that. We know Boise has a very robust program for that. Portland is one that has one. So yes, we can help with that. Can we have rules about things that really relate to who lives there? Not Not really. I mean, we can for certain cases, so like, for example, right now, with accessory dwellings as an example, with a mother-in-law suite. Our current code requires that an owner of the property live in one unit or the other, whether it's the main building or the accessory, but we would want to be careful about regulating that. We did it just a standalone unit that an owner lived there, because there are folks that really can't be owner. So we'd have to be careful in what other regulations we came up with. But some of those tools are certainly possible.

Comment: Okay, thanks.

Presenter: I have a couple of comments. There are externalized costs or private equity investment that drive rents up and local residents out. Those costs are passed on to taxpayers, NGOs, city services, lost productivity, and destabilizing the workforce and student population. And then another comment, think of it as public subsidy to private equity. Are there any other comments or questions?

Comment: Actually, could you repeat, repeat that previous comment? I'm trying to process it. I didn't catch it all.

Presenter: And I'll have to pull it back up. If you can give me a moment. I think I lost it in the space. But I'd be happy to send it when the meeting is over.

Comment: That would be good. If you could do that. Thank you.

Presenter: Yes, no problem. Are there any other questions or comments?

Presentation

Memorandum

File #: 21-195

City Council Meeting

FROM: Brad Cramer, Director
DATE: Monday, July 19, 2021
DEPARTMENT: Community Development Services

Subject

Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division 15, First Amended.

Council Action Desired

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

1. Accept the Final Plat for Snake River Landing Division 15, First Amended, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Snake River Landing Division 15, First Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Snake River Landing Division 15, First Amended. The Planning and Zoning Commission considered this item at its April 20, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



Consideration of the Final Plat must be consistent with the principles of the Comprehensive Plan and Zoning

Ordinance, which include many policies and goals related to Good Governance, Growth, Sustainability, Transportation, and Livable Communities.

Interdepartmental Coordination

The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, Water, Planning, Sewer, Engineering, Survey, and Parks and Rec.




Fiscal Impact

NA












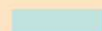





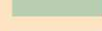




Legal Review

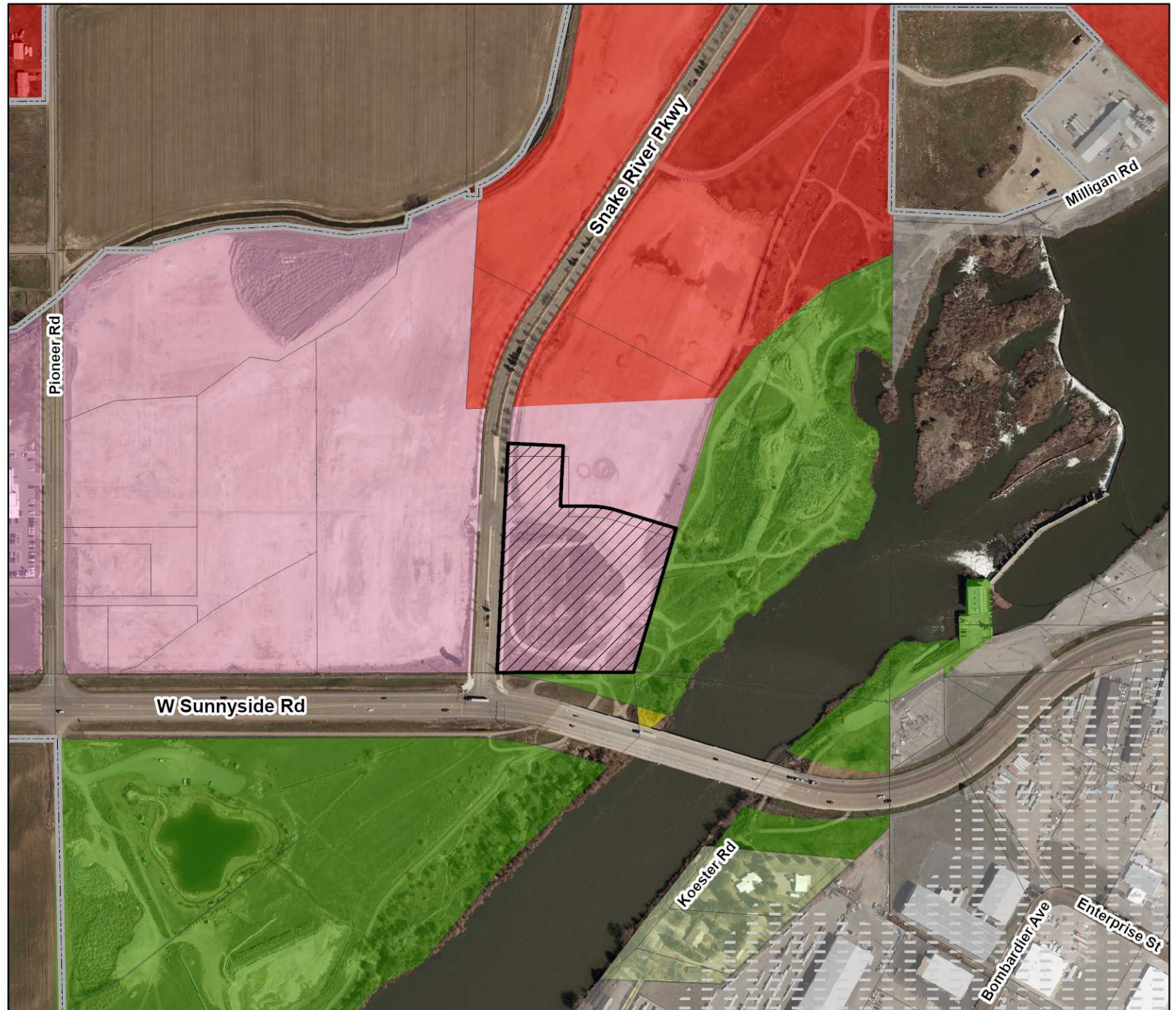
This application has been reviewed by Legal pursuant to applicable law.

Legend

-  SRL Div 15
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P





Pioneer Dr

Pioneer Rd

W Sunnyside Rd

Snake River Pkwy

Milligan Rd

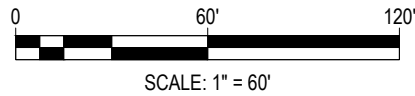
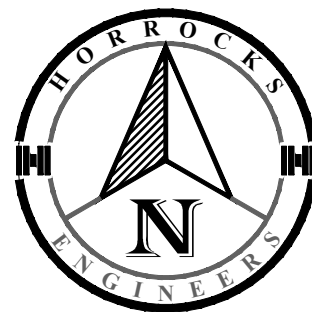
Koester Rd

Bombardier Ave

Enterprise St

Snake River Landing Division No. 15 First Amended

A RE-PLAT OF LOT 2, BLOCK 11 OF SNAKE RIVER LANDING DIVISION 15, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO. LOCATED IN SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN.



LEGEND & NOTES

	B.L.M. BRASS CAP
	CALCULATED POINT, NOTHING SET OR FOUND
	INTERIOR EASEMENT ANGLE POINT MONUMENTS 1/2" REBAR WITH PLASTIC CAP P. L.S. 12457
	FOUND 5/8" REBAR WITH PLASTIC CAP P.L.S. 8795
	FOUND 5/8" REBAR WITH PLASTIC CAP P.L.S. 12457
	FOUND 1/2" REBAR WITH PLASTIC CAP P.L.S. 12457
	SET 5/8" REBAR WITH PLASTIC CAP - P.L.S. 12457
	SET 1/2" REBAR WITH PLASTIC CAP - P.L.S. 12457
	FOUND 5/8" REBAR WITH NO CAP
	PLSS CORNER
	LOT NUMBER
	SUBDIVISION BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT LINE
	EASEMENT LINE GRANTED PURSUANT TO THIS INSTRUMENT
	STREET CENTERLINE
	LOT LINE
	SECTION LINE
	PUBLIC UTILITIES EASEMENT
	EXISTING INGRESS EGRESS EASEMENT
	WITNESS CORNER
	GOVERNMENT MEANDER CORNER
	CROSS ACCESS EASEMENT GRANTED PURSUANT TO THIS INSTRUMENT

SURVEY NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT LOT 2 BLOCK 11 OF SNAKE RIVER LANDING DIVISION NO. 15, INSTRUMENT NO. 1664229. THE EXTERIOR BOUNDARY LINES OF THIS PLAT ARE THE EXTERIOR LINES OF SAID LOT 2 BLOCK 11 AS SHOWN HEREON. THE MONUMENTS FOUND AND SET ARE AS SHOWN TO COMPLY WITH IDAHO CODE.

BASIS OF BEARING

THE BEARING ALONG THIS LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM(EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.00027265 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.

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ADAMS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS SNAKE RIVER LANDING DIVISION NO. 15 FIRST AMENDED, 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.



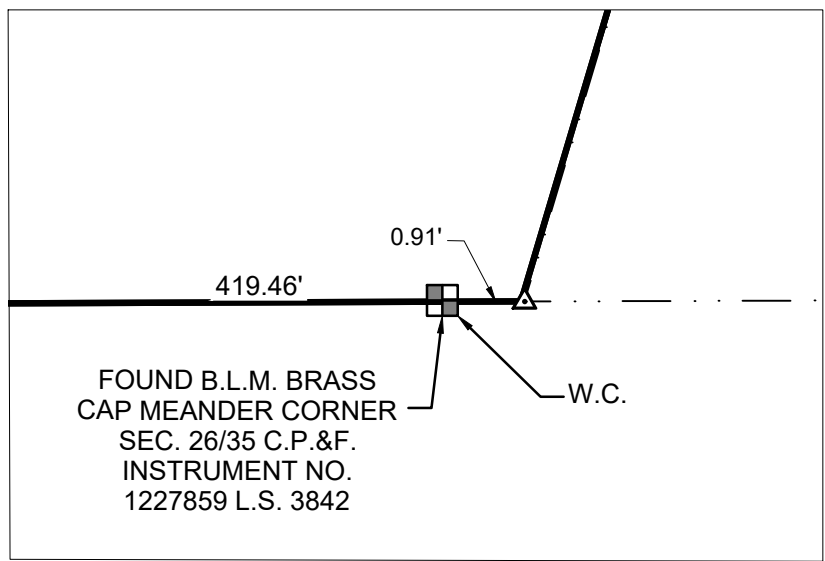
NOTES:

1) THE C.A.E. GRANTED BY THE EXECUTION OF THIS INSTRUMENT ON LOTS 4 AND 6 SHALL HAVE NO CONNECTION TO SNAKE RIVER PARKWAY.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	88.89	300.00	16°58'37"	S81° 30' 42"E	88.57
C2	45.73	255.50	10°15'20"	S84° 52' 20"E	45.67

Parcel Line Table

Line #	Length	Direction
L1	12.51	N90° 00' 00"E
L2	12.01	N2° 45' 41"E
L3	12.51	N90° 00' 00"W
L4	12.01	N2° 45' 41"E
L5	20.75	N57° 47' 33"E

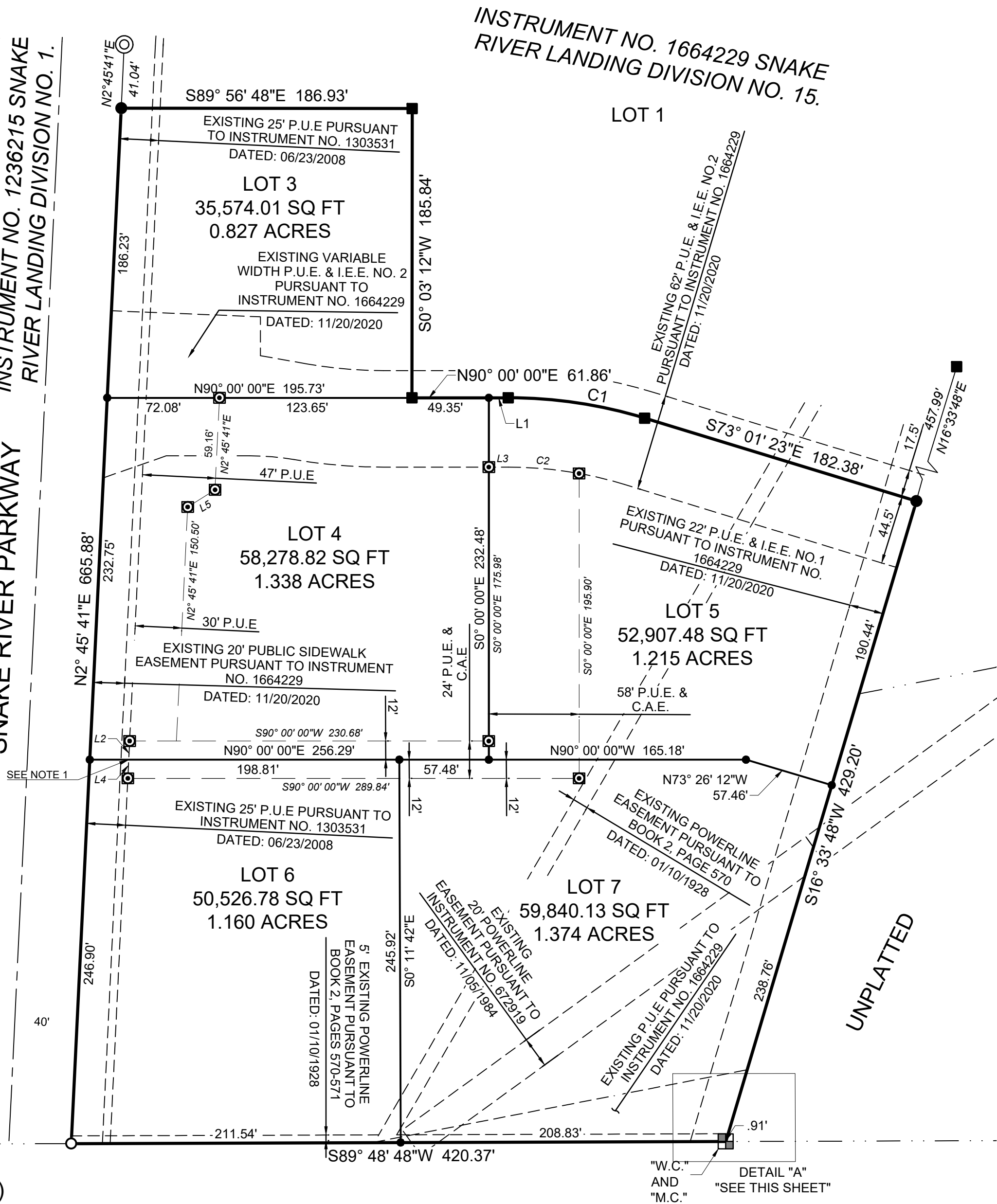


FOUND 2" ALUMINUM CAP
C.P.&F.: LS 3842
INSTRUMENT NO. 1227858
S1/4 26
35

(BASIS OF BEARING)

INSTRUMENT NO. 1236215 SNAKE RIVER LANDING DIVISION NO. 1.

SNAKE RIVER PARKWAY



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Snake River Landing Division No. 15 First Amended

A RE-PLAT OF LOT 2, BLOCK 11 OF SNAKE RIVER LANDING DIVISION 15, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO. LOCATED IN SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN.

Recorder's Certificate

I HEREBY CERTIFY THAT THE FOREGOING PLAT SNAKE RIVER LANDING, DIVISION NO. 15 FIRST AMENDED WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO

BONNEVILLE COUNTY RECORDER DATE:

DATE:

BONNEVILLE COUNTY SURVEYOR, SHANE C. REMER PLS 12222

County Surveyor's Verification

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, SHANE C. REMER PLS 12222

Boundary Description

LOT 2 BLOCK 2 AS SHOWN ON SNAKE RIVER LANDING DIVISION NO. 15, INSTRUMENT NO. 1664229, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO.

PARCEL CONTAINS 5.903 ACRES, MORE OR LESS.

City's Acceptance

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS _____ DAY OF _____, 20____.

MAYOR CITY CLERK

CITY ENGINEER CITY SURVEYOR
KENT J. FUGAL, PE 9247 KENNETH BALDWIN ROBERTS, PLS 9755

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__.

SUNNYVIEW LLC (OWNER)

BY: BV MANAGEMENT SERVICES, INC., AN IDAHO CORPORATION, THE MANAGER

BY: COURTNEY LIDDIARD, PRESIDENT

Surveyor's Certificate

I, CHRISTOPHER ADAMS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS SNAKE RIVER LANDING DIVISION NO. 15 FIRST AMENDED, 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.



Acknowledgment

STATE OF IDAHO)
)SS.
COUNTY OF BONNEVILLE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED COURTNEY LIDDIARD, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BV MANAGEMENT SERVICES, INC. WHICH CORPORATION IS THE MANAGER OF SUNNYVIEW, LLC, AND THE MANAGER WHO SUBSCRIBED SAID LIMITED LIABILITY COMPANY'S NAME TO THE FOREGOING OWNER'S DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION AS THE MANAGER IS AUTHORIZED AND EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

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 IDAHO
RESIDING IN BONNEVILLE COUNTY, IDAHO
COMMISSION EXPIRATION DATE: _____

Owner's Dedication

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED SUNNYVIEW, LLC AN IDAHO LIMITED LIABILITY COMPANY, IS THE LAWFUL OWNER OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAS CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, AND STREETS, WHICH PLAT SHALL HEREFTER BE KNOWN AS SNAKE RIVER LANDING, DIVISION NO. 15 FIRST AMENDED, 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 DOES HEREBY GRANT AND CONVEY TO LOTS 4, 6 AND 7 OF BLOCK 1, A PRIVATE CROSS-ACCESS EASEMENT AS SHOWN AND DESCRIBED HEREON AND LABELED AS CAE, THE SAID PRIVATE CROSS-ACCESS EASEMENT IS GRANTED BY THE MUTUAL CONSENT AND AGREEMENT BETWEEN THE PARTIES, THE ADEQUACY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT THE OWNER ALSO DOES HEREBY GRANT, BARGAIN, AND CONVEY TO THE OWNERS OF SAID LOTS, THEIR LICENSEES, INVITEES, AGENTS, SUCCESSORS, AND ASSIGNS, THE FULL AND FREE RIGHT FOR SAID OWNERS AND SAID OWNERS' TENANTS, SERVANTS, INVITEES, LICENSEES, AND VISITORS TO THE PRIVATE CROSS-ACCESS AGREEMENTS DESCRIBED HEREIN IN COMMON WITH ALL PERSONS DESIGNATED TO HAVE A LIKE RIGHT AT ALL TIMES HEREFTER, FOR INGRESS AND EGRESS AND VEHICULAR ACCESS, AND A PERPETUAL EASEMENT FOR ROADWAY PURPOSES, ON AND ACROSS THE PROPERTY, EXCEPT FOR PARKING, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS FOREVER A NON-EXCLUSIVE IRREVOCABLE EASEMENT FOR RIGHT-OF-WAY FOR EMERGENCY VEHICLES AND EMERGENCY RESPONDERS, ACROSS THE CROSS-ACCESS EASEMENTS C.A.E..

OWNER, OR ITS HEIRS, SUCCESSORS OR ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY PUBLIC EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITTEES OR LICENSEES SHALL ALSO HAVE THE RIGHT TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED PURPOSES, AND CITY OF IDAHO FALLS SHALL HAVE THE RIGHT, TO REMOVE ANY OBSTRUCTIONS ON SAID CROSS-ACCESS EASEMENT WHICH MAY INJURE OR INTERFERE WITH THE CITY OF IDAHO FALL'S USE THEREOF, SUCH RIGHT OF REMOVAL MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER/OWNERS OR OWNER'S/OWNERS' HEIRS, SUCCESSORS, OR ASSIGNS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS, FURTHER AGREE THAT THEY SHALL CONSTRUCT NO STRUCTURES OR MAINTAIN ANY OBSTRUCTIONS ON SAID CROSS-ACCESS EASEMENTS, INCLUDING BUT NOT LIMITED TO GATES, BARRIERS, OR VEHICLES OF ANY TYPE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS, FURTHER AGREE TO MAINTAIN THE SAID CROSS-ACCESS EASEMENTS AND TO REMOVE SNOW PURSUANT TO THE REQUIREMENTS OF THE INTERNATIONAL FIRE CODE §503 AS IT IS AMENDED FROM TIME TO TIME, AND AS ADOPTED BY THE CITY OF IDAHO FALLS, IDAHO.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITTEES 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, PERMITTEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, OR EACH LOT OWNER AS THE CASE MAY BE, AGAINST SAID OWNER AND ITS HEIRS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEAL(S) AND SIGNATURE(S) THIS _____ DAY OF _____, 202__.

SUNNYVIEW LLC, AN IDAHO LIMITED LIABILITY COMPANY (OWNER)

BY: BV MANAGEMENT SERVICES, INC., AN IDAHO CORPORATION, THE MANAGER

BY: COURTNEY LIDDIARD, PRESIDENT

STAFF REPORT

FINAL PLAT

Snake River Landing Division No. 15 1st Amended Plat
July 29, 2021



Community
Development
Services

Applicant: Horrocks
Engineers

Project Manager: Caitlin
Long

Location: Generally, north of
W Sunnyside Rd, east of
Snake River Pkwy, south of
Event Center Dr, and west of
the Snake River

Size: 5.91 Acres

Lots:

Total: 5

Buildable: 5

Average Lot Size:

51,425 Sq ft (1.18 acres)

Existing Zoning:

Site: HC

North: LC

South: P

East: P

West: HC

Existing Land Uses:

Site: Vacant

North: Vacant

South: Park

East: Future Park

West: Vacant

Future Land Use Map:

Higher Density

Attachments:

1. Subdivision and Zoning
Ordinance Requirements
2. Comprehensive Plan
Policies
3. Maps and aerial photos
4. Final Plat

Requested Action: To **recommend** approval of the amended
final plat for Snake River Landing Division No. 15, to the
Mayor and City Council.

Staff Comments: This parcel was annexed in 2005 and
given the initial zone of C-1. This was rezoned to HC in
2018 with the City-wide initiated Zoning change. The
Preliminary plat was approved in June 2002. The final plat
for Division 15 was approved in August 2020. This is an
amended Plat for Lot 2 in Division 15. Lot 2 will now be
platted into 5 smaller lots due to increase interest from
developers in this location for businesses. Access to this
subdivision will come from Snake River Landing Blvd.

Staff Recommendation: Staff has reviewed the final plat
and finds it complies with the Subdivision Ordinance and is
consistent with the development standards of the HC Zone.
Staff recommends approval of the plat.

Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance

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

Section 10-1-9A

(9) If the final plat conforms to the provisions of this Chapter and all other applicable State or Federal laws, or local ordinances, the Council shall approve the final plat and authorize the Mayor and Clerk to sign the original plat.

Zoning Ordinance:

11-3-5: Purpose of Commercial Zones,

(D) HC Highway and General Commercial Zone

This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

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

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-6) of this Zoning Code.				

(1) In the LC Zone, structures may encroach into the twenty foot (20') setback up to ten feet (10') when designed with a pedestrian walkway a minimum of five feet (5') in width connecting the public sidewalk to the structure's entrance. Parking is not permitted to encroach into the twenty foot (20') setback.

(2) In the HC Zone, display space may encroach into the landscape buffer contiguous to the street. Such encroachments may not exceed twenty five percent (25%) of the linear frontage contiguous to the street.

(3) In the CC Zone, the landscape buffer contiguous to a street may be reduced or removed where a building is located within the required landscape buffer, as determined by the Zoning Administrator.

(4) When a multi-unit dwelling or commercial use is developed on a property that adjoins a property zoned RE, RP, R1, R2, TN, or on unincorporated land designated for Low Density Residential in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), every one foot (1') of additional building height requires an additional two feet (2') in setback

with the minimum setback being thirty feet (30').

(5) For commercial uses, lot coverage shall include all areas under roofs and paved surfaces including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.

(6) In the LC Zone residential uses shall comply with the R3A Zone dimensional standards.
(Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)

Comprehensive Plan Policies:

Regional commercial centers, as other major traffic generators, should be located approximately at or within one-half mile from major state thoroughfares and be served by existing arterial streets. (p.48)

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. (p.48)

April 20, 2021

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Gene Hicks, Natalie Black, George Morrison, Joanne Denney.

MEMBERS ABSENT: Margaret Wimborne, Lindsey Romankiw, Arnold Cantu

ALSO PRESENT: Assistant Planning Directors Kerry Beutler, Naysha Foster, Caitlyn Long and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Morrison moved to approve the Minutes of the March 16, 2021 with requested corrections, Hicks seconded the motion and it passed unanimously.

Business:

6. PLAT 21-011: FINAL PLAT. Final Plat for Snake River Landing Division No. 15 First Amended.

Applicant: Justin Scott, Horrocks Engineering 2194 Snake River Parkway, Idaho Falls, Idaho. Scott indicated that this is the first Amendment to the Snake River Landing No 15 Plat. Scott stated that the original plat was approved August 2020, and the amendment is to split the lots into 5 separate parcels with an average lot size of 1.08 acres.

Dixon asked about the access to lots 5 and 7. Scott stated that there will be cross access easements. Scott stated that there is already a private drive that is under construction between the northern lot and the 2 lots between it, and there will be cross access easements to the remainder of the lots. There is a portion owned by the City and it doesn't need road access because it is a park.

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

Dixon asked if there is any drainage. Beutler stated that commercial requirements require them to maintain storm water on site. Beutler stated that there is a master drainage plan for Snake River Landing.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Snake River Landing Division No. 15 1st Amended, Hicks seconded the motion. Dixon called for roll call vote: Black, yes; Denney, yes; Hicks, yes; Morrison, yes. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF SNAKE RIVER LANDING DIVISION NO. 15, 1ST AMENDED, LOCATED GENERALLY NORTH OF W SUNNYSIDE RD, EAST OF SNAKE RIVER PKWY, SOUTH OF EVENT CENTER DR, WEST OF THE SNAKE RIVER.

WHEREAS, the applicant filed an application for a final plat on February 26, 2021; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on April 20, 2021; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 29, 2021; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 5.91-acre parcel located generally North of W Sunnyside Rd, East of Snake River Pkwy, South of Event Center Dr, West of the Snake River.
3. The property is zoned HC and includes 5 lots.
4. Access to the development will be consistent with the Access Management Plan.
5. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
6. The proposed development is consistent with the principles of the City's Comprehensive Plan.

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 _____, 2021

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 21-196

City Council Meeting

FROM: Brad Cramer, Director
DATE: Monday, July 19, 2021
DEPARTMENT: Community Development Services

Subject

Final Plat and Reasoned Statement of Relevant Criteria and Standards, L&S Subdivision Division 1.

Council Action Desired

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

1. Accept the Final Plat for L&S Subdivision Division 1, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for L&S Subdivision Division 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 and Reasoned Statement of Relevant Criteria and Standards for L&S Subdivision Division 1. The Planning and Zoning Commission considered this item at its July 21, 2020, meeting and recommended approval by a unanimous vote with the stipulation that no connection be made to Duchess Drive. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



Consideration of the Final Plat must be consistent with the principles of the Comprehensive Plan and Zoning Ordinance, which include many policies and goals related to Good Governance, Growth, Sustainability,

Transportation, and Livable Communities.

Interdepartmental Coordination

The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, Water, Planning, Sewer, Engineering, Survey, and Parks and Rec.




Fiscal Impact

NA

Legal Review

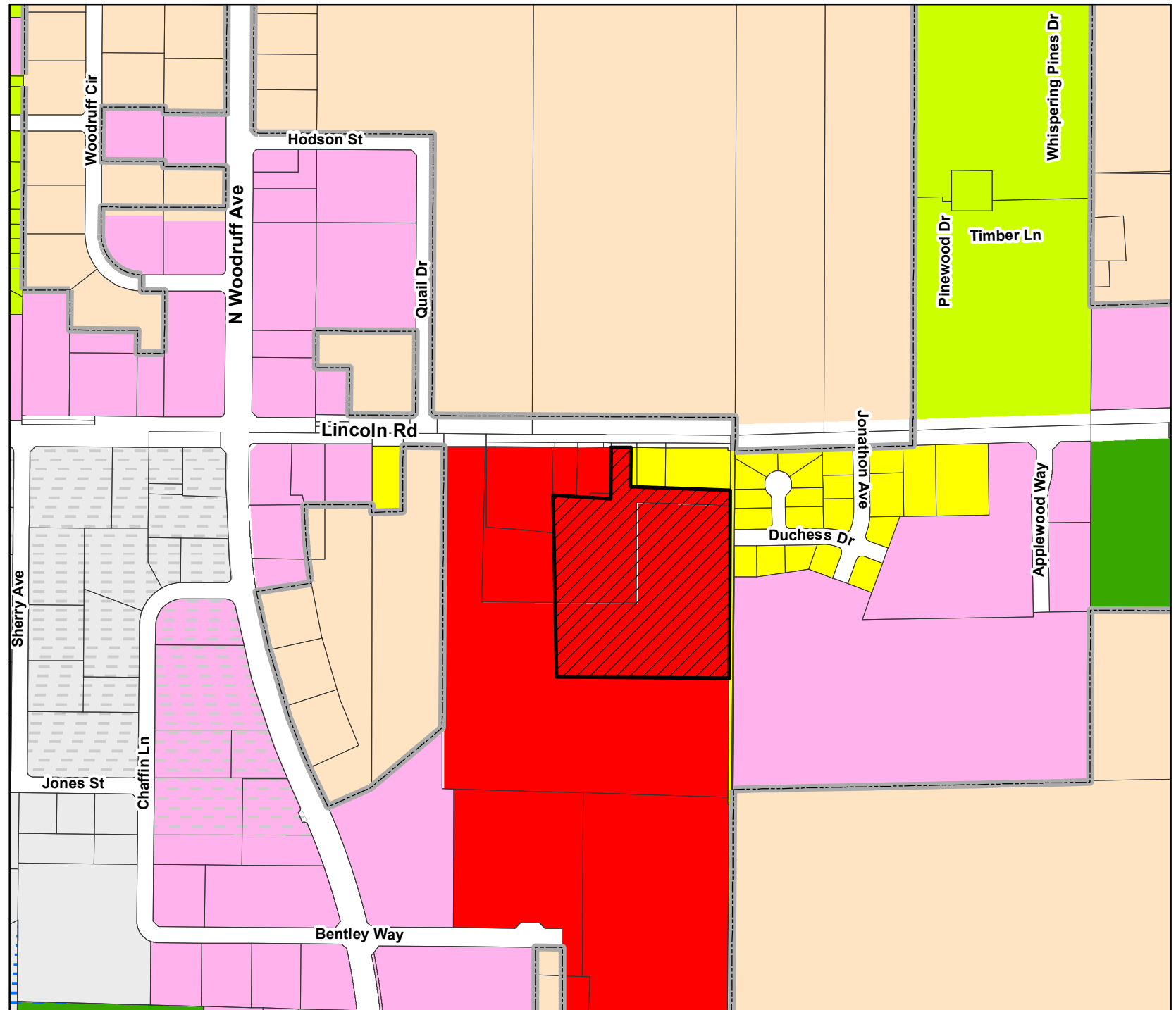
This application has been reviewed by Legal pursuant to applicable law.

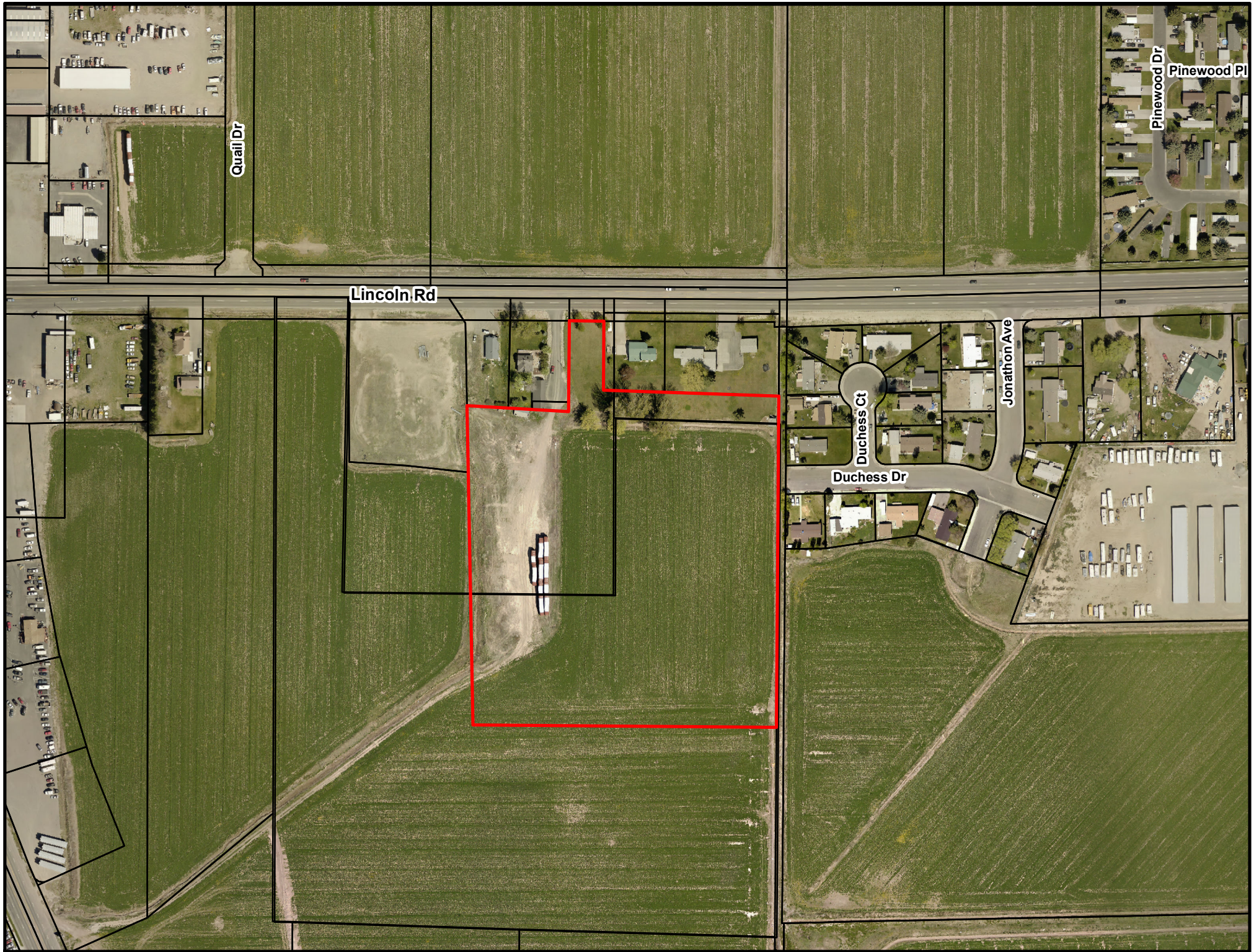
Legend

-  Site - CP
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P





Quail Dr

Lincoln Rd

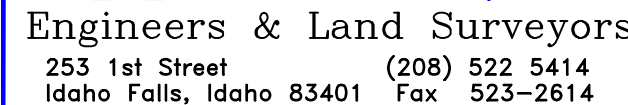
Duchsess Ct

Duchsess Dr

Jonathon Ave

Pinewood Dr

Pinewood Pl



The accompanying plat was duly accepted and approved by the City Council of Idaho Falls, Idaho adopted this day _____ of _____ 2021.

<u>MAYOR</u>	<u>CITY CLERK</u>
<u>CITY ENGINEER</u>	<u>CITY SURVEYOR</u>
KENT J. FUGAL, PE 9247	KENNETH BALDWIN ROBERTS, PLS 9755

The property included in this plat has petitioned for and been removed from all future irrigation water rights.

Date: 6-23-2020 Instrument No. 1645550

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

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 SHANE REMER P.L.S. No. 12222
BONNEVILLE COUNTY SURVEYOR

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.

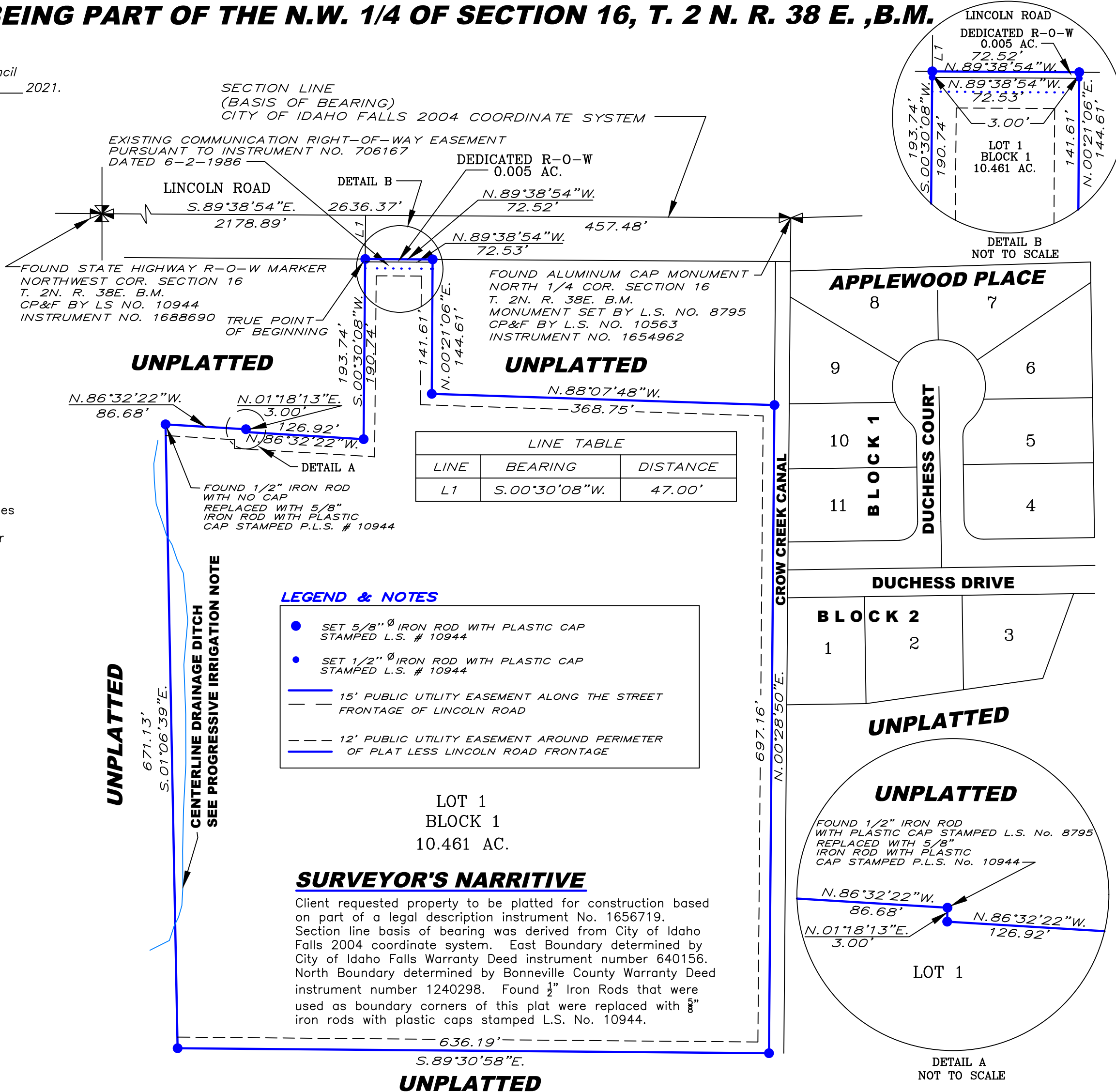
DATE _____ BONNEVILLE COUNTY TREASURER _____

I hereby certify that the foregoing plat of L & S Subdivision, Division No. 1, was filed in the Office of the Recorder of Bonneville County, Idaho

DATE _____ BONNEVILLE COUNTY RECORDER _____

--

**A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
BEING PART OF THE N.W. 1/4 OF SECTION 16, T. 2 N. R. 38 E. ,B.M.**



I, Rodney L. Ellsworth, a licensed Professional Land Surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as L & S Subdivision, 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.



Pursuant to I.C. § 50-1334, the OWNER does hereby certify that the 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 his signature this _____ day of _____, 2021.

Chris Loock – Manager of IF Investments LLC

ACCESS RESTRICTED FROM DUTCHESS DRIVE

KNOW ALL MEN BY THESE PRESENTS: that the undersigned IF Investments LLC, an Idaho Limited Liability Company, is the lawful OWNER of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as L & S Subdivision, 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, and 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 or permittees or licensees shall also have the right to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes, such right may be exercised without prior notice to OWNER or its heirs, successors or assigns.

OWNER or its heirs, successors or assigns further agree that they shall not plant any trees, brush, ornamental shrubbery or plants which may hinder the safe and efficient utilization of said easements.

OWNER or its heirs, successors or assigns hereby releases the City of Idaho Falls, and its successors, assigns, permittees 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, permittees 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 estates as of the date hereof.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seal and signature this day of , 2021

By: IF Investments LLC

Chris Loock (Manager of IF Investments, LLC)

STATE OF _____)
COUNTY OF _____) :SS

On this _____ day of _____, 2021, before me the undersigned, a notary public in and for said state, personally appeared Chris Loock, known or identified to me, to be a managing member of the limited liability company of IF Investments LLC, and the person who subscribed said limited liability company's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that he executed the said said limited liability company's name as a person authorized to bind said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my
official seal the day and the year in this certificate first above written.

Notary Public for the State of

Residing at:

Commission Expiration Date:

Former Crow Creek to be terminated and abandoned by Progressive Irrigation.

Lance Schuster – Progressive Irrigation Chairman

Commencing at the Northwest corner Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho; running thence S.89°38'54"E. along the Section line 2178.89 feet; thence S.00°30'08"W. 47.00 feet to the TRUE POINT OF BEGINNING, said TRUE POINT OF BEGINNING being on the South Rights-of-Way line of Lincoln Road; running thence S.00°30'08"W. 193.74 feet; thence N.86°32'22"W. 126.92 feet; thence N.01°18'13"E. 3.00 feet; thence N.86°32'22"W. 86.68 feet; thence S.01°06'39"E. 671.13 feet; thence S.89°30'58"E. 636.19 feet; thence N.00°28'50"E. 697.16 feet; thence N.88°07'48"W. 368.75 feet; thence N.00°21'06"E. 144.61 feet to said South Rights-of-Way line; thence N.89°38'54"W. along said Rights-of-Way line 72.52 feet to the TRUE POINT OF BEGINNING.

SUBJECT TO: existing easements of record.

CONTAINING: 455,900 Sq. Ft. or 10.466 acres.

STAFF REPORT
Final Plat
L&S Subdivision Division No. 1
July 29, 2021



Community
Development
Services

Applicant:

Ellsworth & Associates,
PLLC

Project Manager:

Brian J. Stevens

Location:

North of 1st Street, West of
Hitt Rd, South of Lincoln Rd,
East of Woodruff

Size: Approx. 10.475 acres

Lots: 1

Existing Zoning:

Site: HC

North: R1 and LC

South: LC

East: R1 and HC

West: LC

Existing Land Uses:

Site: Ag

North: Residences

South: Ag

East: Ag / Res

West: Ag

Future Land Use Map:

Low density

Attachments:

1. Maps
2. Aerials
3. Exhibit
4. Photos

Requested Action: Approval of the final plat.

History: This area was part of a 27 acres annexation that was approved by the City Council in December of 2019. At that time the property was zoned LC. It was recently rezoned to HC. After looking at the City's aerial records this property has been primarily agricultural land from 1954 until today. It appears that a few agriculture buildings have been removed over time.

Staff Comments: The plat includes 1 lot. The lot meets the requirements for the HC zone. The property will access onto Lincoln Rd. The property intends to develop as a single lot. A narrow City lot runs along the east edge of the property that has a small ditch. Given the single family use on the east of the ditch and commercial on the west no connection will be required at Duchess Drive.

Staff Recommendation: Staff has reviewed the Final Plat and finds that it complies with the subdivision ordinance. Staff recommends approval of the plat.

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

REQUIREMENTS	Staff Review
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.	NA
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 proposed access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	NA
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	NA
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150ft 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.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	NA

Comprehensive Plan Policies:

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

Highway commercial development provides space for those functions depending on major road frontage such as automotive dealerships, motels, restaurants and banks with drive-in facilities. To accommodate at least twenty feet of landscaping adjacent to the street, one or more rows of parking, pedestrian aisles and loading and service areas, the minimum depth required for highway commercial is at least 100 to 200 feet. (p. 47)

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets.

Strip commercial development reduces the traffic carrying capacity of arterial streets, encourages both commercial and residential property to deteriorate, scatters commercial services, and requires more parking facilities. (p. 48)

Neighborhood and community services shall be buffered from the residential neighborhood by fencing and landscaping (p.41).

Plan for different commercial functions within the City of Idaho Falls. To have a walkable neighborhood business district, a commercial node of 30,000 to 50,000 square feet of retail space is a useful range. To support 30,000 square feet of retail space, about 2,000 households are required, and, to be walkable, thirty to seventy percent of these households should be within a quarter mile or approximately 1,300 feet of the district or within three blocks considering the block pattern found in our older neighborhoods. This will require a much greater density than the three dwelling units per acre frequently developed in Idaho Falls which is about 1,800 households per square mile (p.47).

Access to commercial properties shall be designed to minimize disruptive effects on traffic flow (p. 49).

Buffer commercial development, including services, from adjacent residential development. We were told by many people commercial development should be buffered from adjacent residential development. Allowing commercial development, especially neighborhood centers, adjacent to residential development moves us toward our goal of a convenient city -- one in which walking and biking are reasonable alternatives -- but it does require careful attention to buffering. Our present regulations only address buffering parking lots from residential uses, unless a change of land use occurs under the Planned Transition Zone. We need to develop regulations shielding residences from the noise, light, and traffic generated by commercial uses. Such regulations should address buffering under different situations. For example, residential uses across the street from commercial properties will benefit from perimeter landscaping, buildings towards the front of the lot, and parking in the rear. Residential uses in the rear of commercial properties will benefit from parking areas in the front of the lot, buildings to the rear, and landscaping and fencing in the rear of the lot (p.49).

Zoning:

(D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms

and shapes. This Zone should be located at specific locations along highways leading into the City.

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 = Planning Commission 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.					
Proposed Land Use Classification	Commercial				
	PB	CC	LC	HC	PT
Accessory use*	P	P	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	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, two unit					P
Eating establishment		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

July 21, 2020

7:00 p.m.

Planning Department

Council Chambers

Notice: Due to Governor Little's proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City's website.

MEMBERS PRESENT: Commissioners Natalie Black, Arnold Cantu, Gene Hicks, Brent Dixon, George Morrison, Margaret Wimborne

MEMBERS ABSENT: Joanne Denney, Lindsey Romankiw.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; Brian Stephens; Naysha Foster and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: The minutes for the July 7, 2020 meeting were tabled until the August meeting.

Business:

1. PLAT 20-022: FINAL PLAT. L&S Subdivision No. 1.

Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark Drive, Idaho Falls, Idaho. Jolley stated there was recently a rezone request from LC to HC which was approved. Jolley stated there is a one lot 10 +/- acre plat which would have access to Lincoln and developed in accordance with the HC Zone. Jolley stated they have submitted a site plan to the City and are working through things on that with them. Jolley is asking for approval of the Final Plat.

Dixon asked for clarification and asked if there is anything in this plat that limits access to Duchess Drive because there is access to Lincoln Road to the north.

Jolley stated that in the staff report it shows that they are not requiring a connection to Duchess Drive, and they are not requesting an access, so the HC traffic will not go through the subdivision to the east.

Dixon asked if there is language in the final plat that prohibits connection to Duchess Drive to the east to make sure traffic doesn't go that way.

Jolley stated that there is not specific language, but if that is a recommendation from the Commission to have that statement, that would be fine with his client.

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

Dixon clarified that the staff notes state that they do not recommend connection, so does that mean staff supports the idea of prohibiting connection. Stevens stated that staff recommends that there is no connection between the single-family residential area and the commercial property. Dixon asked if that will be a problem if they try to do the same thing with the HC that connect to

Jonathan Ave., to the south or Duchess Drive on the east end, as the east end has access via Applewood Way, but the south doesn't have access except via Jonathan or Applewood. Dixon asked if a recommendation would be consistent with what would need done in the future. Dixon asked if those properties are already platted. Stevens is unsure of whether they are platted, and assumed that Applewood Way is platted, and where Applewood Way stops the lot further back is not platted. Stevens stated that along Lincoln Road to the west of this property there is potential for another commercial access and maybe it will line up with Quail Drive, or maybe further to the east, but the connection will connect down to Bentley Way and then Applewood Way would also in the future connect to Bentley and Bentley is a 70' wider road.

Black asked about curb and gutter along Lincoln and who is responsible therefor. Stevens stated that the applicant will be responsible for the curb and gutter along Lincoln where their property adjoins with Lincoln, but the other sections as they develop will be responsible if there isn't a larger State/City/County project and those projects would recoup that money in the future. Black stated that area is growing because of Costco and riding her bike in that area is frightening because there are no sidewalks. Black asked if the City is planning anything or is County responsible. Stevens stated that the City annexed a portion of the road. Stevens stated that there is a section across from Duchess that the City has not annexed and once the City owns the full stretch the City Engineering Department would hopefully have this area in line to develop a pathway in addition to a larger road in the future.

Beutler agreed that the City will look at that property as it is annexed, and it will likely be in line. Black asked if the develop will be required to put in a small section on his property. Stevens agreed. Black stated that when the City is ready, they will connect to that section. Stevens added that the entrance drive for this property is not significantly wide section of land, so it will primarily contain the entrance road and a very short section of sidewalk. Black asked if there will be a sidewalk requirement, or just the entrance drive. Stevens clarified that there will be a sidewalk required, but the majority of the sidewalk will come across and drop down for the apron and back up.

Dixon moved to recommend to the Mayor and City Council approval of the Final Plat for L&S Subdivision Division No. 1. With the stipulation that added to the plat would be language that prohibits connection to Duchess Drive to the east to protect the residential from the commercial traffic, Hicks seconded the motion and it passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF L&S SUBDIVISION DIVISION NO. 1, GENERALLY LOCATED NORTH OF 1st STREET, WEST OF HITT ROAD, SOUTH OF LINCOLN ROAD, EAST OF WOODRUFF AVENUE.

WHEREAS, the applicant filed an application for a final plat on May 27, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on July 21, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 29, 2021 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 10.475-acre parcel located generally located North of 1st Street, West of Hitt Rd, South of Lincoln Rd, East of Woodruff Ave.
3. The plat incudes a single lot for commercial use that meets the requirements for the HC zone.
4. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
5. The proposed development is consistent with the principles of the City's Comprehensive Plan.

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 _____, 2021

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 21-194

City Council Meeting

FROM: Brad Cramer, Director
DATE: Friday, July 16, 2021
DEPARTMENT: Community Development Services

Subject

Final Plat and Reasoned Statement of Relevant Criteria and Standards, Bowen Addition Division 3, First Amended.

Council Action Desired

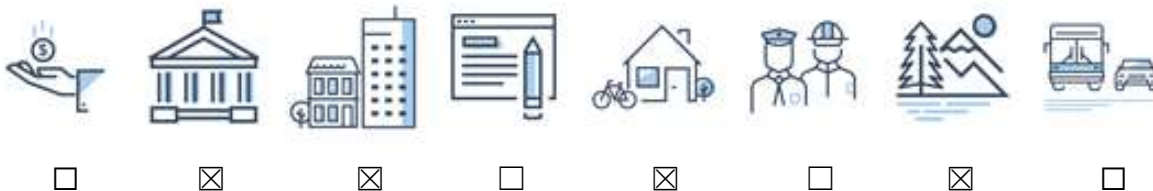
- ☐ Ordinance ☐ Resolution ☐ Public Hearing
☒ Other Action (Approval, Authorization, Ratification, etc.)

1. Accept the Final Plat for Bowen Addition Division 3, First Amended, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Bowen Addition Division 3, First Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for Bowen Addition Division 3, First Amended. The Planning and Zoning Commission considered this item at its April 20, 2021 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



Consideration of the Final Plat must be consistent with the principles of the Comprehensive Plan and Zoning

Ordinance, which include many policies and goals related to Good Governance, Growth, Sustainability, Transportation, and Livable Communities.

Interdepartmental Coordination

The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, Water, Planning, Sewer, Engineering, Survey, and Parks and Rec.

Fiscal Impact

NA


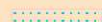




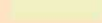




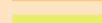










Legal Review

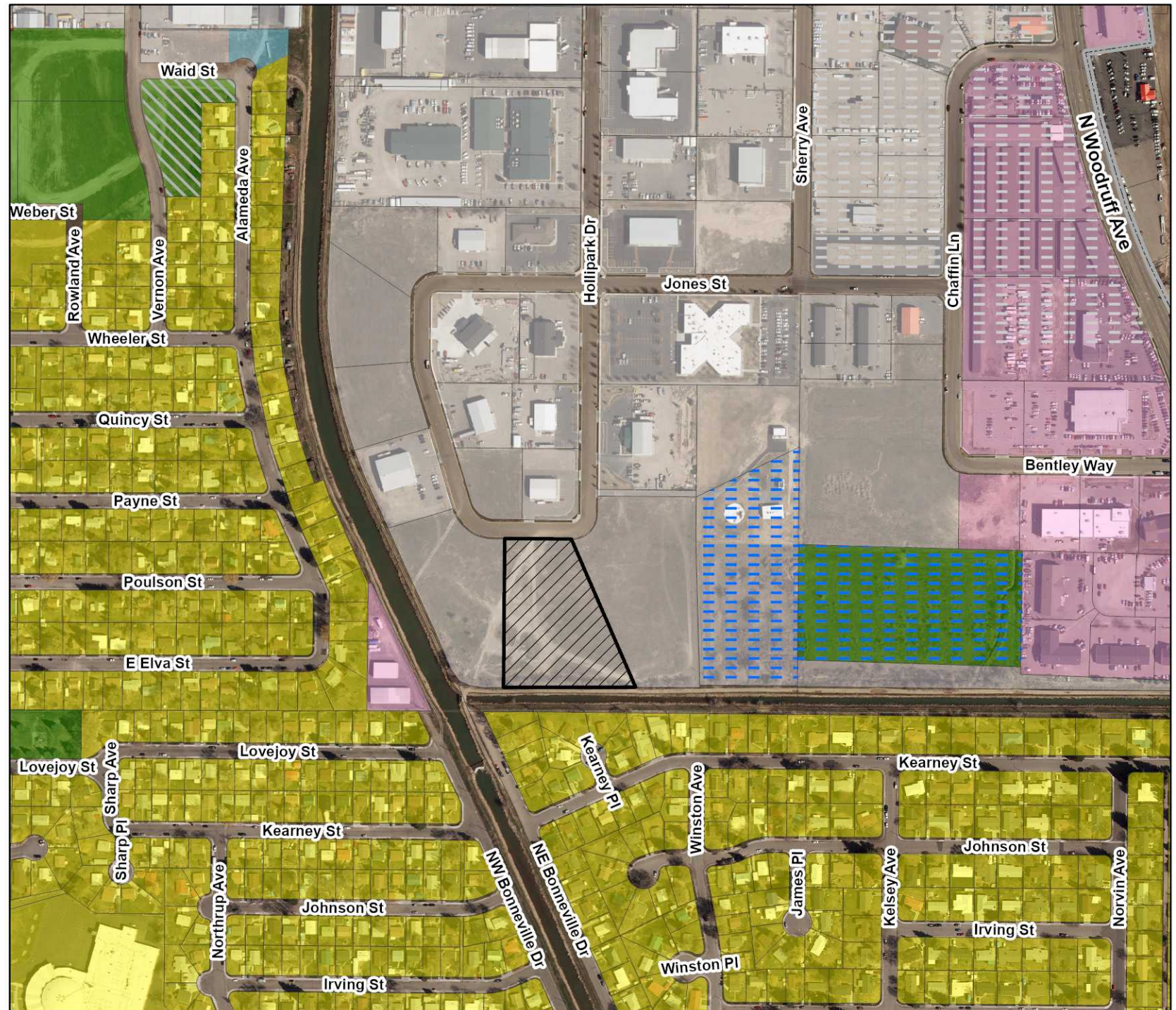
This application has been reviewed by Legal pursuant to applicable law.

Legend

-  Bowen Div 3
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P



Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276





Weber St

Rowland Ave

Vernon Ave

Alameda Ave

Wheeler St

Quincy St

Payne St

Poulson St

E Elva St

E Elva St

Lovejoy St

Lovejoy St

Kearney St

Johnson St

Irving St

Halsey St

Garfield St

Royal Ave

Royal Pl

Sharp Pl

Northrup Ave

Marshall Ave

Hollipark Dr

Jones St

Sherry Ave

Chaffin Ln

Bentley Way

Woodruff Park

Kearney Pl

Winston Ave

Winston Pl

James Pl

Kelsey Ave

Halsey St

Garfield St

Kearney St

Johnson St

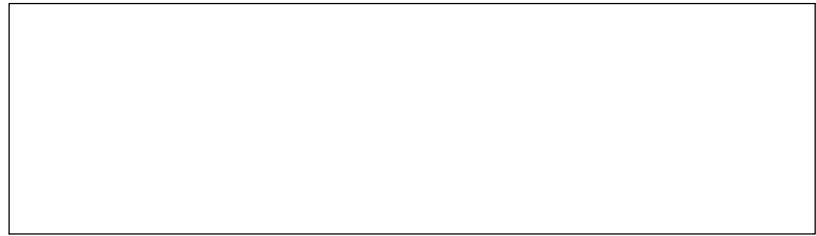
Irving St

Norvin Ave

N Woodruff Ave

Recorders Certificate
I hereby certify that the foregoing plat
BOWEN ADDITION, DIVISION NO. 3 FIRST
AMENDED, was filed in the Office of the
Recorder of Bonneville County, Idaho

Bonneville County Recorder Date



Acreage Summary

Lot 13, Block 2 1.090 Acres
Lot 14, Block 2 2.113 Acres
Total 3.203 Acres

Relevant Surveys

Recorded Plat
Bowen Addition, Division No. 3
Inst. No. 1230202

Survey Narrative

The bearings and distances for the existing Lot 5, Block 2 were measured this survey and directly coincide with the existing platted subdivision Bowen Addition Division No. 3.

The Section Tie as shown hereon was measured this survey to existing PLSS Monuments as shown hereon.

The proposed lot line was established by client direction.

Existing Lot and Block Information

Lot 5, Block 2 of Bowen Addition Division No. 3 Inst. No. 1230202

Boundary Description

A parcel of land being Lot 5, Block 2 of Bowen Addition, Division No. 3, City of Idaho Falls, Bonneville County, Idaho, being part of the East Half of the Northeast Quarter of Section 17, Township 2 North, Range 38 East, Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

Beginning at the Northeast corner of said Lot 5 Block 2 as shown on a recorded plat by Mountain River Engineering at the Bonneville County Recorder's Office having Inst. No. 1230202, said Northeast corner being at the South right-of-way of Hollipark Drive, thence leaving said right-of-way along the East line of said Lot 5 S23°25'56"E 495.92 feet to the Southeast corner of said Lot 5, thence along the South line of said Lot 5 the following two (2) courses; (1) S89°47'16"W 250.63, (2) N89°54'22"W 155.63 feet to the Southwest corner of said Lot 5, thence leaving said South line along the West line of said Lot 5 N00°28'45"E 457.43 feet to the Northwest Corner of said Lot 5, said Northwest corner being at said South right-of-way of Hollipark Drive, thence along said right-of-way and the North line of said Lot 5 S89°31'15"E 205.23 feet to the Point of Beginning.

Parcel is subject to any easements as they exist.

Parcel contains 3.203 Acres.

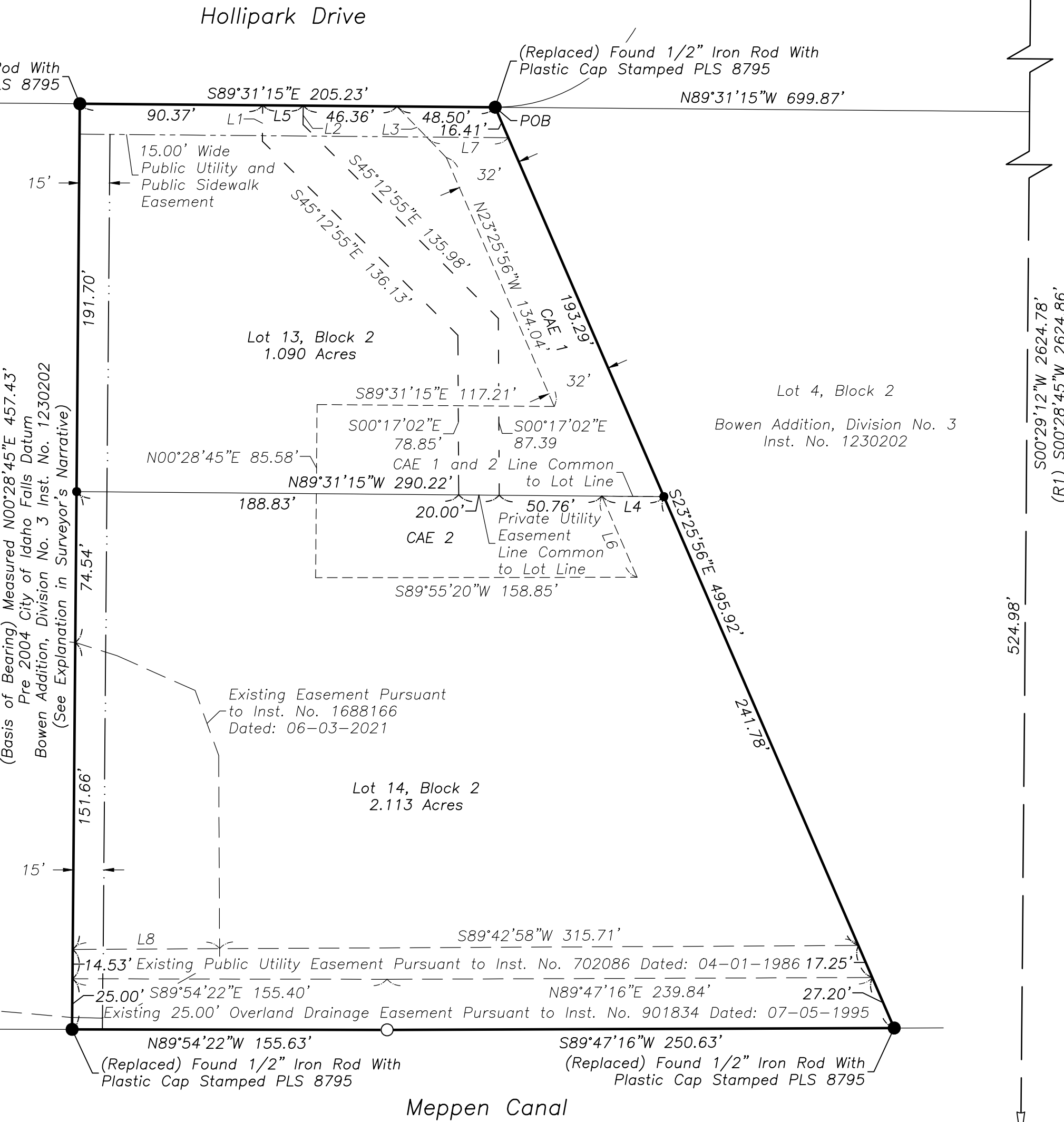
Surveyor's Certificate

I, Frank W. Peterson, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as BOWEN ADDITION, DIVISION NO. 3 FIRST AMENDED, 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.

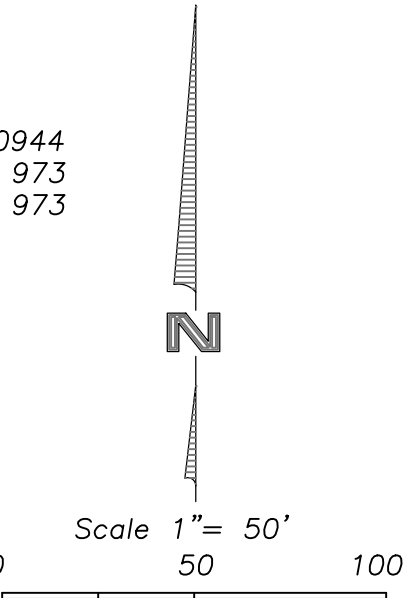
Preliminary

Frank W. Peterson License No. 14750 Date

BOWEN ADDITION, DIVISION NO. 3 FIRST AMENDED,
A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO,
BEING A RE-PLAT OF LOT 5, BLOCK 2 OF BOWEN ADDITION, DIVISION NO. 3,
ALSO BEING PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 17,
TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M.
(SHEET 1 OF 2)



Northeast Corner Sec. 17
Found Brass Cap
C.P.&F. Inst. No. 1688690 PLS 10944
C.P.&F. Inst. No. 746698 PLS 973
C.P.&F. Inst. No. 502157 PLS 973



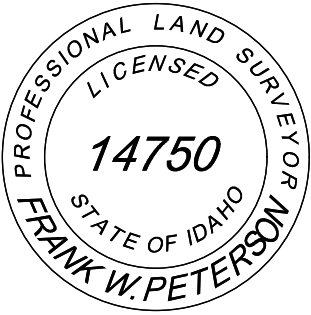
Legend

- Section Corner (As Noted)
- Section Corner (As Noted)
- Set 5/8" Iron Rod With Plastic Cap Stamped PLS 14750 (Replaced Found Monument as Noted)
- Set 1/2" Iron Rod With Plastic Cap Stamped PLS 14750
- Found 5/8" Iron Rod With Plastic Cap Stamped PLS 8795
- Section Line
- Subdivision Boundary
- Lot Line
- Existing Easement (As Noted)
- CAE (Cross-Access Easement)
- Public Utility Easement Granted Pursuant to this Instrument
- Private Utility Easement Granted Pursuant to this Instrument
- Public Utility and Public Sidewalk Easement Pursuant to this Instrument
- POB Point of Beginning Boundary Description
- Instrument Number (As Labeled)
- Record Information Bowen Addition Division No. 3 Inst. No. 1230202

Note
All Bearings and Distances not labeled (R1) are measured this survey.

Line Table	
Line	Bearing and Distance
L1	N00°28'45"E 17.77'
L2	N00°28'45"E 9.34'
L3	N43°58'36"W 35.16'
L4	N89°31'15"W 30.63'
L5	S89°31'15"E 20.00'
L6	S23°25'56"E 43.72'
L7	N89°31'15"W 40.43'
L8	S89°42'58"W 72.55'

East Quarter Corner Sec. 17
Found Brass Cap
C.P.&F. Inst. No. 500675 PLS 973



**BOWEN ADDITION, DIVISION NO. 3 FIRST AMENDED,
A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO,
BEING A RE-PLAT OF LOT 5, BLOCK 2 OF BOWEN ADDITION, DIVISION NO. 3,
ALSO BEING PART OF THE E 1/2 OF THE NE 1/4 OF SECTION 17,
TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M.
(SHEET 2 OF 2)**

City's Acceptance

The accompanying plat was duly accepted and approved by the City Council of Idaho Falls adopted this ____ day of _____, 202__.

_____ Mayor	_____ City Clerk
_____ City Engineer Kent J. Fugal, PE 9247	_____ City Surveyor Kenneth Baldwin Roberts, PLS 9755

Health Department Certificate of Approval
Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer lines have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

ENVIRONMENTAL HEALTH SPECIALIST, REHS

Date

County Surveyor's Verification

I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find it complies with I.C. §50-1305.

Date Bonneville County Surveyor, Shane C. Remer PLS 12222

Acknowledgment

STATE OF Idaho)
)
:SS.
COUNTY OF Bonneville)

On this ____ day of _____, 202__, before me the undersigned, a notary public in and for said state, personally appeared Alan Sparks, known or identified to me, to be a Member of the limited liability company of SREI, and the person who subscribed said limited liability company's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Residing at: _____
Commission Expiration Date: _____
Notary Public for the State of _____

Surveyor's Certificate

I, Frank W. Peterson, a licensed professional land surveyor in the State of Idaho, do hereby certify that the survey of this subdivision, designated as BOWEN ADDITION, DIVISION NO. 3 FIRST AMENDED, 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.

Preliminary

Frank W. Peterson License No. 14750 Date

OWNER'S Dedication

KNOW ALL MEN BY THESE PRESENTS: that the undersigned SREI a Arizona Limited Liability Company, is the lawful OWNER of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks and lots, which plat shall hereafter be known as BOWEN ADDITION, DIVISION NO. 3 FIRST AMENDED, 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 does hereby grant, unto Lot 14 of Block 2, and its successors and assigns, an irrevocable non-exclusive permanent private utility easement over, across and under Lot 13 of Block 2, as shown on the face of this instrument. This easement may be used for the construction, maintenance, and repair of any private utility lines, equipment and appurtenant improvements placed on the easement area hereunder, and Lot 14 of Block 2 shall have the right, to remove, cut, trim any tress, brush, ornamental shrubbery or plants, or other obstructions on or overhanging said easement area which may injure or interfere with the use thereof by GRANTEE for such purposes. Such right may be exercised without prior notice to Lot 13 of Block 2 or its heirs, successors, or assigns.

OWNER does hereby grant and convey to Lot 14 of Block 2, a private cross-access easement as shown and described hereon and labeled as CAE 1, OWNER also does hereby grant and convey to Lot 13 of Block 2, a private cross-access easement as shown and described hereon and labeled as CAE 2, the said private cross-access easements are granted by the mutual consent and agreement between the parties, the adequacy and receipt of which is hereby acknowledged, that the OWNER also does hereby grant, bargain, and convey to the owners of said Lots hereinafter referred to as, BENEFITED CAE HOLDERS, their licensees, invitees, agents, successors, and assigns, the full and free right for said BENEFITED CAE HOLDERS and BENEFITED CAE HOLDERS' tenants, servants, invitees, licensees, and visitors to the private cross-access agreements described herein in common with all persons designated to have a like right at all times hereafter, for ingress and egress and vehicular access, and a perpetual easement for roadway purposes, on and across the property, except for parking, that OWNER also does hereby grant and convey to the City of Idaho Falls forever a non-exclusive irrevocable easement for right-of-way for emergency vehicles and emergency responders, across the cross-access easement CAE 1 and CAE 2.

OWNER, or its heirs, successors or assigns, agree they will construct no permanent structure within or upon any public easement shown hereon, and the City of Idaho Falls and its successors, assigns, permittees or licensees shall also have the right to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes, and City of Idaho Falls shall have the right, to remove any obstructions on said cross access easement which may injure or interfere with the City of Idaho Fall's use thereof, such right of removal may be exercised without prior notice to OWNER or OWNER'S heirs, successors, or assigns.

OWNER or its heirs, successors or assigns, further agree that they shall not plant any trees, brush, ornamental shrubbery or plants which may hinder the safe and efficient utilization of said easements.

OWNER or its heirs, successors or assigns, further agree that they shall construct no structures or maintain any obstructions on said cross-access easements, including but not limited to gates, barriers, or vehicles of any type.

OWNER or its heirs, successors or assigns, further agree to maintain the said cross-access easements and to remove snow pursuant to the requirements of the International Fire Code §503 as it is amended from time to time, and as adopted by the City of Idaho Falls, Idaho.

OWNER or its heirs, successors or assigns hereby releases the City of Idaho Falls and its successors, assigns, permittees 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, permittees or licensees ordinary use of the public easements with due care.

OWNER or its heirs, successors or assigns do hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the public or the City of Idaho Falls, or each lot owner as the case may be, against said OWNER and its heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

IN WITNESS WHEREOF, OWNER has hereunto subscribed its seals and signatures this ____ day of _____, 202__.

SREI, LLC.

Alan Sparks (Member) Sharlie Sparks (Member)

Acknowledgment

STATE OF Idaho)
)
:SS.
COUNTY OF Bonneville)

On this ____ day of _____, 202__, before me the undersigned, a notary public in and for said state, personally appeared Sharlie Sparks, known or identified to me, to be a Member of the limited liability company of SREI, and the person who subscribed said limited liability company's name to the foregoing OWNER'S Dedication and the Drinking Water System Certificate and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and the year in this certificate first above written.

Residing at: _____
Commission Expiration Date: _____
Notary Public for the State of _____



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, the OWNER has hereunto set its signatures this ____ day of _____, 202__.

SREI, LLC.

Alan Sparks (Member)

Sharlie Sparks (Member)

Treasurer's Certificate

I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of I.C. §50-1308, do hereby certify that all County property taxes due for the property included in the Boundary Description shown hereon are current.

Date Bonneville County Treasurer

Irrigation Water Rights Release

The property included in this plat has petitioned for and been removed from all future irrigation water rights.

Instrument No. 600310 Date: 01-26-1981

STAFF REPORT

FINAL PLAT

**Bowen Addition Division 3 First Amended
July 29, 2021**



Community
Development
Services

Applicant: Jeff Freiberg
Engineering

Project Manager: Caitlin
Long

Location: Generally, north of
Kearney S, east of Alameda
Ave, south of Hollipark Dr,
west of N Woodruff Ave

Size: 3.203 acres

Lots:

Total: 2

Buildable: 2

Average Lot Size:
65,000 (1.49 acres)

Existing Zoning:

Site: LM

North: LM

South: R1

East: LM

West: LM

Existing Land Uses:

Site: Vacant

North: Industrial

South: Residential

East: Vacant

West: Vacant

Future Land Use Map:

Commercial

Attachments:

1. Subdivision and Zoning
Ordinance Requirements
2. Comprehensive Plan
Policies
3. Maps and aerial photos
4. Final Plat

Requested Action: To **recommend** approval of the amended
final plat for Bowen Addition Division 3, to the Mayor and
City Council.

Staff Comments: This parcel was annexed in June 2006
and zoned HC-1. This was rezoned to LM in 2018 with the
City-wide initiated Zoning change. The Preliminary plat for
Bowen Addition Division 3 was approved in November
2005. The property is zoned LM. The only proposed change
is to split the current lot into two separate lots for future
development. The lot is currently vacant. There is a 26'
access easement that will be provided for cross-access.

Staff Recommendation: Staff has reviewed the final plat
and finds it complies with the Subdivision Ordinance and is
consistent with the development standards of the LM Zone.
Staff recommends approval of the plat.

Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance

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

Section 10-1-9A

(9) If the final plat conforms to the provisions of this Chapter and all other applicable State or Federal laws, or local ordinances, the Council shall approve the final plat and authorize the Mayor and Clerk to sign the original plat.

Zoning Ordinance:

11-3-7: Purpose of Industrial Zones,

(A) LM Light Manufacturing and Heavy Commercial Zone

This zone provides a light industrial zone in which the primary use of land is for non-nuisance industries, and heavy commercial establishments. This Zone is characterized by a wide variety of businesses, warehouses, equipment yards, and light manufacturing and industrial uses, and located convenient to transportation systems.

11-3-8: STANDARDS FOR INDUSTRIAL ZONES

(A) Dimensional Standards. Table 11-3-7 Dimensional Standards for the LM and I&M Zones shall be used for determining the minimum site area, minimum setbacks, maximum building height and maximum lot and building coverage in that Zone.

Table 11-3-6: Dimensional Standards for Industrial Zones

	LM	I&M
Site Area- Minimum in acres		
Setbacks – Minimum in ft.		
Front	30	30
Side	0/30*	0/30*
Rear	0/30*	0/30*
Building Height- Maximum	see sub-sections (2) below	
Lot Coverage- Maximum in %	80	
Building Coverage- Maximum in %	50	
*See explanations, exceptions and qualifications that follow in 11-3-8A (1-2) of this Zoning Code.		

(1) In the LM and I&M Zones, a setback of thirty feet (30') shall be provided from all residential uses, residential zones, the R3A Zone if occupied by residential uses, or from land designated for low or higher density residential in the City's Comprehensive Plan. (Ord. 3233, 12-20-18)

(2) Any structure with a height greater than thirty feet (30') shall be set back seventy-five feet (75') from all residential uses, residential zones, the R3A Zone if occupied by residential uses, or land designated for low or higher density residential in the City's Comprehensive Plan, unless approved as a conditional use by the Planning Commission, as set forth in Section 11-6-5B.

(3) For commercial uses, lot coverage shall include all areas under roofs and paved surfaces including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.

(Ord. 3233, 12-20-18)

Comprehensive Plan Policies:

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. (p.48)

Assure industrial and heavy commercial traffic does not move through neighboring residential areas. (p.53)

Encourage heavier industries to locate in the northern areas of the community or separate such uses from residential areas by open space or land use buffers. (p.53)

April 20, 2021

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Gene Hicks, Natalie Black, George Morrison, Joanne Denney.

MEMBERS ABSENT: Margaret Wimborne, Lindsey Romankiw, Arnold Cantu

ALSO PRESENT: Assistant Planning Directors Kerry Beutler, Naysha Foster, Caitlyn Long and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Morrison moved to approve the Minutes of the March 16, 2021 with requested corrections, Hicks seconded the motion and it passed unanimously.

Business:

5. PLAT 21-010: FINAL PLAT. Final Plat for Bowen Addition Division No. 3 First Amended.

Applicant: Jeff Freiberg, 946 Oxbow, Idaho Falls, Idaho. Freiberg stated that this is an existing lot in the Bowen Addition and the owner wants to split it into two lots so he can build a warehouse on the south end of the site and then it will be split in half and in the future, he can sell the north half and have a new warehouse. Freiberg indicated that the lot is approximately 3 acres.

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

Black moved to recommend to the Mayor and City Council approval of the Final Plat for Bowen Addition Division 3 First Amended, Morrison seconded the motion. denial of the Rezone from TN & PT overlay to HC, Black seconded the motion. Dixon called for roll call vote: Black, yes; Denney, yes; Hicks, yes; Morrison, yes. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF BOWEN ADDITION DIVISION 3, FIRST AMENDED, LOCATED GENERALLY NORTH OF KEARNEY ST, EAST OF ALAMEDA AVE, SOUTH OF HOLLIPARK DR, WEST OF N WOODRUFF AVE.

WHEREAS, the applicant filed an application for a final plat on February 24, 2021; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on April 20, 2021; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 29, 2021; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 3.203-acre parcel located generally north of Kearney St, east of Alameda Ave, south of Hollipark Dr, west of N Woodruff Ave.
3. The property is zoned LM and includes 2 lots.
4. Access to the development will be consistent with the Access Management Plan.
5. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
6. The proposed development is consistent with the principles of the City's Comprehensive Plan.

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 _____, 2021

Rebecca L. Noah Casper, Mayor



Memorandum

File #: 21-187

City Council Meeting

FROM: Brad Cramer, Director
DATE: Friday, July 16, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for M&B: 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East.

Council Action Desired

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

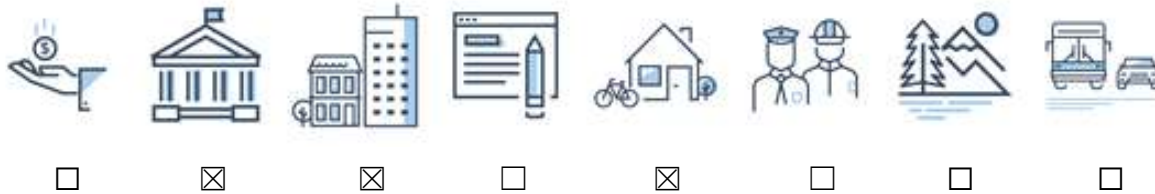
1. Approve the Ordinance annexing 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of R1 and Airport Overlay which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for M&B: 7.243 acres, NW ¼ NW ¼ SW ¼ of Section 6, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its February 16, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives



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

Interdepartmental Coordination

The annexation legal description has been reviewed by the Survey Division.

Fiscal Impact


NA

Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.



Legend
 East River

 City Limit
Overlays
 PT

 PT&T-1

 PUD

 T-1


 T-2
Zoning
 RE

 RP

 R1

 R2


 TN

 RMH

 R3

 R3A


 PB

 CC

 LC

 HC

 R&D

 LM

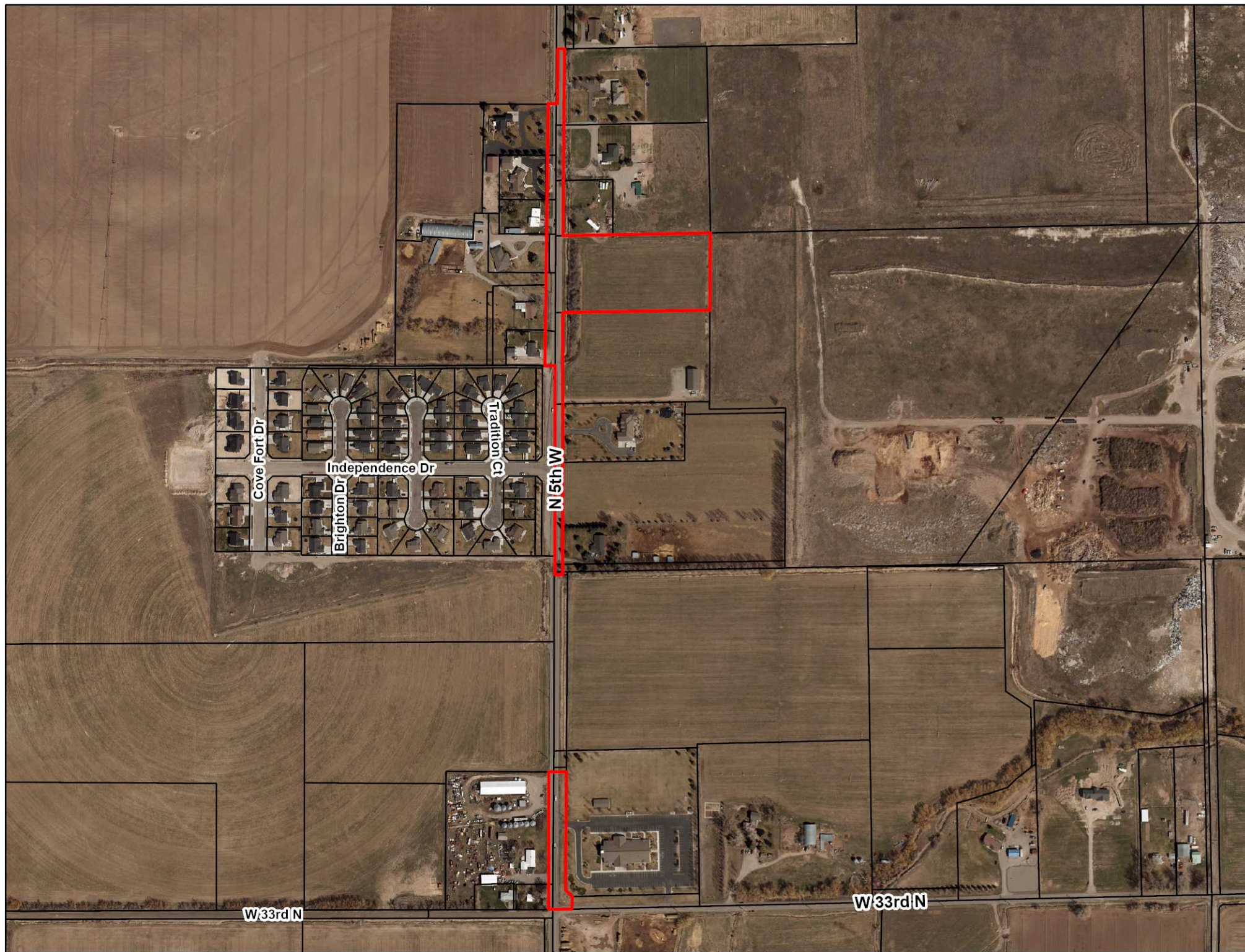
 I&M

 P



Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276



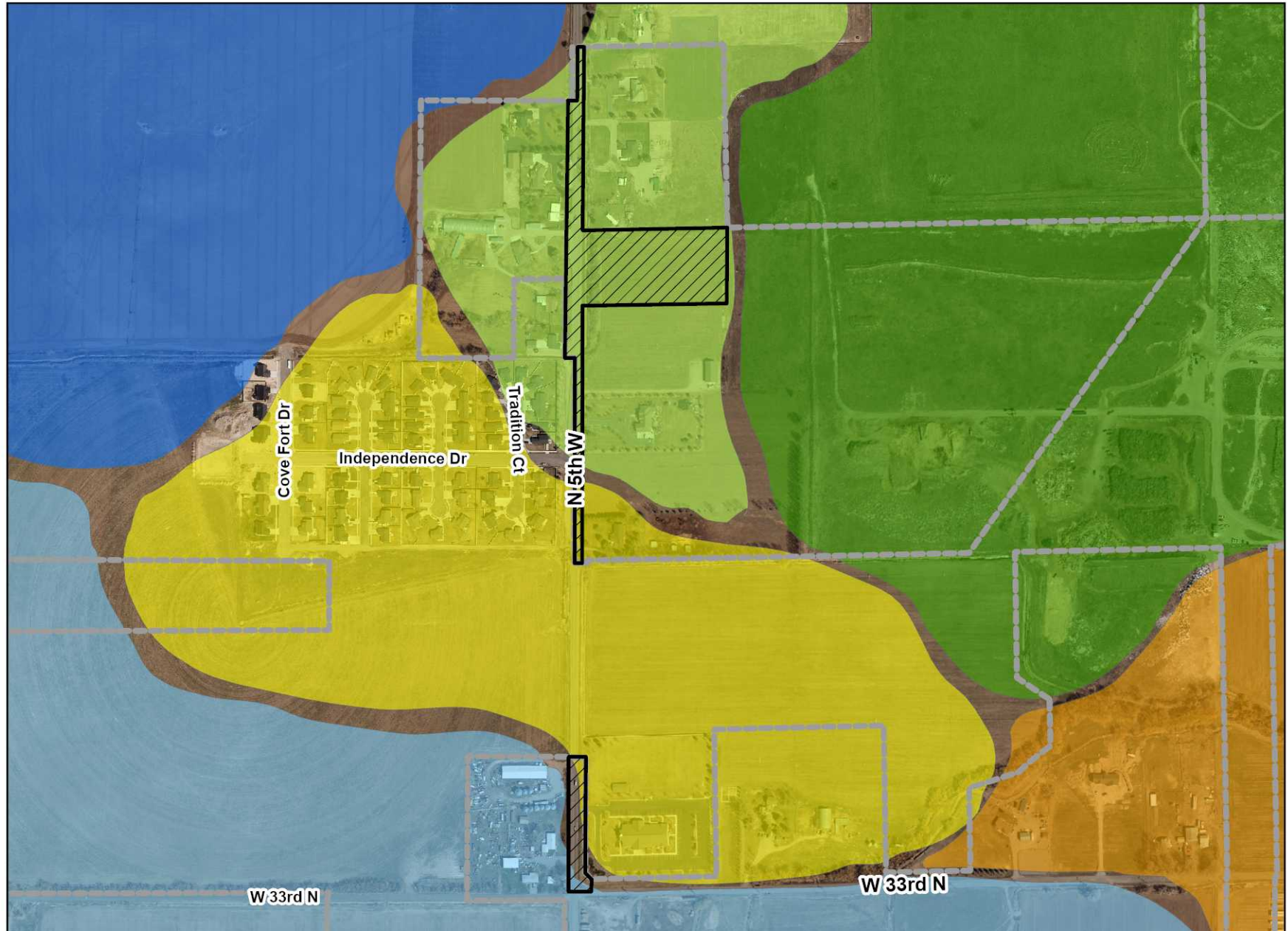


 Estate	 Greenbelt Mixed Uses	 Commercial	 Higher Education Centers	 Railroad-related industrial
 Low Density	 Parks and Recreation	 Employment Centers	 Planned Transition	
 Higher Density	 Public Facilities and Open Spaces	 Medical Services Centers	 Highway-related industrial	

Comprehensive
Plan

IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276



STAFF REPORT
ANNEXATION AND INITIAL ZONING OF R1 & AIRPORT OVERLAY,
LIMITED DEVELOPMENT
APPROXIMATELY 7.243 ACRES IN THE NW ¼ OF THE NW ¼ OF THE SW
¼ IN SECTION 6, T 2N, R 38E
July 29, 2021



Community
Development
Services

Applicant: Aspen
Engineering, Ryan Loftus

Project Manager: Naysha
Foster

Location: Generally located
North of W 33rd N, east of N
5th W, south of Pevero Dr.,
west of N 5th E.

Size: 7.243 acres (Including
the ROW of N 5th W)

Zoning:

Existing: County A-1
North: County A-1
South: County A-1
East: County A-1
West: County A-1 & City
R1

Proposed Zoning: R1

Existing Land Uses:

Site: Vacant
North: Residential
South: Residential
East: Residential
West: Gravel Pit

Future Land Use Map:

Estate

Attachments:

1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To approve the annexation and initial zoning of R1.

Staff Comments: This property consists of approximately 4.20 acres and the additional acreage is Right-of-Way in 5th West. The Comprehensive Plan designates this property as Estate, however low density is in close vicinity. The R1 zoning would be consistent with the surrounding development and zoning in the area. It backs ups to a gravel pit. City utilities extend to the property.

Annexation: This is a Category “A” annexation as it is requested by the property owner. The property is contiguous to City limits on the east corner of the property. Annexation of the property is consistent with the policies of the City’s Comprehensive Plan.

Initial Zoning: 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 zone shall be single detached and attached dwelling units. This zone is also generally located near limited commercial services that provide daily household needs.

Staff Recommendation: Staff and the Planning and Zoning Commission recommends approval of the annexation and initial zoning of R1 as it is consistent with the policies of the Comprehensive Plan and existing zoning in the area.

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls. (p. 40)

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (p. 67)

Encourage development in areas served by public utilities or where extension of facilities are least costly. (p. 67)

Zoning Ordinance:**11-3-3: PURPOSE OF RESIDENTIAL ZONES**

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 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: STANDARDS FOR RESIDENTIAL ZONES.**Table 11-3-1: Standards for Residential Zones**

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	36	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

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

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

P=permitted use. C1 = administrative conditional use. C2 = Planning Commission 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.								
	Low Density Residential			Medium Density Residential			High Density Residential	
Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C ₂	P	P		P	P
Day Care, Group*	C ₁		C ₁	P	P	C ₁	P	P
Day Care, Home	C ₁		C ₁	P	P	C ₁	P	P
Dwelling, Accessory Unit*	P			P	P		P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			P
Food Processing, Small Scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C ₁		C ₁	C ₁	C ₁	C ₁	C ₁	C ₁
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C ₁			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C ₂		C ₂
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C ₃	C ₃	C ₃	C ₃		C ₃	C ₃	C ₃
Professional Service								P
Public Service Facility*	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂	C ₂
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C ₂		

February 16, 2021

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Gene Hicks, Lindsey Romankiw, Natalie Black, George Morrison, Joanne Denney, Margaret Wimborne, Arnold Cantu.

MEMBERS ABSENT:

ALSO PRESENT: Assistant Planning Directors Kerry Beutler; Naysha Foster, Brian Stevens; and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Wimborne moved to table the Minutes and move the approval of the February 2, 2021 minutes to the March meeting, Black seconded the motion and it passed unanimously.

Public Hearing(s):

1. ANNEX 20-019: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of R1.

Dixon opened the public hearing.

Applicant: Ryan Loftus, Aspen Engineering, 10727 N. Yellowstone, Idaho Falls, Idaho. Loftus is requesting annexation of 4.2 acres with initial zoning of R1 which is the prevailing zoning in that area. Loftus stated that the 4.2 acres abuts 5th West which has utilities for sewer and water and those utilities would be extended to this property. Loftus stated that the proposed use is for single family attached homes.

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

Morrison asked about the Limited Development Overlay. Foster indicated that a year ago the City worked with the Airport and created an overlay zone. Foster confirmed that the overlay zone for the airport will not affect this property being developed for single family.

Dixon asked Foster to explain the overlay limitations. Foster indicated that there is an aviation easement, and a noise thing that has to be put on the plat, but no limits on density.

Dixon asked about the zoning of the property on the north east. Foster indicated that it is LM and the gravel pit is directly east.

Support/Opposition:

Hallie Conay, 430 10th Street, Idaho Falls, Idaho. Conay has bought the property directly south of the subject property. Conay bought her property because she wanted to be in the farming area, and away from neighborhoods. Conay doesn't want houses next to her. Conay asked how many houses will be built in this area, square footage of the homes, are they manufactured homes, tiny houses, and they haven't started building so they want to know what will be the neighbors to them.

Dixon indicated that this hearing is only for the annexation and zone and they can tell her what is allowed in that zone, but what actually gets developed is hard to say because it could get sold and if it is legal to build in the zone.

Conay asked if there was an assurance that it would-be single-family home or something that wouldn't affect her directly then she wouldn't have a problem with it. Conay stated that they considered annexing

into the City, but after looking at utilities it would cost them \$80/sq. ft on frontage (\$80,000). Conay wants more information because she is the property adjacent. Conay wants the property to stay County.

Foster indicated that public testimony is about fact finding and if anyone has any information about the property as to why it shouldn't be annexed that is something the Commission wants to hear. Foster added that R1 only allows single family and twin homes and is one of the lower density zones that has 8 units per acre. Foster indicated that if someone wanted to rezone it after this initial zoning it would come back to the Commission to determine if it is consistent with the area.

Dixon clarified that if someone wanted to rezone there would have to be another hearing.

Applicant: Ryan Loftus, 10727 N. Yellowstone, Idaho Falls, Idaho. Loftus stated that the current proposal is for 16 single family attached lots which would provide for 8 single family attached homes. Loftus stated that twin homes is what these will look like. Loftus added that the developer is planning for 1600 square feet in each of the homes which would be 3200 square feet per building (both units) with attached garages. Loftus stated that these will be stick built homes on site, and there is a plat that is submitted and there are some items to take care of with the development of 5th West and the improvements to the roadway, pavement, and canal. Loftus stated that the current owner is planning to follow through with this development, although he is not obligated to do so. Loftus stated that the proposed twin homes meet the City's requirements for parking, setbacks, and offsets.

Dixon closed the public hearing.

Black asked staff to clarify that the property will be annexed into the City, but at this point the County could change the zone from County A1. Black stated that the County could still designate the property for residential.

Foster stated that A1 is one dwelling per 5 acres, and there is a possibility the County could change the zoning, but the developer and property owners have the right to annex the property and zone it, where it is contiguous to City Limits.

Wimborne stated that they shouldn't get caught up in "what could happen", because what is before the Commission is a request for annexation with an initial zone of R1, and that is the only thing that they can move forward and look at.

Morrison stated that this zone fits the area well with the Airport Overlay.

Morrison moved to Recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of approximately 4.20 acres, in the NW ¼ of the NW ¼ of the SW ¼ in section 6, T 2N, R 38 E, with initial zoning of R1 and Airport Overlay Limited Development, Black seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Denney, yes; Hicks, yes; Morrison, yes; Romankiw, yes; Wimborne, yes. The Motion passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 7.243 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City pursuant to procedures of Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands, where necessary; and

WHEREAS, City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

- 1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;
- 2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and
- 3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the Council that the lands described herein below in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the City desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

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

SECTION 1. Annexation of Property. The lands described in Exhibit A are hereby annexed to the City of Idaho Falls, Idaho.

SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. The findings contained in the recitals of this Ordinance be, and the same are hereby adopted as the official City Council findings for this Ordinance, and any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this _____ day of _____, 2021.

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
 : ss.
County of Bonneville)

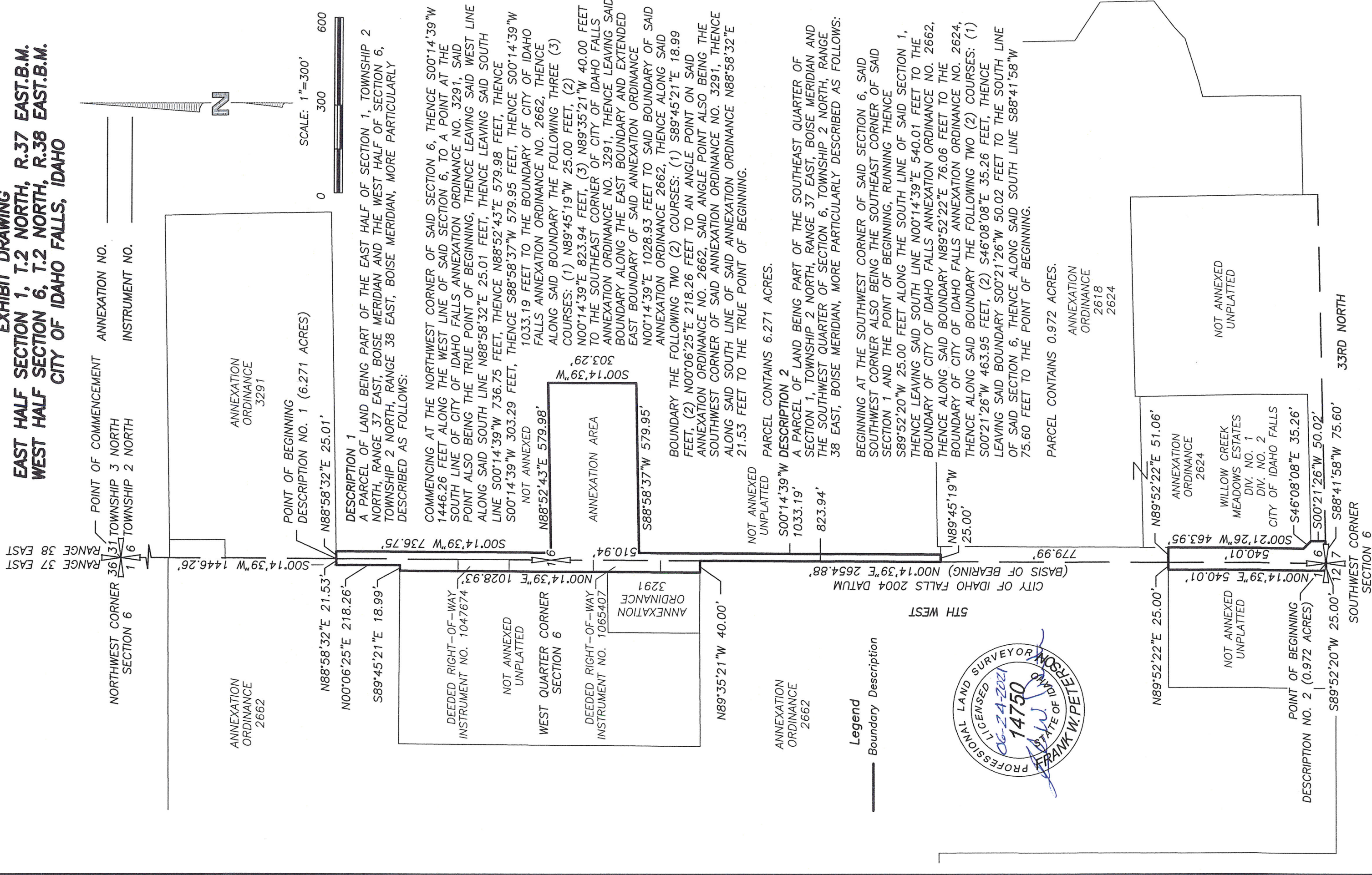
I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS,
IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 7.243 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Kathy Hampton, City Clerk

(SEAL)

EXHIBIT DRAWING
EAST HALF SECTION 1, T.2 NORTH, R.37 EAST.B.M.
WEST HALF SECTION 6, T.2 NORTH, R.38 EAST.B.M.
CITY OF IDAHO FALLS, IDAHO



POINT OF COMMENCEMENT

ANNEXATION NO.

INSTRUMENT NO.

NORTHWEST CORNER
SECTION 6
RANGE 37 EAST
RANGE 38 EAST

ANNEXATION
ORDINANCE
2662

ANNEXATION
ORDINANCE
3291

POINT OF BEGINNING
DESCRIPTION NO. 1 (6.271 ACRES)

N88°58'32"E 21.53'

N00°06'25"E 218.26'

S89°45'21"E 18.99'

S88°58'32"E 25.01'

DEEDED RIGHT-OF-WAY
INSTRUMENT NO. 1047674

NOT ANNEXED
UNPLATTED

WEST QUARTER CORNER
SECTION 6

DEEDED RIGHT-OF-WAY
INSTRUMENT NO. 1065407

ANNEXATION
ORDINANCE
3291

ANNEXATION AREA

500°14'39"W
303.29'

N88°52'43"E 579.98'

NOT ANNEXED
UNPLATTED

S88°58'37"W 579.95'

510.94'

500°14'39"W 736.75'

500°14'39"E 823.94 FEET, (3) N89°35'21"W 40.00 FEET

TO THE SOUTHEAST CORNER OF CITY OF IDAHO FALLS

ANNEXATION ORDINANCE NO. 3291, THENCE LEAVING SAID

BOUNDARY ALONG THE EAST BOUNDARY AND EXTENDED

EAST BOUNDARY OF SAID ANNEXATION ORDINANCE

N00°14'39"E 1028.93 FEET TO SAID BOUNDARY OF SAID

ANNEXATION ORDINANCE 2662, THENCE ALONG SAID

BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S89°45'21"E 18.99

FEET, (2) N00°06'25"E 218.26 FEET TO AN ANGLE POINT ON SAID

ANNEXATION ORDINANCE NO. 2662, SAID ANGLE POINT ALSO BEING THE

SOUTHWEST CORNER OF SAID ANNEXATION ORDINANCE NO. 3291, THENCE

ALONG SAID SOUTH LINE OF SAID ANNEXATION ORDINANCE N88°58'32"E

21.53 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 6.271 ACRES.

NOT ANNEXED
UNPLATTED

S00°14'39"W DESCRIPTION 2

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF

SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND

THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE

38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID

SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID

SECTION 1 AND THE POINT OF BEGINNING, RUNNING THENCE

S89°52'20"W 25.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 1,

THENCE LEAVING SAID SOUTH LINE N00°14'39"E 540.01 FEET TO THE

BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2662,

THENCE ALONG SAID BOUNDARY N89°52'22"E 76.06 FEET TO THE

BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2624,

THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1)

S00°21'26"W 463.95 FEET, (2) S46°08'08"E 35.26 FEET, THENCE

LEAVING SAID BOUNDARY S00°21'26"W 50.02 FEET TO THE SOUTH LINE

OF SAID SECTION 6, THENCE ALONG SAID SOUTH LINE S88°41'58"W

75.60 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.972 ACRES.

ANNEXATION
ORDINANCE
2618

ANNEXATION
ORDINANCE
2624

NOT ANNEXED
UNPLATTED

WILLOW CREEK
MEADOWS ESTATES
DIV. NO. 1
DIV. NO. 2
CITY OF IDAHO FALLS

S00°21'26"W 50.02'

S88°41'58"W 75.60'

33RD NORTH

SOUTHWEST CORNER
SECTION 6

PROFESSIONAL LAND SURVEYOR
LICENSED
06-24-2021
14750
STATE OF IDAHO
FRANK W. PETERSON

Legend
Boundary Description

Exhibit "A"

LEGAL DESCRIPTION (Page 1 of 2)

DESCRIPTION 1

A PARCEL OF LAND BEING PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND THE WEST HALF OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE S00°14'39"W 1446.26 FEET ALONG THE WEST LINE OF SAID SECTION 6, TO A POINT AT THE SOUTH LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 3291, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID WEST LINE ALONG SAID SOUTH LINE N88°58'32"E 25.01 FEET, THENCE LEAVING SAID SOUTH LINE S00°14'39"W 736.75 FEET, THENCE N88°52'43"E 579.98 FEET, THENCE S00°14'39"W 303.29 FEET, THENCE S88°58'37"W 579.95 FEET, THENCE S00°14'39"W 1033.19 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2662, THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N89°45'19"W 25.00 FEET, (2) N00°14'39"E 823.94 FEET, (3) N89°35'21"W 40.00 FEET TO THE SOUTHEAST CORNER OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 3291, THENCE LEAVING SAID BOUNDARY ALONG THE EAST BOUNDARY AND EXTENDED EAST BOUNDARY OF SAID ANNEXATION ORDINANCE N00°14'39"E 1028.93 FEET TO SAID BOUNDARY OF SAID ANNEXATION ORDINANCE 2662, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S89°45'21"E 18.99 FEET, (2) N00°06'25"E 218.26 FEET TO AN ANGLE POINT ON SAID ANNEXATION ORDINANCE NO. 2662, SAID ANGLE POINT ALSO BEING THE SOUTHWEST CORNER OF SAID ANNEXATION ORDINANCE NO. 3291, THENCE ALONG SAID SOUTH LINE OF SAID ANNEXATION ORDINANCE N88°58'32"E 21.53 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 6.271 ACRES.

Submitted by:

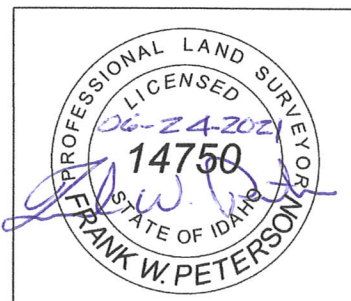
Eng/Survey Firm Name: Aspen Engineering/Peterson Land Surveying, PLLC

Contact Name: Ryan Loftus/Frank Peterson

Phone Number: Ryan (208) 339-1911 Frank (208) 313-5033

Email: Ryan ryan@aspeneng.net Frank fpeterson3@hotmail.com

Overall Document Page Range: 1 of 2



ORIGINAL

Exhibit "A"

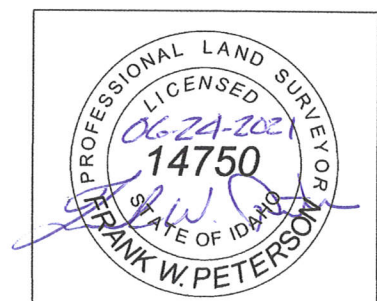
LEGAL DESCRIPTION (Sheet 2 of 2)

DESCRIPTION 2

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE POINT OF BEGINNING, RUNNING THENCE S89°52'20"W 25.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 1, THENCE LEAVING SAID SOUTH LINE N00°14'39"E 540.01 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2662, THENCE ALONG SAID BOUNDARY N89°52'22"E 76.06 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2624, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S00°21'26"W 463.95 FEET, (2) S46°08'08"E 35.26 FEET, THENCE LEAVING SAID BOUNDARY S00°21'26"W 50.02 FEET TO THE SOUTH LINE OF SAID SECTION 6, THENCE ALONG SAID SOUTH LINE S88°41'58"W 75.60 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.972 ACRES.



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF 7.243 ACRES IN THE NW1/4, OF THE NW1/4, IN THE SW1/4, OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, GENERALLY LOCATED NORTH OF W 33RD N., EAST OF N 5TH W., SOUTH OF PEVERO DR., WEST OF N 5TH E.

WHEREAS, the applicant filed an application for annexation on December 22, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 16, 2021; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on July 29, 2021; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The private property is approximately 4.20 acres north of W 33rd E, east of N 5th W, south of Pevero Dr., west of N 5th E and the additional acreage is Right-of-Way in 5th West.
3. This property is within the city's area of impact.
4. The application is a Category "A" annexation.
5. The property is contiguous by City limits to the east corner of the property line.
6. The Comprehensive Plan designates this area Estate.
7. Idaho Falls Planning and Zoning Commission recommended approval of annexation.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the annexation as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2021

Rebecca Casper - Mayor



Memorandum

File #: 21-188

City Council Meeting

FROM: Brad Cramer, Director
DATE: Friday, July 16, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning-Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, M&B: 7.243 acres, in the NW1/4 NW1/4 SW1/4 of Section 6, Township 2 North, Range 38 East.

Council Action Desired

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

1. Assign a Comprehensive Plan Designation of "Estate" and approve the Ordinance establishing the initial zoning for R1 and the appropriate Airport Overlay Zone as shown in the Ordinance exhibits under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R1 Airport Overlay Zone and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is part 2 of 2 of the application for Annexation and Initial Zoning of R1 and Airport Overlay Zone which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, M&B: 7.243 acres, in the NW1/4 NW1/4 SW1/4 of Section 6, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its February 16, 2021 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives

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

Interdepartmental Coordination

The annexation legal description has been reviewed by the Survey Division.

Fiscal Impact


NA

Legal Review

This application and ordinance have been reviewed by Legal pursuant to applicable law.



Legend
 East River

 City Limit
Overlays
 PT

 PT&T-1

 PUD

 T-1


 T-2
Zoning
 RE

 RP

 R1

 R2


 TN

 RMH

 R3

 R3A


 PB

 CC

 LC

 HC

 R&D

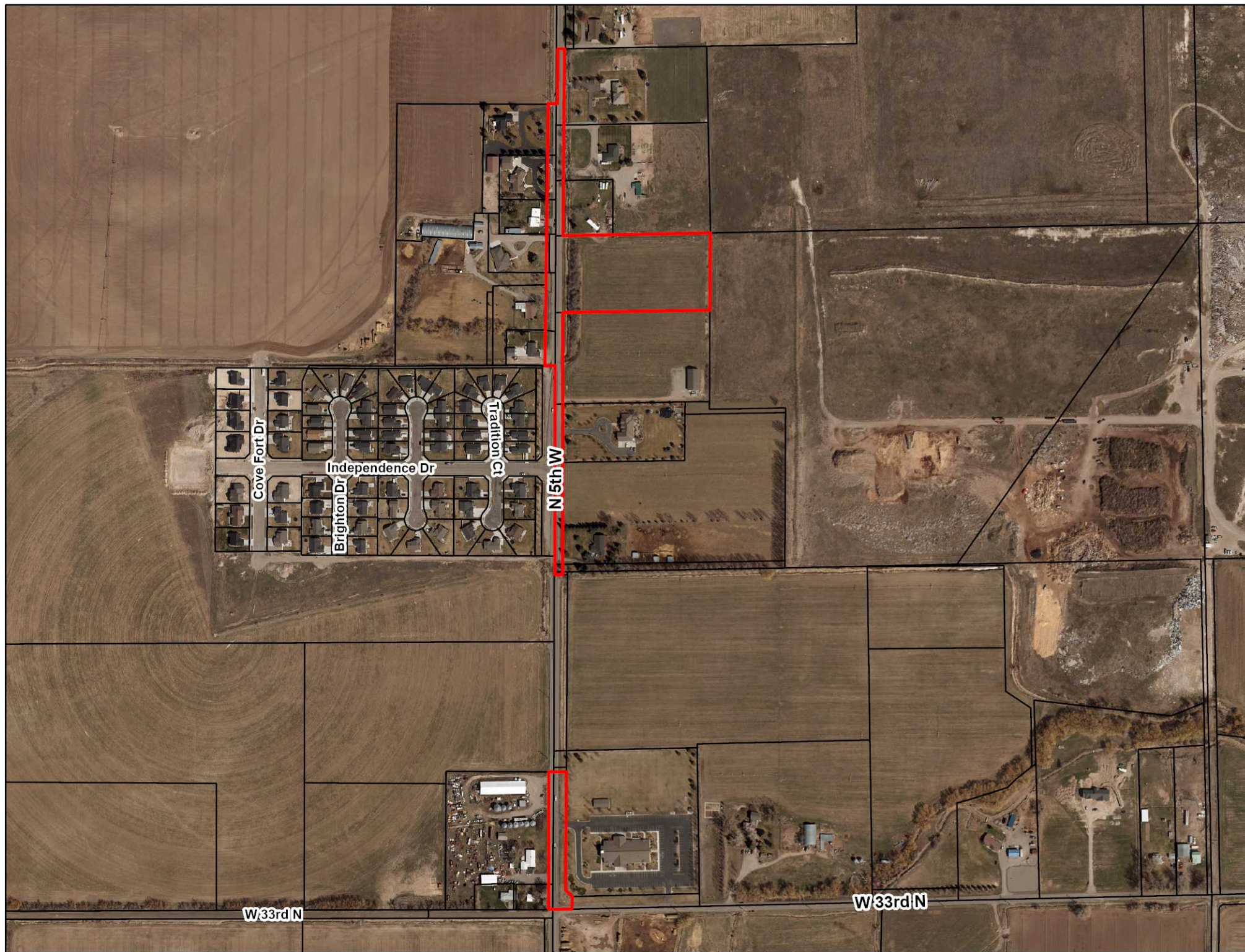
 LM

 I&M

 P




Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

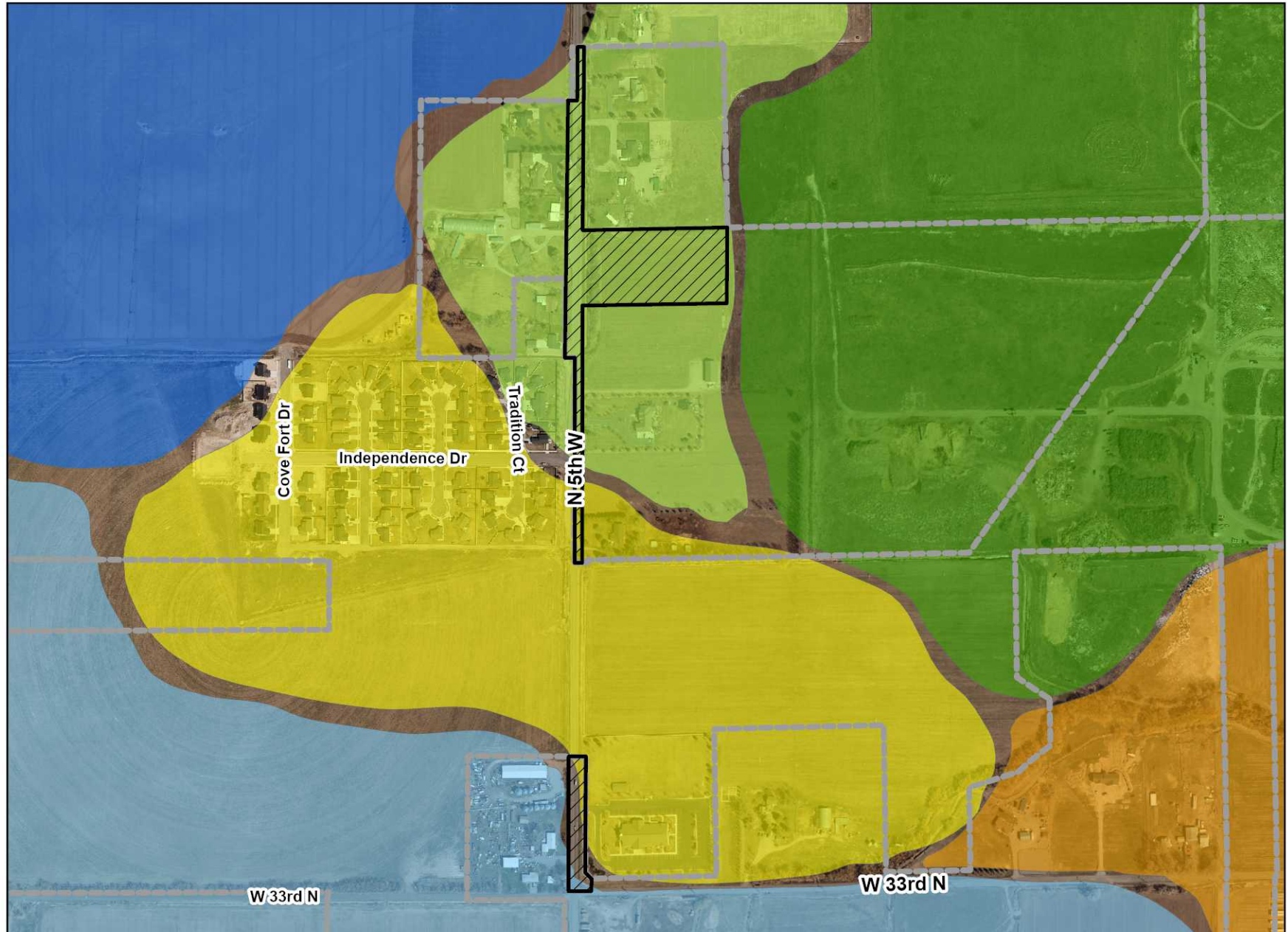


 Estate	 Greenbelt Mixed Uses	 Commercial	 Higher Education Centers	 Railroad-related industrial
 Low Density	 Parks and Recreation	 Employment Centers	 Planned Transition	
 Higher Density	 Public Facilities and Open Spaces	 Medical Services Centers	 Highway-related industrial	

Comprehensive
Plan

IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 4.20 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R1 ZONE AND AIRPORT OVERLAY ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is R1 Zone and Airport Overlay Zone for such annexed lands is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation “Estate”; and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with principles of the City of Idaho Falls Comprehensive Plan; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as “Estate”; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on February 16, 2021 and recommended approval of zoning the subject property to R1 Zone and Airport Overlay Zone; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve this zoning on July 29, 2021.

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

SECTION 1: Comprehensive Plan Designation. The area described in Exhibit A are hereby given a Comprehensive Plan designation of Estate.

SECTION 2: Legal Description. The lands described in Exhibit A are hereby zoned as R1 Zone and Airport Overlay Zone.

SECTION 3. Zoning. The property described in Section 1 of this Ordinance be and the same hereby is zoned “R1 Zone” “and Airport Overlay Zone” and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or

unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this _____ day of _____, 2021.

CITY OF IDAHO FALLS, IDAHO

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance
entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A
MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING
FOR THE INITIAL ZONING OF APPROXIMATELY 4.20 ACRES
DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS R 1 ZONE AND
AIRPORT OVERLAY ZONE; AND PROVIDING SEVERABILITY,
PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Kathy Hampton, City Clerk

Exhibit "A"

LEGAL DESCRIPTION (Page 1 of 2)

DESCRIPTION 1

A PARCEL OF LAND BEING PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND THE WEST HALF OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE S00°14'39"W 1446.26 FEET ALONG THE WEST LINE OF SAID SECTION 6, TO A POINT AT THE SOUTH LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 3291, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING, THENCE LEAVING SAID WEST LINE ALONG SAID SOUTH LINE N88°58'32"E 25.01 FEET, THENCE LEAVING SAID SOUTH LINE S00°14'39"W 736.75 FEET, THENCE N88°52'43"E 579.98 FEET, THENCE S00°14'39"W 303.29 FEET, THENCE S88°58'37"W 579.95 FEET, THENCE S00°14'39"W 1033.19 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2662, THENCE ALONG SAID BOUNDARY THE FOLLOWING THREE (3) COURSES: (1) N89°45'19"W 25.00 FEET, (2) N00°14'39"E 823.94 FEET, (3) N89°35'21"W 40.00 FEET TO THE SOUTHEAST CORNER OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 3291, THENCE LEAVING SAID BOUNDARY ALONG THE EAST BOUNDARY AND EXTENDED EAST BOUNDARY OF SAID ANNEXATION ORDINANCE N00°14'39"E 1028.93 FEET TO SAID BOUNDARY OF SAID ANNEXATION ORDINANCE 2662, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S89°45'21"E 18.99 FEET, (2) N00°06'25"E 218.26 FEET TO AN ANGLE POINT ON SAID ANNEXATION ORDINANCE NO. 2662, SAID ANGLE POINT ALSO BEING THE SOUTHWEST CORNER OF SAID ANNEXATION ORDINANCE NO. 3291, THENCE ALONG SAID SOUTH LINE OF SAID ANNEXATION ORDINANCE N88°58'32"E 21.53 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL CONTAINS 6.271 ACRES.

Submitted by:

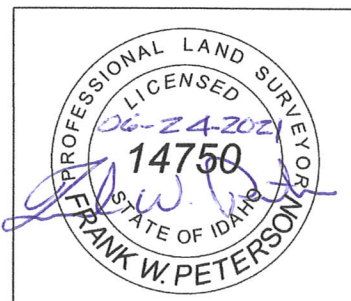
Eng/Survey Firm Name: Aspen Engineering/Peterson Land Surveying, PLLC

Contact Name: Ryan Loftus/Frank Peterson

Phone Number: Ryan (208) 339-1911 Frank (208) 313-5033

Email: Ryan ryan@aspeneng.net Frank fpeterson3@hotmail.com

Overall Document Page Range: 1 of 2



ORIGINAL

Exhibit "A"

LEGAL DESCRIPTION (Sheet 2 of 2)

DESCRIPTION 2

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE POINT OF BEGINNING, RUNNING THENCE S89°52'20"W 25.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 1, THENCE LEAVING SAID SOUTH LINE N00°14'39"E 540.01 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2662, THENCE ALONG SAID BOUNDARY N89°52'22"E 76.06 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2624, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S00°21'26"W 463.95 FEET, (2) S46°08'08"E 35.26 FEET, THENCE LEAVING SAID BOUNDARY S00°21'26"W 50.02 FEET TO THE SOUTH LINE OF SAID SECTION 6, THENCE ALONG SAID SOUTH LINE S88°41'58"W 75.60 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 0.972 ACRES.

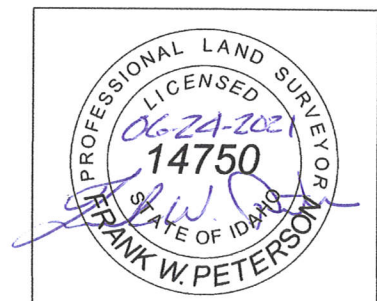
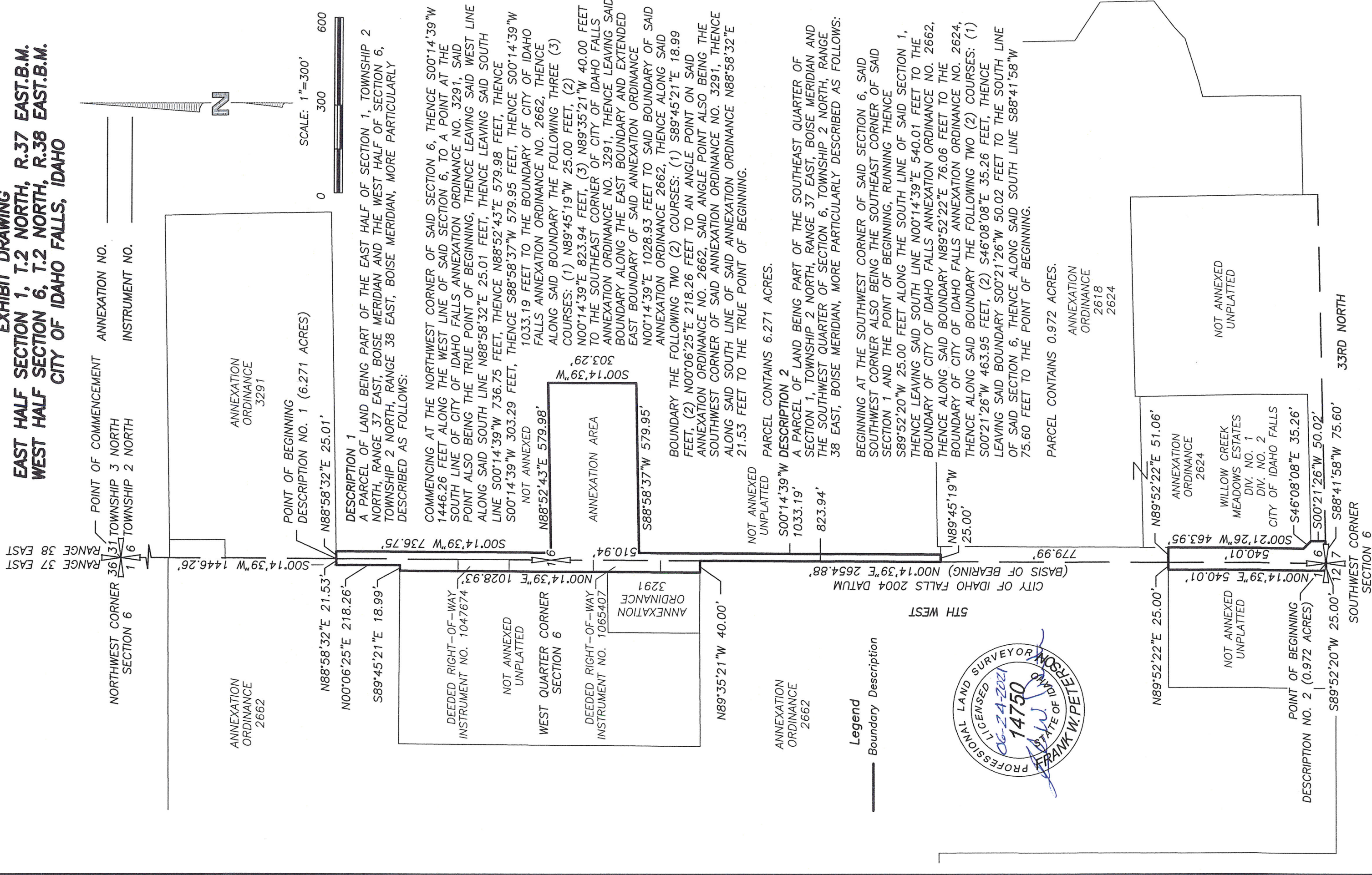


EXHIBIT DRAWING
EAST HALF SECTION 1, T.2 NORTH, R.37 EAST.B.M.
WEST HALF SECTION 6, T.2 NORTH, R.38 EAST.B.M.
CITY OF IDAHO FALLS, IDAHO



POINT OF COMMENCEMENT

ANNEXATION NO.

INSTRUMENT NO.

NORTHWEST CORNER
SECTION 6
RANGE 37 EAST
RANGE 38 EAST

ANNEXATION
ORDINANCE
2662

ANNEXATION
ORDINANCE
3291

POINT OF BEGINNING
DESCRIPTION NO. 1 (6.271 ACRES)

N88°58'32"E 21.53'

N00°06'25"E 218.26'

S89°45'21"E 18.99'

N88°58'32"E 25.01'

DESCRIPTION 1

A PARCEL OF LAND BEING PART OF THE EAST HALF OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND THE WEST HALF OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEEDED RIGHT-OF-WAY
INSTRUMENT NO. 1047674

NOT ANNEXED
UNPLATTED

WEST QUARTER CORNER
SECTION 6

DEEDED RIGHT-OF-WAY
INSTRUMENT NO. 1065407

ANNEXATION
ORDINANCE
3291

N89°35'21"W 40.00'

ANNEXATION
ORDINANCE
2662

Legend
— Boundary Description



5TH WEST

CITY OF IDAHO FALLS 2004 DATUM
(BASIS OF BEARING) N00°14'39"E 2654.88'

N89°45'19"W
25.00'

779.99'

N89°52'22"E 25.00'

NOT ANNEXED
UNPLATTED

POINT OF BEGINNING
DESCRIPTION NO. 2 (0.972 ACRES)

S89°52'20"W 25.00'

SOUTHWEST CORNER
SECTION 6

S00°21'26"W 50.02'

S88°41'58"W 75.60'

33RD NORTH

N89°52'22"E 51.06'

ANNEXATION
ORDINANCE
2624

WILLOW CREEK
MEADOWS ESTATES
DIV. NO. 1
DIV. NO. 2
CITY OF IDAHO FALLS

S00°21'26"W 50.02'

S46°08'08"E 35.26'

NOT ANNEXED
UNPLATTED

PARCEL CONTAINS 0.972 ACRES.

ANNEXATION
ORDINANCE
2618
2624

PARCEL CONTAINS 6.271 ACRES.

DESCRIPTION 2

S00°14'39"W
1033.19'

823.94'

A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN AND THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID SOUTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 1 AND THE POINT OF BEGINNING, RUNNING THENCE S89°52'20"W 25.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 1, THENCE LEAVING SAID SOUTH LINE N00°14'39"E 540.01 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2662, THENCE ALONG SAID BOUNDARY N89°52'22"E 76.06 FEET TO THE BOUNDARY OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 2624, THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) S00°21'26"W 463.95 FEET, (2) S46°08'08"E 35.26 FEET, THENCE LEAVING SAID BOUNDARY S00°21'26"W 50.02 FEET TO THE SOUTH LINE OF SAID SECTION 6, THENCE ALONG SAID SOUTH LINE S88°41'58"W 75.60 FEET TO THE POINT OF BEGINNING.











SCALE: 1"=300'

0 300 600

Legend

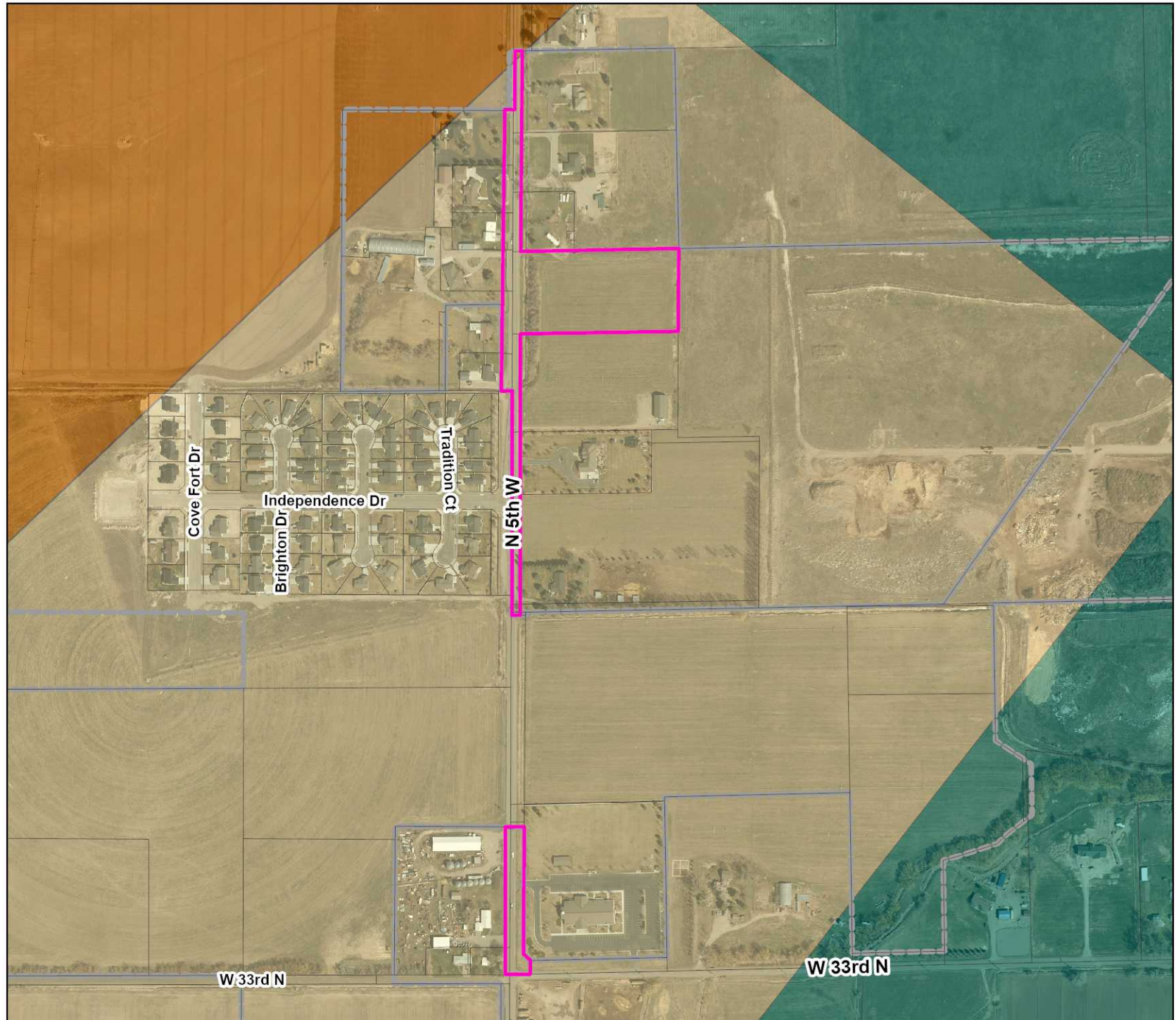
IFRA Off Airport Land Use

Compatible Land Use

-  Approach Surface
-  Controlled Development
-  Controlled Development Approach Surface
-  Limited Development
-  Limited Development Approach Surface
-  No Development
-  Parcel
-  City Limit
-  Street Names
-  East River



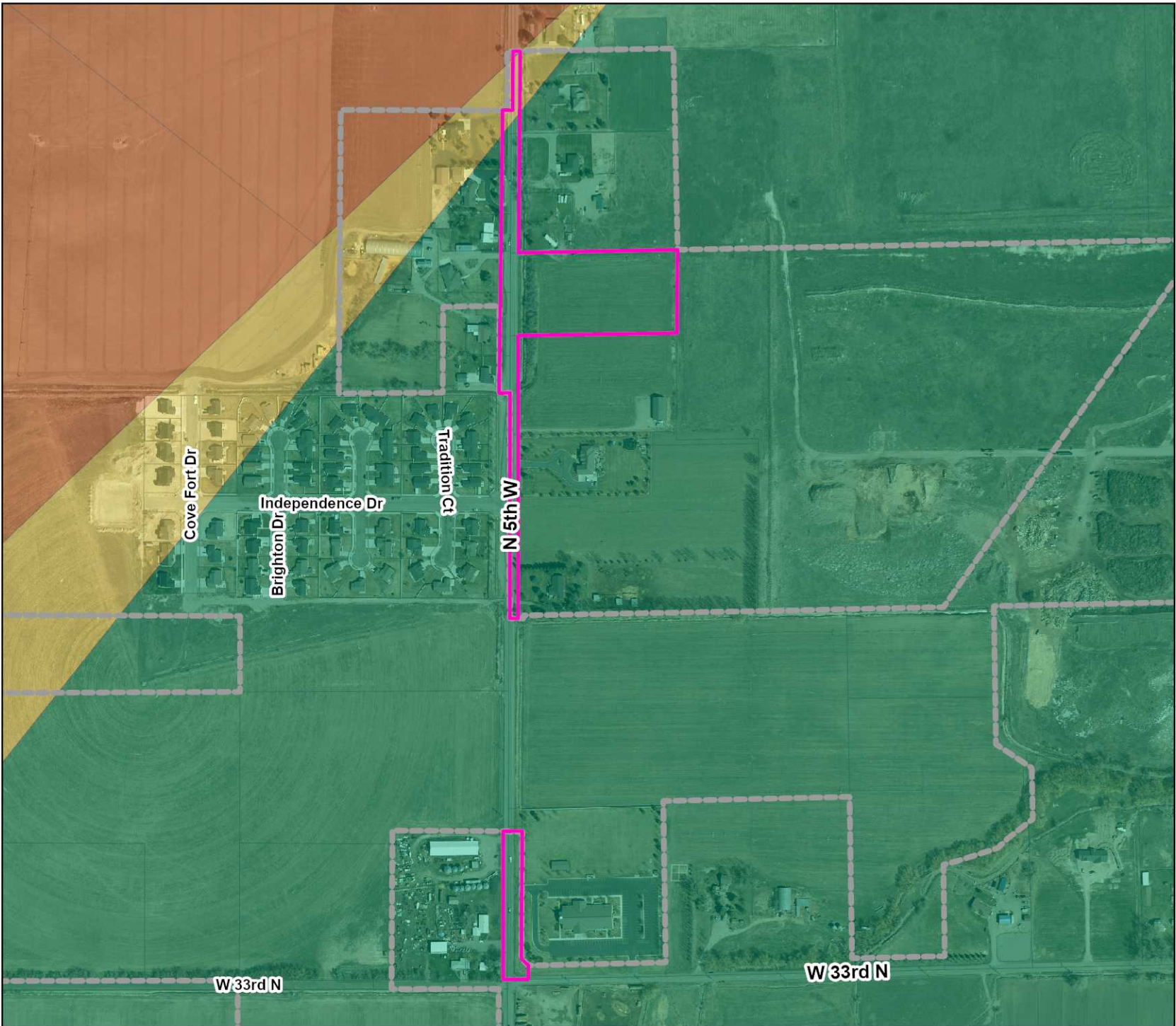
Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276



Legend

Surface Type

- Approach Surface
- Conical Surface
- Horizontal Surface
- Primary Surface
- Transitional Surface
- Parcel
- City Limit
- Street Names
- East River



Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF R1 ZONE AND AIRPORT OVERLAY ZONE, 7.243 ACRES IN THE NW ¼ OF THE NW ¼, OF THE SW 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, GENERALLY LOCATED NORTH OF W 33RD N., EAST OF N 5TH W., SOUTH OF PEVERO DR., WEST OF N 5TH E.

WHEREAS, the City of Idaho Falls filed an application for annexation on December 22, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 16, 2021; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on July 29, 2021; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The private property is approximately 4.20 acres located generally north of W 33rd N, east of N 5th W, south of Pevero Dr., west of N 5th E and the remaining acreage is Right-of-Way in 5th West.
3. The Comprehensive Plan designates this area as Estate.
4. The proposed zoning of R1 and Airport Overlay Zone is consistent with the Comprehensive Plan map and policies and existing Zoning in the area.
5. Idaho Falls Planning and Zoning Commission recommended approval of zoning the subject property to R1 Zone and Airport Overlay Zone.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the initial zoning as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2021

Rebecca Casper - Mayor

Memorandum

File #: 21-193

City Council Meeting

FROM: Brad Cramer, Director
DATE: Monday, July 19, 2021
DEPARTMENT: Community Development Services

Subject

Public Hearing - Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Skyline Manor PUD.

Council Action Desired

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

1. Approve the Planned Unit Development for Skyline Manor PUD as presented (or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Skyline Manor PUD and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Skyline Manor PUD. The Planning and Zoning Commission considered this item at its January 5, 2021, meeting and recommended approval with the stipulation that the developer fence the south property line along Pancheri and move the amenity to the north portion of the retention pond. Voting was split 5 in favor and 1 opposed. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives





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

Interdepartmental Coordination

The PUD plan has been reviewed by Engineering, Fire, Parks, Planning, Sanitation, Sewer, and Water Divisions.



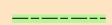
Fiscal Impact

NA


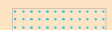

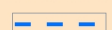
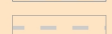
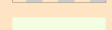
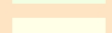
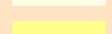
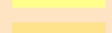

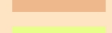


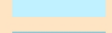






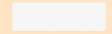

Legal Review

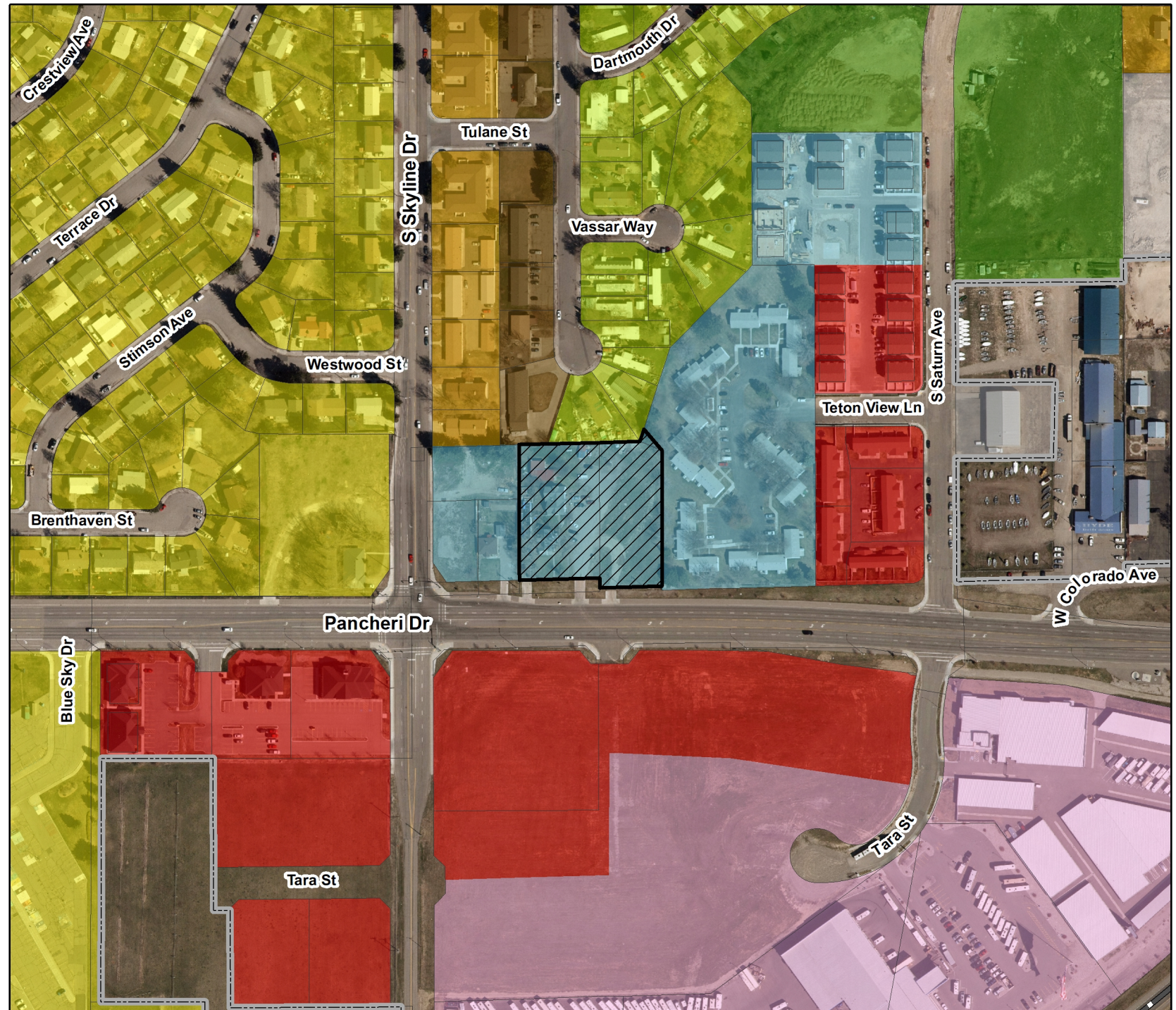
This application has been reviewed by Legal pursuant to applicable law.

Legend

-  Pancheri PUD
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P



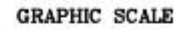
IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276





PANCHERI TOWN HOMES



(IN FEET)
1" = 20'

	PROPOSED CATCH BASIN
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	EXIST. POWER POLE
	EXIST. POWER POLE
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	PROPOSED STORM DRAIN MANHOLE
	EXIST. SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	DIRECTION OF PROPOSED FLOW
	EXIST. CURB & GUTTER
	PROPOSED CURB & GUTTER
	PROPERTY LINE
	GRADE BREAK
	EASEMENT LINE
	SECTION LINE
	EXIST. FENCE LINE
	EXISTING OVERHEAD POWER
	PROPOSED UNDERGROUND POWER
	EXISTING TELEPHONE
	PROPOSED UNDERGROUND TELEPHONE
	EXIST. SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	EXIST. WATERLINE
	PROPOSED STORM DRAINLINE
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED WATER SERVICE
	EXISTING WATER LINE
	EXISTING GAS SERVICE
	EXISTING MAJOR CONTOUR
	PROPOSED MAJOR CONTOUR
	PROPOSED WALK
	PROPOSED BUILDINGS
	PROPOSED LANDSCAPING
	PROPOSED ASPHALT
	EXISTING ASPHALT TO BE PROTECTED

2.5' DEPTH ASPHALT PLANT MIX

4. NORTH OREGONED M'NNIES.

— AGGREGATE LEVELING COURSE
CONTRACTED TO 95% ASTM D709

10" DEPTH UNCRUSHED AGGREGATE
SUBBASE COURSE

COMPACTED TO 95% ASTM D694

SUBGRADE EARTH COMPACTED
TO 95% ASTR. DENS.

70/001

38.00 —————



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

STAFF REPORT
Planned Unit Development
Skyline Manor Townhomes
July 29, 2021



Community
Development
Services

Applicant: Connect Engineering

Project Manager:
Naysha Foster

Location: Generally located north east of Skyline High School, adjacent to Pancheri Dr., between S Skyline Dr. and S Saturn Ave.
Size: 1.56 acres

Units: 22

Existing Zoning:

Site: R3
 North: RMH & R2
 South: LC
 East: R3A
 West: R1

Existing Land Uses:

Site: Mult-unit Res
 North: Multi-unit & Single unit Res
 South: Vacant/Commercial

East: Multi-unit Res
 West: Single-unit Res

Future Land Use

Map:

Higher Density

Attachments:

1. Maps
2. Aerial photos
3. PUD Site Plan
4. Elevations
5. PUD Standards

Requested Action: To approve the Planned Unit Development for Skyline Manor (Pancheri) Townhomes PUD.

History: This property was annexed in September 1975 and initial zoning of R2A. In January of 1998 a rezone from R-2A to R-3A was denied. In April of 2018, the property was zoned R3A as part of the City wide zone change.

Staff Comments: The application for the proposed PUD was submitted on November 25, 2020. The proposed PUD consists of 22 total units. The 3 buildings will be six-plex townhome style units, and 1 four-plex. Amenities will include a playground and connectivity to the public pathway system along Pancheri. The proposed PUD exceeds the 25% landscape requirement. The proposed landscaped area is 36.52% including the common space and amenities. Per section 11-2-6 (W)(8), the storm retention pond is included in the 25% common space calculations because it will include an amenity. The landscape strip contiguous to the street varies in width from over 30 feet to 10.6 (see variances section) and will include trees every 30 ft. on center and grass or other ground cover as required by the Zoning Ordinance. The streets will be a private. 72 total parking spaces will be provided, 44 spaces are required.

The allowed density for a PUD in an R3 zone is 35 units per gross acre. The proposed density is 14.1 units per acre. Minimum lot size for a PUD is 2 acres, smaller lots may be considered on land that is redeveloping, or provides a public benefit or amenity.

Variances: The developer is asking for at least 4 variances with the PUD.

1. A PUD size less than 2 acres (see standards table for conditions for granting this variance).
2. A reduction of the rear setbacks from the required 25 feet. For buildings on the east, the greatest reduction is to 22.54 feet. For buildings on the north, the setback is as low as 10.74 feet.
3. To allow tandem parking.
4. To reduce the required landscaping along the street west of the entrance from 20 feet to 10.61 feet.

Staff Recommendation: Staff recommends approval of the PUD. The PUD conforms to the requirements outlined in section 11-2-6 (W) of the Zoning Ordinance.

General Objectives and Characters: The proposed PUD meets the objectives of permitting a PUD

Objectives of a PUD include the following:

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

PUD Standards	Staff Comments
Siting Requirements: Minimum site size shall be two (2) acres.	The PUD consists of 1.56 acres. The minimum site size for a PUD shall be 2 acres. Smaller acreage may be considered for a PUD on land that the Council finds is redevelopment, or provides a public benefit or amenity. Section 11-2-6(W).
Regulations and Uses: Function as an overlay zone, all regulations and uses shall be the same as the underlying zoning district unless modified as part of the PUD.	The underlying district is R3A. The R3A use and standards shall govern the project.
Unified Control:	The PUD will include a Home Owners Association.
Density: The residential density in the R3A with a PUD is 35 units per gross acre.	The developer is proposing 22 on 1.56 acres, for a gross density of 14.1 units per acre.
Location of Buildings and Structures: The maximum structure height for a residential PUD shall be determined by the underlying base zone, except where a structure is set back from required setback lines by at least one foot (1') for each additional foot of building height	There is no building height restriction in the R3A Zone, except buildings taller than 24 ft. measured from grade to the top of the wall are required to setback an additional 1' for every 1' in height after 24' from contiguous R1, RP, RE and RMH zones. Proposed building height is 26 feet, but none of the buildings are adjacent to the listed zones.
Arrangement and Design: Residential buildings include a high quality of design and should be separated and arranged to provide for private space in addition to common areas.	The arrangement of the townhomes will provide some private space, but also be open to the common areas.
Landscaping: All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	All non-hard surfaced areas are proposed to be covered by landscaping.

Common Space: All PUDs shall provide common and landscaped areas. Not less than twenty five percent (25%) of the gross area of a PUD shall be designated and maintained as common space.	The proposed PUD exceeds the 25% requirement. The proposed landscape area is 36.52%.
Amenities: PUDs shall provide amenities in addition to the common space required by this Section. The number and size of the amenities should increase as overall acreage and scale of the development increases.	This development is required to have one amenity. The developer is proposing a large green space/park area within the storm pond and a walk path from Pancheri to the guest parking.
Pedestrian System: Walkways shall form a logical, safe, and convenient system for pedestrian access to all structures and amenities.	The PUD will provide a sidewalk along Pancheri and a walk path on a portion of the development.
Phasing:	Construction is proposed to be completed in one phase.

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls. New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through parks, open spaces and streets. (p. 40)

Arterial streets should be located along the perimeter of residential neighborhoods, preferably at the square mile. At least one east-west collector and one north-south Collector Street should be located in every square mile of residential development. If such collector streets provide access to homes, the design of the collector shall discourage through traffic. (pg. 41)

Walkways shall be provided from schools and parks to those portions of residential subdivisions in which homes back such facilities. (pg. 43)

Encourage development in areas served by public utilities or where extensions of facilities are least costly. (pg. 67)

Zoning:

11-2-6: (W) Planned Unit Development (PUD).

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

- (a) Allow for flexibility from traditional zoning standards that results in development providing an improved living environment, including usable common space, amenities or

services, increased landscaping, additional architectural features or standards, and compatibility with the contiguous neighborhood.

(b) Promote flexibility and innovation of design while permitting diversification of development types in order to encourage the most suitable use of a site.

(c) Achieve a compatible land use relationship with the surrounding area.

(d) Promote redevelopment and reuse of previously developed property.

(e) Encourage development of vacant properties within developed areas.

(f) Provide usable and suitably located common space, recreation facilities or other public/common facilities.

(g) Facilitate functional and efficient systems of streets, pathways, utilities, and municipal services on and off site.

(h) Promote efficient use of land with a more flexible arrangement of buildings and land uses.

(i) Provide for master planned development that includes interconnected design elements between structures or phases, increased amounts of landscaping or natural features, connections to the surrounding neighborhood or public lands and unique architectural features.

(j) Ensure appropriate phasing of development and amenities.

(k) Provide for attractive streetscapes that are not dominated by parked vehicles or garage entrances.

(2) Allowed Uses.

(a) All uses allowed in the underlying zone.

(b) Limited commercial uses in mixed use developments not otherwise allowed in the base zone as set forth in Chapter 2 Land Use Regulations of when:

(i) The uses are consistent with the character of the neighborhood, mitigate impacts to the surrounding area and are sited and designed such that the activities present will not detrimentally affect residential uses.

(ii) The uses do not create a traffic or pedestrian safety hazard or generate traffic more than the capacity of the public streets serving the development or its own proposed access points to those streets.

(iii) The limited commercial uses within a residential zone do not constitute more than twenty percent (20%) of the gross land area of the PUD.

(3) General Requirements.

(a) Unified Control. The development site of a PUD shall be under unified ownership or control and shall be planned as a whole so all landscaping, off-street parking and other common areas can be properly maintained.

(b) Establishing Additional Standards. In addition to general building and development standards, additional design standards may be imposed in the approval of a conditional use to satisfy the criteria for PUD development as set forth in this Section. The requirement of additional conditions to implement these standards shall be consistent with the process for approval of a conditional use permit for a PUD as set forth in Chapter 6 Administration.

(c) Applicability of Other Regulations. Unless otherwise approved through the Conditional Use Permit, a PUD shall conform to all requirements set forth elsewhere in

this Code, Subdivision Regulations, Standard Specifications and Drawings, and all other applicable regulations and standards of the City of Idaho Falls.

(d) Approval Process. The application requirements, review steps and approval process for a PUD as set forth in Chapter 6 Administration.

(4) Dimensional Requirements. Dimensional standards, including minimum lot size, setbacks, maximum density and height, and required parking and parking dimensional standards, if different from the regular requirements of this code shall be established for each individual PUD based upon the following criteria:

(a) PUD Size. The minimum site size for a PUD shall be two (2) acres. Smaller acreage may be considered for a PUD on land that the Council finds is redeveloping, or provides a public benefit or amenity.

(b) Lot Size. There shall be no minimum lot size.

(c) Density.

(i) The maximum density allowed in residential zones is set forth in Table 11-2-4

Maximum Residential Density:

Table 11-2-4: Maximum Residential Density

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

(ii) For other base zones where residential uses are allowed, the maximum density allowed shall be thirty-five (35) dwelling units per gross acre.

(iii) The maximum number of units permissible in each individual zone shall be calculated separately, and no allowed dwelling unit density can be transferred between zones.

(d) Setbacks shall reflect the general standards of the area and character of the neighborhood in which the PUD is located.

(i) In residential PUDs, the established setbacks of residential properties contiguous to or across the street from the PUD, shall constitute the minimum setback for the perimeter area of the PUD which it is contiguous to.

(ii) Internal setbacks between buildings or internal lot lines within residential PUDs may be established as part of the PUD process.

(e) Height. The maximum structure height for a residential PUD shall be determined by the underlying base zone, except where a structure is set back from required setback lines by at least one foot (1') for each additional foot of building height.

(5) Landscaping and Buffering.

- (a) All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.
- (b) Landscape plans shall be submitted as part of the PUD application.
- (c) Internal landscaping area, excluding required buffers, shall provide the following, a minimum one (1) tree per five thousand square feet (5,000 ft²). A minimum of two (2) shrubs for each required tree. The use of native vegetation which reduces water consumption is encouraged.
- (d) Alternate tree spacing can be requested as part of the PUD, but shall not reduce the total minimum number of trees required.
- (e) All PUDs that include limited commercial uses or residential uses contiguous to existing commercial uses shall provide a buffer from contiguous residential uses that are not part of the PUD development.
 - (i) The buffer shall be no less than ten feet (10') in width and shall include trees with no less than twenty foot (20') centers separating them; and
 - (ii) A six foot (6') opaque fence (opaque fence shall not include chain link fencing with or without slats) or a dense hedge of shrubbery which shall attain a height of at least six feet (6').

(7) Streetscapes.

- (a) All PUDs shall have frontage on a public or an approved private street.
- (b) The development shall provide safe, inviting, and attractive streetscapes.
- (c) Except for the area occupied by a permitted driveway, a landscape strip shall be provided and maintained along the side of the property bordering any public or private street that is closest to the portion of the lot containing a structure or other development.
 - (i) The landscape strip contiguous to perimeter public streets shall be no less than twenty feet (20') in width and shall include trees (with no less than thirty feet (30') centers separating them) and lawn or other ground cover.
 - (ii) The landscape strip contiguous to internal public and private streets shall be no less than ten feet (10') in width and shall include trees (with no less than forty feet (40') centers separating them) and lawn or other ground cover.
- (d) Trash enclosures and dumpsters shall not be located within setbacks or contiguous to any Street.

(8) Common Space. All PUDs shall provide common space and landscape areas as follows:

- (a) Not less than twenty-five percent (25%) of the gross area of a PUD shall be designated and maintained as common space for the recreational and/or common use of the occupants of the development.
- (b) Common space may include an open space parcel or parcels of land, an area of water, or a combination of land and water, recreational facilities, either public or private, ball courts, swimming pools, playgrounds, drainage facility developed with physical amenities, exercise rooms or similar facilities.
- (c) Common spaces shall not include areas within any road, driveway, parking area, sidewalk contiguous to a public or private street, required landscape strip or buffer, and a drainage facility that does not include additional physical amenities, as identified in this Section, beyond open space.

(9) Amenities. All PUDs shall provide amenities in addition to the common space required by this Section as follows:

- (a) The number and size of amenities should increase as overall acreage and scale of the development increases. At least one (1) amenity shall be provided for the first fifty (50) residential units proposed, and one (1) additional amenity shall be provided for each fifty (50) residential units proposed thereafter.
- (b) Amenities should be placed in logical areas that allow convenient access to most of the occupants of the development.
- (c) PUDs shall provide at least one (1) of the following amenities:
 - (i) Private or public recreational facility, such as a swimming pool, ball courts, or playground, in scale with the development.
 - (ii) Private or public plaza, pedestrian mall, garden, arboretum, square or other similar open space.
 - (iii) Public access to or additions to the greenbelt, neighborhood park systems or other public open space or enhanced pedestrian connections to adjacent employment and shopping centers.
 - (iv) Trail system or pedestrian paths in addition to necessary circulation paths that would be required if the development was not a PUD.
 - (v) Water features, sculptures or work of art.
 - (vi) Private streets that include landscaped medians.
 - (vii) A drainage facility developed with additional physical amenities beyond open space.
 - (viii) Similar amenities which reflect the purposes of this Section as approved.

(10) Pedestrian system.

- (a) PUDs shall provide pedestrian connections to existing or proposed schools, parks, public lands or pathways on adjacent properties.
- (b) The pedestrian connections shall form a logical, safe, and convenient system for pedestrian access to all structures, project facilities and amenities, and principal off-site pedestrian destinations.

(11) Phasing. Phasing of development and associated public and private improvements is permitted, subject to an approved phasing schedule. Phased development shall be considered with the initial PUD approval process and a phasing schedule shall be approved as part of the development plan. Proposed amenities shall be constructed with the first phase or approved according to the phasing schedule, provided that a majority of the improvements occur within the first phase. Upon approval of the development plan and schedule for all phases of the PUD, each phase of the development may occur in accordance with the review and approval procedures, as specified by this Code.

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMII
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

January 5, 2021

7:00 p.m.

Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Natalie Black, Gene Hicks, Brent Dixon, Joanne Denney, Margaret Wimborne, Lindsey Romankiw.

MEMBERS ABSENT: George Morrison, Arnold Cantu

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Naysha Foster, Brian Stevens; and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: There was discussion about adding an item for nomination committee for elections. Kirkham indicated that they need to state a good faith reason why that change wasn't published earlier. Beutler stated that it is normal practice for them to set out a nomination committee, but it isn't a formal agenda item.

MINUTES:

Wimborne moved to approve the December 1, 2020 Minutes with the requested correction, Hicks seconded the motion. Black called for roll call vote: Hicks, yes; Wimborne, yes; Romankiw, yes; Denney, yes; Dixon, yes. The motion passed unanimously.

Public Hearing(s):

3. PUD 20-009: PLANNED UNIT DEVELOPMENT. Planned Unit Development for Pancheri Townhomes.

Black opened the public hearing.

Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark Drive, Idaho Falls, Idaho. Jolley indicated that this property is on the west side of I15 on the corner of Pancheri and Skyline. Jolley stated that there are older existing homes on the property, largely undeveloped, existing easements, utilities and has proven difficult to develop. Jolley feels they have a concept that will be a great asset to the west side. Jolley stated that these are being set up so they can be sold individually. Jolley stated that there is a total of 72 spaces that will be provided for parking (44 driveway- 22 garage) for the 22 garage spaces. Jolley stated that the common space requirement is being met with 36.5% landscaped. Jolley stated that the amenity is on the south west portion of the property with a playground/storm water pond combination. Jolley stated that the unit on the west side of the road is close to the south property line and in a pre-application meeting they determined there was a large landscape buffer between Pancheri and this property, so they are asking for a variance in the setback for the first unit on the left-hand side as well as a variance on the north unit. Jolley stated that there is a need/want for the City to continue the pedestrian access from Pancheri onto Skyline so part of this development they have tried to increase the width of the pathway and the pathway on the westerly side of the road coming in is 8' wide instead of the standard 4' sidewalk, with a 26' wide roadway. Jolley stated that the City Engineer has requested that they look at the possibility to align the access for this development with the access on the south side of Pancheri, and they are able to do that with the slight variance on the setbacks. Jolley stated that this meets the fire code requirements.

Dixon stated that the PUD plan in the packet is different from the one shown with regard to the water retention pond/amenity. Dixon asked which one is being proposed. Jolley indicated that the one shown tonight is the one that is proposed, which places the playground amenity to the north near the guest spaces to make it more accessible. Dixon agreed that is a more desirable location for a playground. Dixon asked if there is fencing along the exterior. Jolley stated that the intent is to have fencing on the extremities of the application. Jolley feels that it would be a good idea to have a minimum small fence across the front to prevent things from going out. Dixon agrees that it would improve safety if there were kids on the playground. Dixon asked about the north setback variance. Jolley stated that it stems from potential access to the property to the west and discussions of instead of getting two access points off Skyline to get the two projects to connect at some date, so they show a stubbed road to the west. Dixon asked what is to the north. Jolley stated that his memory is that the north is the south end of the mobile home park on the eastern side, and the western side is a single-family home with a large driveway. Dixon is concerned about the buffering for single family residential.

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

Dixon asked about the playground area and the pond area and asked why they can't flip the proposal, so the retention area is closer to the arterial and the playground is farther from the arterial. Foster agreed that they can flip the play area closer to the parking, they just have to have it within the retention pond in order to have the retention count as part of the minimum 25% requirement. Dixon confirmed that the deeper end of the retention pond can be moved to the south and the shallow end to the north, but the amenity needs to be in the shallow end.

Support/Opposition:

Steve Hansen (For his sister), 1574 Pancheri, Idaho Falls, Idaho. Hansen indicated that his sister is opposed to the development. Hansen stated that until the property to the west of the development and north of his sister's house is acquired there will not be a street to Skyline which means there will be one way in and one way out of the development, and Hansen asked if that is going to create problems as his sister currently has problems getting in and out of her driveway without the additional 40 people for the new development. Hansen stated that his sister is concerned about privacy against the development and his sister's home and asked what kind of buffer will be required. Hansen asked if the development will be single or two story.

Applicant: Blake Jolley, 1150 Hollipark, Idaho Falls, Idaho. Jolley responded to the access in and out of the development and stated that the City Engineer understands that it could be difficult to get in and out of the development, but where the property currently has an access the Engineer would grant an access to the property. Jolley stated that to meet emergency vehicle standards/fire standards, once you have 30 single family doors you are required 2 access points, and if you are under 30 you are only required to have one access in and out. Jolley indicated that these will be 2 story units and all of the required landscaping will be put in as part of the buffer between the different properties.

Foster indicated that they need to make sure that they maintain distance from the intersection for access points, and they have asked that the access be lined up with the access on the south side of Pancheri.

AJ Harris, 1560 Pancheri, Idaho Falls, Idaho. Harris is the prospective owner. Harris acknowledged Hansen's concern, but they are not willing to put a fence between the two properties, but they are looking at something along the south side of the property, but there is something along the south side of the property that they could incorporate. Harris stated that if the road ever does extend, they can rediscuss. Harris stated that if he did own the property to the west, he would work with Hansen to build a privacy fence.

Foster read a comment from **Margie Adams that came in the chat:** Adams is a relative of a current resident of 1564 Pancheri who has lived in the multi-family housing and these individuals have lived there for 30+ years and are dependent on the low income housing this property provides. Adams asked if there are any resources that will be made available for the people to relocate and what is the time frame for this development. Adams stated that it is concerning to most of the current residents of the property.

John Barbett, 1564 Pancheri, Idaho Falls, Idaho. Margie Adams is Barbett's sister.

Black stated that the PUD is what is before the Commission tonight and if there are questions about the ownership that should be directed to the City or the landlord, but the Commission doesn't have answers to those questions. Foster indicated that they would need to discuss the particulars with the landlord.

John Barbett, 1564 Pancheri, Idaho Falls, Idaho. Barbett stated that he has lived in that home for a long time. Barbett stated that there are 5 families that live in the property. Barbett stated that they do need to connect to Skyline. Barbett feels that they would be better served if they bought the read house on the corner to make it a part of the plan and use the whole corner. Barbett is concerned where he will live.

Steve Hansen, Hansen agrees with Barbett that the developer should buy his sisters home and develop the entire corner.

Kelly Hoskins, 4935 Holmes, Shelley, Idaho. Hoskins is the current owners of the property. Hoskins has a proposed buyer for the property. Hoskins does have 5 tenants and 3 have lived there over 30 years. Hoskins stated that they have kept the rent really low because some are disabled. Hoskins owns other rentals, and they buy for investment and end up falling in love with their tenants and then they don't raise the rent. Hoskins understands the predicament that the sale of the property is causing for the current tenants. Hoskins doesn't feel that this property is comprehensive with the rest of the area. Hoskins stated that the property has 2 trailers, and the house was built in 1914. Hoskins stated that there need some extreme upgrades done to the property that they haven't done. Hoskins stated that either the rent has to be tripled to do the upgrades, or they need to sell. Hoskins understands the tenants will be given plenty of time to make other arrangements for housing. Hoskins feels good about they are not tearing it down as soon as the new buyer takes possession. Hoskins feels this is the best circumstance for them.

Black closed the public hearing.

Black stated that change and growth is difficult.

Hicks doesn't understand if there is one way in or out. Foster indicated that there is one way in and one way out until the property to the west develops and then there will be a connection to Skyline through that property. Wimborne clarified and Naysha confirmed that the in and out has

been reviewed by the City and it is allowed currently with the proposed number of units. Foster clarified that until there is 30 units or more there is not a requirement to have a secondary access.

Dixon asked how this differs from Teton View apartments that only have South Saturn Ave. because there are more than 29 units in that development. Beutler stated that Saturn is a different street classification than Pancheri (Pancheri is arterial, Saturn is collector). Beutler stated that the access points at Teton View were built prior to the current Access Management Plan.

Black stated that in the staff notes under PUD Comments it does say that the construction will be completed in one phase, so it won't be continuing for a long time.

Wimborne moved to recommend to the Mayor and City Council approval of the Planned Unit Development for Pancheri Townhomes with the fencing that was discussed on the south side of the property along Pancheri, Romankiw seconded the motion.

Dixon asked for clarification on flipping the deep end versus the shallow end of the water retention pond so the amenity can be moved away from the street. Wimborne indicated that she did not see the need to do that because Foster stated that what was presented was what had been proposed and those changes had already been incorporated into the plan. Foster confirmed that it will be flipped, as it shows the tot lot on the southern part of the retention pond, but the developer said that he was willing to flip those, so it is on the north side of the retention pond.

Wimborne restated the motion and moved to recommend to the Mayor and City Council approval of the Planned Unit Development for Pancheri Townhomes with the addition of fencing along Pancheri and flipping the retention pond and the amenity to make sure the amenity is far from the street, Romankiw seconded the motion. Black called for roll call vote: Hicks, no; Wimborne, yes; Romankiw, yes; Denney, yes; Dixon, yes. The Motion passed 4-1.

Hicks opposed the motion due to only having one access point.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

PLANNED UNIT DEVELOPMENT OF PANCHERI TOWNHOMES, LOCATED GENERALLY NORTH EAST OF SKYLINE HIGH SCHOOL, ADJACENT TO PANCHERI DRIVE, BETWEEN SOUTH SKYLINE DRIVE AND SOUTH SATURN AVENUE.

WHEREAS, the applicant filed an application for a PUD on November 25, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on January 5, 2021; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on July 29, 2021; 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 2013 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 PUD is a 1.56-acre parcel located generally northeast of Skyline High School, adjacent to Pancheri Dr., between S Skyline Dr. and S Saturn Ave.
3. The property is currently zoned R3.
4. The proposed PUD consists of 3 townhouse style six-plex buildings and 1 townhouse style four-plex building, totaling 22 attached units.
5. The PUD provides required amount of landscaping, two amenities, and private streets and parking.
6. With the approved variances to minimum project size, tandem parking, rear yard setbacks, and street-side landscaping, the PUD complies with the requirements of the Zoning Ordinance of the City of Idaho Falls.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the PUD for Pancheri Townhomes.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF JULY 2021

Rebecca L. Noah Casper, Mayor