City Council Meeting

Agenda

680 Park Avenue
Idaho Falls, ID 83402

Thursday, January 27, 2022 **7:30 PM** **City Council Chambers**

While Coronavirus (COVID-19) is still a public health risk, the City will follow Eastern Idaho Public Health (EIPH) recommendations. EIPH currently recommends observance of The Centers for Disease Control and Prevention (CDC) guidelines.

Welcome.

City Council Meetings are open to any member of the public. All are welcome to observe (either in person or via the City's website livestream). Note that not all agenda items include the opportunity for public comment. Also, please be aware that amendments 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. To participate personally, we ask you to follow these City guidelines.

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. When available, the public may provide live testimony remotely via the WebEx meeting platform using a phone or a computer. Those desiring public hearing access should send a valid and accurate email address to VirtualAttend@idahofalls.gov no later than 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. Please note that the remote option will not be available for all meetings.

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. They can help accommodate special needs.

1. Call to Order.

2. Pledge of Allegiance.

3. Consent Agenda.

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

A. Municipal Services

1) Quote IF-22-012, Purchase Mower for Public Works **21-378**

This purchase will replace unit #9113, a 2007 Jacobsen Hydro mower that has reached its useful life and scheduled for replacement.

Attachments: MS_ Quote IF22-012 Mower for Public Works. pdf.pdf

2) Bid IF-22-04, Purchase of Water Pipe Inventory for Public Works **21-386**

This purchase will replenish water pipe inventory for Public Works, Water Division.

Attachments: MS_Bid IF 22-04 Purchase of Water Pipe Inventory for Public Works.pdf

3) Minutes from Council Meetings **21-388**

January 13, 2022 City Council Meeting and January 14, 2022 County-City Growth Discussion

Attachments: 20220113 Council Meeting - Unapproved.pdf
20220114 County-City Growth Discussion - Unapproved.pdf

4) 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).

4. Regular Agenda.

A. Municipal Services

1) Quote IF-22-013, Purchase Two 2022 Ford F-150 Lightning (Electric) Crew Cabs for Idaho Falls Power **21-384**

As a regular Ford customer, the City of Idaho Falls had the opportunity to reserve the two F-150 electric crew cabs from Summit Ford, locally owned by Teton Auto Group. These addition-to-the-fleet vehicles will be used to demonstrate and better understand the benefits of electric power pickup trucks for not only the utility and City, but also for the community at large.

Recommended Action:

Accept and approve the quote to purchase two new 2022 Ford F-150 Lightning (Electric) Crew Cabs for Idaho Falls Power from Summit Ford for a total of $80,061.34 or take other action deemed appropriate.

Attachments: MS_Quote IF 22-F Two Ford F-150 Lightning Crew Cabs for Idaho Falls Power.pdf

2) Quote IF 22-G, Purchase One Loader Mount Snow Blower for Public Works **21-385**

Public Works leased the Loader Mount Snow Blower from SWS Equipment for the purposes of testing the unit's operational compatibility in the field. After testing the unit for approximately four months, Public Works is leveraging costs savings available by purchasing the unit outright. The purchase of the Loader Mount Snowblower is an addition to the Public Works fleet.

Recommended Action:

Accept and approve the quote received to purchase one Loader Mount Snow Blower for Public Works

from SWS Equipment, LLC., for a total of $131,980.25 or take other action deemed appropriate.

Attachments: MS_Quote IF 22-G Loader Mount Snowblower for Public Works.pdf

B. Idaho Falls Power

1) IFP 22-06 Conduit Purchase for Idaho Falls Power **21-383**

Idaho Falls Power (IFP) solicited bids from qualified vendors to purchase annual conduit inventory for electric and fiber service. Adhering to IFP construction timelines, D&S Electric Supply, Irby, GenPac and Border States were the lowest responsive, responsible bidders. Based on construction projections and unit bid prices, the base value is $316,589.35 with a 5% tolerance of $15,829.47 for a total cost of $332,418.82.

Recommended Action:

Approve the bid awards to D&S Electric Supply, Irby, GenPac and Border States for the unit prices shown as bid, for a not-to-exceed amount of $332,418.82 (or take other action deemed appropriate).

Attachments: Conduit order 2022 rev1.pdf

C. Parks & Recreation

1) Lease Agreement Between City of Idaho Falls and the Idaho Falls Motocross Association. **21-379**

This agreement, if approved, would allow the Idaho Falls Motocross Association to utilize the Noise Park facilities and bring together owners and users of motorcycles for fun and safe organized riding and racing. It would also allow them to assist in and encourage the continued maintenance and improvements at the Idaho Falls Raceway.

Recommended Action:

Approval of the agreement between the City of Idaho Falls and the Idaho Falls Motocross Association (or take other action deemed appropriate).

Attachments: Lease Agreement - Noise Park and IFMXA 1.4.22

D. City Attorney

1) 2022 Records Destruction Resolution **21-387**

The proposed Resolution would authorize the destruction of certain temporary records which have no intrinsic, historical, or other value. Prior to the destruction of these records, Idaho Code § 50-907 requires that the destruction of temporary records be ordered by the Council. This resolution meets the requirement to order the destruction of the records specifically listed in the resolution.

Recommended Action:

Approve the 2022 Records Destruction Resolution to destroy certain temporary records, pursuant to Idaho Code § 50-907 (or take other action deemed appropriate).

Attachments: Resolution - Destruction Certain Temporary Public Records (2022) 1.10.22.pdf

E. Community Development Services

1) Final Plat and Reasoned Statement of Relevant Criteria and Standards, McNeil Business Park Division No. 2, 1st Amended. **21-380**

Attached is the application for the Final Plat and Reasoned Statement of Relevant Criteria and Standards for the McNeil Business Park Division No. 2, 1st Amended. The Planning and Zoning Commission considered this item at its July 6, 2021, meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Accept the Final Plat for McNeil Business Park Division No. 2, 1st 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 McNeil Business Park Division No. 2, 1st Amended and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning .jpg
Aerial.jpg
Final Plat McNEIL BUSINESS PARK.pdf
Staff Report McNeil Div 2.docx
PC Minutes.docx
Reasoned Statement.docx

2) Public Hearing-Part 1 of 2 of the Annexation and Initial Zoning-Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for 2.446 acres, Southwest ¼ of Section 26, Township 2 North, Range 38 East. **21-381**

Attached is part 1 of 2 of the application for Annexation and Initial Zoning of LC, Limited Commercial which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for 2.446 acres, Southwest ¼ of Section 26, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its December 7, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Recommended Action:

1. Approve the Ordinance annexing 2.446 acres, Southwest ¼ of Section 26, 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 2.446 acres, Southwest ¼ of Section 26, 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 Map.jpg
Staff Report.docx
Commercial Use Table.pdf
Residential Use Table.pdf
PC Minutes.docx
Ordinance
Exhibit A.pdf
Map Exhibit.pdf
Reasoned Statement Annexation.docx

3) Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning of LC, Limited Commercial, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, 2.446 acres, Southwest ¼ of Section 16, Township 2 North, Range 38 East. **21-382**

Attached is part 2 of 2 of the application for Annexation and Initial Zoning of LC, Limited Commercial which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for 2.446 acres, Southwest ¼ of Section 16, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its December 7, 2021, meeting and recommended approval of LC, Limited Commercial by a unanimous vote. Staff concurs with this recommendation and recommends approval.

Recommended Action:

1. Assign a Comprehensive Plan Designation of “Higher Density” and approve the Ordinance establishing the initial zoning for LC, Limited Commercial 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 LC, Limited Commercial and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

Attachments: Zoning .jpg
Aerial.jpg
Comp Plan Map.jpg
Ordinance
Exhibit A.pdf
Map Exhibit.pdf
Reasoned Statement Zoning.docx

5. Announcements.

6. Adjournment.

Memorandum

File #: 21-378 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, January 13, 2022
DEPARTMENT: Municipal Services

Subject

Quote IF-22-012, Purchase Mower for Public Works

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Accept and approve the quote received to purchase one new Jacobsen HR 600 mower for Public Works from the Sourcewell cooperative purchasing contract #122220-JCS-1 from RMT Equipment for a total of $66,480.00 or take other action deemed appropriate.

Description, Background Information & Purpose

This purchase will replace unit #9113, a 2007 Jacobsen Hydro mower that has reached its useful life and scheduled for replacement.

Alignment with City & Department Planning Objectives

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

The purchase of the new mower supports the reliable public infrastructure and transportation community-oriented result by replacing equipment that has reached its useful life.

Interdepartmental Coordination

The Public Works Department concurs with the award recommendation.

Fiscal Impact

Funds to purchase the replacement are within the 2021/22 Municipal Equipment Replacement Fund budget for Public Works, Water Division in the amount of $75,000.

Legal Review

The City Attorney concurs that the desired Council action is within State Statute.

4225 South 500 West
Murray, UT 84123
(801) 261-2100 • Toll Free (800) 733-7114
Fax: (801) 262-9740
www.rmtequipment.com

Please Remit To:

RMT Equipment
PO Box 57246
Salt Lake City, UT 84157

Ship To: IN STORE PICKUP

Invoice To: IDAHO FALLS CITY CORPORATION
P.O. BOX 50220
IDAHO FALLS ID 83401

Branch		
01 - SALT LAKE CITY		
Date: 01/11/2022	Time: 13:33:18 (O)	Page: 1
Account No: IDAHO008	Phone No: 2086128244	Est No: 01 Q06524
Ship Via:	Purchase Order:	
Tax ID No: DUE ON RECEIPT		
RETT MESSERSMITH	Salesperson: 124	

EQUIPMENT ESTIMATE - NOT AN INVOICE

Description ** Q U O T E ** EXPIRY DATE: 02/10/2022 Amount

THE FOLLOWING PRICES ARE Sourcewell contract 122220-JCS-1

Stock #: ? Serial #: 66480.00
NEW JACOBSEN HR 600 WITH REVERSING FAN
Semi Pneumatic Castor Tires QTY 8
1 Front Wheel and Tire Assembly
1 Rear Wheel and Tire Assembly
****

Subtotal: 66480.00
Authorization: _____ Quote Total: 66480.00

All claims for shortage, damage, etc., must be made in 30 days from date of delivery. Seller retains ownership of merchandise until payment is received. Parts or assemblies will not be received for credit, if returned without our permission, but will be held for disposition of the sender for 30 days. All returns are subject to a 15% restocking fee - All electrical parts and special order items are non-returnable. Buyer agrees to pay all reasonable collection costs, including attorney fees. A service charge of 1.5% per month will be assessed on all past due invoices. Any equipment left over 60 days from repair completion will be sold.

Memorandum

File #: 21-386 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, January 20, 2022
DEPARTMENT: Municipal Services

Subject

Bid IF-22-04, Purchase of Water Pipe Inventory for Public Works

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Accept and approve the bid received from the lowest responsive and responsible bidder, Core and Main for a total of $340,688.13 or take other action deemed appropriate.

Description, Background Information & Purpose

This purchase will replenish water pipe inventory for Public Works, Water Division.

Alignment with City & Department Planning Objectives

☐ ☐ ☒ ☐ ☒ ☐ ☐ ☐

The purchase of the water pipe inventory supports the growth and livable community-oriented results by replenishing required inventory.

Interdepartmental Coordination

Public Works concurs with the award recommendation.

Fiscal Impact

Funds to purchase the inventory are within the 2021/22 Public Works, Water Division operating budget.

Legal Review

The City Attorney concurs that the desired Council action is within State Statute.

CITY OF IDAHO FALLS

PO BOX 50220
IDAHO FALLS, ID 83405-0220
Phone 208-612-8433
Fax 208-612-8536

Office of Procurement Specialist II

TABULATION
BID IF-22-04

Vendor		Core & Main Idaho Falls, ID	Mountainland Supply Idaho Falls, ID		
	QTY				
Item 1 –Pipe: 6” Push on Joint **Price Per Feet**	1,566	$18.85	$19.08		
TOTAL		**$29,519.10**	**$29,879.28**		
Delivery Time		16 Weeks	20 Weeks		
Item 2 - Pipe: 8” Push on Joint **Price Per Feet**	5,763	$25.36	$25.66		
TOTAL		**$146,149.68**	**$148,263.48**		
Delivery Time		16 Weeks	20 Weeks		
Item 3 – Pipe: 12” Push on Joint **Price Per Feet**	3,945	$41.83	$42.32		
TOTAL		**$165,019.35**	**$167,587.20**		
Delivery Time		16 Weeks	20 Weeks		
LUMP SUM TOTAL		**$340,688.13**	**$345,729.96**		

Memorandum

File #: 21-388 **City Council Meeting**

FROM: Kathy Hampton, City Clerk
DATE: Friday, January 21, 2022
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
January 13, 2022 City Council Meeting and January 14, 2022 County-City Growth Discussion

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

City Council Meeting

Minutes - Draft

680 Park Avenue
Idaho Falls, ID 83402

Thursday, January 13, 2022 | **7:30 PM** | **City Council Chambers**

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 Councilor Freeman 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.

Robert Jacob Percival III, communicated via telephone. Mr. Percival stated he was deployed to Iraq several years ago. He believes the Chief of Police was having an affair with his wife which has triggered a lot of things. He also believes the chief should have a DNA test. Mr. Percival stated he has tried to call the Mayor's Office and has left messages. He believes this has gone way too far. He indicated these actions have disgraced the Police Department in Alaska, although the chief has the option to not do anything. Mr. Percival questioned who he can complain to for the chief's behavior, as he believes the chief has no ethical morals. He does not understand how there is no investigation. He stated the chief worked for the Juneau Police Department as well as the gym where he gave massages. Mr. Percival reiterated he doesn't know where to go with this, and the chief needs a DNA test. He believes the chief should be fired for multiple infractions. He reiterated this has gotten out of hand, and the Police Department is out of control. Mayor Casper stated staff will reach out to Mr. Percival.

Police Chief Bryce Johnson appeared. Chief Johnson stated this is unfortunate for an individual who struggles, and this is the first time Mr. Percival has been given a public format. He also stated Mr. Percival has threatened him and his children. Chief Johnson is unhappy that Mr. Percival was allowed the public forum as this puts his family and his children at risk. He stated Mr. Percival has been calling for the previous 4½ years, including many media outlets who have informed Chief Johnson of the contact, and has caused safety concerns for his children's schools. He also stated there is a lengthy 6-year history with this issue. Chief Johnson stated he trusts and loves his wife with all his heart.

4. Consent Agenda (2021 Business - "Concluding Fiscal Matters")

A. Idaho Falls Power

1) Idaho Falls Power Board Meeting Minutes - November and December 2021

The Idaho Open Meeting Law requires that the governing body of a public agency must provide for the taking of written minutes of all its meetings.

B. Municipal Services

1) Treasurer's Report for October 2021
A monthly Treasurer's report is required pursuant to Resolution 2018-06 for City Council review and approval. For the month-ending October 2021, cash, and investments total $134.6M. Total receipts received and reconciled to the general ledger were reported at $25.6M, which includes revenues of $23.2M and inter-departmental transfers of $2.4M. Total distributions reconciled to the general ledger were reported at $27.3M, which includes salary and benefits of $8.7M, operating costs of $16.2M and inter-departmental transfers of $2.4M. As reported in the attached investment report, the total investments reconciled to the general fund were reported at $127.1M.

2) Treasurer's Report for November 2021
A monthly Treasurer's report is required pursuant to Resolution 2018-06 for City Council review and approval. For the month-ending November 2021, cash, and investments total $124.1M. Total receipts received and reconciled to the general ledger were reported at $14.7M, which includes revenues of $14.2M and inter-departmental transfers of $0.5M. total distributions reconciled to the general ledger were reported at $25.2M, which includes salary and benefits of $5.8M, operating costs of $18.9M and inter-departmental transfers of $0.5M. As reported in the attached investment report, the total investments reconciled to the general fund were reported at $117.9M.

3) Minutes from Council Meetings
December 6, 2021 City Council Work Session; December 9, 2021 City Council Meeting; December 13, 2021 County-City Growth Discussion; December 13, 2021 City Council Work Session; and December 16, 2021 City Council Meeting.

4) License Applications, all carrying the required approvals

Recommended Action:

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

5. Regular Agenda.

A. State of the City Address

A video was presented followed by Mayor Casper's State of the City Address.
The entire State of the City Address is available by video archive.

B. Mayor's Choice Awards Presentation

Mayor Casper presented the following awards:

David Manson, Ariel Jackson, and Claudia Pine for Humanitarian Service - these individuals were recognized for their

efforts regarding food insecurity and hunger in the community through the Idaho Falls Soup Kitchen, the Community Food Bank, and Happyville Farm.

Jessica Cardon and Chad Murdock for Outstanding Community Commitment - these individuals were recognized for their efforts informing and educating the community about local businesses, goods, services, activities, and events around town through their video series “The Knowsy Neighbors”. These videos are filmed and streamed free of charge.

East Idaho News for Community Spirit Award - the East Idaho News staff was recognized as part of their annual Secret Santa Program. This Secret Santa Program began in 2015 and has become one of the area’s most heart-warming traditions. The East Idaho News staff and their anonymous financial benefactor have distributed approximately $3M in furniture, vehicles, gift cards, and other gifts to those in need at the holidays.

Jeff Newgard for Outstanding Philanthropic Commitment - Mr. Newgard of the Bank of Idaho was recognized for his philanthropic work in the community and his service on numerous local boards, commissions, and charities including the city’s War Bonnet Roundup and the newly established Greater Idaho Falls Police Foundation. Caleb Dimick accepted the award on behalf of Mr. Newgard.

Chris Pelkola Lee for Community Enrichment Award - Ms. Lee was recognized for her efforts to help build and enhance the community. Ms. Lee is the 2022 national Women’s Council of Realtors President-Elect and has served on the ad hoc committee which studied and recommended the creation of Idaho Falls’ first police station as well as the IdaHome Committee.

American Legion Post 56 for Field of Dreams Award - the American Legion Post 56 was recognized for their support and sponsorship of American Legion baseball and the Idaho Falls Bandits baseball team. The Bandits won back-to-back American Legion World Series Championships, and the American Legion made that accomplishment possible. Bob Skinner accepted the award on behalf of the American Legion Post 56.

C. Installation of Newly-elected Mayor and Council Members (Administration of Oaths of Office and Presentation of Certificates of Election)

Ms. Hampton administered the Official Oath of Office to Mayor - Rebecca L. Noah Casper. Mayor Casper then administered the Official Oaths of Office to Council Seat 2 - Councilmember Lisa Burtenshaw, Council Seat 4 - Councilmember Jim Francis, and Council Seat 6 - Councilmember Jim Freeman.

D. Council Reorganization

1) Election of Council President:

Councilor Francis submitted a nomination of Michelle Ziel-Dingman for Council President. He stated Councilor Dingman has been dedicated to problem solving, has a strong wise voice for the community, and is very responsive to the councilmembers’ requests. Councilor Radford seconded the nomination. Councilor Dingman stated she is proud to accept the nomination. There were no other nominations from the Council. It was moved by Councilor Francis, seconded by Councilor Radford, to elect Michelle Ziel-Dingman President of the Idaho Falls City Council. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Radford, Dingman, Freeman, Francis. Nay - none. Council President Dingman stated she is honored to continue to serve in the capacity of Council President and never take for granted the trust that is put in her individually and as a team. She expressed her gratitude to learn from each of the councilmembers. She also expressed her appreciation to Council Francis’ comments and she hopes to continue to be responsive to the councilmembers' needs and support the Mayor in her role.

2) Council Liaison Assignments:

Mayor Casper announced the Council Liaison Assignments as follows:
Seat 1, Michelle Ziel-Dingman - Fire, Municipal Services, Idaho Falls Regional Airport (IDA), Greater Idaho Falls Transit (GIFT), Library Board, and Public Works
Seat 2, Lisa Burtenshaw - Community Development Services, Human Resources, Police, Bonneville Metropolitan Planning Organization (BMPO) Policy Board, and Youth Involvement
Seat 3, Tom Hally - Parks and Recreation, Public Works, Idaho Falls Redevelopment Agency (IFRdA), Investment/Finance Committee, and Chamber Advocacy
Seat 4, Jim Francis - Community Development Services, Police, BMPO Policy Board, Sister Cities, Idaho Falls School District 91, IdaHome, Idaho Falls Downtown Development Corporation (IFDDC), and Citywide Plan Integration
Seat 5, John Radford - Legal, Parks and Recreation, Power, Sr. Citizen Center, IdaHome
Seat 6, Jim Freeman - Fire, IDA, Power, BMPO Policy Board, Veteran's Affairs

Councilor Radford expressed his appreciation to Mayor Casper for her team building and her leadership.

6. Consent Agenda (2022 Business)

A. Idaho Falls Power

1) Sole Source Purchase of a Hydro Electric Governor Upgrade

Hydro plant upgrades are part of IFP's 2021/22 capital improvement plan (CIP), which includes upgrades to the programmable logic controllers (PLCs) in the governor at the lower plant. The governor is the device that determines the water flow into the generator. IFP's governors are made by American Governor and the upgrade consists of the physical replacement of parts and programing of the PLCs. Due to the proprietary nature of IFP's governors, IFP is recommending that American Governor Company be considered a sole source for this procurement.

B. Municipal Services

1) Bid IF-22-08, Purchase One Replacement Fire Apparatus for Fire Department

This purchase will replace unit #457, a 1995 Pierce Arrow Pumper that has reached its useful life and scheduled for replacement.

2) Bid IF 22-05, Purchase New 30-Yard Refuse Containers for Public Works

Public Works is requesting purchase of 20 new 30-yard steel refuse containers for the Sanitation division.

3) Bid IF-22-06, Purchase 3-Yard and 1.5-Yard Refuse Containers for Public Works

Public Works is requesting purchase of 120 3-yard and 6 1.5-yard refuse containers for the Sanitation division.

Recommended Action:

It was moved by Council President Ziel-Dingman to approve, accept, or receive all items on the Consent Agenda according to the recommendations presented. Councilor Francis noted three (3) discounts were

received for the fire apparatus purchase, he believes reserves build tax savings. The motion was seconded by Councilor Radford. The motion carried by the following vote: Aye - Councilors Burtenshaw, Hally, Dingman, Radford, Freeman, Francis. Nay - none.

7. Regular Agenda.

A. Public Works

1) Easement Vacation - Book 18 of Leases and Contracts, Page 138 Instrument No. 268792

The city possesses an easement for constructing and maintaining an interceptor sewer line in Book 18 of Leases and Contracts, Page 138, described as Instrument no. 268792. The city has abandoned the sewer line in that easement. Vacating the easement will not adversely affect the city and will aid developers in developing those properties.

Public Works Director Chris Fredericksen stated this item will accommodate development.

It was moved by Councilor Burtenshaw, seconded by Councilor Hally, 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, Francis, Radford, Dingman, Burtenshaw, Freeman. Nay - none.

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

ORDINANCE NO. 3435
AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE VACATIONS OF EASEMENT LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED EASEMENT SHALL VEST AS SPECIFIED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

2) Iona Bonneville Sewer District (IBSD) - Request for Sewer Service Area Expansion

Public Works is in receipt of a request from the IBSD to increase the District's sewer service area boundary by 51.75 acres. The proposed expansion area is for inclusion of property located generally east of North 45th East and north of East 49th North as depicted in the attached exhibit.

Section 8 of the Cooperative Agreement for Sewage Collection and Treatment between Idaho Falls and the District requires that enlargements to the sewer service area be approved by the City of Idaho Falls. The City had previously requested that the District not expand its sewer service area unless alternative means were secured for sewage to reach the Wastewater Treatment Plant. Currently, the Sunnyside Sanitary Sewer Trunk line carries all flow from the District to the Plant. The District did reduce its service area in response to our request and is approximately 166.58 acres smaller than when originally requested by the City.

The District's sewer service area would still be approximately 114.83 acres smaller than it was in 2016,

if this request is approved.

Per Councilor Francis, Director Fredericksen stated the IBSD acreage could be zero (0) and still be in compliance with the original agreement. Councilor Hally expressed his appreciation to Director Fredericksen and the Public Works staff for their time and negotiations on these agreements.

It was moved by Councilor Hally, seconded by Councilor Radford, for approval of request to expand the Sewer Service Area for IBSD. The motion carried by the following vote: Aye - Councilors Freeman, Radford, Burtenshaw, Francis, Dingman, Hally. Nay - none.

3) Joint Powers Agreement (JPA) with Bonneville County for the Intersection of East 49th South and South Holmes Avenue

Attached for your consideration is a JPA with Bonneville County for the improvements to the intersection of East 49th South and South Holmes Avenue. The County intends to apply for Local Highway Safety Improvement Program funding and the JPA has been developed to memorialize county and city responsibilities should the grant be awarded.

Public Works has concluded that coordination for the development of this intersection is in the best interest of the public. Currently this intersection has three corners that are in the county and one corner that resides within the city. The JPA stipulates that the county and city would share equally in the project match requirements and that the city will annex the intersection and maintain the traffic signal upon successful conclusion of the project.

Director Fredericksen stated Public Works submitted a grant application in the previous year to address two (2) problematic intersections - 49th S and Holmes, and 49th and S 15th E. He indicated the grant application was not picked up, therefore, the JPA was developed per discussion with the county. Director Fredericksen stated the project application amounts to $1,455,150, with total match requirement of $106,808, and city amount of $53,404. He also stated the county recently approved the JPA and has requested the JPA be approved prior to application submittal which is forthcoming. Per Councilor Freeman, Director Fredericksen explained the proposed project would include sections as required in the Access Management Plan. He indicated 49th S is planned for 3-lane facility likely with a right-turn bay onto Holmes in both directions. He also indicated Holmes would be developed to five (5) lanes south of the intersection, and the traffic signal installation would be for the full urbanized section. He noted right-of-ways (ROW) will need to be acquired with assistance from the county. Director Fredericksen believes the public will benefit from this project well into the future. Mayor Casper questioned the property acquisition for the ROW. Director Fredericksen believes these property owners are aware of the development expansion although he does not believe acquisition conversations have occurred with these specific owners. He emphasized these are unsafe intersections. He stated the city has agreed to work with Bonneville County to assist with property acquisition. Councilor Freeman noted a horrible accident occurred at this intersection that included fatalities, he is pleased to see this project being completed. Councilor Hally stated this area has experienced a tremendous amount of growth. He believes it’s important to fix the intersection. He also believes this will ease traffic within those neighborhoods.

It was moved by Councilor Burtenshaw, seconded by Councilor Hally, for approval of the Joint Powers Agreement and authorization for Mayor and City Clerk to sign the document. The motion carried by the following vote: Aye - Councilors Hally, Radford, Francis, Dingman,

Burtenshaw, Freeman. Nay - none.

8. Announcements.

Mayor Casper announced January 17 as a city holiday for Idaho Human Rights Day/Martin Luther King Jr.; January 19 Water Summit sponsored by the Association of Idaho Cities (AIC); January 20 AIC City Officials Day at the Capital; and January 21 grand opening for a Museum of Idaho exhibit and the annual Martin Luther King Jr. banquet. Councilor Francis stated he has served as liaison for the Idaho Falls Police Department for the previous two (2) years and he respects Chief Johnson at the exemplary level including his integrity and his courage. He noted Chief Johnson helped organize a stand-together rally for the community in 2020. Councilor Francis also stated Chief Johnson has made sacrifices of his time and is open to ideas and suggestions. He reiterated he respects Chief Johnson's character. Councilor Radford stated he agrees with Councilor Francis. He expressed his gratitude to Chief Johnson as a public official and is supportive of him. Mayor Casper stated she is torn between honoring the law and listening to someone's opinion regarding a public official. Council President Dingman announced the 17th annual Souper Bowl with Idaho Falls and Skyline High Schools will be occurring January 24-February 4. She noted this is the second largest community-wide food drive.

9. Adjournment.

There being no further business, the meeting adjourned at 9:30 p.m.

_____ _____

Kathy Hampton, City Clerk Rebecca L. Noah Casper, Mayor

January 14, 2022 County/City Growth Discussion - Unapproved

The City Council of the City of Idaho Falls met in Special Meeting – Joint Meeting with Bonneville County Elected Officials, County/City Growth Discussion, Friday, January 14, 2022, in the Bonneville County Commissioners Hearing Room located at 605 N. Capital in Idaho Falls, Idaho at 12:00 p.m.

There were present:
Roger Christensen, Bonneville County Commissioner
Bryon Reed, Bonneville County Commissioner
Jon Walker, Bonneville County Commissioner
Rebecca L. Noah Casper, Mayor
Michelle Ziel-Dingman, City Council President
John Radford, City Councilor
Thomas Hally, City Councilor
Jim Freeman, City Councilor
Jim Francis, City Councilor
Lisa Burtenshaw, City Councilor
Kathy Hampton, City Clerk

The meeting began at 12:00 p.m.

Commissioner Christensen stated he is hopeful for future meetings and to continue to work together. He believes a lot of the discussion items are legislative-type issues.

Review List of Concerns and Priorities:
City Elected Officials –
Councilor Freeman's concerns included the roads going in and out of the city from 5-lane to 2-lane to 5-lane, and sewer district boundaries.
Councilor Burtenshaw shared the same concerns, particularly the road issues. She also recognized that departments work well together, although she is unsure of access to the county to answer any follow-up questions.
Councilor Radford's concerns included preserving the difference between city and rural environment and how to make this efficient to serve more people to prevent sprawl. He believes this has improved over time, however, he believes changes should occur in conjunction with the city and the county. Councilor Radford's concerns also include roads and right-of-ways (ROW). He indicated extending services outside of the city boundary was discouraged due to sprawl, however, the city has debt with the current infrastructure. He believes there has not been a lot of coordination with Parks and Recreation, and he is very open to tax savings to prevent repeating efforts.
Councilor Hally is hopeful that county planners have recognized that the city has emphasized infill. He believes the city has been distanced from revenue by not taking care of infill. He also believes safety and roads (there should be cooperation), traffic, recreation, library, and sewer (he wants all to have access to sewer versus septic tanks) are issues. Councilor Hally indicated the city and county share common problems, and there should be the desire to solve problems and work cooperatively. He wants the entire county to prosper to make this area a nice place to live.
Councilor Francis's concerns included the E911 dispatch working group, including funding and division of cost for the Law Enforcement Building (LEB) and the multi-agency board. He believes there should be cooperation with waste disposal and industrial compost (there should be an incentive for city residents for less waste into the landfill), cooperative funding for selected parks that the community as a whole uses (such as Noise Park), the infrastructure act money should be looked at for projects, additional Joint Power of Agreements (JPAs) for other intersections, and a policy on aerial fireworks.

Council President Dingman's concerns include pursuing a resolution to library issues, the potential to expand public transit to county residents, E911 working group, and all economic development coordination. She noted county residents may not be city residents although all city residents are county residents. She believes, due to the councilmembers being contacted by residents, this conversation should evolve. She also believes there should be additional JPAs.
Mayor Casper briefly reviewed a previous list containing: fees and intergovernmental discounts (eliminated); city county reciprocal agreements and burial for indigents (eliminated); connectivity; geographic information system (GIS) information sharing and computer-aided design (CAD) software; collaborating on traffic; recycling; and federal grant money collaboration.

County Elected Officials –
Commissioner Walker believes all items have been previously addressed and discussed. He also believes there should be a process in place to work through items, and building relationships is important through face time/personal meetings.
Commissioner Reed stated he would like to complete an Area of Impact (AOI) agreement in the coming year. He is also hoping to convey a better message that city and county are working together. He believes the city and county working together is occurring although he recognizes not all will agree but all should respectfully find a compromise.
Commissioner Christensen's concerns include ways to tackle individual issues, and observation of understanding the AOI and the Comprehensive (Comp) Plan.

Discuss Definition of Process and Governing Statutes:
Area of Impact/ Comprehensive Plan/Policies Involving Area of Impact –
Commissioner Christensen presented the following slides with general discussion throughout:

AOI Agreement and Comprehensive Plan Amendment
Definitions –

- AOI – a geographical area negotiated between the county and city defining where the city is expected to grow.
- AOI Agreement – a written agreement between the city and county for the AOI. It generally outlines the plans, policies, and development standards to be followed within the boundaries of said AOI.
- Comprehensive Plan – A document adopted through the public hearing process that establishes a criteria to follow for future land use decisions to guide and regulate future development and growth within the jurisdiction of the governing board.

Process for Adopting or Amending AOI –
Commissioner Christensen reviewed State Statute 67-6526. He believes communication between the county and the city is an area to work on. He also believes coordination has been missing to make the county process valid. He noted the Comp Plan applies to areas in the city's jurisdiction.

Current AOI and Percent Annexed – Impact Area versus City of Idaho Falls
City of Idaho Falls within Impact area – 16,482.14 acres, 71.4% of total impact area is city annexed
Impact area – 23,064.25 acres
City annexed outside of Impact – 653.21 acres, 3.8% of city annexed is outside of Impact area
Commissioner Christensen believes issues should be resolved up front. General comments followed.

Commissioner Christensen displayed several examples of subdivisions that access 65th S. He identified city annexation and county areas. Discussion followed regarding roadway improvements required by the developer. Commissioner Christensen also displayed the 49th S and Holmes Avenue area stating this project will require ROW acquisition. He noted the county is very careful with eminent domain as that will increase the cost. He stated this intersection was higher priority than the 49th S and St. Clair intersection. Commissioner Christensen displayed the 49th S and St. Clair intersection. Discussion followed regarding roadway improvements. Commissioner Christensen displayed area north of town. Discussion followed regarding access onto substandard county roads. Discussion also followed regarding impact fees and the effect this may have on rising homeowner costs. Commissioner Reed believes impact fees will affect property taxes. Councilor Freeman believes impact fees discussions could be coordinated with the city and the county. Commissioner Christensen believes impact fees are a complicated issue. Councilor Burtenshaw believes the various impacts to the city is from pressure from outside of the city. Commissioner Christensen displayed 33rd N and 5th W area. He encouraged development of this road prior to other development in this area. He also displayed 5th E and 65th N noting there is a proposed annexation for a portion of this area.

Discuss Annexation Policies:

Mayor Casper distributed the Statement of Annexation Principles. She clarified policy is to use the law although the city intends to abide by these Principles. Councilor Burtenshaw prefers to add the process of the city gaining the county ROWs to the list of concerns. It was noted this may need to occur sooner than later. Discussion followed regarding the frequency of future joint meetings as well as extension of utilities into the county.

There being no further business, the meeting concluded at 2:07 p.m.

Kathy Hampton, City Clerk	Rebecca L. Noah Casper, Mayor

Memorandum

File #: 21-384 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, January 20, 2022
DEPARTMENT: Municipal Services

Subject

Quote IF-22-013, Purchase Two 2022 Ford F-150 Lightning (Electric) Crew Cabs for Idaho Falls Power

Council Action Desired

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

Accept and approve the quote to purchase two new 2022 Ford F-150 Lightning (Electric) Crew Cabs for Idaho Falls Power from Summit Ford for a total of $80,061.34 or take other action deemed appropriate.

Description, Background Information & Purpose

As a regular Ford customer, the City of Idaho Falls had the opportunity to reserve the two F-150 electric crew cabs from Summit Ford, locally owned by Teton Auto Group. These addition-to-the-fleet vehicles will be used to demonstrate and better understand the benefits of electric power pickup trucks for not only the utility and City, but also for the community at large.

Alignment with City & Department Planning Objectives

☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐

The purchase of the F-150 electric crew cabs supports the environmental sustainability community-oriented result by encouraging efficiency and energy diversity of City operations.

Interdepartmental Coordination

Idaho Falls Power has reviewed the quote and recommends awarding the purchase to Summit Ford.

Fiscal Impact

Funds to purchase the electric F-150 crew cabs are within the 2021/22 Idaho Falls Power budget.

Legal Review

The City Attorney concurs that the desired Council action is within State Statute.

January 14, 2022

RE: Bid for 2022 Ford F-150 Lightning Crew Cab – Town of Breckenridge

To Whom It May Concern:

Enclosed is Summit Ford's bid for a 2022 Ford F-150 Lightning Crew Cab with the following:

- Pro Trim 110A Package (Incl. Pwr Windows/Locks/Mirrors, Cruise, SYNC, A/C, etc.)
- Short Bed (5 ½')
- Oxford White
- Med Dark Slate Gray Vinyl 40/x/40 Bucket Seat
- Dual Electric Motors – estimated 426 Hp, 775 lb-ft Torque
- 1 Speed Automatic Transmission
- Electronic Locking Axle (std)
- 4WD
- Standard Range Battery (98 kWh useable capacity)
- 275/65R18 Tires – Spare Incl.
- Black Vinyl Flooring
- Class IV Hitch (std)
- Backup Alarm
- Spray-In Bedliner
- Smart Acceleration Truncation
- Front License Plate Bracket
- Shipped to Teton Toyota/Idaho Falls (included)

Price including all of the above: $39,256 Total - tax exempt + $475 Dealer Handling + $4.67 Temp Tag

Suggested options to consider:

- Additional Flip Key/Remote: $295

Memorandum

File #: 21-385 **City Council Meeting**

FROM: Pam Alexander, Municipal Services Director
DATE: Thursday, January 20, 2022
DEPARTMENT: Municipal Services

Subject

Quote IF 22-G, Purchase One Loader Mount Snow Blower for Public Works

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Accept and approve the quote received to purchase one Loader Mount Snow Blower for Public Works from SWS Equipment, LLC., for a total of $131,980.25 or take other action deemed appropriate.

Description, Background Information & Purpose
Public Works leased the Loader Mount Snow Blower from SWS Equipment for the purposes of testing the unit's operational compatibility in the field. After testing the unit for approximately four months, Public Works is leveraging costs savings available by purchasing the unit outright. The purchase of the Loader Mount Snowblower is an addition to the Public Works fleet.

Alignment with City & Department Planning Objectives

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☒

The purchase of the Loader Mount Snow Blower supports the reliable public infrastructure and transportation community-oriented result by acquiring new equipment for field use.

Interdepartmental Coordination

The Public Works Department concurs with the award recommendation.

Fiscal Impact

Funds to purchase the addition to the fleet are within the 2021/22 Public Works, Sanitation Division budget.

Legal Review

The City Attorney concurs that the desired Council action is within State Statute.

SWS Equipment, LLC

6515 E Nixon Ave,
Spokane,, WA 99212

5095339000 Fax: 509-533-1050
1-800-892-7831

QUOTE

Quote #:	PHFDQ5743-04
Date:	01/19/22
Sales Rep:	Phil Davison
Customer No:	
FOB:	Destination
Ship Via:	Bestway
Est. Ship Date:	
Terms:	Net 30

Quote To:
City Of Idaho Falls
Brian Cardon
2539 Hemmert
Idaho Falls ID 83405
(208) 612-8214 Fax: (208) 529-1325

Ship To:
City Of Idaho Falls
Brian Cardon
2539 Hemmert
Idaho Falls ID 83405
(208) 612-8214

We are pleased to propose the following for your consideration

Qty	Description	Unit Price	Ext. Price
	Rental Charges		
1.0	Months of Rental Paid 4 x 9,000 = $36,000.00 (Credited at 85% with Purchase)		
1.0	Freight to Idaho Falls Paid $5,000.00		
1.0	PDI and Installation at Customer $3,000.00		
1.0	Damage Deposit Refunded at end of Rental $3,500.00		
	Rental Credits		
1.0	3 Months Rental at .85% Credit 27,000 x .85 = 22,950	-$22,950.00	-$22,950.00
1.0	Cleaning Deposit	-$3,500.00	-$3,500.00
1.0	Prepaid Last Month of Rental (Full Credit)	-$9,000.00	-$9,000.00
	If Purchase Option is made applying 85% of monthly rental towards Purchase price of $167,430.25		
1.0	Larue D55 Ribbon 36" 310HP Cummins QSB6.7 2.5 yards Loader Mount Snowblower	$167,430.25	$167,430.25
1.0	18" telescopic loading chute		
1.0	Wireless Cab Control		
1.0	Single steering vane		
1.0	Impeller casing 150° rotation (worm gear)		
1.0	Loading chute with chromium carbide wear plates		

Qty	Description	Unit Price	Ext. Price
1.0	Impeller casing with chromium carbide wear plate		
1.0	Right side hydraulic tilting chute		
1.0	LED Lights		
1.0	Cummins B6.7 326 HP in lieu of 310 HP		
1.0	Freight to Spokane		
1.0	Installation on Loader		
		Order Total	**$131,980.25**

Please contact me if I can be of further assistance.

PRICES SUBJECT TO CHANGE DUE TO CHANGING STEEL PRICES - SALES TAX NOT INCLUDED - THANK YOU!

By:_____ Accepted_____ Date_____

QUOTE VALID FOR 30 DAYS

PAYMENT DUE UPON COMPLETION OF WORK OR AS SPECIFIED ABOVE

Memorandum

File #: 21-383 **City Council Meeting**

FROM: Bear Prairie, General Manager
DATE: Wednesday, January 19, 2022
DEPARTMENT: Idaho Falls Power

Subject
IFP 22-06 Conduit Purchase for Idaho Falls Power

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Approve the bid awards to D&S Electric Supply, Irby, GenPac and Border States for the unit prices shown as bid, for a not-to-exceed amount of $332,418.82 (or take other action deemed appropriate).

Description, Background Information & Purpose
Idaho Falls Power (IFP) solicited bids from qualified vendors to purchase annual conduit inventory for electric and fiber service. Adhering to IFP construction timelines, D&S Electric Supply, Irby, GenPac and Border States were the lowest responsive, responsible bidders. Based on construction projections and unit bid prices, the base value is $316,589.35 with a 5% tolerance of $15,829.47 for a total cost of $332,418.82.

Alignment with City & Department Planning Objectives

☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐

This action supports the well-planned growth and development community-oriented result by replenishing required inventory ensuring reliable electric service. This action also supports the growth element of the IFP Strategic Plan.

Interdepartmental Coordination.
Legal Services and Idaho Falls Power.

Fiscal Impact
Funds for this conduit inventory are budgeted withing the 2021/22 Idaho Falls Power CIP budget.

Legal Review

Legal Services concur the action desired is within State Statute.

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Idaho Falls Power

Bid Tabulation

Project: IFP 2022 Conduit Purchase — IFP 22-06

Submitted: Nikki Bradford, Administrative Assistant — 1/18/2022

						HD FOWLER				D&S Electrical Supply			
Item #		IFP Stock #		Desc	Order Amount	Delivery time	MFG	Unit price $/ft	Extended price	Delivery time	MFG	Unit price $/ft	Extended price
1	Elec	90079730212	CPVC2.5	2.5" Electric Grade PVC	1,860	9-13 Wks	Atkore	$5.30	$9,858.00	2 Wks	Heritage	$530.61	$ 9,869.35
2	Elec	90079720300	CPVC3	3" Electric Grade PVC	1,760	9-13 wks	Atkore	$6.46	$11,369.60	2 Wks	Heritage	$681.45	$ 11,993.52
3	Elec	90079720400	CPVC4	4" Electric Grade PVC	-								
4	Elec	90079900200	CPE2	2" Electric Grade HDPE	90,000	15-20 Wks	Infra	$1.23	$110,700.00	4-6 Weeks	Duraline	$1.29	$ 116,730.00
5	Elec		CPE3	3" Electric Grade HDPE	27,000	15-20 Wks	Infra	$2.74	$73,980.00	4-6 Wks	Duraline	$2.95	$ 79,650.00
6	Elec	90079900400	CPE4	4" Electric Grade HDPE	3,000	15-20 Wks	Infra	$4.56	$13,680.00	4-6 Weeks	Duraline	$5.08	$ 15,237.00
7	Elec	90079750200		2" Ridgid Conduit	1,000	1-2 wks	Allied	$11.26	$11,260.00	2-3 Days	RYMCO	$8.99	$8,990.00
8	Fiber		CPEF1.25	1 1/4" Communications Grade	50,000	15-20 Wks	Infra	$0.62	$31,000.00	4-6 Wks	Duraline	$0.66	$ 32,950.00
10	Swee	93580420924		2" x 24" PVC	350	9-13 Wks	Atkore	$10.77	$3,769.50	2 Weeks	Topaz	$4.26	$ 1,491.46
~~11~~	~~Swee~~	~~90080520936~~		~~2" x 36" Ridgid Steel~~	~~100~~	~~1-2 wks~~	~~Allied~~	~~$124.98~~	~~$12,498.00~~	~~2-3 Days~~	~~Picoma~~	~~$106.58~~	~~$ 10,658.00~~
12	Swee	90080420936		2" x 36" PVC									
13	Swee	90080390400		4" x 16" PVC	300	9-13 Wks	Atkore	$21.30	$6,390.00	2 Wks	Topaz	$1,161.59	$ 4,065.57
								total	$284,505.10				$ 291,634.90

Notes:

1 All orders are approximate, actual order amount is based on the standard reel quantity within 5% of the requested total amount.

Recommended Award

D&S Electric Supply		$255,048.46
Irby	$	10,736.00
GenPac	$	730.50
Border States	$	50,074.39
	sub-total	$316,589.35
5% tolerance		$15,829.47
	Total	$332,418.82

Idaho Falls Power

Bid Tabulation

Project: IFP 2022 Conduit Purchase — IFP 22-06

Submitted: Nikki Bradford, Administrative Assistant — 1/18/2022

						Core & Main/Petroflex HDPE				Core & Main #2 Duraline HDPE			
Item #		IFP Stock #		Desc	Order Amount	Delivery time	MFG	Unit price $/ft	Extended price	Delivery time	MFG	Unit price $/ft	Extended price
1	Elec	90079730212	CPVC2.5	2.5" Electric Grade PVC	1,860	8 Wks	Atkore	$5.53	$10,285.80	8 Wks	Atkore	$5.72	$ 10,639.20
2	Elec	90079720300	CPVC3	3" Electric Grade PVC	1,760	8 Weeks	Atkore	$6.75	$11,880.00	8 Wks	Atkore	$6.97	$ 12,267.20
3	Elec	90079720400	CPVC4	4" Electric Grade PVC	-								
4	Elec	90079900200	CPE2	2" Electric Grade HDPE	90,000	22 Wks	Petroflex	$1.28	$115,200.00	6 Wks	Duraline	$1.33	$ 119,700.00
5	Elec		CPE3	3" Electric Grade HDPE	27,000	22 Wks	Petroflex	$3.09	$83,430.00	6 Wks	Duraline	$3.19	$ 86,130.00
6	Elec	90079900400	CPE4	4" Electric Grade HDPE	3,000	22 Wks	Petroflex	$4.71	$14,130.00	6 Wks	Duraline	$4.87	$ 14,610.00
7	Elec	90079750200		2" Ridgid Conduit	1,000		Allied	$12.20	$12,200.00		Allied	$12.60	$12,600.00
8	Fiber		CPEF1.25	1 1/4" Communications Grade	50,000	22 Wks	Petroflex	$0.66	$33,300.00	6 Weeks	Duraline	$0.68	$ 34,000.00
10	Swee	93580420924		2" x 24" PVC	350	8-14 Wks	Atkore	$10.35	$3,797.50	8-14 Wks	Atkore	$11.22	$ 3,927.00
~~11~~	~~Swee~~	~~90080520936~~		~~2" x 36" Ridgid Steel~~	~~100~~		~~Allied~~	~~$103.77~~	~~$10,377.00~~	-	~~Allied~~	~~$107.24~~	~~$ 10,723.00~~
12	Swee	90080420936		2" x 36" PVC									
13	Swee	90080390400		4" x 16" PVC	300	8-14 Wks	Atkore	$21.68	$6,504.00	8-14 Weeks	Atkore	$22.40	$ 6,720.00
									$301,104.30				

Notes:

1 All orders are approximate, actual order amount is based on the standard reel quantity within 5% of the requested total amount.

Recommended Award

D&S Electric Supply		$255,048.46
Irby	$	10,736.00
GenPac	$	730.50
Border States	$	50,074.39
	sub-total	$316,589.35
5% tolerance		$15,829.47
	Total	$332,418.82

Idaho Falls Power

Bid Tabulation

Project: IFP 2022 Conduit Purchase — IFP 22-06

Submitted: Nikki Bradford, Administrative Assistant — 1/18/2022

						Irby				General Pacific			
Item #		IFP Stock #		Desc	Order Amount	Delivery time	MFG	Unit price $/ft	Extended price	Delivery time	MFG	Unit price $/ft	Extended price
1	Elec	90079730212	CPVC2.5	2.5" Electric Grade PVC	1,860	Stock	prime	$5.50	$10,230.00	3-4 Wks	Allied	$5.83	$ 10,860.54
2	Elec	90079720300	CPVC3	3" Electric Grade PVC	1,760	Stock	prime	$6.10	$10,736.00	3-4 Wks	Allied	$7.12	$ 12,538.24
3	Elec	90079720400	CPVC4	4" Electric Grade PVC	-					3-4 Wks	Allied	10.66	$ 6,074.49
4	Elec	90079900200	CPE2	2" Electric Grade HDPE	90,000	4-6 Weeks	Duraline	$1.29	$116,403.79	7-10 Wks	Duraline	$1.39	$ 124,740.00
5	Elec		CPE3	3" Electric Grade HDPE	27,000	4-6 Wks	Duraline	$2.95	$80,063.09	7-10 Wks	Duraline	$3.14	$ 84,758.00
6	Elec	90079900400	CPE4	4" Electric Grade HDPE	3,000	4-6 Weeks	Duraline	$5.11	$15,331.23	7-10 Wks	Duraline	$5.28	$ 15,828.00
7	Elec	90079750200		2" Ridgid Conduit	1,000	4-6 Weeks	Wheatland	$12.15	$12,150.00				
8	Fiber		CPEF1.25	1 1/4" Communications Grade	50,000	4-6 Wks	Duraline	$0.66	$33,123.03	7-10 Wks	Duraline	$0.72	$ 35,950.00
10	Swee	93580420924		2" x 24" PVC	350	10-12 Weeks	Carlon	$10.68	$25,777.50	16-19 Wks	Allied	$10.68	$ 3,738.00
~~11~~	~~Swee~~	~~90080520936~~		~~2" x 36" Ridgid Steel~~	~~100~~	~~1-2 Wks~~	~~wheatland~~	~~$123.00~~	~~$12,300.00~~		–		-
12	Swee	90080420936		2" x 36" PVC						16-19 Wks	Allied	$14.61	$ 730.50
13	Swee	90080390400		4" x 16" PVC	300	10-12 Wks	Carlon	$24.50	$7,350.00	16-19 Wks	Allied	$22.18	$ 6,654.00

Notes:

1 All orders are approximate, actual order amount is based on the standard reel quantity within 5% of the requested total amount.

Recommended Award

D&S Electric Supply		$255,048.46
Irby	$	10,736.00
GenPac	$	730.50
Border States	$	50,074.39
	sub-total	$316,589.35
5% tolerance		$15,829.47
	Total	$332,418.82

Idaho Falls Power

Bid Tabulation

Project: IFP 2022 Conduit Purchase — IFP 22-06

Submitted: Nikki Bradford, Administrative Assistant — 1/18/2022

						Anixter #1				Anixter #2			
Item #		IFP Stock #		Desc	Order Amount	Delivery time	MFG	Unit price $/ft	Extended price	Delivery time	MFG	Unit price $/ft	Extended price
1	Elec	90079730212	CPVC2.5	2.5" Electric Grade PVC	1,860								
2	Elec	90079720300	CPVC3	3" Electric Grade PVC	1,760	Stock SLC	RMC	$7.84	$13,798.00				
3	Elec	90079720400	CPVC4	4" Electric Grade PVC	-								
4	Elec	90079900200	CPE2	2" Electric Grade HDPE	90,000					5-7 Wks	Duraline	$1.34	$ 120,960.00
5	Elec		CPE3	3" Electric Grade HDPE	27,000					5-7 Wks	Durlaine	$30.65	$ 82,755.00
6	Elec	90079900400	CPE4	4" Electric Grade HDPE	3,000					5-7 Wks	Duraline	$5.27	$ 15,807.00
7	Elec	90079750200		2" Ridgid Conduit	1,000								
8	Fiber		CPEF1.25	1 1/4" Communications Grade	50,000					5-7 Wks	Duraline	$0.68	$ 34,140.00
10	Swee	93580420924		2" x 24" PVC	350	12 Wks	Heritage	$11.80	$4,130.00				
~~11~~	~~Swee~~	~~90080520936~~		~~2" x 36" Ridgid Steel~~	~~100~~	-	-	-	-	-	-	-	-
12	Swee	90080420936		2" x 36" PVC									
13	Swee	90080390400		4" x 16" PVC	300	12 Wks	Heritage	$22.40	$6,720.00				

Notes:

1 All orders are approximate, actual order amount is based on the standard reel quantity within 5% of the requested total amount.

Recommended Award

D&S Electric Supply		$255,048.46
Irby	$	10,736.00
GenPac	$	730.50
Border States	$	50,074.39
	sub-total	$316,589.35
5% tolerance		$15,829.47
	Total	$332,418.82

Idaho Falls Power

Bid Tabulation

Project: IFP 2022 Conduit Purchase — IFP 22-06

Submitted: Nikki Bradford, Administrative Assistant — 1/18/2022

						Border States				POWER WEST Petro Duct			
Item #		IFP Stock #		Desc	Order Amount	Delivery time	MFG	Unit price $/ft	Extended price	Delivery time	MFG	Unit price $/ft	Extended price
1	Elec	90079730212	CPVC2.5	2.5" Electric Grade PVC	1,860	Stock 1 Wk	Prime	$5.15	$ 30,195.41				
2	Elec	90079720300	CPVC3	3" Electric Grade PVC	1,760	Stock 1 Wk	Prime	$6.29	$ 11,076.38				
3	Elec	90079720400	CPVC4	4" Electric Grade PVC	-	Stock 1 Wk	Prime	$8.68	$ 15,272.93				
4	Elec	90079900200	CPE2	2" Electric Grade HDPE	90,000	4-6 Wks	Duraline	$1.31	$ 117,900.00				
5	Elec		CPE3	3" Electric Grade HDPE	27,000	4-6 Wks	Duraline	$2.99	$ 80,730.00	21-23 Weeks	Petroduct	$3.28	$88,560.00
6	Elec	90079900400	CPE4	4" Electric Grade HDPE	3,000	4-6 Wks	Duraline	$5.14	$ 15,420.00	21-23 Weeks	Petroduct	$5.04	$15,120.00
7	Elec	90079750200		2" Ridgid Conduit	1,000	580' in stock/6v	Nucor Tubular	$11.67	$11,671.60				
8	Fiber		CPEF1.25	1 1/4" Communications Grade	50,000	4-6 Wks	Duraline	$0.66	$ 33,000.00	21-23 Wks	Petroduct	$0.70	$35,000.00
10	Swee	93580420924		2" x 24" PVC	350	Stock 1 Wk	Thomas & Betts	$15.61	$ 5,461.96				
~~11~~	~~Swee~~	~~90080520936~~		~~2" x 36" Ridgid Steel~~	~~100~~	~~4-5 Wks~~	~~Conduit Pipe~~	~~$83.22~~	~~$ 8,322.00~~	-	-	-	-
12	Swee	90080420936		2" x 36" PVC		86 Stock Rem 5	Thomas & Betts	$18.90	$ 1,889.88				
13	Swee	90080390400		4" x 16" PVC	300	36 Stock rem 6	Thomas & Betts	$15.35	$ 4,606.05				

Notes:

1 All orders are approximate, actual order amount is based on the standard reel quantity within 5% of the requested total amount.

Recommended Award

D&S Electric Supply		$255,048.46
Irby	$	10,736.00
GenPac	$	730.50
Border States	$	50,074.39
	sub-total	$316,589.35
5% tolerance		$15,829.47
	Total	$332,418.82

Idaho Falls Power

Bid Tabulation

Project: IFP 2022 Conduit Purchase — IFP 22-06

Submitted: Nikki Bradford, Administrative Assistant — 1/18/2022

Item #		IFP Stock #		Desc	Order Amount	POWER WEST Blue Diamond Delivery time	MFG	Unit price $/ft	Extended price	Low Price	% Increase
1	Elec	90079730212	CPVC2.5	2.5" Electric Grade PVC	1,860					$5.15	37%
2	Elec	90079720300	CPVC3	3" Electric Grade PVC	1,760					$6.10	33%
3	Elec	90079720400	CPVC4	4" Electric Grade PVC	-					$8.68	112%
4	Elec	90079900200	CPE2	2" Electric Grade HDPE	90,000	163 Days	Blue Diamond	$1.41	$ 126,900.00	$1.23	24%
5	Elec		CPE3	3" Electric Grade HDPE	27,000	163 Days	Blue Diamond	$3.09	$ 83,430.00	$2.74	
6	Elec	90079900400	CPE4	4" Electric Grade HDPE	3,000	163 Days	Blue Diamond	$5.17	$ 15,510.00	$4.56	151%
7	Elec	90079750200		2" Ridgid Conduit	1,000					$8.99	40%
8	Fiber		CPEF1.25	1 1/4" Communications Grade	50,000	163 Days	Blue Diamond	$0.69	$ 34,600.00	$0.62	
10	Swee	93580420924		2" x 24" PVC	350					$4.26	-49%
~~11~~	~~Swee~~	~~90080520936~~		~~2" x 36" Ridgid Steel~~	~~100~~	-	-	-	-	~~$83.22~~	
12	Swee	90080420936		2" x 36" PVC						$14.61	81%
13	Swee	90080390400		4" x 16" PVC	300					$15.35	77%

Notes:

1 All orders are approximate, actual order amount is based on the standard reel quantity within 5% of the requested total amount.

Recommended Award

D&S Electric Supply		$255,048.46
Irby	$	10,736.00
GenPac	$	730.50
Border States	$	50,074.39
	sub-total	$316,589.35
5% tolerance		$15,829.47
	Total	$332,418.82

Memorandum

File #: 21-379 **City Council Meeting**

FROM: Director PJ Holm
DATE: Tuesday, January 25, 2022
DEPARTMENT: Parks & Recreation

Subject
Lease Agreement Between City of Idaho Falls and the Idaho Falls Motocross Association.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Approval of the agreement between the City of Idaho Falls and the Idaho Falls Motocross Association (or take other action deemed appropriate).

Description, Background Information & Purpose
This agreement, if approved, would allow the Idaho Falls Motocross Association to utilize the Noise Park facilities and bring together owners and users of motorcycles for fun and safe organized riding and racing. It would also allow them to assist in and encourage the continued maintenance and improvements at the Idaho Falls Raceway.

Alignment with City & Department Planning Objectives

☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐

This agreement supports the livable community-oriented result by providing fun, family activities to our city, as well as supporting economic growth.

Interdepartmental Coordination
The City Legal Department has prepared this agreement in collaboration with Parks and Recreation.

Fiscal Impact
n/a

Legal Review

The City Legal Department has approved this agreement.

LEASE AGREEMENT BETWEEN CITY OF IDAHO FALLS, IDAHO AND IDAHO FALLS MOTOCROSS ASSOCIATION, INCORPORATED

THIS LEASE AGREEMENT BETWEEN CITY OF IDAHO FALLS, IDAHO AND IDAHO FALLS MOTOCROSS ASSOCIATION, INCORPORATED ("AGREEMENT"), made this _____ day of _____, 2022, by and between the CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, 308 Constitution Way, Idaho Falls, Idaho 83405 ("CITY"), and IDAHO FALLS MOTOCROSS ASSOCIATION, INCORPORATED, whose mailing address is _____ ("IFMA").

W I T N E S S E T H:

WHEREAS, IFMA is a non-profit 501(c)(3) corporation, established in 2021; and

WHEREAS, IFMA was formed to bring together the owners and users of motorcycles for safe and organized motorcycle riding and racing; to assist in and encourage the continued maintenance and improvements at the Idaho Falls Raceway; to promote the proper use of motorcycles and/or to encourage the owners and users to refrain from all violations of the law and the rules of the road; and to conduct and promote events and races; and

WHEREAS, IFMA will need no staffing from CITY to execute its events; and

WHEREAS, IFMA has an interest in the continued maintenance and improvements at Idaho Falls Raceway/Noise Park ("Facility") in addition to continuing IFMA's success.

THEREFOR, in consideration of the mutual covenants and conditions set forth herein, the Parties agree as follows:

1. **TERM**. The term of this Agreement shall be a total of five (5) years from _____ _____, 2022, through _____ _____, 2027.

2. **WAIVER OF SPECIAL EVENT FEE**. CITY hereby agrees that it shall not charge IFMA the CITY special event fee because other payments contained in this AGREEMENT are hereby deemed sufficient to offset costs associated with events promoted by IFMA at the Facility.

3. **PAYMENT TO CITY.** IFMA shall pay to CITY, a one-dollar ($1) per paid competitor, user, and spectator at each event. Such payment shall be made to CITY on or before 5:00 p.m. local time, within ten (10) business days following the completion of any IFMA event where participation or admission is charged. IFMA shall keep accurate records of all sales, admissions, and vehicle admissions during each event, and shall submit such records with its payment to CITY on or before the date such payment is to be made to CITY. IFMA shall make such records available to CITY for review/observation/inspection upon request, and shall allow inspection of IFMA operations and activities during such dates. Any CITY review/observation/inspection of IFMA records and/or operations shall not unreasonably interfere with IFMA operations or activities during an event.

4. **ALCOHOL SALES.** Where alcohol sales are associated with an event, IFMA shall pay an

additional three percent (3%) of gross alcohol sales to CITY. Such payment shall be made in the same as other payments in this AGREEMENT.

5. **SPECIAL CONDITIONS.** During the race season, IFMA shall continue to be responsible for Facility preparations and general track and Facility maintenance; cleaning up the Facility after each event; and promoting and conducting of all IFMA use and events. IFMA may also provide portable toilets to supplement the restroom facilities, including units in the pit area. IFMA shall be allowed to install temporary signage to be placed at the Facility at its own expense. No electrical, flashing or marquee signage which require an electrical source shall be allowed. The temporary signage may be up for no more than nine (9) months. IFMA shall be responsible for the construction, maintenance, and replacement of all temporary signage. IFMA must obtain necessary sign permits as required by law, and shall also conform the sign to the requirements set by the City Code of Idaho Falls. The signage shall be constructed and placed in a manner which will not damage existing structures or property.

IFMA will maintain the name of "Idaho Falls Raceway," both in print and online, as a means of identifying the Facility. Nothing in this Agreement shall be construed to grant IFMA any permanent trademark or intellectual property in the name "Idaho Falls Raceway."

CITY shall be responsible for providing electrical services to the Facility, as well as water to the Facility (limited by water rights).

6. **CONCESSIONS AND ALCOHOL SALES**. During every event, all concessions and/or stands shall have a health certificate from Idaho Department of Health and Welfare, Region 7, on file with CITY on or before seven (7) days of sales of such concession and/or stand. No alcohol shall be sold without first obtaining an alcohol sales permit from the Clerk at least seven (7) days before such sale. IFMA shall also ensure that all applicable laws and regulations applicable to alcohol sales shall be fully complied with during its events.

7. **INDEMNIFICATION AND LIABILITY INSURANCE**.

(a) **General Insurance.** IFMA agrees to defend, indemnify and hold harmless CITY from any and all claims, expenses, damages, liabilities, or costs arising from any negligent act or fault of IFMA or it agents or employees. IFMA further agrees to procure and maintain liability insurance from a licensed, reputable insurance company, insuring IFMA and CITY against loss by reason of any such occurrence on the Leased Properties in the amount of not less than the greater of (1) five hundred thousand dollars ($500,000) single limit liability for death or personal injury and one hundred thousand dollars ($100,000) for property damage or, (2) the amount set forth in Idaho Code Section 6-924 as currently in force or as subsequently amended. CITY shall be named insured under any such insurance policy.

(b) **Liquor Liability Insurance.** If IFMA desires to legally serve and/or to allow the legal consumption of alcohol at any time during the term of this AGREEMENT, IFMA shall furnish to Clerk, a current certificate of insurance evidencing alcohol liability insurance coverage that specifically includes assault and battery coverage, not less than thirty (30) days in advance of service or allowing service of alcohol, for not less than the following limits of liability:

Each Occurrence Limit for Liquor Liability	$1,000,000

Additionally, IFMA shall serve alcohol only pursuant to its alcohol license or IFMA shall employ a licensed caterer to dispense any alcohol sold, or otherwise dispensed during the term of the AGREEMENT. Both IFMA and CITY shall receive a certificate of insurance from IFMA or any alcohol or liquor vendor. CITY shall be a named insured on the liquor liability policy, and its assault and battery coverage.

8. **AGREEMENT TO DEFEND, HOLD HARMLESS, AND TO INDEMNIFY.** IFMA, through its duly and specifically authorized agents, hereby releases CITY from any and all liability; and agrees, contracts, and covenants not to bring suit; and agrees to defend, hold harmless, and indemnify CITY, its officers, employees, agents, and representatives from any and all claims, costs, judgments, awards, or liability to any person, including claims by IFMA's own agents, officers, employees, and representatives to which IFMA might otherwise be immune, arising from each event, except for claims arising out of or based upon the sole negligent, intentional acts of CITY.

IFMA shall pay CITY for any damages to CITY property that occurs during each event during the term of this AGREEMENT, including damage to CITY facilities.

Additionally, IFMA shall pay any fines, or other legal or administrative penalties that arise out of any event, and/or out of any activities of IFMA, its customers, contractors, subcontractors, representatives, guests, invitees, participants, vendors, agents, and the like.

9. **VENDORS.** IFMA agrees to provide to CITY Parks and Recreation Department staff, at its Recreation Center Office, a list of all vendors who will be participating in the events. A copy of a mobile food vendor license for each such vendor shall be filed with the Parks and Recreation Department staff not less than seven (7) business days in advance of such vending by vendor.

10. **VENUE AND JURISDICTION**. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this AGREEMENT shall be exclusively in the District Court of the Seventh Judicial of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

11. **REMEDIES AND DISPUTES**. Any and all claims, disputes, or controversies arising under, out of, or in connection with this AGREEMENT, which the parties hereto shall be unable to resolve within sixty (60) days, shall be mediated in good faith by the parties.

12. **SEVERABILITY**. The provisions of this AGREEMENT are severable. In the event any provision shall be determined to be void or unenforceable for any reason, such determination shall not affect the enforceability of the remaining provisions.

13. **NO JOINT VENTURE AND NO JOINT POWERS.** Nothing in this AGREEMENT shall be construed as creating a joint venture partnership or agency relationship between the parties.

14. **COMPLIANCE WITH APPLICABLE STATE OR FEDERAL LAWS**. This

AGREEMENT is performed in Idaho Falls, Bonneville County, Idaho, and is subject to all applicable federal and state laws, statutes, codes, and any and all applicable permits, ordinances, rules, orders, and regulations of any local or state government authority having or asserting jurisdiction.

15. **NON-DISCRIMINATION.** IFMA shall not discriminate against any member or applicant for membership on the basis of race, color, religion, creed, political ideals, sex, age, marital status, sexual orientation, gender identity/expression, physical or mental handicap, or national origin.

16. **ENTIRE AGREEMENT.** This writing evidences the final and complete agreement between the parties regarding its subject matter, and no other prior statement, representation, or understanding shall be binding upon the parties unless expressly set forth herein.

Dated this_____day of_____, 2022.

ATTEST:

By _____
Kathy Hampton, City Clerk

CITY OF IDAHO FALLS

By _____
Rebecca L. Noah Casper, Ph.D., Mayor

IDAHO FALLS MOTOCROSS
ASSOCIATION, INC.

By _____
Dakota Roberson, Organization Manager

.

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____day of _____, 2022, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that they are authorized to execute the same for and on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

STATE OF IDAHO)
) ss:
County of Bonneville)

On this _____day of _____, 2022, before me, the undersigned, a notary public, in and for said State, personally appeared _____, whose name is subscribed to the within instrument and acknowledged to me that they are authorized to execute the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

_____
Notary Public of Idaho
(Seal) Residing at: _____
My Commission Expires:_____

Memorandum

File #: 21-387 **City Council Meeting**

FROM: Michael Kirkham, Assistant City Attorney
DATE: Thursday, January 20, 2022
DEPARTMENT: City Attorney

Subject

2022 Records Destruction Resolution

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Approve the 2022 Records Destruction Resolution to destroy certain temporary records, pursuant to Idaho Code § 50-907 (or take other action deemed appropriate).

Description, Background Information & Purpose

The proposed Resolution would authorize the destruction of certain temporary records which have no intrinsic, historical, or other value. Prior to the destruction of these records, Idaho Code § 50-907 requires that the destruction of temporary records be ordered by the Council. This resolution meets the requirement to order the destruction of the records specifically listed in the resolution.

Alignment with City & Department Planning Objectives

☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐

Destroying the temporary records that serve no intrinsic, historical, or other purpose would promote the City's Governance objectives.

Interdepartmental Coordination

N/A

Fiscal Impact

The action will have no known fiscal impact to City finance.

Legal Review

Legal Department drafted the proposed resolution.

RESOLUTION NO. 2022 –

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE CLASSIFICATION AND DESTRUCTION OF CERTAIN TEMPORARY PUBLIC RECORDS PURSUANT TO IDAHO CODE § 50-907; PROVIDING THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the Idaho Code allows for the classification and retention of certain records as “permanent", "semi-permanent" and "temporary" records; and

WHEREAS, “temporary" records are those which need to be retained for less than two (2) years and are so classified by the Council; and

WHEREAS, "semi-permanent" records are those which must be retained for a period of five (5) years after the date of issuance or completion of the matter contained within the record; and

WHEREAS, Idaho Code § 50-907 allows for the City Council to order the destruction of those records which are not considered historical; and

WHEREAS, the records listed herein are only those records which are considered to be "temporary" or "semi-permanent" records pursuant to the Idaho Code; and

WHEREAS, such temporary or semi-permanent records have been classified as such by the Council hereinbelow; and

WHEREAS, Council has determined that such records have no intrinsic, historical or other value which would preclude their destruction;

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

That the following records be classified as “temporary” and that their destruction is hereby ordered by the Council:

FROM THE HUMAN RESOURCES DEPARTMENT:

1. All Month-end Reports prior to 2017.
2. Terminated employee’s files for employees separated over 10 years.
3. Travel expense reports prior to 2017.
4. Physical and Hearing Exam Reports for employees separated over 10 years.
5. Supervisor’s Reports of Accidents prior to 2017.
6. Accident on Duty Compensation Payment Reports prior to 2017.
7. Recruitment and Hiring Records prior to 2019
8. Employee Discipline Records for 2011

FROM THE IDAHO FALLS LIBRARY:

1. Patron records that expired prior to January 1, 2020.
2. Correspondence folders for Library Directors prior to July 1, 2004.
3. Public outreach and other programming records prior to January 1, 2020.
4. Statistical records prior to January 1, 2017.
5. Monthly Department reports prior to January 1, 2020.
6. All Library email correspondence prior to January 1, 2020.

FROM THE CITY ATTORNEY'S OFFICE:

1. City of Idaho Falls ITD Purchase 2010
2. City of Idaho Falls v. U.S. Environmental Protection Agency 2012
3. City of Idaho Falls - Gray Rollendet Property 2011
4. TCI Cablevision Franchise Renewal 1998
5. Cable One Effective Competition Petition 2004
6. City of Idaho Falls - Gem Lake Development 1994
7. Beco Inc v. Idaho Falls BC 1993 #36668, SC #19698
8. City of Idaho Falls v. Beco, Inc 1991
9. City of Idaho Falls v. Jack Flynn 1993
10. Public Works 1993
11. City of Idaho Falls Bonneville Metropolitian Planning Organization 1999
12. City of Idaho Falls Idaho Energy Authority 2001
13. City of Idaho Falls Intermountain Power Project "IPP3" 2007
14. City of Idaho Falls v DEQ 2010
15. City of Idaho Falls Model City Code 1994
16. City of Idaho Falls ROW Management Ordinance 2001
17. City of Idaho Falls Fretel Communication - Pole Attachment Agreement 2002
18. City of Idaho Falls EIRWA Area of Impact 2012

FROM THE IDAHO FALLS POLICE DEPARTMENT:

1. From the Professional Standards and Logistics Bureau
    a. Preemployment and Application records prior to 2019
2. From the Records division:
    a. City License Denials prior to 2019
3. From Chief's Adminstration Office records:
    a. 2019 and Older: Department travel requests and travel documents
    b. 2019 and Older: PCARD receipts, purchase requests, and purchase receipts
    c. 2019 and Older: Preemployment investigations for candidates that weren't hired
4. All videos other than those labeled "felony" recorded prior to January 2020.

FROM THE IDAHO FALLS FIRE DEPARTMENT:

1. 2010 and 2011 Ambulance EOBS, ambulance reports and invoices
2. 1940 – 1970 Monthly Dept Report to Mayor & City Council
3. 1971 – 2005 Fire Reports
4. 1995 – 2000 Fire Investigations
5. 1997 Fire Permits

6. Unidentified Scene Photos 1993

FROM THE PUBLIC WORKS DEPARTMENT:

Administration:

1. Cost Code Transfers from 2008-2015.
2. Pay Stubs through 2015.
3. Polk Directory 1990's through 2012.
4. ROW Permits 2014-2015.
5. ROW Receipts 2014 through 2015.
6. Purchase Orders prior to 2016.
7. The Sanitation Division will be sending timesheets/timecards, purchase orders, accruals, and damage claim forms prior to 2016 for destruction.
8. The Street Division will be sending timesheets/timecards, purchase orders, accruals, and damage claim forms prior to 2016 for destruction
9. Plant records from the year of 2011 to 2015.
10. 2011 and 2015 Lab Sheets.
11. 2011 and 2015 Lab Summary and DMR.
12. 2011 and 2015 Monthly Industries Flow Report
13. 2012- 2015 Gravity Belt Thickener Operational Data.
14. 2012-2015 Weekly Flow Charts.

Engineering:

1. All review plats, improvement drawings and site plans older than Jan 2017.
2. All project files for projects older than Jan 2017, excluding the asbuilt plans and projects involving litigation.
3. Office files for permits older than Jan. 2020.
4. Office files for purchase orders older than Jan. 2020.
5. Engineering reports older than Jan. 2020.
6. Office work requests older than Jan. 2020.
7. Office vacation and sick leave requests older than Jan. 2020.
8. Curb and Gutter Program Applications older than Jan 2017.
9. Miscellaneous Traffic Safety Meeting minutes, studies, etc.
10. Traffic count data older than Jan. 2020.
11. Traffic markings and sign maintenance records older than Jan. 2020.
12. Traffic related job and work orders.

Sanitation/Streets:

1. Timesheets/timecards, purchase orders, accruals, and damage claim forms prior to 2016.

Wastewater:

1. WWTP records from 2011-2015.
2. WWTP 2011-2015 Lab Sheets.
3. 2011- 2015 Lab Summary and DMR. (Records of the DMR is required in IPDES Permit to be for five years.)
4. 2011 -2015 Monthly Industries Flow Report

5. 2012-2015 Gravity Belt Thickener Operational Data.
6. 2012-2015 Weekly Flow Charts.

Water:

1. Interview questions prior to 2017.
2. Backflow Records prior to 2019 (for which more current records exist).
3. Personnel Records prior to 2017 (for former employees no longer working at the City).
4. Water Meter Reading Reports prior to 2017.
5. Purchase Records & Purchase Orders prior to 2017.
6. Employee Training Records prior to 2017.
7. Outdated Training Materials and Manuals published prior to 2017.
8. Annual Inventory Records prior to 2017.
9. Well Site Inspection Sheets prior to 2017.
10. Well Site Design Review Sets prior to 2017.
11. Monthly Well Reports prior to 2017.
12. Paper Maps prior to 2017 (that have been scanned and stored on City servers).

FROM THE CITY CLERK'S OFFICE:

1. Monthly Departmental reports prior to January, 2018.
2. License applications for businesses, tradesmen, and child care prior to January, 2018, and related documentation.
3. City Council Call Sheets prior to January, 2020.
4. Damage Claims prior to January, 2012.
5. Freedom of Information Act (Public Records Requests) prior to January, 2020
6. City Clerk's Office Receipts prior to January, 2018.
7. Other related documents prior to January, 2018.

FROM THE CONTROLLER'S OFFICE:

1. Payroll records older than January 2020. Items to include timesheets, subsidiary calculations, and abt, benefit, tax, add pay registers.
2. Accounts payable older than January 2020. Items to include invoices and canceled checks
3. Journal entries older than January 2017. Records and support for journal entries to record financial and budgetary adjustments
4. General accounting records (which shall not include any fiscal year-end reports, bonds, or coupons,) payroll and timesheet records older than January 2017.

FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT

1. Stantec Environmental Protection Agency Brownfield Grant Request For Proposal response.
2. Legal ads 2011-2019.
3. Brad Cramer Correspondence binders 2011-2017.
4. Renee Magee Correspondence binders 2011-2013.
5. Travel records 2011-2016.

6. City Council Action Memos (2017, 2018, 2019).
7. Planning Commission Action Memos (2017, 2018, 2019).
8. Board Of Adjustment Action Memos (2016-2019).
9. Board Of Adjustment Agendas (2016-2019).
10. Board Of Adjustment Member Rosters (2016-2019).
11. Historic Preservation Commission Agendas (2017-2019).
12. Historic Preservation Commission Member Rosters (2017-2019).
13. Planning Commission Agendas (2015-2019).
14. Planning Commission Member Rosters (2015-2019).

FROM IDAHO FALLS POWER:

1. Transitory correspondence prior to January 2020
2. Employee time records prior to January 2020
3. Employee travel records prior to January 2020
4. Purchase orders & requisitions prior to January 2020
5. Contracts/agreements expired prior to January 2020
6. Liability Claim Reports 2018 and prior
7. Terminated employee files for employees separated prior to 2018

FROM IDAHO FALLS PARKS AND RECREATION:

1. The following documents prior to January 2020:
    a. Personnel Action Forms
    b. City Budget worksheets, etc.
    c. Monthly Revenue reports with gift certificates and credit transfers that have been redeemed
    d. Customer credit balances that have been copied to the Controller each year
    e. Golf Advisory Board minutes, and notes
    f. Refund requests and resolutions
    g. Long Range Planning documents
2. The following Aquatic Center Documents
    a. Ultra Tuff Coating bid documents
    b. Fininacial Assistance Forms (Scholarships) prior to January 2020
    c. -Idaho Solar Initiative Informational Booklet
    d. Lane Schedules/Class Schedules prior to January 2020
    e. Old quotes prior to 2020, including but not limited to locker system, Col. Time System, Comm statement vending, Paving Project
    f. Purchase and Work Orders prior to January 2018
    g. Personnel Policy and Manuals prior to January 2005
    h. Inovices and service agreements prior to 2015
    i. Manuals including Reinhart Operating Procedures Manual, 2000 LG Manual, Staff Respirator
    j. Customer Receipts and bills prior to January 2020
    k. Staff Certifcation Records for separated employes prior to 2003

l. Staff Meeting records prior to 2008; inlduing agenda, supervisor meeting notes, and minutes prior to 2008
m. SST Meet Setup/Results prior to January 2020
n. 2015 Staff Receipts for LG Class
o. Job Description-2010 Cashier/Cashier in Charge
p. 2011 Infomation sheets on how to do old registrations
q. Emails prior to 2015
r. Personnel records for separated employees, including employee applications and write ups, prior to 2015
s. Comm statement vending reports prior to 2015
t. Staff write ups prior to 2014
u. Fire permit certificate from Piranhas - 2014
v. 2014 Survey results-Kids Tri
w. User Agreements prior to 2015
x. HS Usage records prior to 2014
y. Fitness Survey 2004
z. Daycare Reg. Info prior to 2015
aa. Fitness Reports/Grievences prior to 2003
bb. Daily Revenue/Daily Count out reports prior to 2015
cc. Daily Rev Deposits prior to 2017
dd. Water Quality Reports prior to 2012
ee. Public Accident Reports prior to 2007
ff. Rev. Reciepts from Deposits piro to 2017
gg. Activity Waivers prior to 2013
hh. Permit Certificate prior to 2014
ii. Revenue numbers reports prior to 2014
jj. Check pickup sign sheets prior to 2017
kk. 2013 Fee List
ll. WCP Solution Box
mm. 2015 Truck Accident info
nn. 2009 Jr. High Meet Results
oo. Incident Reports prior to 2017
pp. CHC Grant information for scoreboard, lifts, and slide prior to 2015
qq. Refunds issued prior to 2011
rr. Instruction Maunuals for equipment no longer in use including Gas Chlorine System (1986), Electronic Pumps, Dell Monitor, Adobe 6.0, Dell Computer, Shop Vac, Dehumidifer, Head Stablizer, Shredder, A/C Unit
ss. 2001 Reinheart Lease with YMCA
tt. Reinheart Pool Daily Revenue Information prior to January 2000
uu. Reinheart Pool Daily Test Sheets Prior to January 2000
vv. Health License to Operate prior to January 2012
ww. Donation Requests prior to 2009

3. The following Golf Documents

a. Credit Card receipts prior to January 2018
b. Electronic tournament results and documation prior to January 2018
c. Monthly financial reports for Park and Recreation Director prior to January 2018

ADOPTED and effective this ___ day_____, 2022.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Ph.D., 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 Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE CLASSIFICATION AND DESTRUCTION OF CERTAIN TEMPORARY PUBLIC RECORDS PURSUANT TO IDAHO CODE § 50-907; PROVIDING THIS RESOLUTION TO BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL AND PUBLICATION ACCORDING TO LAW."

_____
Kathy Hampton, City Clerk

Memorandum

File #: 21-380 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Tuesday, January 18, 2022
DEPARTMENT: Community Development Services

Subject
Final Plat and Reasoned Statement of Relevant Criteria and Standards, McNeil Business Park Division No. 2, 1st Amended.

Council Action Desired
☐ Ordinance ☐ Resolution ☐ Public Hearing

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

1. Accept the Final Plat for McNeil Business Park Division No. 2, 1st 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 McNeil Business Park Division No. 2, 1st 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 the McNeil Business Park Division No. 2, 1st Amended. The Planning and Zoning Commission considered this item at its July 6, 2021, meeting and recommended approval by 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 the City Attorney pursuant to applicable law.

Final Plat

PLAT21-021 McNeil Business Park Div. No. 2 1st Amended

Legend

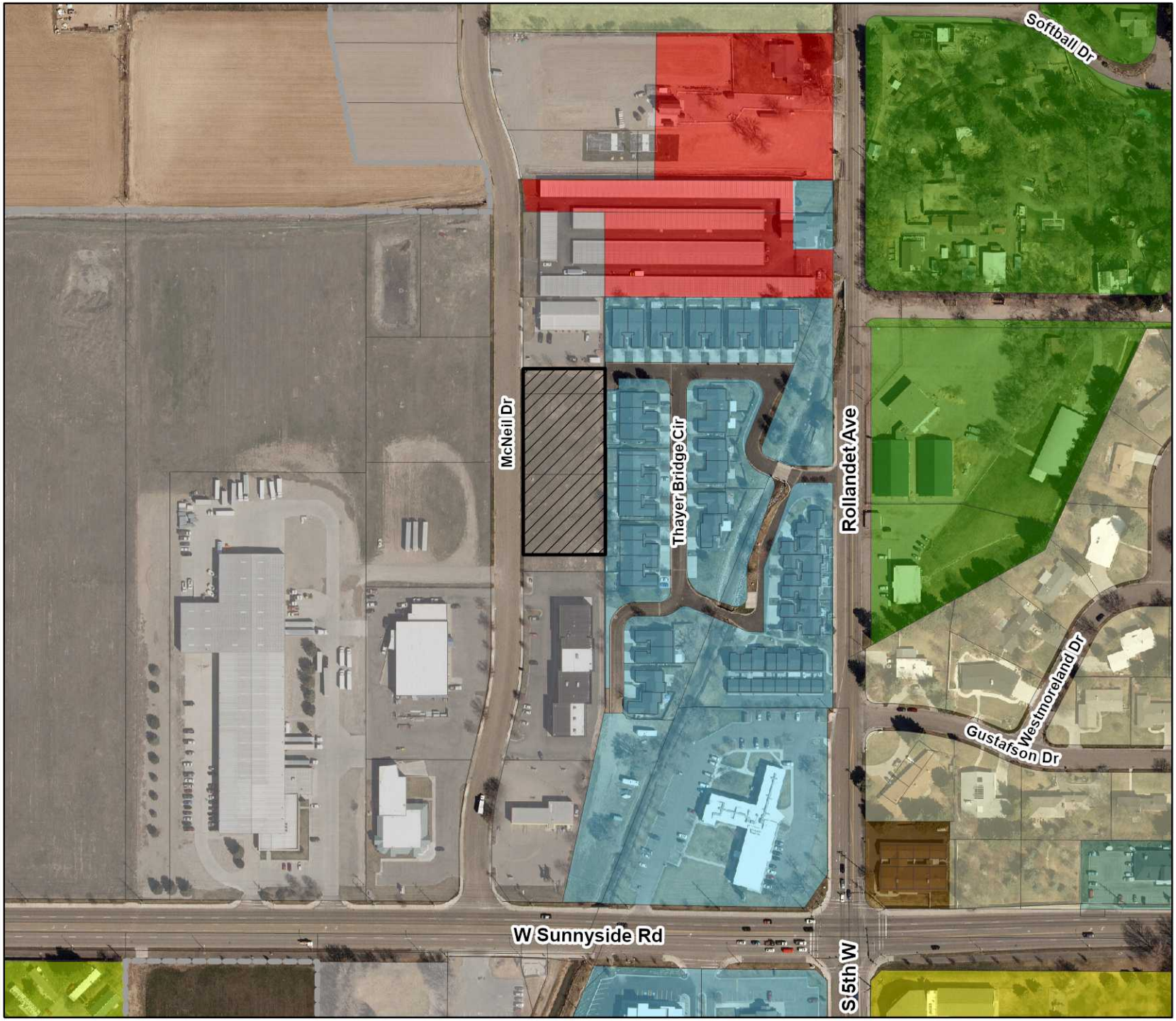
- McNeil
- Street Names
- City Limit

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



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

S Lloyd Cir
Tautphaus Dr
Calkins Ave
Gallatin Ave
Leslie Ave
W 25th St
W 25th St
N Park Dr
Picnic Way
Lilac Cir
Fountainview Dr
McNeil Dr
Sunken Diamond Dr
Elk Dr
Softball Dr
Rollandet Ave
S Yellowstone Ave
Carnival Way
Rogers St
N Morningside Dr
Thayer Bridge Cir
Westmoreland Cir
Westmoreland Dr
Holly Pl
Gustafson Dr
Sunny Heights Ln
W Sunnyside Rd
Purser Ln
Nathan Dr
W Stone Run Ln
Goldie St
Professional Way
Sarah Ave
Pauline Ave
Hickory Cir
S 5th W
Sycamore Cir
S Hickory Ln
Tuscany Dr
Burgundy Dr
Nathan Cir
Charleston Ln
W Elswood Dr
E Elswood Dr
Hickory Pl
Harvest Run

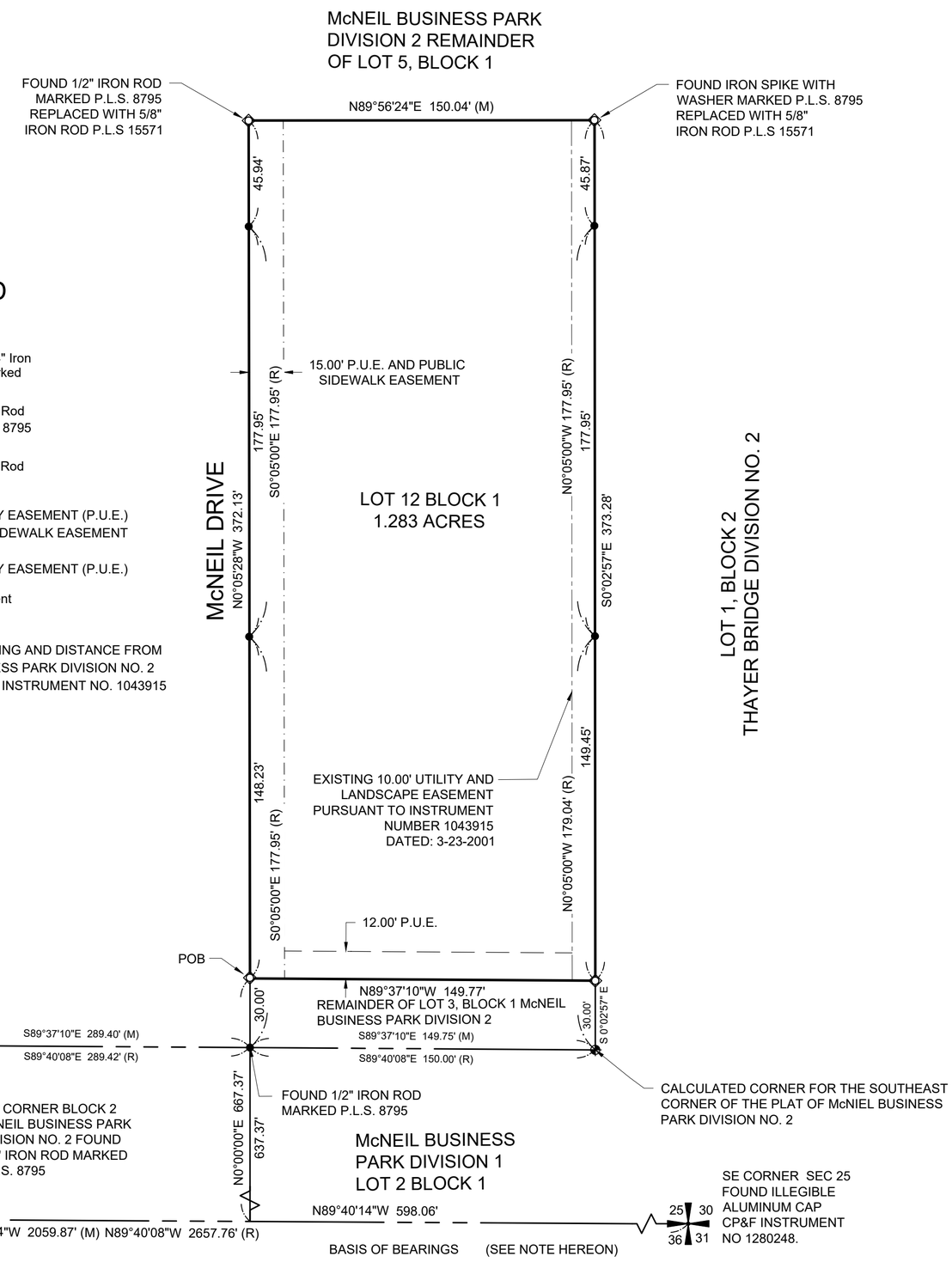
McNEIL BUSINESS PARK DIVISION NO. 2, FIRST AMENDED

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BEING A REPLAT OF LOT 4, AND A PORTION OF LOTS 3 AND 5 BLOCK 1 OF McNEIL BUSINESS PARK DIVISION NO. 2

BEING PART OF THE E 1/2, SE 1/4, SECTION 25, T.2 N. R.37 E.B.M. BONNEVILLE COUNTY, IDAHO

0 20 40 80

SCALE: 1" = 40
@ 18" X 24" ONLY



LEGEND

- PLSS Control
- Placed 5/8" X 24" Iron rod with cap marked P.L.S. 15571
- Found 1/2" Iron Rod MARKED P.L.S. 8795
- Found 5/8" Iron Rod As Noted
- PUBLIC UTILITY EASEMENT (P.U.E.) AND PUBLIC SIDEWALK EASEMENT
- PUBLIC UTILITY EASEMENT (P.U.E.)
- Existing Easement
- Section Line
- N0°00'00"E 667.37' (R) — RECORD BEARING AND DISTANCE FROM McNEIL BUSINESS PARK DIVISION NO. 2 RECORDED AS INSTRUMENT NO. 1043915

BOUNDARY DESCRIPTION

PART OF THE SE 1/4 OF THE SE1/4 OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 37 EAST B.M., BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N89°40'14"W 598.13 FEET ALONG THE SOUTH LINE OF SAID SECTION 25; THENCE N0°00'00"E 667.65 FEET, TO A POINT ON THE WEST LINE OF LOT 3, BLOCK 1 MCNEIL BUSINESS PARK DIVISION 2 INSTRUMENT NUMBER 1043915, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID BLOCK 1 N0°05'28"W 372.13 FEET; THENCE N89°56'24"E 150.04 FEET, TO THE EAST LINE OF SAID BLOCK 1; THENCE, ALONG THE EAST LINE OF SAID BLOCK 1, S0°02'57"E 373.28 FEET; THENCE N89°37'10"W 149.77 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 1.283 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BEARING ALONG THIS LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS CONTROL SYSTEM OF 2004" WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) U.S. SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION, (REFERENCE FRAME NAD_83 (2011), EPOCH 2010.0000). THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

SURVEYORS NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO REPLAT ALL OF LOT 4 AND A PORTION OF LOTS 3 AND 5 BLOCK 1 MCNEIL BUSINESS PARK DIVISION NO. 2 INSTRUMENT NO. 1043915, INTO MCNEIL BUSINESS PARK DIVISION NO. 2 FIRST AMENDED. THE NORTH LINE WAS ESTABLISHED USING FOUND MONUMENTS ALONG THE NORTH LINE OF DEED INSTRUMENT NUMBER 1646545. THESE MONUMENTS WERE FOUND TO BE IN AN ACCEPTABLE LOCATION. THE SOUTH LINE WAS ESTABLISHED IN TWO STEPS. 1) USING AN INTERSECTION OF A LINE EXTENDED EAST, FROM FOUND MONUMENTS ON THE SOUTH LINE OF DIVISION 2, AND A LINE EXTENDED SOUTH, FROM FOUND MONUMENTS ON THE EAST LINE OF DIVISION 2, FROM WHICH THE SOUTH LINE OF LOT 3 BLOCK 1 MCNEIL BUSINESS PARK DIVISION NO. 2 WAS ESTABLISHED. 2) THE SOUTH 30 FEET COULD THEN BE EXCEPTED PURSUANT TO DEED INSTRUMENT 1646545.

SURVEYOR'S CERTIFICATE

I, CLINT M. JOLLEY, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS McNEIL BUSINESS PARK DIVISION NO. 2, 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.

P.L.S. 15571_____

PROFESSIONAL LAND SURVEYOR REGISTERED 15571 STATE OF IDAHO CLINT M JOLLEY

PRELIMINARY

CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764
hleinc.com

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DRAWN BY	DESIGN BY	CHECK BY
BJF	HLE	CMJ

JOB NO: 2021-524

DATE: December 20, 2021

REVISIONS	DATE

McNEIL BUSINESS PARK
DIVISION NO. 2, FIRST AMENDED

SEC. 25, T. 2 N., R. 37 E.B.M.
BONNEVILLE COUNTY, IDAHO

SHEET NO. 1 OF 2 SHEETS

Z:\Projects\00-2021 Projects\21-524 IF Veterinary Emergency Services - John Hooker\dwg\Survey\21-524 IF VETERINARY .dwg

McNEIL BUSINESS PARK DIVISION NO. 2, FIRST AMENDED

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BEING A REPLAT OF LOT 4, AND A PORTION OF LOT 3 AND 5 BLOCK 1 OF McNEIL BUSINESS PARK DIVISION NO. 2

BEING PART OF THE E 1/2 SE 1/4 SECTION 25 T.2 N. R.37 E.B.M. BONNEVILLE COUNTY, IDAHO

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT McNEIL BUSINESS PARK DIVISION NO. 2, FIRST AMENDED, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

_____DATE_____

BONNEVILLE COUNTY RECORDER

TREASURER'S CERTIFICATE

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF BONNEVILLE, STATE OF IDAHO, PURSUANT TO THE REQUIREMENTS OF I.C. §50-1308, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE FOR THE PROPERTY INCLUDED IN THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

DATE:_____ _____

BONNEVILLE COUNTY TREASURER

IRRIGATION WATER RIGHTS RELEASE

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

DATE: 2-16-2001 INSTRUMENT NO. 1040938

FLOOD PLAIN DESIGNATION

ZONE C (AREA OF MINIMAL FLOODING, PER COMMUNITY-PANEL NUMBER 160027 0230 C, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 1981

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
KENT J. FUGAL, PE 9247

CITY SURVEYOR
KENNETH BALDWIN ROBERTS, PLS 9755

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS_____ DAY OF_____, 20___, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED CHRISTOPHER BAILEY, KNOWN OR IDENTIFIED TO ME, TO BE THE MANAGER OF THE LIMITED LIABILITY COMPANY OF BAILEY INVESTMENT GROUP, 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 IS AUTHORIZED TO BIND SUCH LIMITED LIABILITY COMPANY.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND THE YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

_____

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

COMMISSION EXPIRATION DATE: _____

DRINKING WATER SYSTEM CERTIFICATE

PURSUANT TO I.C. §50-1334, THE OWNER DOES HEREBY, CERTIFY THAT ALL LOTS SHOWN ON THIS PLAT ARE ELIGIBLE TO RECEIVE WATER FROM THE CITY OF IDAHO FALLS MUNICIPAL WATER SYSTEM, AND SAID CITY HAS AGREED IN WRITING TO PROVIDE CULINARY WATER SERVICE TO SAID LOTS PURSUANT TO THE PROVISIONS OF TITLE 8, CHAPTER 4 OF THE IDAHO FALLS CITY CODE AS AMENDED FROM TIME TO TIME.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SET ITS SIGNATURE THIS _____DAY OF _____, 20___.

BAILEY INVESTMENT GROUP, LLC

_____

CHRISTOPHER BAILEY - MANAGER

HEALTH DEPARTMENT CERTIFICATE OF APPROVAL

SANITARY RESTRICTIONS AS REQUIRED BY I.C. §50-1326 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS.

BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER OR SEWER/SEPTIC FACILITIES WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER OR SEWER FACILITIES HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES OR MEET THE OTHER CONDITIONS OF DEQ, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

EASTERN IDAHO PUBLIC HEALTH DISTRICT

_____ _____

ENVIRONMENTAL HEALTH SPECIALIST, REHS DATE:

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED, BAILEY INVESTMENT GROUP, LLC A MICHIGAN 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 McNEIL BUSINESS PARK DIVISION NO. 2, FIRST AMENDED, A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO.

BE IT FURTHER KNOWN, THAT OWNER DOES HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNER ALSO DOES HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNER, OR ITS HEIRS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, TO REMOVE, CUT OR TRIM ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANT WHICH MAY INJURE OR INTERFERE WITH THE USE THEREOF FOR ITS INTENDED PURPOSES, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES FROM ANY CLAIM FOR DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER OR ITS SUCCESSORS OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNER OR ITS HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, AS THE CASE MAY BE, AGAINST SAID OWNER AND ITS HEIRS, SUCCESSORS AND ASSIGNS, AND AGAINST EVERY PERSON WHOMSOEVER WHO LAWFULLY HOLDS OR WHO LATER CLAIMS TO HAVE LAWFULLY HELD ANY RIGHTS IN SAID ESTATE AS OF THE DATE HEREOF.

IN WITNESS WHEREOF, OWNER HAS HEREUNTO SUBSCRIBED ITS SEAL AND SIGNATURE THIS _____DAY OF _____, 20__.

BAILEY INVESTMENT GROUP, LLC

_____

CHRISTOPHER BAILEY - MANAGER

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

PROFESSIONAL LAND SURVEYOR REGISTERED 15971 STATE OF IDAHO CLINT M JOLLEY

PRELIMINARY

CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764
hleinc.com

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DRAWN BY	DESIGN BY	CHECK BY
RLR	HLE	CMJ
JOB NO: 2021-524		
DATE: December 20, 2021		
REVISIONS		DATE

McNEIL BUSINESS PARK
DIVISION NO. 2, FIRST AMENDED

SEC. 25, T. 2 N., R. 37 E.B.M.
BONNEVILLE COUNTY, IDAHO

SHEET NO. 2 OF 2 SHEETS

Z:\Projects\00-2021 Projects\21-524 IF Veterinary Emergency Services - John Hooker\dwg\Survey\21-524 IF VETERINARY .dwg

STAFF REPORT
FINAL PLAT
McNeil Business Park Div. No. 2, 1st Amended
January 27, 2022

IDAHO FALLS
Community Development Services

Applicant: HLE, Inc.

Project Manager: Caitlin Long

Location: Generally, north of W Sunnyside Rd, east of McNeil Dr, south of W 25th St, west of Rollandet Ave

Size: 1.283 Acres
Lots: 1

Existing Zoning:
Site: I&M
North: I&M
South: I&M
East: R3A
West: I&M

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

Future Land Use Map:
Employment Centers

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

Requested Action: Approval of the final plat for McNeil Business Park Div. No 2, 1st Amended.

Staff Comments: This parcel was annexed in January 2001with an initial zone of I&M-1, with a change to I&M with the city-wide rezone in 2018. The Preliminary Plat was approved in July 2000 and the Final Plat was approved in January 2001. This is an amended plat to take Lot 4 as well as portions of Lots 3 and 5 and create one large lot for future development needs. Access for this lot will be from McNeil Dr.

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 I&M 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.	X
Residential lots do not have direct access to arterial streets.	N/A
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R-3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	N/A
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	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

Subdivision Ordinance:
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,
(B) I&M Industrial and Manufacturing Zone. This zone provides an industrial zone in which the primary use of the land is a manufacturing, fabricating, processing, and warehousing. Land zoned I&M should be relatively flat, open land, conveniently located close to transportation, public utilities and other facilities necessary for large employment centers and successful manufacturing operations

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.		

Comprehensive Plan Policies:

Understand the demand for industrial uses in our community. (pg, 34)

Buffer industrial uses from residential uses. (pg. 53)

Assure industrial and heavy commercial traffic does not move through neighboring residential areas. (pg. 53)

July 6, 2021 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Arnold Cantu, Joanne Denney, Lindsey Romankiw, Natalie Black, Margaret Wimborne.

MEMBERS ABSENT: Gene Hicks, George Morrison

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Naysha Foster, Caitlin Long, and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Cantu moved to approve the Minutes from June 1, 2021 and June 15, 2021, Wimborne seconded the motion and it passed unanimously.

Business:

4. PLAT 21-021: Final Plat for McNeil Business Park Division No. 2, 1st Amended.

Applicant: Clint Jolley, HLE, 121 South Park Ave, Idaho Falls, Idaho. Jolley stated that the request will take in one lot and a portion of 2 other lots, and they are trying to clean it up to one lot to be built on in the future.

Dixon asked what happens with the sliver of a lot on the south end. Jolley indicated that it is still deeded to the person to the south, and they are only correcting their client's property to maintain one lot instead of a lot and 2 portions. Dixon asked if the other portion (south) is going to be platted. Jolley stated that it is still a portion of the person to the south's property.

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

Dixon asked if leaving that small portion to the south out will cause a problem, because right now it is platted and then it won't be. Long does not believe there will be a problem.

Black asked if this property came before the Commission last year for residential, Long indicated that there was a rezone that was denied.

Denney moved to recommend to the Mayor and City Council approval of the Final Plat for McNeil Business Park Division No 2, 1st Amended, Romankiw seconded the motion. Dixon called for roll call vote: Cantu, yes; Black, yes; Wimborne, yes; Denney, yes; Romankiw, yes. The motion passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF MCNEIL BUSINESS PARK DIVISION NO. 2, 1st AMENDED, LOCATED GENERALLY NORTH OF W SUNNYSIDE RD, EAST OF MCNEIL DR, SOUTH OF W 25TH ST, WEST OF ROLLANDET AVE

WHEREAS, the applicant filed an application for a final plat on May 11, 2021; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on July 6, 2021; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on January 27, 2022; 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 1.283 acre parcel located generally north of W Sunnyside Rd, east of McNeil Dr, south of W 25th St, west of Rollandet Ave
3. The property is zoned I&M and includes one lot.
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 _____, 2022

_____

Rebecca L. Noah Casper, Mayor

Memorandum

File #: 21-381 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Tuesday, January 18, 2022
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 2.446 acres, Southwest ¼ of Section 26, Township 2 North, Range 38 East.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Ordinance annexing 2.446 acres, Southwest ¼ of Section 26, 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 2.446 acres, Southwest ¼ of Section 26, 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 LC, Limited Commercial which includes the Annexation Ordinance and Reasoned Statement of Relevant Criteria and Standards for 2.446 acres, Southwest ¼ of Section 26, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its December 7, 2021, meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Alignment with City & Department Planning Objectives

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of annexation 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.

Annexation and Initial Zoning

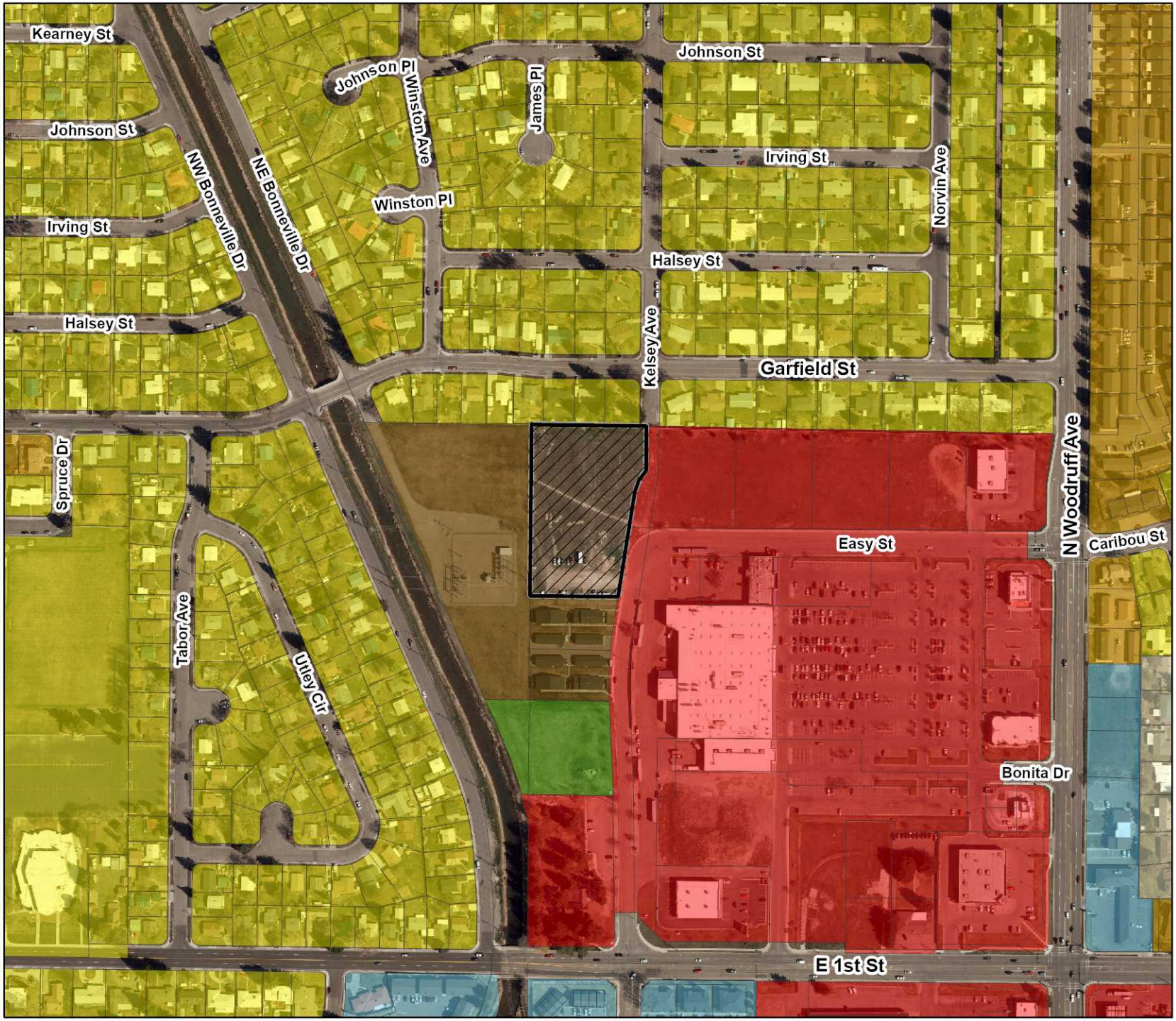
ANNX21-018 Annex and Zoning of LC SW 1/4 Sec 16 T2N R38E

Legend

- ANNX21-018
- City Limit

Zoning

- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- 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

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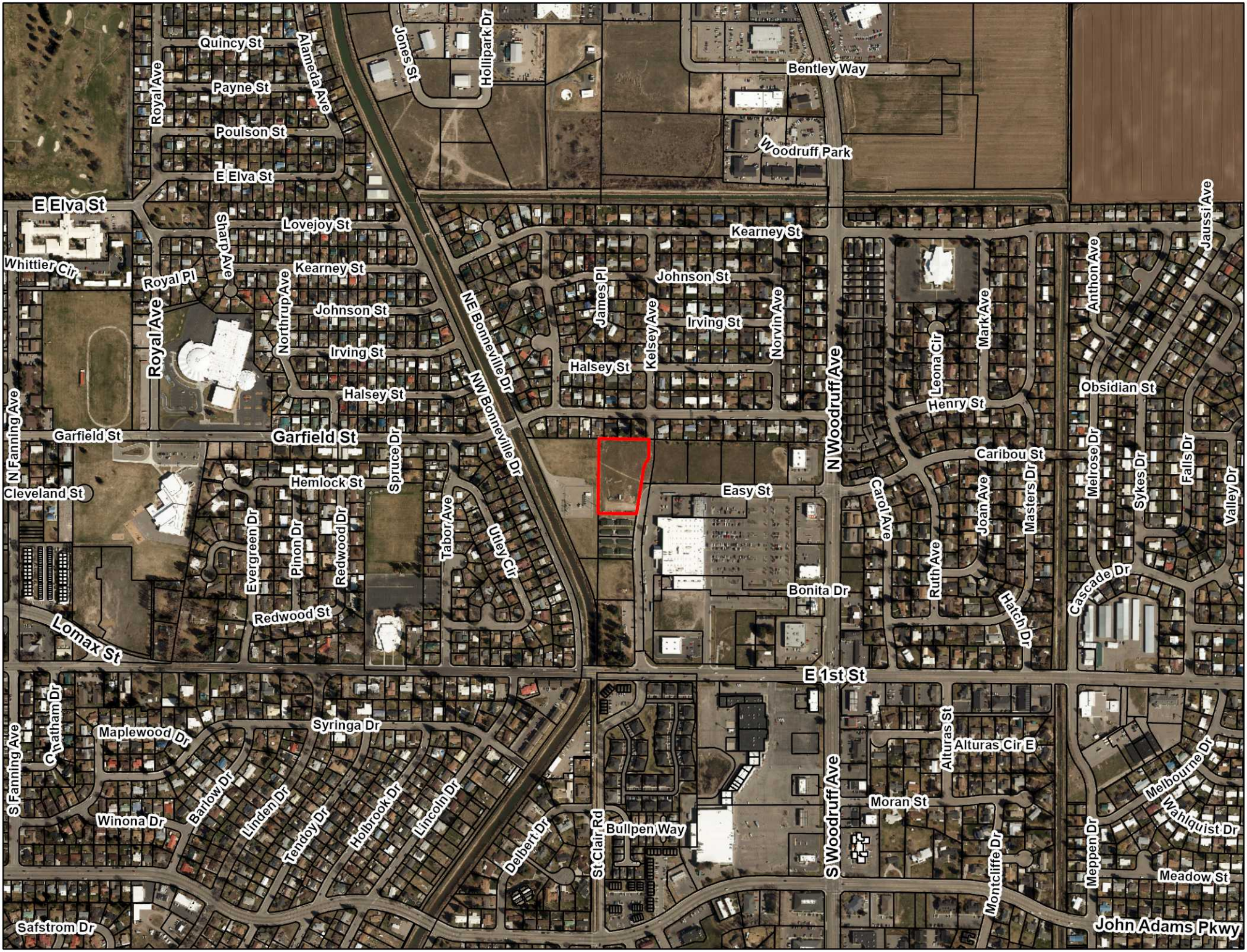
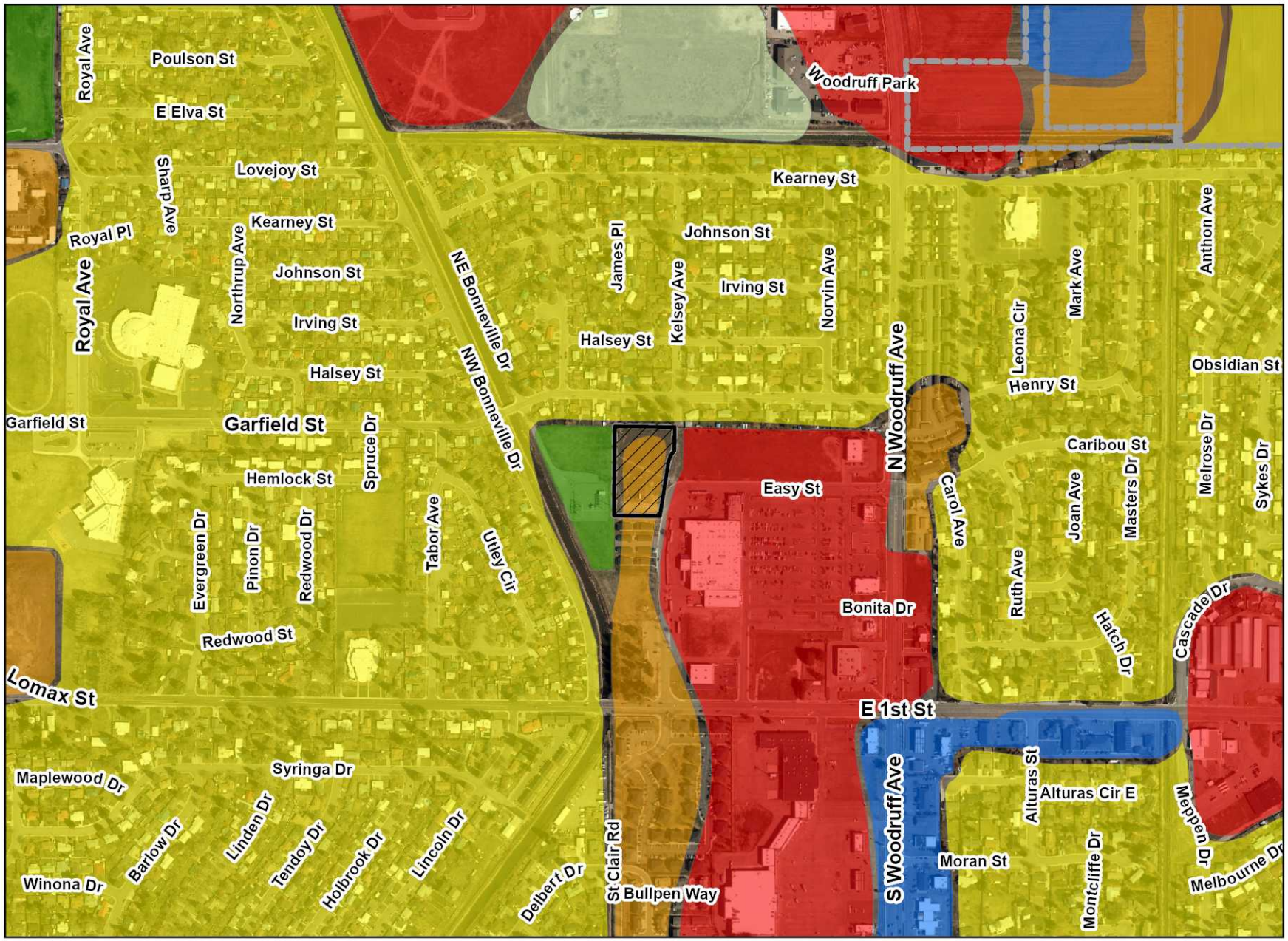

Quincy St
Alameda Ave
Jones St
Hollipark Dr
Bentley Way
Royal Ave
Payne St
Poulson St
Woodruff Park
E Elva St
E Elva St
Sharp Ave
Lovejoy St
Jaussi Ave
Kearney St
Whittier Cir
Royal Pl
Kearney St
Johnson St
Anthon Ave
Northrup Ave
Johnson St
James Pl
Kelsey Ave
Irving St
Norvin Ave
Mark Ave
Royal Ave
Irving St
Halsey St
Leona Cir
Obsidian St
NE Bonneville Dr
Halsey St
Henry St
N Fanning Ave
Garfield St
Garfield St
Spruce Dr
N Woodruff Ave
Caribou St
Melrose Dr
Falls Dr
Hemlock St
Easy St
Sykes Dr
Cleveland St
Tabor Ave
Utley Cir
Carol Ave
Joan Ave
Masters Dr
Valley Dr
Evergreen Dr
Pinon Dr
Redwood Dr
Ruth Ave
Bonita Dr
Cascade Dr
Redwood St
Hatch Dr
Lomax St
E 1st St
Chatham Dr
Syringa Dr
Maplewood Dr
Alturas St
Alturas Cir E
S Fanning Ave
Barlow Dr
Linden Dr
Tendoy Dr
Holbrook Dr
Lincoln Dr
Moran St
Melbourne Dr
Winona Dr
Wahlquist Dr
Delbert Dr
St Clair Rd
Bullpen Way
S Woodruff Ave
Montcliffe Dr
Meppen Dr
Meadow St
Safstrom Dr
John Adams Pkwy

Annexation and Initial Zoning

ANNX21-018 Annex and Zoning of LC SW 1/4 Sec 16 T2N R38E

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks and Recreation
- Public Facilities and Open Spaces
- Commercial
- Employment Centers
- Medical Services Centers
- Higher Education Centers
- Planned Transition
- Highway-related industrial
- Railroad-related industrial

Comprehensive Plan



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Planning Division
City Annex Building
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Idaho Falls, ID 83402
(208) 612-8276

N

STAFF REPORT
ANNEXATION AND INITIAL ZONING
Annex & Initial Zoning of LC
SW ¼ Sec 16 T2N R38E
January 27, 2022

IDAHO FALLS

Community Development Services

Applicant: Connect Engineering

Project Manager: Caitlin Long

Location: Generally, north of E 1st St, east of NW Bonneville Dr, south of Garfield St, west of Easy St

Size: 2.446 Acres

Existing Zoning: County R-1
North: R1
South: R3
East: LC
West: R3

Proposed Zoning: LC

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

Future Land Use Map:
Higher Density

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: Approval of annexation and initial zoning of LC, Limited Commercial.

Annexation: This is a Category "A" annexation as it is requested by the property owner. The property is within the Area of Impact and contiguous to city limits on all sides. The property is a county enclave, being surrounded by the city. Annexation of the property is consistent with the City's Comprehensive Plan.

Initial Zoning: The proposed zoning is LC, Limited Commercial. The Comprehensive Plan identifies this area as Higher Density. This property is currently zoned R-1 in the County, a residential zone. The LC designation is consistent with existing zoning in the area.

Staff Comments: The proposed zone is LC, Limited Commercial, which is a commercial zone for retail and service uses which supply the daily household needs of the City's Residents. LC also permits residential dwellings, following the R3A standards. Access for this parcel will come from Easy St, a private road. Utilities are stubbed adjacent to the parcel and are in close proximity.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of LC as it is consistent with the policies of the Comprehensive Plan.

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls.

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterials and collectors, with access only to the collector streets. (p. 48)

Encourage development in areas served by public utilities or where extension of facilities are least costly. (p. 67)

Zoning Ordinance:

11-3-5: PURPOSE OF COMMERCIAL ZONES

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

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

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	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.				

11-3-4: STANDARDS FOR RESIDENTIAL ZONES

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

11-3-4: 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.								

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Residential Care Facility							P	P
Retail					P*			C_2
School*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

(Ord. 3218, 9-13-18) (Ord. 3277, 10-10-19)

11-2-4: ALLOWED USES IN COMMERCIAL ZONES.

Table 11-2-2: Allowed Uses in Commercial Zones

P = permitted use. C_1 = administrative conditional use. C_2 = Planning Commission conditional use. C_3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

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

	Commercial				
Proposed Land Use Classification	**PB**	**CC**	**LC**	**HC**	**PT**
Accessory use*	P	P	P	P	P
Accessory use, Fuel Station*		P	P	P	
Accessory use, Storage Yard*		P	P	P	
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C_2	C_2	C_2	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, single unit attached			P		
Dwelling, single unit detached			P		
Dwelling, two unit			P		P
Eating establishment		P	P	P	P
Eating Establishment, limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P

Proposed Land Use Classification	PB	CC	LC	HC	PT
Equipment Sales, Rental and Services			P	P	
Food Processing, small scale				P	
Food store		P	P	P	P
Health Care and Social Services	P	P	P	P	P
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C_2	C_2	C_2	C_2	C_2
Industry, craftsman	P	P	P	P	
Industry, light		P		P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C_2	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C_3	C_3		C_3
Public Service Facility*	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School*		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C_2	P	P	
Storage Facility, Indoor		P	P	P	P
Storage Facility, Outdoor				P	
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle and Equipment Sales			P	P	
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C_2	C_2	P	

(Ord. 3210, 8-23-18) (Ord. 3218, 9-13-18) (Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)

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, Multi-Unit Attached*				P	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			P
Food Processing, Small Scale					P*			
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		
Proposed Land Use Classification	**RE**	**RP**	**R1**	**R2**	**TN**	**RMH**	**R3**	**R3A**
Religious Institution*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Residential Care Facility							P	P
Retail					P*			C_2
School	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

(Ord. 3218, 9-13-18) (Ord. 3358, 12-10-20)

December 7, 2021 7:00 p.m. Planning Department

City Annex Building

MEMBERS PRESENT: Commissioners Brent Dixon, Natalie Black, Joanne Denney, Gene Hicks, George Morrison, Arnold Cantu

MEMBERS ABSENT: Lindsey Romankiw, Margaret Wimborne

ALSO PRESENT: Planning Director Brad Cramer, Assistant Planning Director Kerry Beutler, and planners Naysha Foster and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Black moved to approve the Minutes from November 9, 2021 with a minor correction on Jennie Lee spelling, Denney seconded the motion and it passed unanimously.

Public Hearing (s):

1. ANNX 21-018: ANNEXATION/INITIAL ZONING. Annexation and Initial Zoning of LC.

Dixon opened the public hearing.

Applicant: Barry Bane, Connect Engineering, 2295 N Yellowstone, Unit 6, Idaho Falls, Idaho. Bane stated that this is 2.5 acres of property near Winco and everything surrounding it is zoned with multi-family to the south R3, LC to the East, and R1 to the north. Bane is requesting annexation and initial zoning of LC, as LC fits the Comprehensive Plan and the current zones in the area.

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

Dixon asked if the line of this property would leave most of a street going to Kelsey Ave. and is that a matter of right of way- or is there something left out with a street that would remain unannexed. Beutler stated that Easy Street is not a public road, but a public drive isle that services the shopping center. Beutler stated that when the shopping center was platted there was a 10' retaining wall that was around the length of the shopping center and wraps to the end of the property. Beutler stated that Kelsey Ave., doesn't connect to this property right of way. Beutler stated that will be a question when they get to the development phase as to what they want. Beutler stated that the wall was a condition of the shopping center. Dixon understands that the road doesn't go through but asked again about the right of way for the road, as it looks like the property line leaves out the width of the road. Dixon asked if that road was annexed previously. Beutler agreed that it is part of the existing LC to the east.

No one appeared in Support/Opposition.

Dixon closed the public hearing.

Black is ok with the LC zoning because it is next to commercial and is in support of this zoning.

Denney agreed this application is clear cut and agrees with the LC zoning and is happy to get some of the islands taken care of.

Black moved to recommend to the Mayor and City Council approval of the Annexation of SW ¼ Section 16 T2N R 38 E, with initial zoning of LC Morrison seconded the motion. Dixon called for roll call vote: Black, yes; Cantu, yes; Denney, yes; Hicks, yes; Morrison, 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 2.446 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 _____, 2022.

_____
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 2.446 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 "A"

LEGAL DESCRIPTION (Page 1 of 1)

ANNEXATION IN A PORTION OF THE SW 1/4, SECTION 16, T. 2 N., R. 38 E., B.M.

BEGINNING at a point N 00° 27' 14" E along the section line a distance of 891.06 feet from the Southwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, said point being the northwest corner of City of Idaho Falls Annexation Ordinance No. 2282, and on the east boundary of City of Idaho Falls Annexation Ordinance No. 2297; running thence N 00° 27' 14" E along the section line and east boundary of said Annexation Ordinance No. 2297 for a distance of 428.14 feet to the northeast corner of said Annexation Ordinance No. 2297, said point also being on the south boundary of City of Idaho Falls Annexation Ordinance No. 793; thence S 88° 53' 50" E along the south boundaries of City of Idaho Falls Annexation Ordinance No. 793 and City of Idaho Falls Annexation Ordinance No. 910 for a distance of 280.68 feet to the northwest corner of City of Idaho Falls Annexation Ordinance No. 2281; Following along the west boundary of said Annexation Ordinance No. 2281 for the next three (3) courses; Thence, S 01° 06' 24" W a distance of 110.17 feet to a point on a non-tangential curve, thence along said curve turning to the left through an angle of 27° 31' 12", having a radius of 156.00 feet, an arc length of 74.93, and whose long chord bears S 22° 46' 26" W for a distance of 74.21 feet; thence, S 09° 00' 50" W for a distance of 248.91 feet to the northeast corner of City of Idaho Falls Annexation Ordinance No. 2282; Thence, N 89° 32' 55" W along the north boundary of said Annexation Ordinance No. 2282 for a distance of 214.18 feet to the POINT OF BEGINNING.

Described boundary contains 2.446 acres, more or less.

Submitted by:

Firm Name: Badger Aerial Mapping and Surveying

Contact Name: Justin Steffler

Phone Number: 208-540-1419

Email: justin@badgeraerial.com

PROFESSIONAL LAND SURVEYOR
LICENSED
14222
12-21-21
STATE OF IDAHO
JUSTIN M. STEFFLER

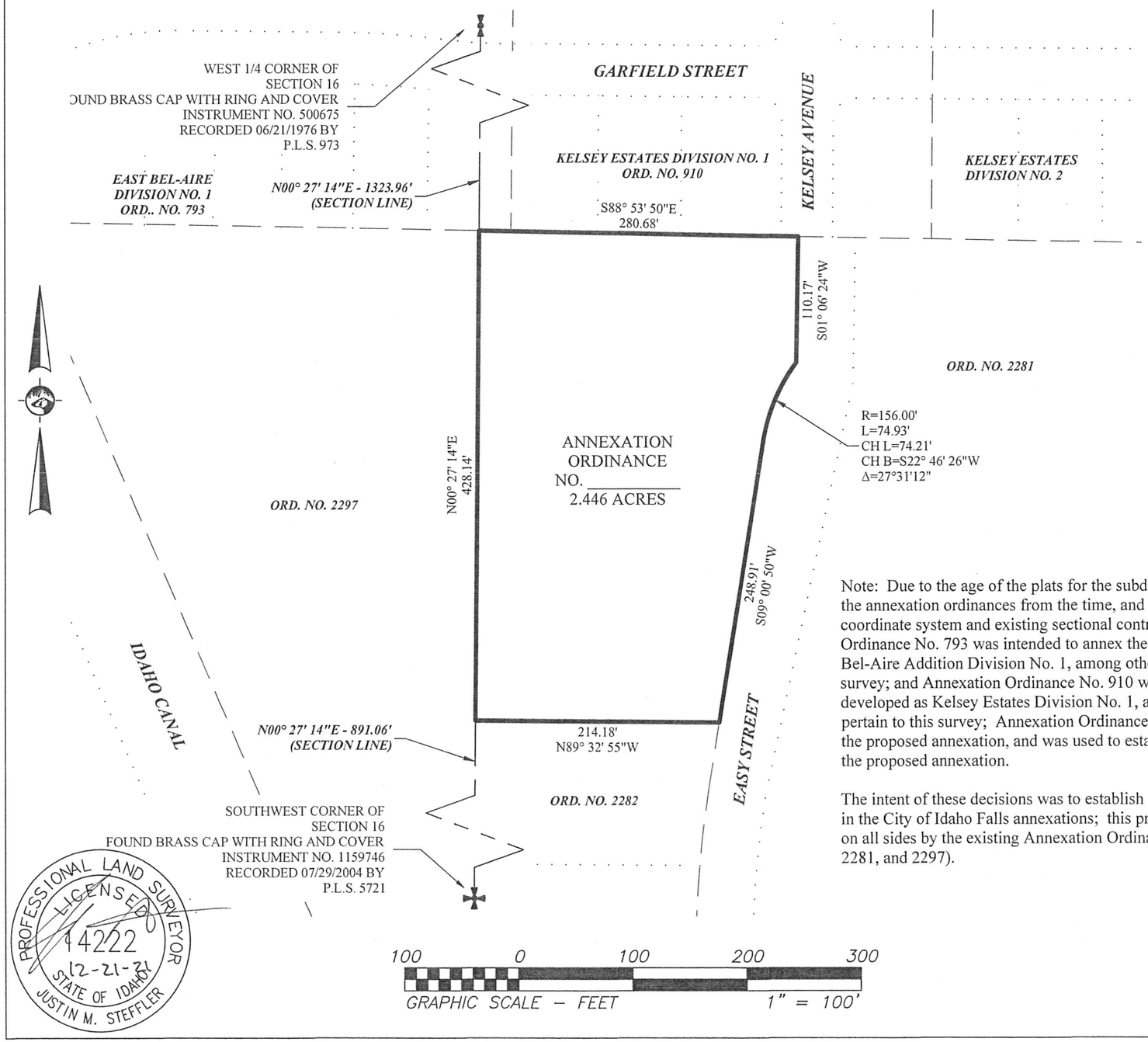
Overall Document Page Range: _____ of _____

ORIGINAL

CITY OF IDAHO FALLS

BONNEVILLE COUNTY

SOUTHWEST 1/4 OF SECTION 16, T. 2 N., R. 38 E., B.M.



ANNEXATION ORDINANCE NO. _____

ANNEXATION IN A PORTION OF THE SW ¼, SECTION 16, T. 2 N., R. 38 E., B.M.

BEGINNING at a point N 00° 27' 14" E along the section line a distance of 891.06 feet from the Southwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, said point being the northwest corner of City of Idaho Falls Annexation Ordinance No. 2282, and on the east boundary of City of Idaho Falls Annexation Ordinance No. 2297; running thence N 00° 27' 14" E along the section line and east boundary of said Annexation Ordinance No. 2297 for a distance of 428.14 feet to the northeast corner of said Annexation Ordinance No. 2297, said point also being on the south boundary of City of Idaho Falls Annexation Ordinance No. 793; thence S 88° 53' 50" E along the south boundaries of City of Idaho Falls Annexation Ordinance No. 793 and City of Idaho Falls Annexation Ordinance No. 910 for a distance of 280.68 feet to the northwest corner of City of Idaho Falls Annexation Ordinance No. 2281; Following along the west boundary of said Annexation Ordinance No. 2281 for the next three (3) courses; Thence, S 01° 06' 24" W a distance of 110.17 feet to a point on a non-tangential curve, thence along said curve turning to the left through an angle of 27° 31' 12", having a radius of 156.00 feet, an arc length of 74.93, and whose long chord bears S 22° 46' 26" W for a distance of 74.21 feet; thence, S 09° 00' 50" W for a distance of 248.91 feet to the northeast corner of City of Idaho Falls Annexation Ordinance No. 2282; Thence, N 89° 32' 55" W along the north boundary of said Annexation Ordinance No. 2282 for a distance of 214.18 feet to the POINT OF BEGINNING. Described boundary contains 2.446 acres, more or less.

RECORDED WITH THE BONNEVILLE COUNTY RECORDER'S OFFICE AS

INSTRUMENT NO. _____

Note: Due to the age of the plats for the subdivisions to the north, as well as the annexation ordinances from the time, and the modernization of the city coordinate system and existing sectional control, I decided Annexation Ordinance No. 793 was intended to annex the lands developed as East Bel-Aire Addition Division No. 1, among others that do not pertain to this survey; and Annexation Ordinance No. 910 was intended to annex the lands developed as Kelsey Estates Division No. 1, among others that do not pertain to this survey; Annexation Ordinance No. 2297 shares a border with the proposed annexation, and was used to establish the northwest corner of the proposed annexation.

The intent of these decisions was to establish a description that fills in a gap in the City of Idaho Falls annexations; this proposed annexation is bounded on all sides by the existing Annexation Ordinances (Nos. 793, 910, 2281, 2281, and 2297).

SHEET 1 OF 1

1/4	SEC	T	R
☒	16	2N	38E

CONNECT ENGINEERING
The Civil Connection
2295 N Yellowstone Hwy Unit #6
Idaho Falls, ID 83401 208.681.8590
The Civil Connection

TITLE	CARIBOU STREET ANNEXATION		
DATE:	12/14/21	DRAWN/CHK BY:	PS/JS
PROJECT:	21370/T2NR38E/S16		

BADGER
AERIAL MAPPING & SURVEYING

402 VAN DREFF ST.
SALMON, ID 83467
208-756-3070

4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF APPROXIMATELY 2.446 ACRES IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 38 EAST, GENERALLY LOCATED NORTH OF E 1ST ST, EAST OF NW BONNEVILLE DR, SOUTH OF GARFIELD ST, WEST OF EASY ST

WHEREAS, the applicant filed an application for annexation on October 25, 2021; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on December 7, 2021; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on January 27, 2022; 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 property is approximately 2.446 acres generally located north of E 1st St, west of NW Bonneville Dr, south of Garfield St, west of Easy St.
3. This property is within the city's area of impact. It is a county enclave, surrounded by city on all sides.
4. The application is a Category "A" annexation.
5. The Comprehensive Plan designates this area as Higher Density.
6. 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 _____, 2022

_____

Rebecca Casper - Mayor

Memorandum

File #: 21-382 **City Council Meeting**

FROM: Brad Cramer, Director
DATE: Tuesday, January 18, 2022
DEPARTMENT: Community Development Services

Subject
Public Hearing-Part 2 of 2 of the Annexation and Initial Zoning of LC, Limited Commercial, Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards, 2.446 acres, Southwest ¼ of Section 16, 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 "Higher Density" and approve the Ordinance establishing the initial zoning for LC, Limited Commercial 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 LC, Limited Commercial 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 LC, Limited Commercial which includes the Initial Zoning Ordinance and Reasoned Statement of Relevant Criteria and Standards for 2.446 acres, Southwest ¼ of Section 16, Township 2 North, Range 38 East. The Planning and Zoning Commission considered this item at its December 7, 2021, meeting and recommended approval of LC, Limited Commercial by a unanimous vote. Staff concurs with this recommendation and recommends approval.

Alignment with City & Department Planning Objectives

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of 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 initial zoning legal description has been reviewed by the Survey Division.

Fiscal Impact
N/A

Legal Review
This application and ordinance have been reviewed by Legal pursuant to applicable law.

Annexation and Initial Zoning

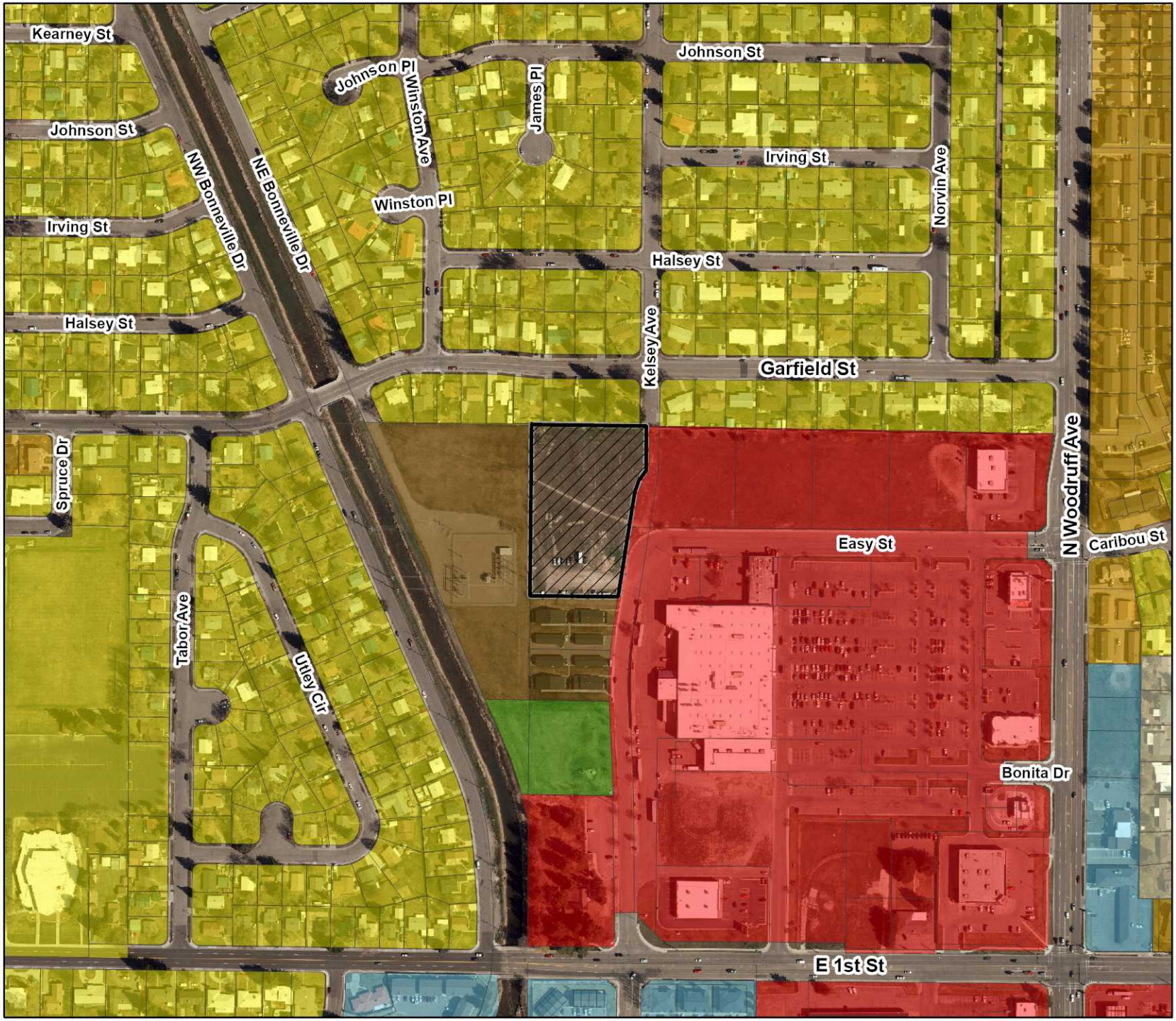
ANNX21-018 Annex and Zoning of LC SW 1/4 Sec 16 T2N R38E

Legend

- ANNX21-018
- City Limit

Zoning

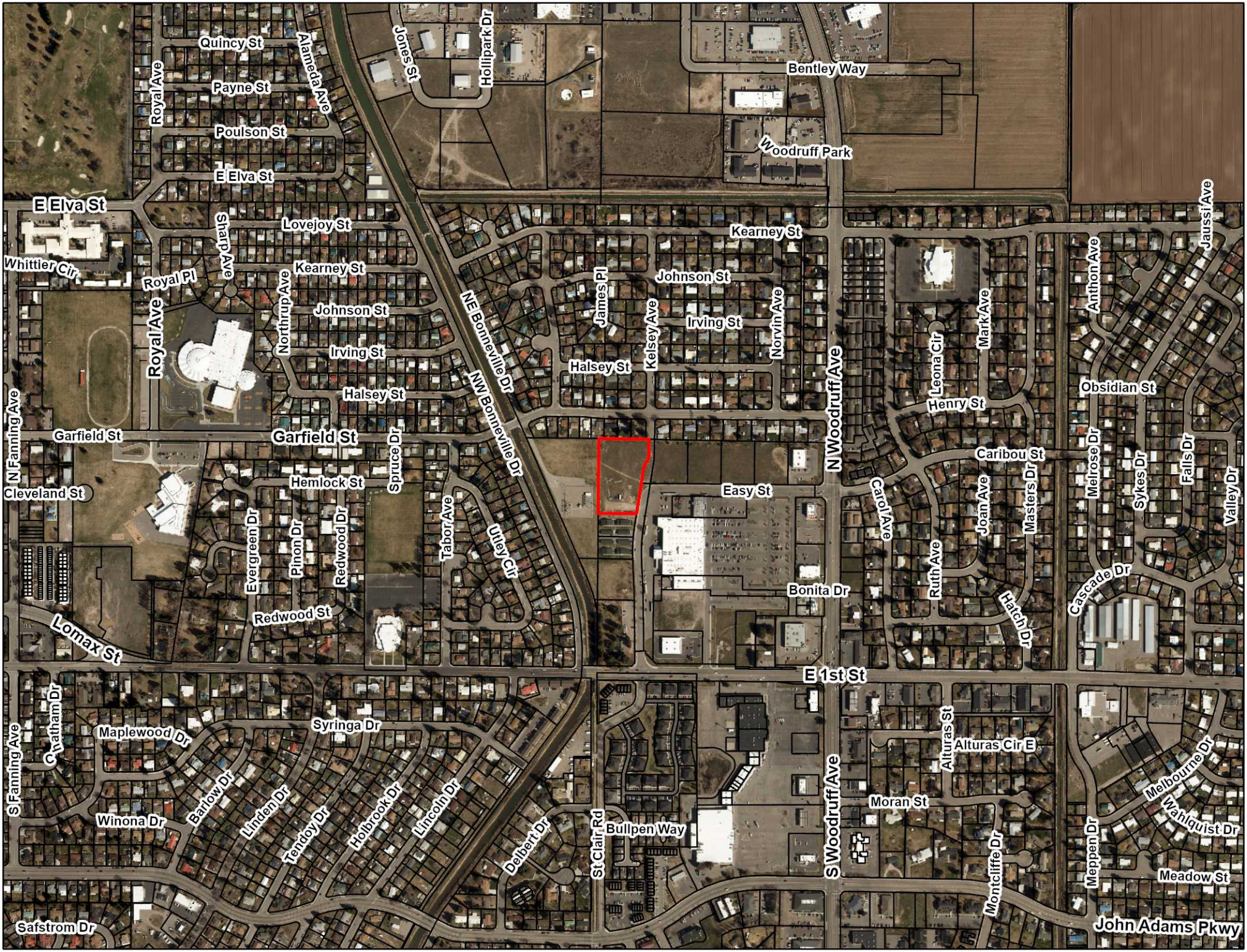
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

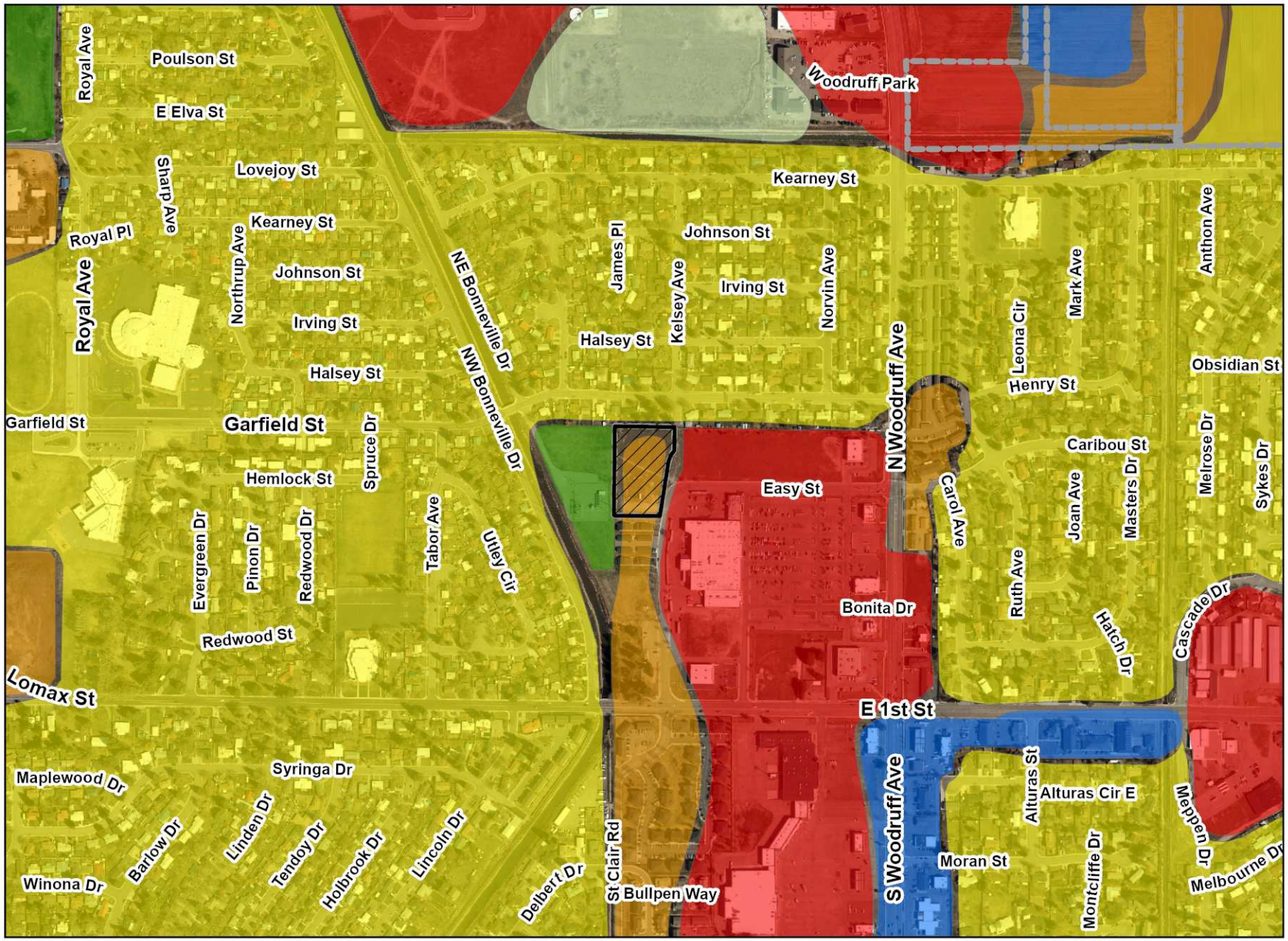

Quincy St
Alameda Ave
Jones St
Hollipark Dr
Bentley Way
Royal Ave
Payne St
Poulson St
Woodruff Park
E Elva St
E Elva St
Sharp Ave
Lovejoy St
Jaussi Ave
Kearney St
Whittier Cir
Royal Pl
Kearney St
Johnson St
Anthon Ave
Northrup Ave
Johnson St
James Pl
Kelsey Ave
Irving St
Norvin Ave
Mark Ave
Royal Ave
Irving St
Halsey St
Leona Cir
Obsidian St
NE Bonneville Dr
Halsey St
Henry St
N Fanning Ave
Garfield St
Garfield St
Spruce Dr
N Woodruff Ave
Caribou St
Melrose Dr
Falls Dr
Hemlock St
Easy St
Sykes Dr
Cleveland St
Tabor Ave
Utley Cir
Carol Ave
Joan Ave
Masters Dr
Valley Dr
Evergreen Dr
Pinon Dr
Redwood Dr
Ruth Ave
Bonita Dr
Cascade Dr
Redwood St
Hatch Dr
Lomax St
E 1st St
Chatham Dr
Syringa Dr
Maplewood Dr
Alturas St
Alturas Cir E
S Fanning Ave
Barlow Dr
Linden Dr
Tendoy Dr
Holbrook Dr
Lincoln Dr
Moran St
Melbourne Dr
Winona Dr
Wahlquist Dr
Delbert Dr
St Clair Rd
Bullpen Way
S Woodruff Ave
Montcliffe Dr
Meppen Dr
Meadow St
Safstrom Dr
John Adams Pkwy

Annexation and Initial Zoning

ANNX21-018 Annex and Zoning of LC SW 1/4 Sec 16 T2N R38E

- Estate
- Low Density
- Higher Density
- Greenbelt Mixed Uses
- Parks and Recreation
- Public Facilities and Open Spaces
- Commercial
- Employment Centers
- Medical Services Centers
- Higher Education Centers
- Planned Transition
- Highway-related industrial
- Railroad-related industrial

Comprehensive Plan



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

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 2.446 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is LC Limited Commercial Zone for such annexed lands is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Higher Density"; 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 "Higher Density"; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on December 7, 2021, and recommended approval of zoning the subject property to LC Limited Commercial Zone; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve this zoning on January 27, 2022.

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 Higher Density.

SECTION 2: Legal Description. The lands described in Exhibit A are hereby zoned as LC Limited Commercial Zone.

SECTION 3. Zoning. The property described in Section 1 of this Ordinance be and the same hereby is zoned "LC Limited Commercial" 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_____, 2022.

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 2.446 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS LC LIMITED COMMERCIAL ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

Exhibit "A"

LEGAL DESCRIPTION (Page 1 of 1)

ANNEXATION IN A PORTION OF THE SW 1/4, SECTION 16, T. 2 N., R. 38 E., B.M.

BEGINNING at a point N 00° 27' 14" E along the section line a distance of 891.06 feet from the Southwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, said point being the northwest corner of City of Idaho Falls Annexation Ordinance No. 2282, and on the east boundary of City of Idaho Falls Annexation Ordinance No. 2297; running thence N 00° 27' 14" E along the section line and east boundary of said Annexation Ordinance No. 2297 for a distance of 428.14 feet to the northeast corner of said Annexation Ordinance No. 2297, said point also being on the south boundary of City of Idaho Falls Annexation Ordinance No. 793; thence S 88° 53' 50" E along the south boundaries of City of Idaho Falls Annexation Ordinance No. 793 and City of Idaho Falls Annexation Ordinance No. 910 for a distance of 280.68 feet to the northwest corner of City of Idaho Falls Annexation Ordinance No. 2281; Following along the west boundary of said Annexation Ordinance No. 2281 for the next three (3) courses; Thence, S 01° 06' 24" W a distance of 110.17 feet to a point on a non-tangential curve, thence along said curve turning to the left through an angle of 27° 31' 12", having a radius of 156.00 feet, an arc length of 74.93, and whose long chord bears S 22° 46' 26" W for a distance of 74.21 feet; thence, S 09° 00' 50" W for a distance of 248.91 feet to the northeast corner of City of Idaho Falls Annexation Ordinance No. 2282; Thence, N 89° 32' 55" W along the north boundary of said Annexation Ordinance No. 2282 for a distance of 214.18 feet to the POINT OF BEGINNING.

Described boundary contains 2.446 acres, more or less.

Submitted by:

Firm Name: Badger Aerial Mapping and Surveying

Contact Name: Justin Steffler

Phone Number: 208-540-1419

Email: justin@badgeraerial.com

PROFESSIONAL LAND SURVEYOR
LICENSED
14222
12-21-21
STATE OF IDAHO
JUSTIN M. STEFFLER

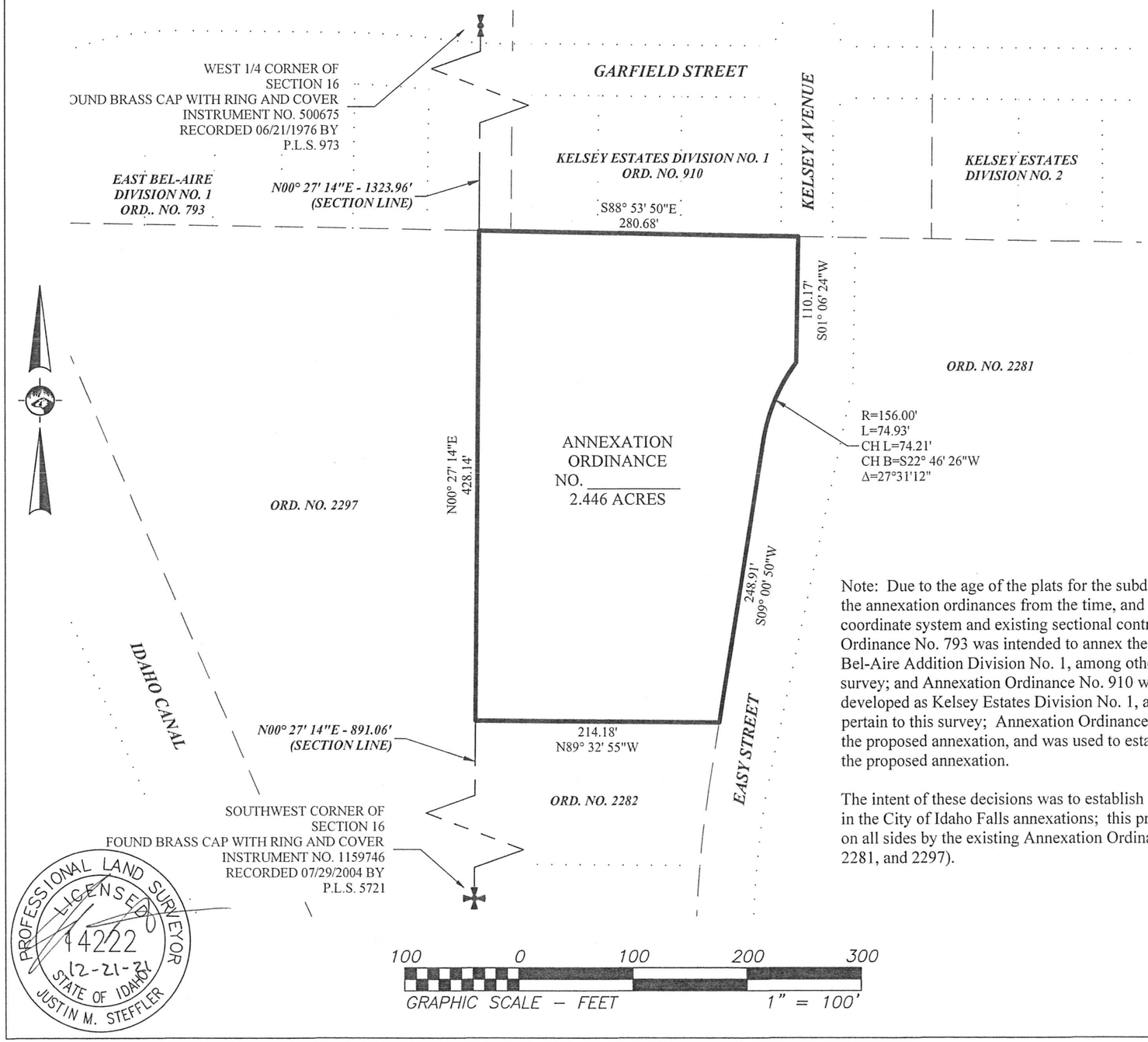
Overall Document Page Range: _____ of _____

ORIGINAL

CITY OF IDAHO FALLS

BONNEVILLE COUNTY

SOUTHWEST 1/4 OF SECTION 16, T. 2 N., R. 38 E., B.M.



ANNEXATION ORDINANCE NO. _____

ANNEXATION IN A PORTION OF THE SW ¼, SECTION 16, T. 2 N., R. 38 E., B.M.

BEGINNING at a point N 00° 27' 14" E along the section line a distance of 891.06 feet from the Southwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, said point being the northwest corner of City of Idaho Falls Annexation Ordinance No. 2282, and on the east boundary of City of Idaho Falls Annexation Ordinance No. 2297; running thence N 00° 27' 14" E along the section line and east boundary of said Annexation Ordinance No. 2297 for a distance of 428.14 feet to the northeast corner of said Annexation Ordinance No. 2297, said point also being on the south boundary of City of Idaho Falls Annexation Ordinance No. 793; thence S 88° 53' 50" E along the south boundaries of City of Idaho Falls Annexation Ordinance No. 793 and City of Idaho Falls Annexation Ordinance No. 910 for a distance of 280.68 feet to the northwest corner of City of Idaho Falls Annexation Ordinance No. 2281; Following along the west boundary of said Annexation Ordinance No. 2281 for the next three (3) courses; Thence, S 01° 06' 24" W a distance of 110.17 feet to a point on a non-tangential curve, thence along said curve turning to the left through an angle of 27° 31' 12", having a radius of 156.00 feet, an arc length of 74.93, and whose long chord bears S 22° 46' 26" W for a distance of 74.21 feet; thence, S 09° 00' 50" W for a distance of 248.91 feet to the northeast corner of City of Idaho Falls Annexation Ordinance No. 2282; Thence, N 89° 32' 55" W along the north boundary of said Annexation Ordinance No. 2282 for a distance of 214.18 feet to the POINT OF BEGINNING. Described boundary contains 2.446 acres, more or less.

RECORDED WITH THE BONNEVILLE COUNTY RECORDER'S OFFICE AS

INSTRUMENT NO. _____

Note: Due to the age of the plats for the subdivisions to the north, as well as the annexation ordinances from the time, and the modernization of the city coordinate system and existing sectional control, I decided Annexation Ordinance No. 793 was intended to annex the lands developed as East Bel-Aire Addition Division No. 1, among others that do not pertain to this survey; and Annexation Ordinance No. 910 was intended to annex the lands developed as Kelsey Estates Division No. 1, among others that do not pertain to this survey; Annexation Ordinance No. 2297 shares a border with the proposed annexation, and was used to establish the northwest corner of the proposed annexation.

The intent of these decisions was to establish a description that fills in a gap in the City of Idaho Falls annexations; this proposed annexation is bounded on all sides by the existing Annexation Ordinances (Nos. 793, 910, 2281, 2281, and 2297).

SHEET 1 OF 1

1/4	SEC	T	R
☒	16	2N	38E

CONNECT ENGINEERING
The Civil Connection
2295 N Yellowstone Hwy Unit #6
Idaho Falls, ID 83401 208.681.8590
The Civil Connection

TITLE	CARIBOU STREET ANNEXATION		
DATE:	12/14/21	DRAWN/CHK BY:	PS/JS
PROJECT:	21370/T2NR38E/S16		

BADGER
AERIAL MAPPING & SURVEYING

402 VAN DREFF ST.
SALMON, ID 83467
208-756-3070

4141 S 58 W
IDAHO FALLS, ID 83402
208-715-4380

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF LC, LIMITED COMMERCIAL, APPROXIMATELY 2.446 ACRES IN SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 NORTH, RANGE 38 EAST, GENERALLY LOCATED NORTH OF E 1ST ST, EAST OF NW BONNEVILLE DR, SOUTH OF GARFIELD ST, WEST OF EASY ST

WHEREAS, the applicant filed an application for annexation on October 25, 2021; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on December 7, 2021; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on January 27, 2022; 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 property is approximately 2.446 acres generally located north of E 1st St, east of NW Bonneville Dr, south of Garfield St, west of Easy St.
3. The Comprehensive Plan designates this area as Higher Density.
4. The proposed zoning is LC, Limited Commercial. The LC, Limited Commercial 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 LC, Limited Commercial.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the initial zoning as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2022

_____

Rebecca Casper - Mayor

IDAHO FALLS

City Clerk's Office

NOTICE OF PUBLIC MEETING
Thursday, January 27, 2022
City Council Chambers
680 Park Avenue
Idaho Falls, ID 83402
8:00 p.m.

This meeting may be cancelled or recessed to a later time in accordance with law.

SPECIAL MEETING - EXECUTIVE SESSION

The Executive Session is being called pursuant to the provisions of Idaho Code Section 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated, but imminently likely to be litigated.

DATED this 26th day of January 2022

Kathy Hampton

Kathy Hampton, City Clerk