

**CITY OF IDAHO FALLS, IDAHO  
COUNCIL MEETING AGENDA  
REGULAR MEETING**

**Thursday, October 8, 2015**

**7:30 p.m.**

**COUNCIL CHAMBERS  
680 PARK AVENUE**

---

*The Mayor, City Council, and Staff welcome you to tonight's meeting. We appreciate and encourage public participation. If you wish to express your thoughts on a matter listed below, please contact Councilmembers by email or personally before the meeting. If you wish to comment on a matter that is not on this Agenda, you may comment during Agenda Item number 3 below. Be aware that an amendment to this Agenda may be made upon passage of a motion that states the reason for the amendment and the good faith reason that the Agenda item was not included in the original Agenda posting. Note: Items listed under "RECOMMENDED ACTION" on this agenda are only potential outcomes. City Council Meetings are live streamed at [www.idahofallsidaho.gov](http://www.idahofallsidaho.gov), then archived. Thank you for your interest in City Government.*

1. **Call to Order and Roll Call.**
2. **Pledge of Allegiance.**
3. **Public Comment:** *This is the opportunity for members of the public to speak to the City Council regarding matters that are not on the Agenda; not noticed for a public hearing; not currently pending before the Planning Commission or Board of Adjustment; not the subject of a pending enforcement action; and not relative to a City personnel matter. If you want to speak, please state your name and address for the record and please limit your remarks to three (3) minutes. The Mayor and/or staff may also use this time to respond to comments from a previous meeting. NOTE: The Mayor may exercise discretion to decide if and when to allow public comment on an Agenda Item that does not include a public hearing. If the Mayor determines that your comments may be made later in the meeting, she will let you know when you may make your comments.*
4. **CONSENT AGENDA:** Any item may be removed from the Consent Agenda at the request of any member of the Council and that item would be considered separately later. Approval by roll call vote:
  - A. Item from Community Development Services Department:
    1. Receipt of recommendations from the Planning and Zoning Commission, October 6<sup>th</sup>, 2015, meeting.
  - B. Items from the City Clerk:
    1. Approval of Minutes from the August 27, 2015, Regular Council Meeting and September 8, 2015, Council Work Session.
    2. Approval of License Applications, including Beer To Be Consumed to El Rinconcito Authentic Mexican Food, all carrying the required approvals.

3. Request for Council ratification for the publication of legal notices calling for public hearings on October 8, 2015.

RECOMMENDED ACTION: To approve all items on the Consent Agenda according to the recommendations presented.

5. **REGULAR AGENDA:**

A. **Community Development Services Department:**

1. **Public Hearing – Annexation with Initial Zoning of HC-1, Annexation Agreement, Annexation and Zoning Ordinances, Final Plat, Development Agreement and Reasoned Statements of Relevant Criteria and Standards, Carlyle-Erma Division No. 3:** For your consideration is the application for Annexation with Initial Zoning of HC-1, Annexation Agreement, Annexation and Zoning Ordinances, Final Plat, Development Agreement and Reasoned Statements of Relevant Criteria and Standards, for Carlyle-Erma Division No. 3. The Planning and Zoning Commission considered this application at its August 4, 2015, and September 1, 2015, meetings and recommended approval. Staff concurs with the recommendation. This application is now being submitted to the Mayor and City Council for consideration.

RECOMMENDED ACTIONS: The following recommendations in sequential order (or take other action deemed appropriate):

- a. To approve the Annexation Agreement for Carlyle-Erma Division No. 3, and give authorization for the Mayor and City Clerk to execute the necessary documents.
- b. To approve the Ordinance annexing Carlyle-Erma Division No. 3, under the suspension of the rules requiring three complete and separate readings and 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, or reject the Ordinance).
- c. To approve the Reasoned Statement of Relevant Criteria and Standards for the annexation for Carlyle-Erma Division No. 3, and give authorization for the Mayor to execute the necessary documents.
- d. To approve the Ordinance assigning a Comprehensive Plan Designation of Commercial and establishing the initial zoning for Carlyle-Erma Division No. 3 as HC-1 Zone (Limited Business), under the suspension of the rules requiring three complete and separate readings and 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, or reject the Ordinance*), that the Comprehensive Plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning, and amendment to the Comprehensive Plan on the Comprehensive Plan and Zoning Maps located in the Planning Office.
- e. To approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of HC-1 for Carlyle-Erma Division No. 3, and give authorization for the Mayor to execute the necessary documents.
- f. To accept the Final Plat for Carlyle-Erma Division No. 3, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

g. To approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Carlyle-Erma Division No. 3, and give authorization for the Mayor to execute the necessary documents.

2. **Final Plat and Reasoned Statement of Relevant Criteria and Standards, Kingston Plaza Division No. 1, 1<sup>st</sup> Amended:** For your consideration is the application for a Final Plat and Reasoned Statement of Relevant Criteria and Standards for Kingston Plaza Division No. 1, 1<sup>st</sup> Amended. The Planning and Zoning Commission considered this application at its May 5, 2015, meeting and recommended approval with the condition that a cross-access agreement was recorded between the lots. This condition has been met. Staff concurs with the recommendation. This application is now being submitted to the Mayor and City Council for consideration.

RECOMMENDED ACTIONS: The following recommendations in sequential order (or take other action deemed appropriate):

a. To accept the Final Plat for Kingston Plaza Division No. 1, 1<sup>st</sup> Amended, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

c. To approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Kingston Plaza Division No. 1, 1<sup>st</sup> Amended, and give authorization for the Mayor to execute the necessary documents.

B. **Public Works:**

1. **Easement Vacation Request – Deed of Easement Referenced as Instrument Number 804366:** As earlier authorized, the City Attorney has prepared the documents to vacate a 16 foot power line easement within Section 31, T2N, R38E. Public Works recommends approval of this vacation; and, authorization for Mayor and City Clerk to sign the necessary documents.

RECOMMENDED ACTION: To approve to vacate a 16 foot power line easement within Section 31, T2N, R38E; and give authorization for Mayor and City Clerk to sign the necessary documents (or take other action deemed appropriate).

2. **Water Mitigation Plan:** For Council review and consideration is a Water Mitigation Plan addressing the Surface Water Coalition's delivery call. The mitigation plan and the delivery call were discussed at the Council Work Session held on September 21, 2015. The City Attorney has reviewed the proposed mitigation plan. Public Works requests approval of the mitigation plan and authorization to submit to the Idaho Department of Water Resources.

RECOMMENDED ACTION: To approve the Water Mitigation Plan and give authorization to submit to the Idaho Department of Water Resources (or take other action deemed appropriate).

C. **Idaho Falls Power:**

1. **Approve EnergyAxis System Maintenance Agreement with Elster Solutions LLC:** Idaho Falls Power completed conversion to Elster meters earlier this year. Included in the bid for the conversion was deployment of the EnergyAxis system to manage meters. We maintain an annual agreement with Elster Solutions LLC for maintenance of

that system which includes upgrades, troubleshooting, and support. Idaho Falls Power respectfully requests City Council approve the EnergyAxis System Maintenance agreement with Elster Solutions, LLC in the amount of \$37,903 and authorize the Mayor to sign the document.

RECOMMENDED ACTION: To approve the EnergyAxis System Maintenance agreement with Elster Solutions, LLC in the amount of \$37,903 and authorize the Mayor to sign the document (or take other action deemed appropriate).

**Motion to Adjourn.**

*If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact City Clerk Kathy Hampton at Telephone Number 612-8414 or the ADA Coordinator Lisa Farris at Telephone Number 612-8323 as soon as possible and they will make every effort to adequately meet your needs.*



# **CONSENT AGENDA:**

**AUGUST 27, 2015 - Unapproved**

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, August 27, 2015, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 p.m.

There were present:

Mayor Rebecca Casper  
Councilmember Sharon D. Parry  
Councilmember Barbara Ehardt  
Councilmember Thomas Hally (by phone)  
Councilmember David M. Smith  
Councilmember Ed Marohn

Absent:

Councilmember Michael Lehto

Also present:

Randy Fife, City Attorney  
Kathy Hampton, City Clerk  
All available Department Directors

Mayor Casper invited Police Chief Mark McBride to come forward and lead those present in the Pledge of Allegiance.

**Awards and Presentations:**

Chief McBride stated in 2002 Cady Tucker, who was a student at Hope Lutheran, passed away from an automobile accident. Since that time Cady's family has provided a yearly scholarship based on traffic safety. This year's recipient is Kylie Eaton, a 6<sup>th</sup> grader at Hope Lutheran School. Ms. Eaton presented her traffic safety project, SeeClickFix, stating this is an electronic app used for reporting various traffic safety issues.

Mayor Casper requested any public comments not related to items on the agenda. No one appeared.

In accordance with Idaho State Code §74-204, it was moved by Councilmember Marohn, seconded by Councilmember Smith, to amend the Regular Agenda 6.C.1. to include a memo from the Human Resources Department for consideration of the revised Group Health Insurance and Vision Rate Sheet with Blue Cross of Idaho for the 2015-16 Plan Year. Councilmember Marohn stated the good faith reason - in order to meet the Affordable Care Act requirements regarding notifying the employees within 30 days of any plan changes, the City needs to begin sending notices to employees on August 28, 2015. Because of this tight deadline it is necessary to request that the City Council amend the agenda to include this item for consideration. Roll call as follows:

Aye: Councilmember Ehardt

**AUGUST 27, 2015 - Unapproved**

Councilmember Marohn  
Councilmember Hally  
Councilmember Parry  
Councilmember Smith

Nay: None

Motion carried.

**CONSENT AGENDA ITEMS:**

The City Clerk requested approval of Minutes from the July 15, 2015, Budget Work Session and the July 20, 2015, Budget Work Session.

The City Clerk requested approval of License Applications, all carrying the required approvals.

The City Clerk requested Council ratification for the publication of legal notices calling for public hearings on August 27, 2015.

It was moved by Councilmember Marohn, seconded by Councilmember Ehardt, to approve all items on the Consent Agenda according to recommendations presented. Roll call as follows:

Aye: Councilmember Marohn  
Councilmember Ehardt  
Councilmember Hally  
Councilmember Parry  
Councilmember Smith

Nay: None

Motion carried.

**REGULAR AGENDA ITEMS:**

Idaho Falls Power submitted the following item for Council consideration:

**MEMORANDUM**

To: Mayor Casper and City Council  
From: Jackie Flowers, General Manager  
Subject: Carbon Free Power Project Agreement with Utah Associated Municipal Power Systems

As part of its Smart Energy program, Utah Associated Municipal Power Systems (UAMPS) is investigating non-carbon emitting energy sources as a hedge against carbon dioxide regulations that may impose cost burdens on existing fossil fueled resources. One of the sources is a small modular reactor. In June 2013, UAMPS, Energy Northwest, and NuScale entered into a teaming agreement related to development of the project. The Department of Energy has identified NuScale's technology, with UAMPS as a utility partner, as an eligible

**AUGUST 27, 2015 - Unapproved**

recipient for small modular reactor licensing technical support and cost-share support for UAMPS site permitting activities and combined construction and operating license activities. The DOE cost-share will be for up to 50% of the site permitting activities and combined construction and operating license activities. The attached agreement is for the siting phase work which will be conducted in a phased-approach. The City Attorney has reviewed the document. Idaho Falls Power respectfully requests that the City Council approved the Carbon Free Power Project Study Phase Siting Agreement with UAMPS, at a site share amount of 10,000 kilowatts, and authorize the Mayor to execute the document.

Director Flowers stated this agreement is the beginning stages of base-load energy. She stated this first phase will take place for approximately two (2) years and there is national interest in this project. She briefly explained responsibilities of UAMPS and the Nuclear Regulatory Commission (NRC).

It was moved by Councilmember Ehardt, seconded by Councilmember Marohn, to approve the Carbon Free Power Project Study Phase Siting Agreement with UAMPS and give authorization for the Mayor to sign and execute necessary documents. Roll call as follows:

Aye: Councilmember Ehardt  
Councilmember Marohn  
Councilmember Hally  
Councilmember Parry  
Councilmember Smith

Nay: None

Motion carried.

Public Works submitted the following items for Council consideration:

**MEMORANDUM**

To: Honorable Mayor & City Council  
From: Chris H Fredericksen, Public Works Director  
Subject: Bid Award – Sanitary Sewer Rehabilitation – 2015

On August 18, 2015, bids were received and opened for Sanitary Sewer Rehabilitation – 2015 project. A tabulation of bid results is attached.

	Engineer's Estimate	Pipeline Inspection Services
Total Base Bid Schedule	\$95,505.00	\$83,825.00
Total Additive Alternate Bid Schedule No. 1	\$41,090.00	\$33,738.00
Total Base Bid plus Add. Alt. Bid Schedule No. 1	\$136,595.00	\$117,563.00

Public Works recommends approval of the plans and specifications, award to the lowest responsive, responsible bidder, Pipeline Inspection Services, in an amount of \$117,563.00 and, authorization for the Mayor and City Clerk to sign contract documents.

s/ Chris H Fredericksen

**AUGUST 27, 2015 - Unapproved**

It was moved by Councilmember Ehardt, seconded by Councilmember Marohn, to approve the plans and specifications, award to the lowest responsive, responsible bidder, Pipeline Inspection Services, in an amount of \$117,563.00 and authorize the Mayor and City Clerk to sign contract documents. Roll call as follows:

Aye: Councilmember Parry  
Councilmember Marohn  
Councilmember Smith  
Councilmember Hally  
Councilmember Ehardt

Nay: None

Motion carried.

MEMORANDUM

To: Honorable Mayor & City Council  
From: Chris H Fredericksen, Public Works Director  
Subject: Bid Authorization – Eastside Greenbelt Pathway – Broadway to Riverside Drive

Public Works requests approval to solicit bids for the Eastside Greenbelt Pathway, Broadway to Riverside Drive project.

s/ Chris H Fredericksen

Parks and Recreation Director Greg Weitzel appeared and stated a portion of unused roadway repairs funds, with the approval of Director Fredericksen, could be used for this project. This project is part of the Connecting Our Community plan. Director Weitzel restated this request is only to solicit bids for the project.

After brief discussion it was moved by Councilmember Ehardt, seconded by Councilmember Marohn, to solicit bids for the Eastside Greenbelt Pathway, Broadway to Riverside Drive project. Roll call as follows:

Aye: Councilmember Parry  
Councilmember Ehardt  
Councilmember Smith  
Councilmember Marohn  
Councilmember Hally

Nay: None

Motion carried.

MEMORANDUM

To: Honorable Mayor & City Council

**AUGUST 27, 2015 - Unapproved**

From: Chris H Fredericksen, Public Works Director  
Subject: City Ordinance Revision – Title 8, Chapter 6, Sanitation Service

Attached is a proposed revision prepared by the City Attorney to the city ordinance addressing Sanitation Service. The proposed revision reflects required changes due to implementation of automated residential garbage removal.

Public Works recommends approval of this ordinance; and, authorization for Mayor and City Clerk to sign the necessary documents.

s/ Chris H Fredericksen

Councilmember Ehardt stated this ordinance could be revised several times in the future as the automated system is implemented.

It was moved by Councilmember Ehardt, seconded by Councilmember Marohn, to approve the city ordinance revision Title 8, Chapter 6, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye: Councilmember Hally  
Councilmember Smith  
Councilmember Ehardt  
Councilmember Marohn  
Councilmember Parry

Nay: None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3018**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 8, CHAPTER 6 TO ESTABLISH REGULATIONS REGARDING THE CITY'S MECHANICAL SOLID WASTE CONTAINER PICK UP SYSTEM; INCLUDING DEFINITIONS; CONTAINER SIZE, WEIGHT, REPAIR AND REPLACEMENT REQUIREMENTS; RELATED FEES AND CHARGES; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

Human Resources submitted the following item for Council consideration:

**MEMORANDUM**

After American Insurance received the updated third quarter utilization report and the retention information about 1½ weeks ago, Mr. AJ Argyle recognized some concerns with the 2015-16 plan renewal, which was about a 9.6 percent increase. Much time and effort was spent last week working with Blue Cross to arrive at a new renewal rate. After much time and

**AUGUST 27, 2015 - Unapproved**

effort spent last week working with Blue Cross of Idaho, a new renewal rate of 4% was offered. Attached for your consideration is the Group Health Insurance Rate Sheet with Blue Cross of Idaho reflecting the 4% increase. The proposed rates will take effect October 1, 2015.

It was moved by Councilmember Marohn, seconded by Councilmember Ehardt, to authorize the Mayor to sign the City of Idaho Falls Group Health Insurance and Vision Rate Sheet with Blue Cross of Idaho for the 2015-16 Plan Year. Roll call as follows:

Aye: Councilmember Parry  
Councilmember Ehardt  
Councilmember Hally  
Councilmember Smith  
Councilmember Marohn

Nay: None

Motion carried.

Community Development Services Department submitted the following items for Council consideration:

MEMORANDUM

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Amendments to Plumbing License Code

Attached is an ordinance to modify the City's Plumbing Licensing Code. The City currently requires a plumbing license for plumbing contractors. The State of Idaho also requires a license with the same or similar requirements. The proposed ordinance change eliminates the City requirement for a plumbing license. The proposed ordinance also removes the requirement for the City to have a designated plumbing inspector. Staff respectfully requests approval of the ordinance.

Reggie Fuller, Building Official, stated this is a duplicate license of the State requirements. Director Cramer clarified 'designated plumbing inspector' should have read 'appointed plumbing inspector'.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the ordinance for revision of the City's Plumbing Licensing Code under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye: Councilmember Smith  
Councilmember Hally  
Councilmember Parry  
Councilmember Ehardt  
Councilmember Marohn

**AUGUST 27, 2015 - Unapproved**

Nay: None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3019**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 4, CHAPTER 11, BY ELIMINATING THE REQUIREMENTS FOR A CITY PLUMBING LICENSE AND MINOR EDITS RELATED THERETO; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

**MEMORANDUM**

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Amendments to the Ordinance Adopting the National Electric Code

The City of Idaho Falls is required to adopt the same National Electric Code as the State of Idaho. The City's ordinance currently references a specific reference to the edition of the code the City has adopted. The attached ordinance eliminates this reference in order to avoid discrepancies and require frequent ordinance modifications. Staff respectfully requests approval of the ordinance.

Mr. Fuller briefly explained the amendments to the Code.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the amendments to the ordinance adopting the National Electric Code under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye: Councilmember Smith  
Councilmember Marohn  
Councilmember Ehardt  
Councilmember Hally  
Councilmember Parry

Nay: None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3020**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 7, CHAPTER 8, SECTION 1, OF THE IDAHO FALLS CITY CODE TO ALLOW THE CLERK



**AUGUST 27, 2015 - Unapproved**

TO RETAIN A COPY OF THE EDITION OF THE NATIONAL ELECTRICAL CODE ADOPTED BY THE CITY FOR USE AND EXAMINATION BY THE PUBLIC; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

MEMORANDUM

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Heritage Hills Division No. 2

Attached is the application for Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, for Heritage Hills Division No. 2. The Planning and Zoning Commission considered this item at its June 16, 2015, meeting and recommended approval with the condition that left and right hand turn lanes be constructed on East River Road at Independence Drive prior to issuance of permits within the Division and that a note be placed on the Final Plat indicating that the development is within the Idaho Falls Regional Airport noise impact area. Staff concurs with these recommendations and recommends approval of the application. The application is now being submitted to the Mayor and City Council for consideration.

Director Cramer appeared to explain this application request. Following is a list of exhibits used in connection with this request:

Slide 1: Final Plat of property  
Slide 2: Aerial photo of vicinity map  
Slide 3: Additional aerial photo of vicinity map  
Slide 4: Photo of overlay with the preliminary plat  
Slide 5: Photo of final plat  
Slide 6: Photo looking west at end of Independence Drive  
Slide 7: Photo looking north across the property  
Slide 8: Photo looking south across the property

Director Cramer stated due to the size of these 14 lots a secondary fire access was required.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Development Agreement for Heritage Hills Division No. 2, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye: Councilmember Marohn  
Councilmember Ehardt  
Councilmember Hally  
Councilmember Parry  
Councilmember Smith

Nay: None

**AUGUST 27, 2015 - Unapproved**

Motion carried.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to accept the Final Plat for Heritage Hills Division No. 2, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows:

Aye: Councilmember Smith  
Councilmember Hally  
Councilmember Parry  
Councilmember Ehardt  
Councilmember Marohn

Nay: None

Motion carried.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Heritage Hills Division No. 2, and give authorization for the Mayor to execute the necessary documents. Roll call as follows:

Aye: Councilmember Hally  
Councilmember Marohn  
Councilmember Parry  
Councilmember Smith  
Councilmember Ehardt

Nay: None

Motion carried.

**MEMORANDUM**

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Annexation with Initial Zoning of C-1, Final Plat, Annexation Agreement, Annexation Ordinance, Zoning Ordinance, and Reasoned Statements of Relevant Criteria and Standards for Snake River Landing Division No. 9

Attached is the application for Annexation with Initial Zoning of C-1, Final Plat, Annexation Agreement, Annexation Ordinance, Zoning Ordinance, and Reasoned Statements of Relevant Criteria and Standards for Snake River Landing Division No. 9. The Planning and Zoning Commission considered this application at its June 16, 2015, meeting and recommended approval by a 5-1 vote. Staff concurs and recommends approval of the application. This item is now being submitted to the Mayor and City Council for approval.

Mayor Casper opened the public hearing and stated all slides, Planning and Zoning Commission minutes, and staff reports be entered into the record.

**AUGUST 27, 2015 - Unapproved**

Director Cramer appeared to explain this application request. Following is a list of exhibits used in connection with this request:

- Slide 1: Zoning map of property
- Slide 2: Comprehensive Plan Future Land Use Map
- Slide 3: Aerial photo of vicinity map
- Slide 4: Additional aerial photo of vicinity map
- Slide 5: Aerial photo of final plat overlay with annexation
- Slide 6: Photo of final plat of lot
- Slide 7: Photo of final plat of roadway
- Slide 8: Photo looking northeast from Pioneer Road
- Slide 9: Photo looking southeast from Pioneer Road
- Slide 10: Photo looking west from Event Center Drive
- Slide 11: Photo looking southwest from Whitewater Drive
- Slide 12: Photo looking east from Whitewater Drive
- Slide 13: Photo looking south from Whitewater Drive
- Slide 14: Photo looking east along Pioneer Road from north end of property
- Slide 15: Photo looking south along Pioneer Road from north end of property
- Slide 16: Photo looking east toward Snake River Landing
- Slide 17: Photo looking north along Pioneer Road from north end of property

Director Cramer stated a small triangular portion of land is County owned. He explained the ownership process of roadways and the traffic flows, stating a portion of the roadway is owned by County.

Mayor Casper requested any public comment.

Clint Boyle, 901 Pier View Drive #205, Idaho Falls, Idaho appeared. Mr. Boyle stated this project has been in the process for numerous years and is another step forward in bringing the Event Center to Idaho Falls. Mr. Boyle made several introductions, including those involved parties who are donating this property to the Auditorium District, stating this donation is through a land donation agreement. Mr. Boyle briefly explained the process/history of this property, including the time line, Planning and Zoning Commission issues, traffic study and analysis, and right-of-way dedications. Further discussion followed regarding the right-of-way.

Mayor Casper closed the public hearing.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Annexation Agreement for Snake River Landing Division No. 9, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye: Councilmember Ehardt  
Councilmember Parry  
Councilmember Smith  
Councilmember Marohn  
Councilmember Hally

**AUGUST 27, 2015 - Unapproved**

Nay: None

Motion carried.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Ordinance annexing Snake River Landing Division No. 9, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye: Councilmember Parry  
Councilmember Ehardt  
Councilmember Hally  
Councilmember Smith  
Councilmember Marohn

Nay: None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3021**

AN ORDINANCE ANNEXING CERTAIN LANDS OF APPROXIMATELY 29.328 ACRES TO THE CITY OF IDAHO FALLS; DESCRIBING SUCH LANDS; AMENDING THE CITY MAP; AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of Snake River Landing Division No. 9, and give authorization for the Mayor to execute the necessary documents. Roll call as follows:

Aye: Councilmember Marohn  
Councilmember Ehardt  
Councilmember Hally  
Councilmember Parry  
Councilmember Smith

Nay: None

Motion carried.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Ordinance assigning a Comprehensive Plan Designation as Greenbelt Mixed Uses and establishing the initial zoning for Snake River Landing Division No. 9, as C-1 (Limited Business), under the suspension of the rules requiring three complete and separate readings

**AUGUST 27, 2015 - Unapproved**

and that it be read by title and published by summary, that the Comprehensive Plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning, and amendment to the Comprehensive Plan on the Comprehensive Plan and Zoning Maps located in the Planning Office. Roll call as follows:

Aye: Councilmember Ehardt  
Councilmember Marohn  
Councilmember Hally  
Councilmember Parry  
Councilmember Smith

Nay: None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3022**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 29.328 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS C-1 ZONE; ESTABLISHING A COMPREHENSIVE PLAN DESIGNATION AS "GREENBELT MIXED USES"; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of C-1 Limited Business Zoning for Snake River Landing Division No. 9, and give authorization for the Mayor to execute the necessary documents. Roll call as follows:

Aye: Councilmember Parry  
Councilmember Marohn  
Councilmember Smith  
Councilmember Hally  
Councilmember Ehardt

Nay: None

Motion carried.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to accept the Final Plat for Snake River Landing Division No. 9, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat. Roll call as follows:

Aye: Councilmember Parry  
Councilmember Ehardt  
Councilmember Smith

**AUGUST 27, 2015 - Unapproved**

Councilmember Marohn  
Councilmember Hally

Nay: None

Motion carried.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Snake River Landing Division No. 9, and give authorization for the Mayor to execute the necessary documents. Roll call as follows:

Aye: Councilmember Hally  
Councilmember Smith  
Councilmember Ehardt  
Councilmember Marohn  
Councilmember Parry

Nay: None

Motion carried.

MEMORANDUM

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Public Hearing – Rezoning from R-2 to R-3, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 35-48, Block 45, Crows Addition

Attached is the application for Rezoning from R-2 to R-3, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lots 35-48, Block 45, Crows Addition. The Planning and Zoning Commission considered this item at its July 7, 2015, meeting and recommended approval by unanimous vote. Staff concurs with this recommendation and recommends approval. This item is now being submitted to the Mayor and City Council for consideration.

Mayor Casper opened the public hearing and stated all slides, Planning and Zoning Commission minutes, and staff reports be entered into the record.

Director Cramer appeared to explain this application request. Following is a list of exhibits used in connection with this request:

Slide 1: Zoning map of property  
Slide 2: Aerial photo of vicinity map  
Slide 3: Additional aerial photo of vicinity map  
Slide 4: Comprehensive Plan Future Land Use Map  
Slide 5: Photo of front of building

**AUGUST 27, 2015 - Unapproved**

- Slide 6:       Photos of 13<sup>th</sup> Street
- Slide 7:       Photos of alley behind building
- Slide 8:       Photos of parking lot
- Slide 9:       Photos of Lee Avenue

Director Cramer stated under the current zoning the only uses for the building would be residential, religious, educational, or a child care facility. He explained the uses allowed for an R-2, R-3, and PT-2 Zones. He indicated after staff discussion, staff recommended the R-3 Zone, stating the existing structure must be used while allowing protection to the historic preservation of the building. The building could be used as single-family or multi-family dwelling.

Mayor Casper requested any public comment.

Tyler Price, 540 11<sup>th</sup> Street, appeared as the applicant. He is requesting a rezoning for the intent of using the building as a culinary school.

Steve Brown, 256 E. 13<sup>th</sup> Street, appeared. Mr. Brown stated he is also representing his mother, Carlene Brown, who lives at 190 12<sup>th</sup> Street. Mr. Brown believes the rezone request may be premature and if the rezoning occurs, it would be an incursion into the current zone.

Claudia Pine, 282 E. 13<sup>th</sup> Street, appeared. Ms. Pine stated the numbered streets are very diverse with historic values. She believes this rezoning would also be an incursion into the currently quiet neighborhood.

Stephanie Rose, 150 11<sup>th</sup> Street, appeared. Ms. Rose stated the neighborhood is a mixed-use traditional neighborhood and has had close proximity with other businesses for many years. She believes the mixed-use and rezoning is appropriate.

Shel Williams, 418 11<sup>th</sup> Street, appeared. Ms. Williams stated she has lived in the neighborhood for 11 years and recalled the small ‘mom and pop’ convenient stores. She believes in allowing small shops within the neighborhood.

William Bauer, 150 11<sup>th</sup> Street, appeared. Mr. Bauer stated the State and the City has no incentives for historic preservation of buildings. He believes the R-3 Zone is appropriate.

Herschell Mynarcik, 258 Walnut Street, appeared. Mr. Mynarcik stated he lives next to the O.E. Bell building and has seen the rezoning effects of a historical building. He believes the rezoning has reduced the vandalism, the drug and crime rate and is in favor of the rezoning.

Elise Hart, 484 12<sup>th</sup> Street appeared. Ms. Hart stated a rezoning can benefit a community and make them more self-sustaining. She believes only specific commercial opportunities would be interested in building within the neighborhood. She is in favor of the rezoning.

Tom Beeda, 360 E. 13<sup>th</sup> Street, appeared. Mr. Beeda expressed his concern with the rezoning. He believes by definition, Mr. Price is not located in the ‘neighborhood’. He believes the plan is premature.

**AUGUST 27, 2015 - Unapproved**

Nancy Boland, 104 E. 14<sup>th</sup> Street, appeared. Ms. Boland believes the current zoning is not encouraging a change for the better. She believes the zoning change creates the habitat that will cause positive change. She is in favor of the rezone.

Mr. Price re-appeared and stated he has a strategic plan for this building but would require a rezoning prior to investing any money in the building. Mr. Price stated he has a signed affidavit with the current owner for the rezoning, which Director Cramer confirmed.

Director Cramer stated rezoning requests are made by applicants, not initiated by the City, and any Conditional Use Permits (CUPs) cannot happen without the approved rezoning.

Mayor Casper closed the public hearing.

After brief Council discussion it was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Ordinance for rezoning from R-2 to R-3 for Lots 35-48, Block 45, Crows Addition, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye:            Councilmember Smith  
                 Councilmember Hally  
                 Councilmember Parry  
                 Councilmember Ehardt  
                 Councilmember Marohn

Nay:            None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3023**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOTS 35-48, BLOCK 45, CROWS ADDITION AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R-2 ZONE WITH A PT-2 OVERLAY ZONE TO R-3 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the Reasoned Statement of Relevant Criteria and Standards for the rezoning from R-2 to R-3 for Lots 35-48, Block 45, Crows Addition, and give authorization for the Mayor to execute the necessary documents. Roll call as follows:

Aye:            Councilmember Smith  
                 Councilmember Marohn  
                 Councilmember Ehardt  
                 Councilmember Hally



**AUGUST 27, 2015 - Unapproved**

Councilmember Parry

Nay: None

MEMORANDUM

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Public Hearing – Conditional Use Permit for a Haunted Attraction as an Indoor Amusement and Reasoned Statement of Relevant Criteria and Standards, Lots 35-48, Block 45, Crows Addition

Attached is the application for a Conditional Use Permit (CUP) for a Haunted Attraction as an Indoor Amusement and Reasoned Statement of Relevant Criteria and Standards, Lots 35-48, Block 45, Crows Addition. The Planning and Zoning Commission considered this item at its July 7, 2015, meeting and recommended approval with conditions as listed in the staff report as well the condition that the facility be limited to operate 4 days a week from 4-10 p.m. on weekdays and 4-11 p.m. on weekends, and that the parking lot be blocked from access to the adjacent alley. The Commission also stipulated that the parking requirements could be waived for this use and that failure to comply with any of the conditions would be grounds for revocation of the conditional use permit. The approval was made by a vote of 4-3. Staff concurs that the use could be permitted with appropriate conditions. This item is now being submitted to the Mayor and City Council for consideration.

Mayor Casper opened the public hearing and stated all slides, Planning and Zoning Commission minutes, and staff reports be entered into the record.

Director Cramer appeared to explain this application request. He stated he received several emails which were not included in the previous packet but he has provided copies for the record and also to the Councilmembers. Director Cramer stated this public hearing is for a specific use and requires specific criteria. He stated the Reasoned Statement of Relevant Criteria and Standards will need to be modified based on recommendations made by the Council. Following is a list of exhibits used in connection with this request:

- Slide 1: Zoning map of property
- Slide 2: Aerial photo of vicinity map
- Slide 3: Additional aerial photo of vicinity map
- Slide 4: Site plan of previous application for current location

Director Cramer stated the greatest concern of the neighbors for this CUP request is the parking lot not being utilized. One consideration from the Planning and Zoning Commission and staff was to utilize the parking lot to alleviate and mitigate parking issues, realizing it will not completely solve the parking concerns. The Commission researched statistics for haunted house attendance to possibly determine the number of participants related to the parking issues. Director Cramer stated 40 parking stalls could be installed on the site with reduced dimensional standards which he believes will alleviate the parking issues.

**AUGUST 27, 2015 - Unapproved**

Director Cramer indicated the hours of the haunted house described in the CUP application could also cause issues with the parking and has had discussion with Mr. Price regarding changing the hours of operation.

Additional exhibits include:

- Slide 5: Photo of front of building
- Slide 6: Photos of 13<sup>th</sup> Street
- Slide 7: Photos of alley behind building
- Slide 8: Photos of parking lot
- Slide 9: Photos of Lee Avenue
- Slide 10: Requirements of the CUP
  - 1-The use conducted only within existing buildings or structures locate on the premises at the time the application is made, without substantial exterior remodeling or expansion of the existing building or buildings.
  - 2-The use contemplated is of such a nature that it may, with appropriate conditions be conducted on the premises without substantially disrupting the character of the surrounding area or materially conflicting with the general characteristics of the area designated in the Comprehensive Plan.
- Slide 11: Additional Conditions Recommended by Planning and Zoning Commission
  - 1-Strong neighborhood support
  - 2-Provide solution for parking shortage
  - 3-No increase in outdoor lighting. Lighting to be shielded from adjacent properties
  - 4-Noise to comply with other commercial zone standards: none discernible beyond the premises other than normal movement of automobile traffic
  - 5-Plan for quieting of guests
  - 6-Plan for keeping property and adjacent properties free from litter and debris
  - 7-Attraction may only operate 4 nights per week for a period of 5 weeks (Last week of September through Halloween)
  - 8-Hours shall be 4:00-10:00 p.m. on weeknights and 4:00-11:00 p.m. on weekends
  - 9-Conditional Use Permit only valid for 3 years
  - 10-All RSC-1 Zone maintenance requirements shall apply
  - 11-Any buffering, if required, be installed between property and adjacent residences
  - 12-The alley be blocked from access to or from the parking lot

Director Cramer stated with staff's recommendations the Haunted Attraction could operate but only for a limited time with regard to the days/hours of operation. Brief discussion followed.

Tyler Price, 540 11<sup>th</sup> Street, appeared for follow-up questions. Mr. Price indicated the days of operation were suggested from a consultant. Mr. Price stated upon approval of the rezoning the requested Haunted Attraction was his first option although he has alternate options for use of the building. He believes the Haunted Attraction could generate money needed to restore the building. Brief discussion followed regarding renovation of the building including

**AUGUST 27, 2015 - Unapproved**

fire access/exits. He indicated if the Haunted Attraction is approved, it would not be scheduled for operation for the current year. Mr. Price stated the parking concerns should never restrict business, realizing the parking can be an inconvenience. He stated he has had previous discussions with the neighborhood residents, indicating there is approval and opposition to the Haunted Attraction and the culinary school.

Mayor Casper requested any public comment.

Diana Lowrey, 169 6<sup>th</sup> Street, appeared. Ms. Lowrey stated she was excited to hear of the potential culinary school but expressed concern for the parking situation, especially for those residents who can only park on the street. Ms. Lowrey is in favor of the culinary school but believes the Haunted Attraction should not be approved.

Yon Scott, 125 E. 14<sup>th</sup> Street, appeared. Mr. Scott stated he drives down 13<sup>th</sup> Street on a daily basis and enjoys the numbered streets. He is in favor of the culinary school but not the Haunted Attraction.

Don Williams, 418 11<sup>th</sup> Street, appeared. Mr. Williams stated parking on the numbered streets is always an issue due to the number of activities happening in and around the neighborhood and believes any issues related to the Haunted Attraction would only be temporary.

Julie Braun Williams, 1980 Spencer Lane, Ammon, appeared. Ms. Williams indicated she is the Chair of the Historic Preservation Commission. She briefly shared some comments on behalf of the Commission, stating there are many reasons for historic preservation. She stated the request by Mr. Price would enable restoration of the building and the Historic Preservation Commission supports the request.

Ron and Keenan Ricks, 197 E. 14<sup>th</sup> Street, appeared. Mr. Ricks stated he does not have a driveway and is concerned about the current parking issues, especially regarding the limited physical abilities of his family and neighbors. He also expressed concerns about vandalism, which his family has personally experienced.

Stephanie Rose, 150 11<sup>th</sup> Street, appeared. Ms. Rose stated her employment is to rehabilitate homes, one of which she currently resides. She believes revitalization needs to happen within the neighborhood and supports the CUP.

Stephanie Cook, 250 12<sup>th</sup> Street appeared. Ms. Cook stated the neighborhoods deal with the parking issues during community events. She believes the community should embrace the chance to change the dilapidated buildings and should support the business opportunity. She is in favor of the CUP.

Tom Beeda, 360 E. 13<sup>th</sup> Street, appeared. Mr. Beeda expressed his concern for the Haunted Attraction indicating there are multiple sex offenders listed on the registry within the neighborhood. He also expressed concern for the traffic situation.

Steve Brown, 256 E. 13<sup>th</sup> Street, appeared. Mr. Brown stated he is speaking on behalf of his mother, Carlene Brown, 190 12<sup>th</sup> Street, who is concerned about the Haunted Attraction being in close proximity to her residence. He expressed her concern for vandalism. Mr. Brown

**AUGUST 27, 2015 - Unapproved**

believes there is no connection of Mr. Price's vision versus his obligations of restoring the building.

Claudia Pine, 282 E. 13<sup>th</sup> Street, appeared. Ms. Pine stated she is pro-business and appreciates seeing creative business ideas and building restorations for new, effective uses. She stated she has evaluated numerous buildings for historic preservation. She requested the Council consider the benefit gains and any uses that would serve the community. She believes a traffic study should occur and is concerned about the parking issues. She stated proper notifications, meetings, and impact solutions need to occur prior to proceeding with the culinary school.

Hereschell Mynarcik, 258 Walnut Street, appeared. Mr. Mynarcik stated he does not live in the same neighborhood but also lives in a historical district and has experienced similar issues as the numbered streets. He is in favor of preserving the historical buildings in the neighborhoods.

Shel Williams, 418 11<sup>th</sup> Street, appeared. Ms. Williams does not believe the majority of attendees for a Haunted Attraction would cause vandalism. She stated the numbered streets normally experience a high volume of traffic. She is hopeful the building could be used for other means as well, such as educational or community/school-sponsored meetings.

Sarah Rolfe, 730 E. 16<sup>th</sup> Street, appeared. Ms. Rolfe stated she has been involved with and employed at haunted attractions for several years. She indicated there is noise, litter and security issues that need to be considered.

Dennis Peterson, 186 E. 13<sup>th</sup> Street, appeared. Mr. Peterson stated he is not in favor of the Haunted Attraction. He believes the building needs to have proper inspections for water and health concerns.

Mayor Casper closed the public hearing.

Further discussion followed including the suggestion for the City and Mr. Price to discuss specific issues such as loitering, the short-term parking issues, and 'ownership' of the building.

It was moved by Councilmember Smith, seconded by Councilmember Parry, to approve the Conditional Use Permit for a Haunted Attraction as an Indoor Amusement and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows:

Aye:           None

Nay:           Councilmember Marohn  
                Councilmember Ehardt  
                Councilmember Hally  
                Councilmember Parry  
                Councilmember Smith

**AUGUST 27, 2015 - Unapproved**

Motion failed.

MEMORANDUM

To: Honorable Mayor and City Council  
From: Brad Cramer, Community Development Services Director  
Subject: Amendments to the Subdivision Ordinance

The Community Development Services and Public Works Departments have been working to revise the City's Subdivision Ordinance. The proposed revisions incorporate standards from a subdivision policy document, add requirements for guarantees of completion of public improvements, and clarify required consistency between preliminary and final plats. A summary of all changes is attached. The Planning and Zoning Commission considered the changes at its June 16<sup>th</sup>, 2015, meeting and recommend approval. Staff concurs with this recommendation and respectfully requests approval of the ordinance.

Mayor Casper opened the public hearing and stated all slides, Planning and Zoning Commission minutes, and staff reports be entered into the record.

Director Cramer appeared to explain this request. Following is a list of exhibits used in connection with this request:

- Slide 1: Summary of Changes to Subdivision Ordinance
- 1-Reorganization of sections
  - 2-Record of Survey required for boundary adjustments
  - 3-Incorporation of standards from the Access Management Plan
  - 4-Clarification of preliminary plat standards
  - 5-Addition of appeal process for preliminary plats
  - 6-Survey standards updated to match state requirements
  - 7-Title report to verify ownership of property
  - 8-Financial Guarantees for all public improvements

Included in the budget will also be restricting of some of the fees for subdivisions:

- 1-Collection of a review fee at beginning of process
- 2-Inspection fees based on valuation of project

Director Cramer stated these amendments will follow the State requirement of the Local Land Use Act.

It was moved by Councilmember Parry, seconded by Councilmember Marohn, to approve the revision of the City's Subdivision Ordinance under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye: Councilmember Smith  
Councilmember Hally  
Councilmember Parry

**AUGUST 27, 2015 - Unapproved**

Councilmember Ehardt  
Councilmember Marohn

Nay: None

Motion carried.

At the request of Mayor Casper, the City Clerk read the Ordinance by title only, as follows:

**ORDINANCE NO. 3025**

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 10, CHAPTER 1; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

There being no further business, it was moved by Councilmember Marohn, seconded by Councilmember Ehardt, to adjourn at 12:16 a.m. which motion passed by the following:

Aye: Councilmember Hally  
Councilmember Marohn  
Councilmember Parry  
Councilmember Smith  
Councilmember Ehardt

Nay: None

Motion carried.

---

CITY CLERK

---

MAYOR

**SEPTEMBER 8, 2015**

The City Council of the City of Idaho Falls met in Special Council Meeting (Council Work Session), Tuesday, September 8, 2015, at the City Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

There were present:

Mayor Rebecca L. Noah Casper  
Councilmember Michael Lehto  
Councilmember Sharon Parry  
Councilmember Ed Marohn  
Councilmember David Smith  
Councilmember Tom Hally  
Councilmember Barbara Ehardt (arrived at 3:07 p.m.)

Also present:

Randy Fife, City Attorney  
Kerry McCullough, Public Information Officer  
Dana Briggs, Economic Development Coordinator  
Craig Rockwood, Municipal Services Director  
Thane Sparks, Controller  
Kenny McOmber, Treasurer  
Brad Cramer, Community Development Services Director  
Duane Nelson, Deputy Fire Chief  
Greg Weitzel, Parks and Recreation Director  
Melanie Marsh, Human Resources Director  
Chris Fredericksen, Public Works Director  
Jackie Flowers, Idaho Falls Power Director  
Bear Prairie, Assistant Idaho Falls Power Director  
Mark McBride, Police Chief  
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 3:02 p.m. with Mayor and Council reports. Mayor Casper reminded the Council of the upcoming Idaho Falls Power Board Meeting on September 24, 2015.

There were no items to report from the Councilmembers.

Items from Community Development Services include:

1-Receipt of Recommendations from Planning and Zoning Commission pursuant to the Local Land Use Planning Act (LLUPA):

Director Cramer stated due to advice from the Legal Department, any recommendations from the Planning and Zoning Commission should be received by the Council prior to public hearings or proceeding with projects. These recommendations would require a vote on behalf of the Council. Mr. Fife briefly explained the compliance process. It was moved by Councilmember Marohn, seconded by Councilmember Hally, to accept the report received by the Planning and Zoning Commission dated September 2, 2015. Roll call as follows:

Aye: Councilmember Parry

**SEPTEMBER 8, 2015**

Councilmember Ehardt  
Councilmember Smith  
Councilmember Marohn  
Councilmember Lehto  
Councilmember Hally

Nay:           None

Motion carried.

2-Review of Reasoned Statement of Relevant Criteria and Standards for a Conditional Use Permit (CUP) for a Haunted Attraction, Lots 35-48, block 45, Crows Addition:

Director Cramer stated due to the denial of the CUP at the August 27, 2015, Regular Council Meeting, the Reasoned Statement of Relevant Criteria and Standards needed to be rewritten to explain the facts and findings of the Council's decision for the denial. The updated Reasoned Statement of Relevant Criteria and Standards will require Council approval at the September 10, 2015, Regular Council Meeting.

Item from Public Works include:

Discussion of Bid Award for the Eastside Greenbelt Pathway - Broadway to Riverside Drive:

Director Fredericksen explained the bid results received for this project, stating the bids received were less than the amount anticipated. This project would allow portions of the greenbelt pathway to be approximately 14 feet wide. This project is expected to be completed before the end of September, 2015.

Items from Municipal Services include:

1-Approval of Proposed New Fees/Fee Increases for FY2015-16:

Director Rockwood stated due to the State requirement, approval of the new fees/fee increases are required prior to the regularly-scheduled Council Meeting on September 10, 2015.

Councilmember Lehto stated a summary of comments from the September 3, 2015, public hearing had been distributed to the Council for review. He requested any additional comments from the Council regarding the fee schedule.

Councilmember Ehardt requested discussion of the proposed fee increase regarding the ice rink. She would prefer to see the fee increase phased in but believes the user groups should pay their fair share.

Councilmember Hally would prefer to see a business plan similar to the golf program and believes the ice rink fee increase should be phased in over the course of two (2) years.

Councilmember Lehto stated there is always a challenge with the yearly budget and individual wants and needs. He believes the Committees/Commissions need to be an active participant relating to the financial needs.



**SEPTEMBER 8, 2015**

Councilmember Marohn believes the fees are low when compared to other cities and believes the user groups should cover the cost of services and should not be subsidized from the General Fund which is only fair to the taxpayers.

Councilmember Lehto stated the conditions of the ice rink have deteriorated over the years and the costs continue to increase. He briefly explained the revenues and expenses from previous years. He believes the Council has not acted responsibly regarding fee comparisons due to lack of information from staff/advisory boards and believes the user groups are not paying their fair share.

Mayor Casper stated a balance must be maintained regarding user fees and the general public. Fees should be justified with the service provided and the public should not be paying more benefit than received.

Councilmember Parry stated she would prefer to phase in the proposed ice rink fees over the course of two (2) years and utilize a tier approach for scheduling ice time.

Councilmember Smith believes the user groups should pay for the services provided. He believes an off-hour rate should be considered.

Director Weitzel appeared and stated prime time/non-prime time rates could be problematic for the users and staff. He indicated ice schedules have already been established.

It was moved by Councilmember Lehto, seconded by Hally, to adopt the Resolution establishing revised fees for services and that the ice rink hourly rate of \$100.00 be reduced to \$85.00. Roll call as follows:

Aye: Councilmember Smith  
Councilmember Lehto  
Councilmember Marohn  
Councilmember Hally

Nay: Councilmember Ehardt  
Councilmember Parry

Motion carried.

**RESOLUTION NO. 2015-26**

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

WHEREAS, City Council deems it advisable to adopt existing fees set by earlier ordinances and resolutions in one general fee resolution; and,

**SEPTEMBER 8, 2015**

WHEREAS, the fees associated with the City's cemetery services do not cover the actual cost of the services being rendered; and,

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

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

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

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

1. That the fees set forth in Idaho Falls Fee Schedule – October 2015, Exhibit “A” attached hereto and made a part hereof, be in force and effect in matters relating to fees from and after the 1st day of October, 2015;
2. That this Resolution amends all previous Resolutions and Ordinances regarding fees charged by the City concerning the fees that are contained in this Resolution;
3. That any Resolution or provision thereof that is inconsistent with this Resolution is hereby repealed.

ADOPTED and effective this 8<sup>th</sup> day of September, 2015.

CITY OF IDAHO FALLS, IDAHO

s/ Rebecca L. Noah Casper  
Rebecca L. Noah Casper, Mayor

ATTEST:

s/ Kathy Hampton  
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:

**SEPTEMBER 8, 2015**

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

s/ Kathy Hampton  
Kathy Hampton, City Clerk

(SEAL)

**SEPTEMBER 8, 2015**

EXHIBIT 'A'

CITY OF IDAHO FALLS

FEE SCHEDULE

(October 2015)

Police Department .....	1
Fire Department .....	1
Municipal Services Department .....	2
Licensing .....	2
City Officer and Employee Bonds .....	4
Idaho Falls Power.....	5
Electric Service Fees .....	5
Public Fiber Optic Network Fees .....	6
Public Works Department .....	6
Sewer Fees .....	6
Water Service Fees .....	7
Sanitation Service Fees .....	8
Street Department Replacement Fees .....	10
Park and Recreation Fees .....	10
Airport Department .....	17
Community Development Services	
Department.....	17
Library .....	20

**POLICE DEPARTMENT**

1. Public Parking Fees:	
a. Downtown Resident Parking Permit	\$15
b. Downtown Unlawful Parking Citation	\$5
c. Second Unlawful Parking Citation within 30 days of Prior Citation	\$15
d. Third or subsequent Unlawful Parking Citation within 30 days of Prior Citation	\$30
e. Unlawful Parking in a Spot Designated for Persons with Disabilities	\$50
f. Any other Violation of the Public Parking Ordinance	\$10
g. Violation of Snow Removal Ordinance	\$45
2. Abandoned Vehicle Reclamation – Processing Fee	\$15
3. Fingerprint Background Check Fee:	
a. Public Conveyance Operator	\$45
b. Taxi Operator	\$45
c. Courtesy Vehicle Operator	\$45
d. Child Care Worker Certification	\$45
e. On-Site Non Provider Certification	\$45
f. Door-To-Door Solicitors	\$45

**FIRE DEPARTMENT**

1. International Fire Code Permits and Fees:	
a. Operational Permit Fee	\$50
b. Construction Permit Fee	\$50
c. Fine for Failure to Comply with Stop Work Order	\$300
d. Life Safety License	\$125
e. Violation of License Requirement Fine	\$300

**SEPTEMBER 8, 2015**

f. Structural Plan Review Fees	\$50 per 5,000 square feet, or portion thereof, up to a maximum of \$500
g. Fire Alarm Plan Review Fee	\$50 per 100 devices, or a portion thereof, up to a maximum of \$150
h. Additional acceptance test field inspections	\$65
i. Fire Sprinkler System Review Fees	\$100
j. Additional Fire Sprinkler System Inspection Fees	\$25
k. Fire Pump Review Fee	\$100
l. Alarm Response Fee	Maximum \$150
m. Mitigation Reimbursement Fees	Posted fee schedule
2. Firework Licensing:	
a. Consumer Fireworks Permit Application Fee	\$25
b. Consumer Fireworks Inspection Fee	\$25
c. Consumer Fireworks Wholesale Permit Fee	\$100
3. Ambulance Service:	
a. Advanced Life Support	
i. Non-Emergency	\$546
ii. Resident	\$677.25
iii. Non-Resident	\$866.25
iv. BLS Non-Emergency	\$357
v. BLS Emergency – In District	\$577.50
vi. BLS Emergency – Out of District	\$761.25
vii. ALS-2	\$976.50
viii. Critical Care	\$1,155
b. Mileage:	
i. BLS Mileage and ALS Mileage – Resident	\$12
ii. BLS Mileage and ALS Mileage – Non-Resident	12
c. Treat and Release:	
i. Insurance other than Medicare	\$150
ii. Respond and Evaluate, no other service	\$100
iii. Response and Treatment	\$150
d. Ambulance Waiting Time	\$140 per half-hour

**MUNICIPAL SERVICES DEPARTMENT  
LICENSING**

1. Liquor by the Drink:	
a. Liquor by the Drink Annual License Fee	\$562.50
b. Transfer of Liquor by the Drink License	\$100
c. Liquor Catering Permit	\$20
2. Beer:	
a. Beer Annual On or Off Premises Consumption License	\$200
b. Annual Bottled or Canned Beer Off Premises Consumption License	\$50
c. Transfer of Annual On or Off Premises Consumption License	\$100
d. Transfer of Annual Bottled or Canned Beer Off Premises Consumption License	\$25
e. License for Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	\$20
f. Multiple-Event License for Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	\$20
g. License for Wine and Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	Not to Exceed \$20
3. Building Contractors:	
a. Class A License	\$200
b. Class B License	\$200
c. Class C License	\$200
d. Class D License	\$125
e. Out of State Reciprocity License	\$50
f. In-State Reciprocity License	\$0
g. Late Renewal or Reinstatement of License Fee	\$75
h. Inactive Contractor's License Fee	\$100
i. Employee of non-reciprocal contractor continuing education course costs	\$50
j. Reciprocal contractor continuing education course cost	\$100
4. Public Right-of-Way Contractors:	
a. Public Right-of-Way Contractor's License Fee	\$50
b. Public Right-of-Way Work Bond	\$5,000
5. Wine:	
a. Annual Retail Wine License	\$200

**SEPTEMBER 8, 2015**

b. Annual Wine-By-The-Drink License	\$200
c. License for Wine Sold or Donated for Benevolent, Charitable, or Public Purposes	\$20
d. Multiple-Event License for Wine Sold or Donated for Benevolent, Charitable , or Public Purposes	\$20
e. License Transfer Fee	\$100
f. License for Wine and Beer Sold or Donated for Benevolent, Charitable, or Public Purposes	Not to Exceed \$20
6. Private Patrol Services:	
a. Private Patrol Person Bond	\$1,000
b. Private Patrol Service Bond	\$2,000
7. Plumbers:	
a. Master Plumber License	\$35
b. Journeyman Plumber License	\$10
c. Lawn Sprinkler Contractor License	\$100
d. Journeyman Lawn Sprinkler Installer License	\$10
e. Water Conditional Installer License	\$100
f. Journeyman Water Conditioner Installer License	\$10
g. Plumbing Apprentice License	\$5
h. License Renewal – Master Plumber, Lawn Sprinkler Installer, or Water Conditioner Installer License	\$35
i. License Renewal – Journeyman Plumber, Journeyman Lawn Sprinkler Installer, or Journeyman Water Conditioner Installer License	\$10
j. Plumbing Apprentice License	\$5
8. Itinerant Merchants, Mobile Food Vendors, Door-to-Door Salesmen:	
a. Idaho Falls Resident Itinerant Merchant's License	\$20
b. Bonneville County Resident – Itinerant Merchant Investigation Fee	\$25
c. Outside of Bonneville County, Idaho Resident – Itinerant Merchant Investigation Fee	\$50
d. Outside of the State of Idaho – Itinerant Merchant Investigation Fee	\$250
e. Itinerant Merchant's Bond	\$1,000
f. Mobile Food Vender's License	\$20
g. Door-To-Door Solicitors	\$20
9. Pawnbroker's License	\$50
10. Secondhand Precious Metals Dealer License	\$30
11. Secondhand Storekeeper License	\$30
12. Scrap Dealer License	\$50
13. Adult Businesses:	
a. Fine – Operating without a valid permit	\$300
b. Application Fee	\$100
c. Annual Permit Fee	\$100
d. Sexually Oriented Business Employee License	\$100
e. License Renewal	\$25
14. Burglary and Robbery Alarms:	
a. Third False Alarm Public Nuisance Alarm System Permit	\$100
b. Fourth False Alarm Public Nuisance Alarm System Permit	\$200
c. Fifth False Alarm Public Nuisance Alarm System Permit	\$300
d. Sixth False Alarm Public Nuisance Alarm System Permit	\$400
e. Seventh and Subsequent False Alarm Public Nuisance Alarm System Permit	\$500
15. Dog Licensing and Control:	
a. Unneutered Dog and Cat License	\$12
b. Neutered Dog License	\$6
c. Duplicate Tag Fee	\$1
d. Non-Commercial Kennel License	\$50
e. Commercial Kennel License	\$50
f. Impound Daily Fee	\$22
g. Boarding Fee	\$19
16. Day Care Licensing:	
a. Family Child Care License	\$75
b. Group Child Care License	\$150
c. Child Care Center	\$225
d. Child Care Worker Certification	\$20
e. On-Site Non-Provider Certification	\$20
17. Sign Licensing:	
a. Sign Contractor's License	\$25
b. Sign Contractor's Bond	\$1,000
c. Sign Erection Fee	\$60
d. Electric Sign Fee	\$30

**SEPTEMBER 8, 2015**

e. Structural Plan Review Fee	\$30
18. Bus Stop Bench Permit Fee	\$10
19. Bus Stop Bench Permit Extension Fee	\$5
20. Bus Stop Bench Renewal Fee	\$5
21. Trees and Shrubbery:	
a. Private Tree Service Company License Fee	\$25
b. Fine for the Violation of the Provisions of Chapter 9 – Trees and Shrubbery	\$100
22. Cemetery Plot Transfer Fee	\$10
23. Cemetery Plot Ownership Certificate Fee	\$10
24. License Denial Appeal Filing Fee	\$50
25. Emergency Medical Services Licensing:	
a. EMS Class I Annual License	\$500
b. EMS Class II Annual License	\$500
c. EMS Class III Annual License	\$250
d. EMS Class IV Annual License	\$250
e. Attendant – Ambulance Driver License	\$25
26. Identification Badges:	
a. Public Conveyance Operator	\$8.00
b. Taxi Operator	\$8.00
c. Courtesy Vehicle Operator	\$8.00
d. Door-To-Door Solicitors	\$8.00
27. Civic Auditorium:	
Commercial:	
Performance Using Touring Performers (Admission)	
Main Performance	Greater of 10% or \$750.00
Each Matinee	Greater of 10% or \$300.00
Performance Using Touring Performers (No Admission)	
Main Performance	\$300.00
Each Matinee	\$175.00
Performance Using Area Performers (Admission)	
Main Performance	Greater of 10% or \$500.00
Each Matinee	Greater of 10% or \$200.00
Performance Using Area Performers (No Admission)	
Main Performance	\$300.00
Each Matinee	\$175.00
Meetings	
Main Session	\$750.00
Each Additional Session	\$300.00
Non-Profit:	
Performance Using Touring Performers (Admission)	
Main Performance	Greater of 10% or \$500.00
Each Matinee	Greater of 10% or \$200.00
Performance Using Member as Performers (Admission)	
Main Performance	\$300.00
Each Matinee	\$175.00
Performance Using Members as Performers (No Admission)	
Main Performance	\$175.00
Each Matinee	\$100.00
Meetings for Organizations	
Main Session	\$300.00
Each Additional Session	\$150.00
The Lessee is entitled to occupy eight (8) consecutive hours prior to performance at no additional charge on the day of performance. Any additional time will be based on charges in Paragraph IV.	
Bookings/Reservations	
When dates are reserved/booked, a deposit will be required as follows:	
Bookings/Reservation Deposit Fees:	
1 Day	\$100.00
2 Days	\$200.00
3 or More Days	\$300.00
Deposit will apply towards the facility rental fee. Refunds will be made if performance dates are cancelled 90 days prior to date of first reservation.	
Additional Fees:	
Additional Rehearsal Time and Setting Stage (First Three Hours)	\$90.00
Each Additional Hour	\$15.00
A minimum charge of three hours wages is required for all personnel listed above.	
All personnel must have a fifteen (15) hour notice of cancellation of their services or lessee	

## SEPTEMBER 8, 2015

will be required to pay at least the minimum charge.  
The cost of labor in arranging the stage must be paid by the lessee. The lessee may furnish its own labor for stage hands, box office manager, ticket takers, and ushers. Sound and lighting personnel will be furnished by the lessor but wages will be paid by lessee.

### CITY OFFICER AND EMPLOYEE BONDS

1. Building Inspectors (Blanket Bond):	\$5,000
2. City Engineer	\$1,000
3. Clerk	\$5,000
4. Controller	\$5,000
5. Deputy Treasurer	\$5,000
6. Director of Municipal Services	\$5,000
7. Fire Chief	\$1,000
8. Mayor and City Clerk Office Employees (Blanket Bond)	\$5,000
9. Police Chief	\$2,000
10. All other Police Officers or Employees	\$1,000
11. Purchasing Agent	\$1,000
12. Street Superintendent	\$1,000
13. Treasurer	\$5,000
14. Water Superintendent	\$2,000

### Idaho Falls Power

1. Meter Service Installation Fee	\$50
2. Meter Accuracy Test	\$50
3. AMI Opt Out – Monthly Charge	\$6.50
4. Tampering Reconnection Fee	\$200
5. First Electric Disconnect Fee	\$25
6. Any Subsequent Disconnect Fee within 12 Months of Preceding Disconnect Order	\$50
7. Line Extension for Single Family Home (per lot)	\$1,100
8. Line Extension for Multi-Family Housing (per family unit)	\$600
9. Line Extension for Commercial	Actual Cost
10. Secondary Service Connection (per Service)	\$100
11. Maximum Security Deposit for Non-12-Month-Consecutive Residential Customer	\$300
12. Maximum Security Deposit for Non-12-Month-Consecutive Commercial or Industrial Customer	\$1,000
13. Security Light Installation Fee	\$150
14. Commercial Rate – Base Energy Charge	\$0.0350 per KWH
15. Commercial Rate – Power Cost Adjustment	\$0.0042 per KWH
16. Commercial Rate – Demand Charge	\$6.25 per KW for all KW, but in no event less than \$26.00 per month
17. Surge Arrestor	\$7
18. Net Metering Commercial Rate – Base Energy Charge	\$0.0350 per KWH
19. Net Metering Commercial Rate - Power Cost Adjustment	\$0.0042 per KWH
20. Net Metering Commercial Rate – Demand Charge	\$6.25 per KW for all KW, but in no event less than \$26.00 per month
21. Small Industrial Rate – Energy Charge	\$0.0340 per KWH
22. Small Industrial Rate – Power Cost Adjustment	0.0041 per KWH
23. Small Industrial Rate – Demand Charge	\$6.50 per KW for all KW, but if less than 275 KW, \$2,000
24. Large Industrial Rate – Energy Charge	\$0.0340 per KWH
25. Large Industrial Rate – Power Cost Adjustment	\$0.0042 per KWH
26. Large Industrial Rate – Demand Charge	0.0041 per KWH
27. Large Single Load Rate	Negotiated Rate
28. Residential Energy Charges	\$0.0578 per KWH, plus a \$15.00 Monthly Charge
29. Power Cost Adjustment (per kWh)	(0.0043)
30. Surge Arrestor	\$4
31. Net Metering Residential Rate – Monthly Charge	\$15



## **SEPTEMBER 8, 2015**

32. Net Metering Residential Rate – Base Energy Charge	\$0.0578 per KWH
33. Net Metering – Power Cost Adjustment	\$0.0043 per KWH
34. Net Metering Rate – Energy Credit	Average Mid-Columbia Day ahead index price per KWH
35. City Street Light Energy Charge	\$0.0725 per KWH
36. City-Owned Public Facilities Energy Charges	\$0.065 per KWH
37. Security Lighting Energy Charges – Monthly Rate – 100 W High Pressure Sodium	\$17.50
38. Security Lighting Energy Charges – Monthly Rate – 200 W High Pressure Sodium	\$20
39. Security Lighting Energy Charges – Monthly Rate – 400 W Metal Halide	\$26.50
40. Security Lighting Installation Fee	\$150
41. Temporary or Construction Electric Service – Residential Rate	\$0.0578 per KWH for all energy, plus a \$15.00 Monthly Basic Charge
42. Temporary or Construction Electric Service – Non-Residential Rate	\$0.0425 per KWH for all energy, plus monthly demand charge of \$5.75 per KW for all KW, but in no event less than \$17.50 per month.
43. Temporary Service Installation Charge	One time charge of \$150. The charge is \$750 if a transformer is required.
44. Trailer Court Service – Energy Charge	\$0.0425 per KWH for all energy
45. Trailer Court Service – Demand Charge	\$5.75 per KW for all KW, but in no event less than \$17.50

## **PUBLIC FIBER OPTIC NETWORK FEES**

1. Fiber Optic Disconnection Fee	\$100
2. Subsequent Disconnection Fee within 12 Months of Prior Disconnection	\$250
3. Maximum Security Deposit	\$4,000
4. Backbone Service Fee, per single pair fiber, per month	\$1,340
5. New Customer Connection Fee per Connection	\$100
6. Construction Costs	Actual Costs
7. Distribution Engineering Fee per Drop	\$100
8. Monthly Distribution Access Fee	\$25
9. Cost Sharing Payments or Credits	Actual Costs

## **PUBLIC WORKS DEPARTMENT SEWER FEES**

1. Connection Fees:	
a. Single Family Dwelling Sewer Connection Fee	\$1,023 per connection
b. Mobile Home Courts or Mobile Home Subdivision Connection Fee	\$1,023 per mobile home space
c. Motel, Hotels, Boarding Houses, Travel Courts Connection Fee	\$1,023 per connection plus \$60 per room, or trailer space used independently for human habitation
d. Apartment Houses, Duplexes, Condominiums and similar Living Units Connection Fee	\$1,023 per connection plus \$342 per Living Unit in excess of 1 Unit
e. Commercial Buildings Connection Fee	\$1,023 per connection plus \$34.20 per plumbing fixture in excess of 4 fixtures
f. Sewer Main Connection Charge	\$20 per front foot of property owned upon street or public right-of-way within which a sewer main is located
2. Monthly Domestic Rates:	
a. Single Family Dwellings, including condominium units and mobile homes	\$21.66 plus \$16.27 for each functionally separate apartment located in such dwelling
b. Large multi-family dwelling unit	\$16.27 for each functionally separate dwelling unit
c. Small multi-family dwelling unit	\$21.66 for each functionally separate dwelling unit
d. Mobile home court	\$21.66 plus \$16.27 for each occupied space

**SEPTEMBER 8, 2015**

e. Commercial buildings and professional offices	\$6.49 per each 1,000 square feet of floor space
f. Laundromats	\$10.82 per washing machine upon the premises
g. Barber or beauty shop	\$3.46 for each sink
h. Hotels, motels, boarding houses	\$6.92 for each room
i. Restaurants and fast-food establishments	\$57.56
j. Elementary schools	\$9.00 per each 50 enrolled students or fraction thereof
k. Secondary schools, colleges, and universities	\$11.42 per each 50 enrolled students or fraction thereof
l. All other non-metered customers	\$21.66 per each fully enclosed stricter connected to the publicly operated waste water treatment and collection works
3. Monthly Metered Commercial Rates:	
a. Commercial User	\$3.39 per month base charge, plus \$2.10 per 1,000 gallons of metered water
b. All domestic and commercial structures	110% of the domestic and commercial rates set forth above for City residents
4. Industrial Rates for Certain Users:	
a. Penford Products Company:	
i. Flow	\$0.6080 per 1,000 Gallons
ii. BOD	\$0.5308 per Pound
iii. TSS	\$0.3570 per Pound
b. BARI and Group Modelo:	
i. Flow	\$0.4280 per 1,000 Gallons
ii. BOD	\$0.5308 per Pound
iii. TSS	\$0.3570 Per Pound
5. County and City Rates:	
a. Iona Bonneville Sewer District	\$2.04 per 1,000 Gallons
b. City of Ucon Rate	\$1.56 per 1,000 Gallons
c. City of Ammon	\$2.04 per 1,000 Gallons
6. Violation Fees:	
a. Violation of Sewer Code Fee	\$1,000
b. Civil Fine for Sewer Code Violation	\$1,000
c. Misdemeanor Penalty – Criminal Fine for Willful or Negligent Violation of Sewer Code	\$1,000
d. Misdemeanor Penalty – Criminal Fine for Willful or Negligent Introduction of any Substance into POTW, which causes Injury or Damage	\$1,000
e. Misdemeanor Penalty – Criminal Fine for Knowingly Making False Statement in Any Sewer Permit Application	\$1,000
7. Maximum Informant Reward	\$1,000
8. Septic Haulers Annual License:	\$100
Septic Hauler Dumping fees (based on truck tank capacity, not quantity hauled)	
a. 0 ≥ 500 Gallons	\$41.25
b. 501 ≥ 1000 Gallons	\$82.50
c. 1001 ≥ 1500 Gallons	\$123.75
d. 1501 ≥ 2000 Gallons	\$165.00
e. 2001 ≥ 2500 Gallons	\$206.25
f. 2501 ≥ 3000 Gallons	\$247.50
g. 3001 ≥ 3500 Gallons	\$288.75
h. 3501 ≥ 4000 Gallons	\$330.00
i. 4001 ≥ 4500 Gallons	\$371.25
j. 4501 ≥ 5000 Gallons	\$412.50
k. 5001 ≥ 5500 Gallons	\$453.75
l. 5501 ≥ 6000 Gallons	\$495.00
9. Maximum Fine for Violation of Sewer Code	\$1,000
10. Maximum Penalty for Violation of Sewer Code	\$1,000
11. Culvert/Pipe Clean Outs	Actual Costs
12. Jet-Vac Truck Usage	Actual Costs

**WATER SERVICE FEES**

## **SEPTEMBER 8, 2015**

1. Water System Connection Fee for 1" Service Line	\$1,312
2. Water System Connection Fee for 1.5" Service Line	\$2,624
3. Water System Connection Fee for 2" Service Line	\$5,248
4. Water System Connection Fee for 4" Service Line	\$20,992
5. Water System Connection Fee for 6" Service Line	\$47,232
6. Water System Connection Fee for 8" Service Line	\$82,656
7. Water Main Connection Charge	\$35 per front foot of property
8. Service Call Charge	Actual Cost
9. 1" Service Line Installation Charge	\$1,100
10. 1 ½" Service Line Installation Charge	\$1,200
11. 2" Service Line Installation Charge	\$1,300
12. Water Disconnection/Reconnection Fee (charged per service call)	\$25
13. Non-metered Monthly Water Rate – Single Family Dwellings and Mobile Homes (excluding separate apartment units within such dwelling), per dwelling or unit	\$25.20
14. Non-metered Monthly Water Rate – Apartment Unit per unit	\$18.94
15. Non-metered Monthly Water Rate – Apartment Unit occupied by Landlord or Manager	\$25.20
16. Non-metered Monthly Water Rate – Office Buildings, Banks, Bowling Alleys, Lodges, Markets per each 1,000 square feet of area or fraction thereof	\$7.55
17. Non-metered Monthly Water Rate – Laundromat – per machine	\$12.56
18. Non-metered Monthly Water Rate – Travel trailer court	\$25.20 plus \$18.94 per occupied trailer space
19. Non-metered Monthly Water Rate – Barber or Beauty Shop, each bowl	\$4.27
20. Non-metered Monthly Water Rate – Hotel, motor hotel, motel, or rooming house, per room	\$8.02
21. Non-metered Monthly Water Rate – Restaurant and Fast-Food Establishment	\$66.96
22. Non-metered Monthly Water Rate – Elementary Schools (Grades 1-6) – Per 50 Students or fraction thereof	\$10.54
23. Non-metered Monthly Water Rate – Secondary Schools (Grades 7-12) – per 50 Students or fraction thereof	\$13.28
24. Non-metered Monthly Water Rate – All other non-metered customers – per Premises or building	\$25.20
25. Irrigation Service Seasonal/One-time Water Rate – Customer, landlord, tenant or agent	\$1.75
26. Irrigation Service Seasonal/One-time Water Rate – Non-metered, Non-residential property With lawn or cultivated area measuring more than 1/20 <sup>th</sup> an acre-per acre or Fraction thereof	\$9.76
27. Metered Monthly Water Service Rate	\$25.20 per month, plus \$0.66 per each 1,000 gallons, or any fraction thereof, in excess of 12,000 per month, subject to the minimum monthly charge
28. Minimum Monthly Metered Charge – 5/8" Meter	\$25.20
29. Minimum Monthly Metered Charge – ¾" Meter	\$25.20
30. Minimum Monthly Metered Charge – 1" Meter	\$25.20
31. Minimum Monthly Metered Charge – 1 ¼" Meter	\$33.48
32. Minimum Monthly Metered Charge – 1 ½" Meter	\$41.88
33. Minimum Monthly Metered Charge – 2" Meter	\$50.15
34. Minimum Monthly Metered Charge – 3" Meter	\$58.56
35. Minimum Monthly Metered Charge – 4" Meter	\$83.63
36. Minimum Monthly Metered Charge – 6" Meter	\$167.28
37. Minimum Monthly Metered Charge – 8" Meter	\$250.78
38. DEQ Water Quality Assessment Fee	\$3

## **SANITATION SERVICE FEES**

1. Residential Once-A-Week Pickup – Monthly Charge	\$9.45
2. Commercial – Hand-load Container – Once-A-Week Pickup Charge	\$9.45
3. Commercial – Hand-load Container – Two Pickup-A-Week Charge	\$18.90
4. Commercial – Hand-load Container – Three Pickup-A-Week Charge	\$28.35
5. Commercial – Hand-load Container – Four Pickup-A-Week Charge	\$37.80
6. Commercial – Hand-load Container – Five Pickup-A-Week Charge	\$47.25
7. Commercial – Hand-load Container – Six Pickup-A-Week Charge	\$56.70
8. Commercial – Small 1 ½ C. Y. Containers – Once-A-Week Pickup Monthly Charge	\$40.74
9. Commercial – Small 1 ½ C. Y. Containers – Twice-A-Week Pickup Monthly	\$50.82

**SEPTEMBER 8, 2015**

Charge	
10. Commercial – Small 1 ½ C. Y. Containers – Three Pickups-A-Week Monthly Charge	\$60.90
11. Commercial – Small 1 ½ C. Y. Containers – Four Pickups-A-Week Monthly Charge	\$70.98
12. Commercial – Small 1 ½ C. Y. Containers – Five Pickups-A-Week Monthly Charge	\$81.06
13. Commercial – Small 1 ½ C. Y. Containers – Six Pickups-A-Week Monthly Charge	\$91.14
14. Commercial – Small 1 ½ C. Y. Containers – Seven Pickups-A-Week Monthly Charge	\$101.22
15. Commercial – Small 3 C. Y. Containers – Once-A-Week Pickup Monthly Charge	\$49.67
16. Commercial – Small 3 C. Y. Containers – Twice-A-Week Pickup Monthly Charge	\$63.53
17. Commercial – Small 3 C. Y. Containers – Three Pickups-A-Week Monthly Charge	\$77.39
18. Commercial – Small 3 C. Y. Containers – Four Pickups-A-Week Monthly Charge	\$91.25
19. Commercial – Small 3 C. Y. Containers – Five Pickups-A-Week Monthly Charge	\$105.11
20. Commercial – Small 3 C. Y. Containers – Six Pickups-A-Week Monthly Charge	\$118.97
21. Commercial – Small 3 C. Y. Containers – Seven Pickups-A-Week Monthly Charge	\$132.72
22. Commercial – Small 4 C. Y. Containers – Once-A-Week Pickup Monthly Charge	\$56.07
23. Commercial – Small 4 C. Y. Containers – Twice-A-Week Pickup Monthly Charge	\$73.71
24. Commercial – Small 4 C. Y. Containers – Three Pickups-A-Week Monthly Charge	\$91.25
25. Commercial – Small 4 C. Y. Containers – Four Pickups-A-Week Monthly Charge	\$108.99
26. Commercial – Small 4 C. Y. Containers – Five Pickups-A-Week Monthly Charge	\$126.63
27. Commercial – Small 4 C. Y. Containers – Six Pickups-A-Week Monthly Charge	\$144.27
28. Commercial – Small 4 C. Y. Containers – Seven Pickups-A-Week Monthly Charge	\$161.91
29. Commercial – Large Uncompacted Containers – One Pickup-A Month Monthly Charge	\$177.45
30. Commercial – Large Uncompacted Containers – Two Pickups-A-Month Monthly Charge	\$319.20
31. Commercial – Large Uncompacted Containers – Three Pickups-A-Month Monthly Charge	\$460.95
32. Commercial – Large Uncompacted Containers – Four Pickups-A-Month Monthly Charge	\$602.70
33. Commercial – Large Uncompacted Containers – Five Pickups-A-Month Monthly Charge	\$744.45
34. Commercial – Large Uncompacted Containers – Six Pickups-A-Month Monthly Charge	\$886.20
35. Commercial – Large Uncompacted Containers – Seven Pickups-A-Month Monthly Charge	\$1,027.95
36. Commercial – Large Uncompacted Containers – Eight Pickups-A-Month Monthly Charge	\$1,169.70
37. Commercial – Large Uncompacted Containers – Nine Pickups-A-Month Monthly Charge	\$1,311.45
38. Commercial – Large Uncompacted Containers – Ten Pickups-A-Month Monthly Charge	\$1,453.20
39. Commercial – Large Uncompacted Containers – Eleven Pickups-A-Month Monthly Charge	\$1,594.95
40. Commercial – Large Uncompacted Containers – Twelve Pickups-A-Month Monthly Charge	\$1,736.70
41. Commercial – Large Uncompacted Containers – Thirteen Pickups-A-Month Monthly Charge	\$1,878.45
42. Commercial – Large Uncompacted Containers – Fourteen Pickups-A-Month Monthly Charge	\$2,020.20
43. Commercial – Large Uncompacted Containers – Fifteen Pickups-A-Month Monthly Charge	\$2,161.95
44. Commercial – Large Uncompacted Containers – Sixteen Pickups-A-Month Monthly Charge	\$2,303.70
45. Commercial – Large Uncompacted Containers – Seventeen Pickups-A-Month Monthly Charge	\$2,445.45
46. Commercial – Large Uncompacted Containers – Eighteen Pickups-A-Month Monthly Charge	\$2,587.20
47. Commercial – Large Uncompacted Containers – Nineteen Pickups-A-Month Monthly Charge	\$2,728.95
48. Commercial – Large Uncompacted Containers – Twenty Pickups-A-Month Monthly Charge	\$2,870.70
49. Commercial – Large Uncompacted Containers – Twenty-One Pickups-A-Month Monthly Charge	\$3,012.45
50. Commercial – Large Uncompacted Containers – Twenty-Two Pickups-A-Month Monthly Charge	\$3,154.20
51. Commercial – Large Uncompacted Containers – Twenty-Three Pickups-A-Month	\$3,295.95

## **SEPTEMBER 8, 2015**

Monthly Charge	
52. Commercial – Large Compacted Containers – One Pickup-A-Month Monthly Charge	\$129.15
53. Commercial – Large Compacted Containers – Two Pickups-A-Month Monthly Charge	\$259.35
54. Commercial – Large Compacted Containers – Three Pickups-A-Month Monthly Charge	\$389.55
55. Commercial – Large Compacted Containers – Four Pickups-A-Month Monthly Charge	\$518.70
56. Commercial – Large Compacted Containers – Five Pickups-A-Month Monthly Charge	\$648.90
57. Commercial – Large Compacted Containers – Six Pickups-A-Month Monthly Charge	\$779.10
58. Commercial – Large Compacted Containers – Seven Pickups-A-Month Monthly Charge	\$908.25
59. Commercial – Large Compacted Containers – Eight Pickups-A-Month Monthly Charge	\$1,038.45
60. Commercial – Large Compacted Containers – Nine Pickups-A-Month Monthly Charge	\$1,167.60
61. Commercial – Large Compacted Containers – Ten Pickups-A-Month Monthly Charge	\$1,297.80
62. Commercial – Large Compacted Containers – Eleven Pickups-A-Month Monthly Charge	\$1,428
63. Commercial – Large Compacted Containers – Twelve Pickups-A-Month Monthly Charge	\$1,557.15
64. Commercial – Large Compacted Containers – Thirteen Pickups-A-Month Monthly Charge	\$1,687.35
65. Commercial – Large Compacted Containers – Fourteen Pickups-A-Month Monthly Charge	\$1,816.50
66. Commercial – Large Compacted Containers – Fifteen Pickups-A-Month Monthly Charge	\$1,946.70
67. Commercial – Large Compacted Containers – Sixteen Pickups-A-Month Monthly Charge	\$2,076.90
68. Commercial – Large Compacted Containers – Seventeen Pickups-A-Month Monthly Charge	\$2,206.05
69. Commercial – Large Compacted Containers – Eighteen Pickups-A-Month Monthly Charge	\$2,336.25
70. Commercial – Large Compacted Containers – Nineteen Pickups-A-Month Monthly Charge	\$2,465.40
71. Commercial – Large Compacted Containers – Twenty Pickups-A-Month Monthly Charge	\$2,595.60
72. Commercial – Large Compacted Containers – Twenty-One Pickups-A-Month Monthly Charge	\$2,725.80
73. Commercial – Large Compacted Containers – Twenty-Two Pickups-A-Month Monthly Charge	\$2,854.95
74. Commercial – Large Compacted Containers – Twenty-Three Pickups-A-Month Monthly Charge	\$2,985.15
75. Commercial – Large Compacted Containers – Twenty-Four Pickups-A-Month Monthly Charge	\$3,114.30
76. Multiple Single-Family Unit – Single Commercial Container – Individual User Monthly Charge	\$9.45
77. Construction Debris Disposal – Any Container – Additional Charge	\$23.10
78. Minimum 30 C. Y. Uncompacted Container Monthly Charge (with NO pick-up)	\$52.50

### STREET DEPARTMENT REPLACEMENT FEES

1. Candlesticks and Base	\$50 Each
2. A-Frame	\$65 Each
3. Cones	\$50 Each
4. Sign and Stand	\$300 Each
5. Emergency service/accident support (traffic control & sweeping)	Actual Costs
6. Patching/surface repair	Actual Costs

### UTILITY DELINQUENT ACCOUNT FEES

1. Flat fee for delinquent accounts (applied monthly for 60 days past due)	\$3
--	-----

## **SEPTEMBER 8, 2015**

2. Monthly additional past due fee beyond 60 days based on total past due balance	1% of total utility balance due
---	---------------------------------

### **ENGINEERING DEPARTMENT FEES**

1. Final Plat Review and Processing Fee	\$200 plus \$22.50 per lot fee for each lot appearing on plat or \$200 plus \$53 per acre whichever is greater
2. Subdivision Improvement Plan Review and Processing Fee	\$200 plus \$10 per lot appearing on the plat or \$200 plus \$20 per acre, whichever is greater
3. Subdivision Inspection Fees	\$200 per lot appearing on the plat or \$450 per acre, or \$400 whichever is greater, with a 75% rebate back to the developer upon City Acceptance
4. Right-of-Way Permit Fee	\$50 per permit

### **PARKS AND RECREATION FEES**

1. Sandy Downs – 2702	
a. Admission:	\$1
i. Parking:	
ii. Parking (Event Holder)	\$1
iii. Parking (Events)	\$5
iv. RV Parking Monthly	\$150
v. RV Parking Daily	\$10
b. Rentals Daily:	
i. Grandstand Cleaning Deposit (Each Event \$100 non-refundable)	\$500
ii. Grandstand/Arena	\$700
iii. Fire Pit	\$20
iv. Arena	\$100
v. Water Truck	\$200
vi. Tractor	\$200
c. Rodeo Setup/Takedown	\$300
d. Stall Arena:	
i. Stall Daily (24 Hour)	\$10
ii. Stall Monthly	\$45
iii. Tack Room Monthly	\$20
iv. Horse Walker Monthly	\$20
v. Horseback Riding Permit Annual	\$20
2. Parks Rental – 2703	
a. Shelters/Decks Daily:	
i. Application Fee (Non-Refundable)	\$50
ii. Small Shelter	\$75
iii. 6 hour blocks for shelter rental full day (Two Blocks) (8am to 2pm and 2pm to 8am)	\$125
iv. Band Shell	\$200
v. Multi-Purpose Shelter (Per Event)	\$300
vi. Sportsman's Island Deck Area	\$75
vii. Jenson Overlook Deck Area	\$50
viii. Memorial Drive Vendor Half-Pad	\$50
ix. Memorial Drive Vendor Full Pad	\$100
x. Taylors' Rock Garden (Four Hour Block)	\$100
xi. Sportsman's Park Reservations	\$500
b. Rentals:	
i. Picnic Table (6 Tables)	\$50
ii. Additional Picnic Table	\$5
c. Trash Cans (Each)	\$4
d. Volleyball Set Deposit	\$10
e. Water Spigot Deposit	\$75
f. Bleacher (per Unit)	\$40
g. Fencing (Up to 200 Feet)	\$100
h. Additional Fencing (Beyond 200 Feet)	\$\$0.20 per foot
i. Canopy (15' X 15')	\$75
j. Canopy (20' X 40')	\$250

**SEPTEMBER 8, 2015**

k. Banners (Set of 10)	\$150
l. Additional Banner(s) (Each)	\$12
m. Special Event/Cleaning Deposit (Over 100 People \$100 non refundable)	\$500
3. Weed Control – 2705	
a. Tractor with Operator (Hour)	\$100
b. Hand Work per Operator (Hour)	\$35
c. Enforcement Administration Fee (Per Lien)	\$100
d. Lien Placement Fee (Per Lien)	\$25
4. Idaho Falls Raceway – 2706	
a. Admission	\$1
b. Parking	\$5
c. Parking RV Daily	\$10
d. Practice Rider	\$20
e. Practice Rider 10 Punch Pass	\$150
f. Practice Season Pass	\$250
g. Event Rental	\$500
h. Concession Booth Rental (Event)	\$100
5. Horticulture/Forestry – 2707	
a. Tree Trimming/Removal Permit	\$10
b. Arborist (Hour)	\$50
c. Lift Truck with Operator (Hour)	\$100
d. Hand Work per Operator (Hour)	\$35
e. Fee for Removal of Trees	
f. Enforcement Administration Fee (Per Lien)	\$100
g. Lien Placement Fee (Per Lien)	\$25
6. Activity Center – 2708	
a. Small Rental (East and West Rooms 2 Hour Minimum)	\$15
b. Large Rental (South Room 2 Hour Minimum)	\$20
c. Large Reception Rental (3 Hour Minimum or \$175 a Day)	\$35
d. Kitchen Rental (1/2 Day \$50.00)	\$90
e. Cleaning Deposit/Maintenance/Damage Fee For Large Rentals	\$200
7. Cemetery – 2901	
a. Burial	
i. Saturday Burial	\$200
ii. After 4:30 p.m. Burial	\$200
iii. Opening/Closing Adult/Child	\$325
iv. Opening/Closing Infant	\$200
v. Opening/Closing Cremation	\$125
b. Disinterment:	
i. Disinterment Adult/Child	\$800
ii. Disinterment Infant	\$320
iii. Disinterment Cremation	\$125
c. Burial Spaces:	
i. Adult/Child Up-Right Section	\$500
ii. Adult/Child Fielding Flat Section	\$500
iii. Infant (Under 1 Year)	\$200
d. Niche Wall	
i. Niche Wall Top	\$400
ii. Niche Wall Middle	\$300
iii. Niche Wall Bottom	\$200
e. Niche Wall Parkhurst	
i. Niche Wall Top	\$350
ii. Niche Wall Middle	\$400
iii. Niche Wall Bottom	\$350
iv. Memorial Wall Per Line (East and West Side)	\$125
v. Perpetual Grave Space Fee	\$175
vi. Deed Transfer Fee (\$10 for one \$40 max)	\$10 - \$40
8. Tautphaus Park Zoo – 2704	
a. Admission	
i. Regular Admission – Adult	\$7
ii. Regular Admission – Child (4-12 Years)	\$4
iii. Regular Admission – Senior (62+)	\$5.50
iv. Regular Admission – 3 and under	Free
v. Educational/Group – Adult	\$6
vi. Educational/Group – Child (4-12 Years)	\$3.50
vii. Educational/Group – Senior (62+)	\$4.50

## **SEPTEMBER 8, 2015**

viii. Educational/Group – 3 and under	Free
b. Teacher Summer Continuing Education Classes (2 day class, 16 hours program)	\$75
c. Zumba in the Zoo and Yoga on the Green (Classes twice per week during open season)	\$5
ix. Non-Tax Group – Adult	\$5.67
x. Non-Tax Group – Child (4-12 Years)	\$3.31
xi. Non-Tax Group – Senior (62+)	\$4.25
xii. Non-Tax Group – 3 and under	Free
xiii. City Rate – Adult	\$5
xiv. City Rate – Child (4-12 Years)	\$3
xv. City Rate – Senior (62+)	\$4.50
xvi. City Rate – 3 and under	Free
xvii. Local and Global Conservation Fund	\$0.50 per admission
d. Program Fees:	
i. 45 Minute Class – Tots	\$15
ii. 60 Minute Class – K through 2 <sup>nd</sup>	\$17.50
iii. 90 Minute Class – 3 <sup>rd</sup> through 5 <sup>th</sup>	\$20
iv. 3 Hour Class – 6 <sup>th</sup> through 8 <sup>th</sup>	\$25
v. 3 Hour Class – Week-long (7-9 Years)	\$85
vi. 3 Hour Class – Week-long (7-9 Years) Members	\$70
vii. 7 Hour Class – Week-long (10-12 Years)	\$140
viii. 7 Hour Class – Week-long (10-12 Years) Members	\$115
ix. Behind the Scenes Tours	\$30
x. Behind the Scenes Tours Members	\$25
xi. Overnight Safari	\$55
xii. Overnight Safari Members	\$45
xiii. Group Overnight Safari	\$50
xiv. Group Overnight Safari Members	\$40
xv. Junior Zoo Crew	\$105
xvi. Junior Zoo Crew Members	\$85
xvii. Late Pick-up Fee	\$5 every 15 minutes
xviii. Penguin Feeding Program (Fee for Fish to Feed Penguins)	\$3
xix. Keeper for a Day	\$100
e. Rental Fees	
i. Tent (2 Hour Minimum)	\$75 an hour
ii. Tent (Additional Hours)	\$35 an hour
iii. After Hours Fee (2 Hour Minimum)	\$150 an hour
iv. Animal Encounter Show	\$35
v. Animal Interaction (1 Person, 2 Animals, 30 Minutes)	\$35
vi. Costume Character Appearance (1/2 Hour)	\$45
vii. Tent (10' X 10')	\$25
viii. Tent (20' X 40')	\$100
ix. Wagon/Stroller Rental	\$5
f. Parties and Gatherings:	
i. Birthday Package (only 10 a.m. or 2 p.m.)	\$85
ii. Daytime Event	\$145
iii. Private Evening Event	\$480
iv. Off Season Birthday Party	\$70
g. Penguin Interaction:	
i. Adult	\$20
ii. Child (4-12)	\$10
iii. Group Discount (6 or more people)	20% Discount
h. Volunteer Led Programs:	
i. Onsite Tours (Max 25 People)	\$15
ii. Offsite Outreach (40 people or more)	
1. Within Districts No. 91 and No. 93 (Non-Profit)	\$20
2. Within Districts No. 91 and No. 93 (Profit)	\$30
3. Outside Districts No. 91 and No. 93 (30 Mile Radius)	\$35
4. Any Group Between 30 and 50 Mile Radius of Zoo	\$45
5. Any Second Program on the Same Day as First	\$20
iii. Assembly Programs (40 – 100 People)	
1. Within Districts No. 91 and No. 93 (Non-Profit)	\$65
2. Within Districts No. 91 and No. 93 (Profit)	\$80
3. Outside Districts No. 91 and No. 93 (50 Mile Radius)	\$80
4. Assembly Programs (Over 100 People)	\$100
i. Staff Led Programs:	



## **SEPTEMBER 8, 2015**

i. 50-100 Miles	\$100
ii. 101-150 Miles	\$150
iii. 151-200 Miles	\$200
iv. Additional Programs Fees (Same Day up to 3)	\$50
v. Per Mile Fee (Round Trip Mileage)	\$0.50 a Mile
9. Recreation – 4801, 4802, 4806	
a. Temporary Concession Permit (One Day Per Site/Per Stand)	\$15
b. Ice Arena	
i. Ice Rental Fee	
ii. Ice Rental Fee (Practice)	\$85
iii. Ice Rental Fee (Tournament)	\$130
iv. Public Skate	
1. Ages 4-12	\$3.25
2. Ages 13 +	\$4
3. Senior	\$3.25
v. Stick, Shoot, and Freestyle	
1. Youth	\$4
2. Adult	\$5.25
3. Senior	\$4
vi. 10 Punch Pass	
1. Ages 4-12	\$25
2. Ages 13 +	\$33.50
3. Senior	\$25
vii. 30 Punch Pass	
1. Ages 4-12	\$70
2. Ages 13 +	\$95
3. Senior	\$70
viii. Annual Pass	
1. Ages 4-12	\$140
2. Ages 13 +	\$190
3. Senior	\$140
ix. Ski Rental for Youth	\$5
c. Skate Rentals	\$3.25
i. Skate Aide	\$1
ii. Ice Skating Lessons	\$45
iii. Ice Skating Lesson with Rentals	\$56
iv. Adult Skating Lesson (Drop in)	\$12
v. Adult Skating Lesson (Drop in with Rentals)	\$14
vi. Powere Skating and edge control clinic	\$15
d. Special Event Admission	
i. Laser Light Skate Night	\$5
ii. Halloween Party	\$5
e. Recreation Center	
i. Day use fee @ Rec Center – Youth/Senior	\$2
ii. Day use fee @ Rec Center - Adult	\$3
iii. 10-punch pass @ Rec Center – Youth/Senior	\$18
iv. 10-punch pass @ Rec Center – Adult	\$25
v. Year pass @ Rec Center – Youth/Senior	\$100
vi. Year pass @ Rec Center - Adult	\$125
vii. Yearly Businessmen's Basketball Pass (Noon Ball)	\$50
f. Fitness Class / 4801	
i. Youth/Seniors	\$3.75
ii. Adult	\$4.50
iii. 10-punch – Youth/Seniors	\$28
iv. 10-punch – Adults	\$38
g. Basketball	
i. Basketball Skills	\$33
ii. Summer Camp	\$63
iii. Jr. League Summer	\$45
iv. Jr. League Fall	\$45
v. Jr. League Winter	\$45
vi. Adult League Summer	\$380 Team
vii. Adult League Fall	\$425 Team
viii. Adult League Winter	\$425 Team
ix. Alumni Tournament	\$225 Team
x. Hispanic League	\$375 Team
xi. Women's League	\$375 Team

## **SEPTEMBER 8, 2015**

h. Softball/Baseball	
i. Adult Men's Slow-Pitch Fall	\$515 Team
ii. Fast Pitch Girls	\$515 Team
iii. Adult Softball Men's League	\$790 Team
iv. Adult Softball Comp Co-Ed Fall	\$600 Team
v. Adult Softball Co-Ed	\$515 Team
vi. Bobbie Sox Softball	\$40
vii. Knothole Baseball	\$40
i. Flag Football	
i. Youth	\$40
ii. Adult	\$450
j. Soccer	
i. Men's Soccer League	\$55
ii. Clinics 12 U	\$50
iii. Clinics 10 U	\$50
iv. Clinics 8 U	\$35
k. Tennis Lessons	\$20
l. Tennis Camp	\$10
m. Volleyball	
n. Co-ed Sand Volleyball	\$300
o. Taiko	\$60
p. Dance Lessons	\$35
q. Running Program	\$43
r. Lil' Sports Programs	
i. Lil' Sports Programs	\$35
ii. Science Workshops	\$100
iii. Dirt Bike Clinic	
1. Youth	\$75
2. Adult	100
s. Cyclocross Bike Races	
i. Great Pumpkin Cross	\$15
ii. Blue Goose	\$15
t. Breakfast with Santa	\$6.50
u. Daddy Daughter Date	\$44 Couple
v. Dinner and a Movie	\$30
w. Skateboard Programs	
x. Skateboard Competition	\$15
y. Fishing Buddies Clinic	\$30
z. Fishing Clinic	\$38
10. Wes Deist Aquatic Center Fees – 4803	
a. Membership Fees	
i. 1-Month Senior	\$40
ii. 3-Month Senior	\$105.50
iii. 6-Month Senior	\$189
iv. 1-Year Senior	\$280
v. 1-Month Adult	\$45
vi. 3-Month Adult	\$118
vii. 6-Month Adult	\$211
viii. 1-Year Adult	\$312
ix. 1-Month Couple (Couple is 2 People from the Same Household)	\$78.50
x. 3-Month Couple	\$213
xi. 6-Month Couple	\$312
xii. 1-Year Couple	\$400
xiii. 1-Month Family (Family is up to 5 people in the Same Household)	\$113
xiv. 3-Month Family	\$245
xv. 6-Month Family	\$400
xvi. 1-Year Family	\$668
xvii. 1-Month Family Add-On (Add 1 Extra Person to Family Pass, must live in Same Household)	\$17.50
xviii. 3-Month Family Add-On	\$23
xix. 6-Month Family Add-On	\$34
xx. 1-Year Family Add-On	\$56
b. Punch Cards (10-Time Punch Cards for Lap and Public Swims and Fitness Classes)	
i. Adult Everything Punch Card	\$38
ii. Senior/Child (62 + and 12 and Under) Everything Punch Card	\$25
c. Daily Fees	

## SEPTEMBER 8, 2015

i. Adult (13 +)	\$4
ii. Senior/Child (62 + and 12 and Under)	\$3.50
iii. Pre-School (3 & Under) – Swim Diaper Included	\$2
d. Fitness Classes Daily	
i. Adult (13 +)	\$4.50
ii. Senior/Child (62 + and 12 and Under)	\$3.75
e. Birthday Parties	\$66
f. Group Rates (Pre-Arranged Groups Only)	
i. 10-19 in Group	\$3
ii. 20-29	\$2.75
iii. 30 +	\$2.50
g. Facility Rentals	
i. Up to 50 Swimmers (Per Hour)	\$120
ii. Up to 100 Swimmers (Per Hour)	\$130
iii. Up to 150 Swimmers (Per Hour)	\$180
iv. Up to 200 Swimmers (Per Hour)	\$230
v. Up to 250 Swimmers (Per Hour)	\$290
vi. Up to 300 Swimmers (Per Hour)	\$360
vii. Up to 350 Swimmers (Per Hour)	\$420
viii. Up to 400 Swimmers (Per Hour)	\$480
ix. Wading Pool Only (During Hours the Main Pool is Already Open)	\$50
x. Wading Pool Only (During Hours the Main Pool is Not Open)	\$60
xi. Room Rental	\$7.50
h. Lessons	
i. Full Size Lessons (8 Days)	\$40
ii. Half Size Lessons (8 Days)	\$74
iii. Private (One ½ Hour Class)	\$18
iv. Semi-Private (One ½ Hour Class)	\$24
i. Schools	
i. School Group Lessons	\$3.50
ii. High School PE Classes	\$1.50
iii. High School PE Aerobics	\$3
iv. Discount Nights (Monday and Junior High Night and Wading Pool and YMCA and Schools (Field Trips)	\$2
j. Kayaking	
i. Open Boat	\$6.50
ii. Group Instructor Fee	\$7.50
k. Triathlons	\$20
l. Late Fees for Programs (for those who register after the deadline)	\$5
m. Daily Themed Programs	\$15
n. Fitness Challenge	\$10
o. Lane Rentals (USA/High School/Non-Profit)	\$11
p. Swim Team Fees	
i. Rental (for a 4 Hour Session with set up and take down) per person, whichever is more	\$300 or \$3
q. High School Swim Team Fees	
i. High School Swim Team Dual Meets (Per Team Per Hour)	\$120
ii. High School Regional Meets	\$3
iii. Junior High Swim Team	\$130
r. Swim Team Sessions (8 Weeks) 4 times a year New Format Sessions (8 Week Sessions) 4 times a year	
i. 3 Days per Week (Practices)	\$125
ii. 2 Days per Week	\$90
iii. 1 Day per Week	\$55
iv. Add on an Additional Day Session	\$35
s. Multi-Family Program Discounts	
i. (Discounts are for multi-family members living in the same household signing up for the same program – first person is regular price)	
ii. 2 <sup>nd</sup> Person	5% Discount
iii. 3 <sup>rd</sup> or More	10% Discount
t. Scouting	\$10
i. Scout Classes	
ii. 1 <sup>st</sup> and 2 <sup>nd</sup> Class & Cub Scout Aqua Badges	\$7.50
iii. Snorkeling and Scuba	14.50
iv. Lifesaving Merit Badge, First Aid Merit Badge	\$24.50
11. Golf Course(s) Fees – 6001, 6002, 6003, 6004, 6005, 6006	
a. Non-Resident Green Fees	

## SEPTEMBER 8, 2015

i. Weekday 9 Holes	\$18.50
ii. Weekday 18 Holes	\$25.75
iii. Weekend 9 Holes	\$19.50
iv. Weekend 18 Holes	\$26.75
v. Out-of-State 9 Holes	\$19.50
vi. Out-of-State 18 Holes	\$35
b. Resident Green Fees	
i. Weekday 9 Holes	\$15.50
ii. Weekday 18 Holes	\$22.75
iii. Weekend 9 Holes	\$16.50
iv. Weekend 18 Holes	\$23.75
c. Make-Up Green Fees	
i. Make-Up One	\$7.25
ii. Make-Up Two	\$3
iii. Make-Up Three	\$1
d. Resident Season Pass	
i. First Adult	\$585
ii. Second Adult	\$470
iii. First Senior 5-Day	\$400
iv. Second Senior 5-Day	\$360
v. First Senior 7-Day	\$500
vi. Second Senior 7-Day	\$460
vii. Young Adult Pass	\$370
e. Non-Resident Season Passes	
i. First Adult	\$625
ii. Second Adult	\$505
iii. First Senior 5-Day	\$440
iv. First Senior 7-Day	\$540
v. Second Senior 7 Day	\$460
vi. Annual User Fee	\$1
f. Junior Season Pass	
i. Full-Time Junior	\$220
ii. Part-Time Junior	\$150
g. Resident Punch Passes	
i. Punch 19-9 Hole	\$143.84
ii. Punch 10-18 Hole	\$209.25
iii. Punch 20-9 Hole	\$272
iv. Punch 20-18 Hole	\$395.25
h. Non-Resident Punch Passes	
i. Punch 10-9 Hole	\$171
ii. Punch 10-18 Hole	\$236.25
iii. Punch 20-9 Hole	\$323
iv. Punch 20-18 Hole	\$446.25
i. Locker Fee Yearly	\$190.44
j. Cart Usage Fee Yearly	\$190.44
k. Driving Range	
i. Small Bucket	\$4
ii. Large Bucket	\$5.50
iii. Small Bucket 10 Punch Pass	\$34
iv. Large Bucket 10 Punch Pas	\$46.75
l. Short Course	
i. Green Fees	\$4
ii. Punch Pass	\$34
iii. Yearly Pass (75)	\$84
iv. Yearly Pass (115)	\$126
m. Golf Cart Rentals	
i. Golf Cart Per Rider 9 Holes	\$6
ii. Golf Cart Per Rider 18 Holes	\$12
iii. Private Cart Trail Fee per Rider 9 Holes	\$6
iv. Private Cart Trail Fee per Rider 18 Holes	\$12
v. Punch Card 11-9 Hole	\$60
vi. Punch Card 11-18 Hole	\$115
n. Single Rider Cart Pass Yearly	\$828
o. Couple Rider Cart Pass Yearly	\$1,025.80
p. Club Rental 9 Holes	
i. High End Clubs	\$20
ii. Standard Clubs	\$7.95

## **SEPTEMBER 8, 2015**

iii. Push Cart	\$3
q. Club Rental 18 Holes	
i. High End Clubs	\$30
ii. Standard Clubs	\$10
iii. Push Cart	\$5
12. Memorials	
a. Memorial Bench	\$600
b. Remembrance Tree	\$400
* All Season Pass Categories, except for the Junior (Age 17-Under) Passes will be subject to a \$1 per round USER FEE. Pass Holders will have the option to avoid this per round USER FEE by paying an annual USER FEE of \$60 per Pass Holder.	

## **AIRPORT DEPARTMENT**

1. Landing Fee	\$1.30 per 1,000 pound gross weight
2. Fuel Flowage Fee	\$0.05 per each gallon of aviation fuel dispensed into any general aviation aircraft
3. Passenger Facility Charge	\$4.50

## **COMMUNITY DEVELOPMENT SERVICES DEPARTMENT**

1. Erosion Control	
a. Initial Erosion Control Contractors Certificate	\$50
b. Erosion Control Contractors Certificate Renewal	\$25
c. Erosion Control Plan Permit – Plans less than One Acre	\$50
d. Erosion Control Plan Permit – Plans One Acre or More	\$100
2. Print and Digital Data Costs	
a. Paper	
i. Zoning Map – 36" X 50"	\$6
ii. Street Map – 36" X 36"	\$5
iii. Street Map – 24" X 24"	\$3
iv. Subdivision Map – 42" X 36"	\$5
v. Aerial Map – 36" X 48"	\$12
vi. Aerial Map – 36" X 36"	\$9
vii. Aerial Map – 24" X 36"	\$6
viii. Print (Per Print More than 5) – 8.5" X 11" or 8.5" X 14"	\$0.50
ix. Print (Per Print More than 5) – 11" X 17"	\$1
x. Custom Size Print	\$0.50 per Square Foot
xi. Custom Size Aerial Print	\$1 per Square Foot
b. Mylar	
i. Custom Size Print	\$1 per Square Foot
ii. Custom Size Aerial Print	\$2 per Square Foot
c. Digital Data	
i. CD	\$1 per Disk
ii. DVD	\$2 per Disk
d. Shipping and Handling (US Postal Service)	
i. Envelope	\$2
ii. CD-Mailer	\$2
iii. Map Tube	\$10
3. Subdivision Fees	
a. Site plan review and processing (review of civil site plans other than single-family residence)	\$300
b. Site plan resubmittal (review of civil site plans not completed after 3 reviews)	\$100
c. Preliminary Plat Review and Processing Fee (review of preliminary plats)	\$500
d. Preliminary plat resubmittal (review of preliminary plats not completed after 3 reviews)	\$150
e. Final Plat Review and Processing (review of final plats)	\$500 + \$15 per lot
f. Final plat resubmittal (review of final plats not completed after 3 reviews)	\$150 + \$5 per lot
g. Zoning compliance report (researching historical land uses of properties)	\$50
h. Advertising fee (fee to cover cost of legal advertisement for public hearings)	\$50
i. Improvement drawings review and processing (review of improvement drawings)	\$350
j. Improvement drawings resubmittal (review of improvement drawings not	\$150

**SEPTEMBER 8, 2015**

completed after 3 reviews)	
k. Utility reviews – non-franchise (review of non-franchise utility improvement plans)	\$20
l. Iona Bonneville Sewer District reviews (review of sewer improvement drawings with Sewer District)	\$50
m. Vacation (Review and processing of applications to vacate right-of-way, easements, and other public utilities)	\$350
n. Appeals (Appeal decisions by Board or Adjustment or Planning Commission)	\$150
4. Annexation Fees	
a. Bridge and Arterial Streets Fee	\$100 per required parking space
b. Surface draining fee per square foot of assessable land	\$0.0075
5. Application Fees	
a. Variance Application	\$350
b. Rezoning Application	\$550
c. Planned Transition Zone Application	\$550
d. Comprehensive Plan Amendment	\$250
e. Conditional Use Permit (Either Planning Commission or City Council)	\$225
f. Conditional Use Permit (Both Planning Commission and City Council)	\$325
g. RSC-1 Zone Site Plan Review	\$150
h. Planned Unit Development	\$300
New Residential Valuation Table	
6. Valuation Range	Fee
\$1 to \$499	\$27.44
\$500 to \$999	\$61.19
\$1,000 to \$9,999	\$120.38
\$10,000 to \$19,999	\$149.97
\$20,000 to \$29,999	\$179.57
\$30,000 to \$39,999	\$209.17
\$40,000 to 49,999	\$238.77
\$ 50,000 to \$ 59,999	\$268.37
\$60,000 to \$69,999	\$297.97
\$70,000 to \$79,000	\$327.56
\$80,000 to \$89,999	\$357.16
\$90,000 to \$99,999	\$386.76
\$100,000 to \$104,999	\$416.36
\$105,000 to \$109,999	\$445.96
\$110,000 to \$114,999	\$475.55
\$115,000 to \$119,999	\$505.15
\$120,000 to \$124,999	\$534.75
\$125,000 to \$129,999	\$564.35
\$130,000 to \$134,999	\$593.95
\$135,000 to \$139,999	\$623.55
\$140,000 to \$144,999	\$653.14
\$145,000 to \$149,999	\$682.74
\$150,000 to \$154,999	\$712.34
\$155,000 to \$159,999	\$741.94
\$160,000 to \$164,999	\$771.54
\$165,000 to \$169,999	\$801.13
\$170,000 to \$174,999	\$830.73
\$175,000 to \$179,999	\$860.33
\$180,000 to \$184,999	\$897.33
\$185,000 to \$189,999	\$920.05
\$190,000 to \$194,999	\$942.77
\$195,000 to \$199,999	\$965.49
\$200,000 to \$204,999	\$988.20
\$205,000 to \$209,999	\$1,010.92
\$210,000 to \$214,999	\$1,033.64
\$215,000 to \$219,999	\$1,056.36
\$220,000 to \$224,999	\$1,079.08
\$225,000 to \$229,999	\$1,101.80
\$230,000 to \$234,999	\$1,124.52
\$235,000 to \$239,999	\$1,147.23
\$240,000 to \$244,999	\$1,169.95
\$245,000 to \$249,999	\$1,192.67
\$250,000 to \$254,999	\$1,215.39
\$255,000 to \$259,999	\$1,238.11
\$260,000 to \$264,999	\$1,260.83

**SEPTEMBER 8, 2015**

\$265,000 to \$269,999	\$1,283.55
\$270,000 to \$274,999	\$1,306.27
\$275,000 to \$279,999	\$1,328.98
\$280,000 to \$284,999	\$1,351.70
\$285,000 to \$289,999	\$1,374.42
\$290,000 to \$294,999	\$1,397.14
\$295,000 to \$299,999	\$1,419.86
\$300,000 to \$304,999	\$1,442.58
\$305,000 to \$309,999	\$1,465.30
\$310,000 to \$314,999	\$1,488.01
\$315,000 to \$319,999	\$1,510.73
\$320,000 to \$324,999	\$1,533.45
\$325,000 to \$329,999	\$1,556.17
\$330,000 to \$334,999	\$1,578.89
\$335,000 to \$339,999	\$1,601.61
\$340,000 to \$344,999	\$1,624.33
\$345,000 to \$349,999	\$1,647.04
\$350,000 to \$354,999	\$1,669.76
\$355,000 to \$359,999	\$1,692.48
\$360,000 to \$364,999	\$1,715.20
\$365,000 to \$369,999	\$1,737.92
\$370,000 to \$374,999	\$1,760.64
\$375,000 to \$379,999	\$1,783.36
\$380,000 to \$384,999	\$1,806.07
\$385,000 to \$389,999	\$1,828.79
\$390,000 to \$394,999	\$1,851.51
\$395,000 to \$399,999	\$1,874.23
\$400,000 to \$404,999	\$1,896.95
\$405,000 to \$409,999	\$1,919.67
\$410,000 to \$414,999	\$1,942.39
\$415,000 to \$419,999	\$1,965.10
\$420,000 to \$424,999	\$1,987.82
\$425,000 to \$429,999	\$2,010.54
\$430,000 to \$434,999	\$2,033.26
\$435,000 to \$439,999	\$2,055.98
\$440,000 to \$444,999	\$2,078.70
\$445,000 to \$449,999	\$2,101.42
\$450,000 to \$454,999	\$2,124.13
\$460,000 to \$464,999	\$2,146.85
\$465,000 to \$469,999	\$2,169.57
\$470,000 to \$474,999	\$2,192.29
\$475,000 to \$479,999	\$2,215.01
\$480,000 to \$484,999	\$2,238.73
\$485,000 to \$489,999	\$2,260.45
\$490,000 to \$494,999	\$2,283.16
\$495,000 to \$499,999	\$2,305.88
\$500,000 to \$1,000,000	\$2,604.77 for the first \$500,000 valuation, plus \$3.81 for each additional \$1,000 or fraction thereof
\$1,000,001 to Beyond	\$4,520.67 for the first \$1,000,000 valuation, plus \$2.43 for each additional \$1,000 or fraction thereof
7. New Residential Buildings Valuation Multiples:	
i. Single-Family Dwelling	\$85 per Sq. ft.
ii. Finished Basement	\$20 per Sq. ft.
iii. Unfinished Basement	\$10 per sq. ft.
iv. Wood-Frame Garage	\$10 per Sq. ft.
8. Commercial Permits:	
a. Commercial Electrical Wiring Permit	\$27.44 plus 1.5% of first \$20,000 of wiring costs, plus 0.75% of wiring costs in excess of \$20,000 (Wiring Costs include the total costs of any and all equipment, materials, and labor for installation governed by the National Electrical Code.
b. Commercial Mechanical Permits	\$27.44 plus 1.5% of the first \$20,000 plus \$0.75% of amounts

## **SEPTEMBER 8, 2015**

	over \$20,000 of bid amount. The bid amount includes total costs of all equipment, materials, and labor for installation governed by the Uniform Mechanical Code.
c. Commercial Plumbing Permit Fees	\$27.44 plus 1.5% of first \$20,000 plus 0.75% of amounts over \$20,000 of bid amount. The bid amount includes total costs of all equipment, materials, and labor for installation governed by the Uniform Plumbing Code.
d. Commercial Re-Roofing Permit Fee	\$27.44 plus 1% of first \$20,000 of roofing costs, plus .7875% of the costs in excess of \$20,000 (Maximum Fee \$3,000)
9. Residential Permit Fees:	
a. Residential Electrical Permits	\$27.44 plus \$5.32 for each electrical service branch circuit, hot tub, spa; plus \$21.52 for each swimming pool.
b. Residential Mechanical Permit Issuance	\$27.44 plus \$4.64 Unit Fee per installation or relocation of each mechanical unit
c. Residential Plumbing Permit Fees:	
i. Unit Fee for each Plumbing Fixture	\$4.64
ii. Unit Fee for each Gas Piping System	\$4.64
d. Residential Re-Roofing Permit	1% of valuation, Minimum fee of \$22.27, Maximum fee of \$100
e. Signs, Outline Lighting Systems or Marquees:	
i. One Branch Circuit Sign	\$5.95
ii. Additional Branch Circuits within same Sign	\$3.56 per Branch Circuit
10. Other Inspections and Fees (covers residential and commercial buildings, plumbing, mechanical, and electrical):	
a. Permit Issuance Fee (For Issuing Each Permit)	\$27.44
b. Inspections outside of normal business hours (Minimum 2 hour charge)	\$67.98 per hour or hourly cost to City, whichever is greatest
c. Re-inspection Fees (Section 305.8)	\$67.98 per hour hourly cost to City, whichever is greatest
d. Inspection for which no fee is specifically indicated (minimum one-half hour charge)	\$67.98 per hour hourly cost to City, whichever is greatest
e. Additional plan review required by changes, additions, or revisions to plan (minimum one-half hour charge)	\$35.12 per hour hourly cost to City, whichever is greatest

## **LIBRARY**

1. Overdue Fine	\$0.25 per day per item
2. Maximum Overdue Fine	\$5 per item
3. Lost Item	Original retail cost or library's replacement cost, whichever is less
4. Lost or Damaged Barcode	\$1
5. Lost or Damaged RFID Tag	\$1
6. Lost or Damaged Jacket Cover	\$2
7. Lost or Damaged DVD Out of Set	\$19 per DVD if able to be ordered separately otherwise must pay the cost to replace entire set
8. Lost or Damaged CD Out of Set	\$10 per CD if able to be ordered separately otherwise must pay the cost to replace entire set
9. Lost or Damaged Cassette Out of Set	\$10 per cassette if able to be ordered separately otherwise must pay the cost to replace entire set
10. Lost or Damaged Artwork on CD or DVD	\$2
11. Lost or Damaged Case for CD or DVD	
a. 1 to 14 sleeves	\$7
b. 16-30 sleeves	\$11
c. CD/DVD/VHS case single	\$2
d. Cassette Case	\$3
12. Torn Page in Book	\$2



**SEPTEMBER 8, 2015**

13. Lost or Damaged Spine Label	\$1
14. Lost Individual Booklet from an Easy Reader Set	\$5
15. Processing Fee for Lost or Damaged Items	\$5
16. Lost or Damaged Magazine	Cover Price of the Magazine, no Processing Fee Assessed
17. Lost Library Card	\$0.50
18. Out of County Card Fee	\$62.54
19. Meeting Rooms:	
a. Bonneville County Non-Business Groups	\$15 first hour, \$10 each hour or part thereof after
b. All Other Groups	\$40 first hour, \$20 each hour or part thereof after
c. Cleaning Fee	Actual cost to clean and repair the room (Maximum fee of \$50)
d. Non-Refundable Food Fee	\$50
20. Copies and Printing	
a. Black and White	
i. One sided 8.5 by 11 inch copy	\$0.10 per page
ii. Two sided 8.5 by 11 inch copy	\$0.25 per page
iii. One sided 8.5 by 14 inch copy	\$0.15 per page
iv. Two sided 8.5 by 14 inch copy	\$0.30 per page
v. One sided 11 by 14 inch copy	\$0.20 per page
vi. Two sided 11 by 14 inch copy	\$0.40 per page
b. Color	
i. One sided 8.5 by 11 inch copy	\$0.25 per page
ii. Two sided 8.5 by 11 inch copy	\$0.50 per page
iii. One sided 8.5 by 14 inch copy	\$0.30 per page
iv. Two sided 8.5 by 14 inch copy	\$0.60 per page
v. One sided 11 by 14 inch copy	\$0.50 per page
vi. Two sided 11 by 14 inch copy	\$1 per page
21. Obituary look up on microfilm	\$5.00 per obituary

**2-Adoption of the FY2015-16 Budget and Appropriation Ordinance:**

Director Rockwood stated approval of the proposed \$191,657,450 budget would include the 3% Property Tax increase of \$841,915 and the 3% Levy Increase of \$28,766,486, in addition to the growth money.

Councilmember Lehto stated the highlights of the proposed budget have included the 3% Cost of Living Adjustment (COLA), with the employees absorbing the cost of the health benefits, discussion of the new fire station, and additional Police Department officers. He requested final discussion from the Councilmembers.

Councilmember Hally believes the employees need to be compensated but performance evaluations need to occur. Any increase/decrease should be reflected by documentation based on an on-going evaluation and training.

Councilmember Parry believes the budget process has progressed smoothly with input from all those involved. She stated she has always been in favor of the growth money. She shared information received by a concerned school board member and believes the valuation numbers need to be accurate and consistent for the citizens.

Councilmember Lehto expressed his appreciation to Councilmember Marohn for his time and effort as Council liaison for Municipal Services regarding the budget process.

Councilmember Marohn expressed concern regarding the infrastructure not being appropriately funded. He stated the City invests money well but when major events occur it depletes the General Fund balance. He stated the 3% Levy increase will assist in rebuilding the General Fund balance. Councilmember Marohn stated the foregone money or any levy

**SEPTEMBER 8, 2015**

increase will calculate the same and he believes the City will not be able to collect any previous foregone money. He stated, by previous Council policy, he believes in financial stability by maintaining 25% of General Fund balance and continue to be fiscally conservative and responsible.

Councilmember Ehardt, as liaison to Idaho Falls Power, expressed appreciation to the Idaho Falls Power staff. She believes the billing process for utility services could be improved and would like to have future discussion with the appropriate departments. She stated Public Works, which are included in the Enterprise Funds, believes the franchise fees should be allocated to the Street fund.

Councilmember Smith briefly explained the proposed revenues and expenditures for the General Fund, Capital Improvement, and Enterprise Funds. He believes until changes are made, it is necessary for the Levy increase as the growth money alone will not solve the issues. He stated future projects, such as Priority Based Budgeting, will be more efficient. Discussion followed regarding step and grade increases and merit performance for employees.

Councilmember Lehto stated the Priority Based Budgeting will be beneficial but any drastic changes to the step and grade process will require thorough discussion. He believes the City has the ability to, and historically has, rebuilt the General Fund balance. Brief discussion followed.

It was moved by Councilmember Lehto, seconded by Councilmember Marohn, to adopt the 2015-2016 Fiscal Year budget in the amount of \$191,657,450 as contained in the Appropriation Ordinance under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows:

Aye:            Councilmember Smith  
                 Councilmember Hally  
                 Councilmember Lehto  
                 Councilmember Marohn

Nay:            Councilmember Parry  
                 Councilmember Ehardt

Motion carried.

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

**ORDINANCE NO. 3024**

THE ANNUAL APPROPRIATION ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, FOR THE PERIOD COMMENCING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016, APPROPRIATING AND APPORTIONING THE MONIES OF SAID CITY TO AND AMONG THE SEVERAL FUNDS OF SAID CITY AND DESIGNATING THE PURPOSE FOR WHICH SAID MONIES MAY BE EXPENDED; SPECIFYING THE AMOUNT OF MONEY PAID BY PROPERTY TAX TO BE APPROPRIATED TO SAID FUNDS; PROVIDING WHEN THE ORDINANCE SHALL BECOME EFFECTIVE.

Mayor Casper expressed her appreciation to the City staff for the numerous hours dedicated to the budget process.

**SEPTEMBER 8, 2015**

There being no further business it was moved by Councilmember Hally, seconded by Councilmember Marohn, that the meeting adjourn at 4:45 p.m.

---

CITY CLERK

---

MAYOR

# **REGULAR AGENDA:**



# **CITY OF IDAHO FALLS**

## **PLANNING AND BUILDING DIVISION**

P.O. BOX 50220  
IDAHO FALLS, IDAHO 83405-0220  
[www.idahofallsidaho.gov](http://www.idahofallsidaho.gov)

Planning Department • (208) 612-8276

FAX (208) 612-8520

Building Department • (208) 612-8270

BGC-137-15

### **MEMORANDUM**

TO: Honorable Mayor and City Council  
FROM: Brad Cramer, Community Development Services Director  
SUBJECT: Annexation with Initial Zoning of HC-1, Annexation Agreement, Annexation and Zoning Ordinances, Final Plat, Development Agreement and Reasoned Statements of Relevant Criteria and Standards, Carlyle-Erma Division No. 3  
DATE: October 2, 2015

Attached is the application for Annexation with Initial Zoning of HC-1, Annexation Agreement, Annexation and Zoning Ordinances, Final Plat, Development Agreement and Reasoned Statements of Relevant Criteria and Standards, Carlyle-Erma Division No. 3. The Planning and Zoning Commission considered this application at its August 4, and September 1, 2015 meetings and recommended approval. Staff concurs with the recommendation. The application is now being submitted to the Mayor and City Council for consideration.

Attachments: Vicinity Map  
Aerial Photo  
Final Plat  
Planning and Zoning Commission Minutes, August 4, 2015  
Staff Report, August 4, 2015  
Planning and Zoning Commission Minutes, September 1, 2015  
Staff Report, September 1, 2015  
Annexation and Zoning Ordinances  
Annexation Agreement Special Conditions  
Reasoned Statements of Relevant Criteria

cc: Kathy Hampton  
File





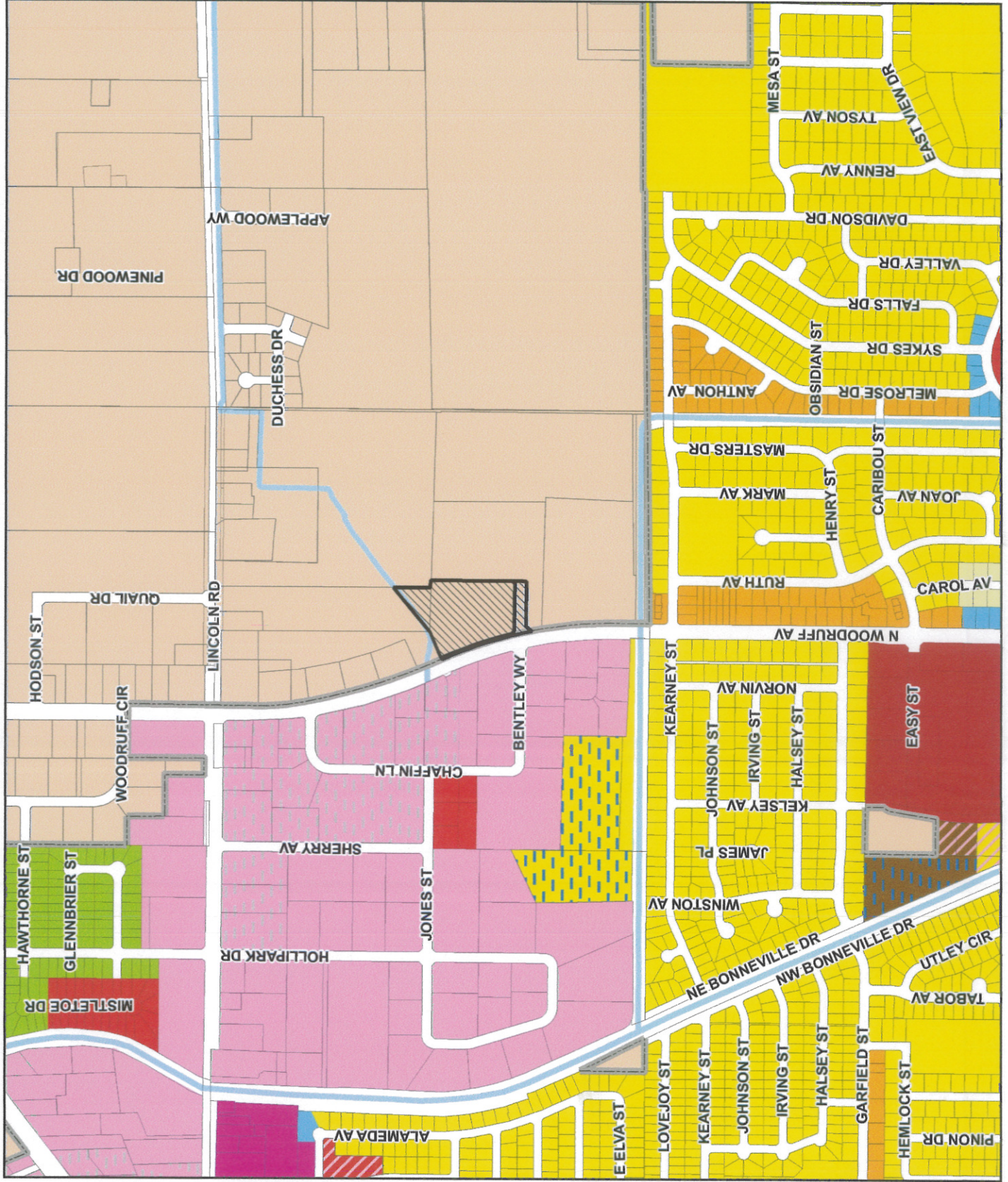
Legend

- Site
- RP
- RP-A
- R-1
- R-2
- R2A
- R-3
- R-3A
- PB
- MS
- RSC-1
- C-1
- HC-1
- CC-1
- GC-1
- R&D-1
- M-1
- I&M-1
- I&M-2
- RMH
- PT-1
- PT-2
- PT-2 & T-1
- PUD
- T-1
- T-2
- 30' Setback
- 50' Setback
- City Limits
- Area of Impact



1" = 800'

Date: 08/04/2015







Lincoln Rd

Jonathon Ave  
Duchess Dr

Sykes Dr  
Melrose Dr  
Anthone Ave

Masters Dr  
Mark Ave

Ruth Ave

N Woodruff Ave

Woodruff Park

Norvin Ave

Kearney St  
Johnson St  
Kelsey Ave

James Pl

Winston Ave

Sherry Ave

Jones St

Chaffin Ln

Bentley Way

1" = 400'  
Date: 05/04/20







**Dixon moved to approve the Reasoned Statement of Relevant Criteria for the Preliminary Plat for Carlyle-Erma, Wimborne seconded the motion and it passed unanimously.**

**4. Annexation with Initial Zoning of HC-1: 5.832 Acres of the NW ¼ Section 16.** Beutler presented the staff report, a part of the record. Black clarified and Beutler agreed that the application is only requesting the red portion to be annexed. Beutler stated it is 5.8 acres of the 38 acres in the preliminary plat.

Morrison opened the public hearing.

The applicant chose not to address the Commission.

No one appeared in support or opposition of the application.

Morrison closed the public hearing.

**Black moved to recommend to the Mayor and City Council approval of the Annexation with Initial Zoning of HC-1 for property located east of and adjacent to Woodruff Ave, south of Lincoln Road; 5.832 Acres of the NW ¼ Section 16, Josephson seconded the motion and it passed unanimously.**

**6. Recommend Approval of New Numbering System for Zoning Ordinance to Make Consistent with Other City Codes.** Beutler presented the staff report, a part of the record. Dixon asked what the downside of the new numbering is. Beutler stated that the downside was that there were a few formatting issues that they have worked through. The benefit is the attorney's office would maintain the code, so any time there are ordinance amendments or language amendments, those changes will get incorporated into an ongoing box that will show the changes and you can go back and research when the ordinance amendment happened. Staff has that ability now, but it is spotty depending on whether or not someone made a note of the change. Black asked and Beutler agreed that this will make things more efficient. Beutler stated that it will all be in the code, so you can go to one place on the website and it is all in one location under "zoning ordinance", and will be entirely the same as it is now, just renumbered. Black asked if it will cost the City more money. Beutler stated it should not, as it is all being done in house and should be fairly simple.

**Black moved to recommend to the Mayor and City Council approval of the New Numbering System for Zoning Ordinance to make consistent with other City Codes, as presented, Wimborne seconded the motion and it passed unanimously.**

**Business:** None.

**Miscellaneous:** None.

Morrison adjourned the meeting.

Respectfully Submitted,

Beckie Thompson, Recorder

**IDAHO FALLS PLANNING COMMISSION STAFF REPORT**  
**Annexation and Initial Zoning of HC-1 for approx. 5.8 acres**  
**within the NW¼ of Section 16, T2N, R38E**  
**August 4, 2015**



Planning and  
Building Division

**Applicant:** Ellswourth &  
Associates, PLLC

**Location:** East of and  
adjacent to Woodruff Ave.,  
south of Lincoln Road

**Size:** Approx. 5.832 acres

**Existing Zoning:**

Site: R-1 (County)  
North: C-2, R-1 (County)  
South: R-1 (County)  
East: R-1 (County)  
West: HC-1

**Existing Land Use:**

Site: Agricultural  
North: Commercial,  
Agricultural  
South: Agricultural  
East: Agricultural  
West: Commercial

**Future Land Use Map:**  
Low Density Residential

**Attachments:**

1. Maps and aerial photos

**Requested Action:** To **recommend** to the Mayor and City Council annexation, with an initial zoning of HC-1 for property located east of and adjacent to Woodruff Avenue, south of Lincoln Road.

**Annexation:** This is a category "A" annexation. The proposed annexation includes a little over five acres. The area being annexed is proposed to be platted as one lot and will include right-of-way dedication for the extension of Bentley Way to the east.

**Zoning:** The proposed HC-1, Limited Business Zone designation is consistent the existing zoning in the area. The commercial area on the west side of Woodruff Ave. is zoned HC-1. Commercial development also exists north of this property within the County and is zoned C-2. The Comprehensive Plan designates this area as Low Density Residential. The applicant has also requested a Comprehensive Plan amendment that would designate this area Commercial. If the amendment is successful then the requested HC-1 Zone will be consistent with the Comprehensive Plan designation as well.

**Recommendation:** Staff has reviewed the annexation and initial zoning and finds that it meets the minimum requirements for annexation and is consistent with zoning in the area. Staff recommends approval.

## **Comprehensive Plan Policies:**

- As discussed below, commercial development and employment centers are needed to serve residential areas; however, they should be developed as nodes, not strips, adjacent to arterial streets and on the perimeter of residential neighborhoods. (p. 67)
- Community commercial centers are planned to serve several neighborhoods and are located approximately 2.5 to three miles from each other or regional centers. They are centrally located to their service area and are situated at an intersection of two or more arterial streets. (p. 67-68)
- Encourage development in areas served by public utilities or where extensions of facilities are least costly. Not only is a compact city convenient but the provision of public facilities is less expensive. Growth does not always occur at the fringe of a community. Vacant lands or underutilized parcels may redevelop to more intensive uses which use existing utilities. (p. 67)
- As discussed below, commercial development and employment centers are needed to serve residential areas; however, they should be developed as nodes, not strips, adjacent to arterial streets and on the perimeter of residential neighborhoods. (p. 67)
- Other employment centers designated on the land use map are located near the airport or on major arterial streets in close proximity to commercial centers and near housing. Office complexes and research and development laboratories offer an opportunity to develop or redevelop these areas. Both public facilities (streets and utilities) and commercial support services presently exist for these potential employment areas. (p.70)

## **Zoning Ordinance:**

### **7-11 HC-1 LIMITED BUSINESS ZONE**

**7-11-1 General Objectives and Characteristics.** The HC-1 Limited Business Zone has been established as a district in which the primary use of the land is for retail stores and service establishments to serve the traveling public. This zone is usually located at specific locations along highways leading into the City, and is characterized by buildings set back from the right-of-way line and having a wide variety of architectural forms and shapes.

The objectives in establishing this zone are to:

- A. Encourage the development and continued use of the land within the zone for business purposes.
- B. To promote safety on the highway.
- C. To maintain maximum use of highway right-of-way for travel purposes.
- D. To prohibit uses which tend to thwart or militate against the continued use and development of the land within the zone for its primary purpose.

In order to accomplish the objectives and purposes of this Ordinance and to promote the essential characteristics of this zone, the following regulations shall apply in the HC-1 Limited Business Zone:

**7-11-2 Use Requirements.** The following uses shall be permitted in the HC-1 Zone:

- A. Any use permitted in the RSC-1 Residential Shopping Center Zone, and in the C-1 Limited Business Zone, except that dwellings shall not be permitted unless such dwellings are custodial or caretakers dwellings incidental to the use of the land for commercial purposes.
- B. Super service stations.
- C. Automobile sales lots.

- D. Drive-in eating establishments.
- E. Machinery sales establishments.
- F. Amusement enterprises, such as merry-go-rounds, penny arcades, etc.
- G. Other uses ruled by the City Council to be similar to the above listed uses, and in harmony with the objectives and characteristics of this zone.
- H. Retail establishments with incidental wholesaling, but excluding establishments the principal activity of which is a storage warehouse.
- I. Auto body shops.
- J. Beer parlors, taverns and cocktail lounges.
- K. Open storage areas, provided they are buffered from public streets by:
  - 1. site planning that uses structures to buffer open storage areas from public streets, or
  - 2. a minimum seven (7) foot wide landscaped buffer, which may include a fence or wall at the rear of the buffer.

**7-11-3 Area, Width, Location, Height, and Size Requirements.** No requirements, except that all buildings shall be setback a minimum distance of thirty (30) feet from any public street except as herein provided and required under the provisions of this Ordinance.

**7-11-4 See Supplementary Regulations to Zones.**

**7-11-5 Special Provisions.**

- A. No dust, odor, smoke, vibration, or intermittent light, glare or noise shall be emitted which is discernible beyond the premises, except for normal movement of automobile traffic.
- B. When a development in the HC-1 zone adjoins land zoned RP, RP-A, RMH, or unincorporated land designated as single-family residential in the Idaho Falls Comprehensive Plan, a thirty (30) foot wide landscape buffer with landscaped berm to a height of six (6) feet and trees spaced at twenty (20) foot intervals shall be provided on the property line shared with such residential designation. Natural buffers such as canals may be included within this thirty (30) foot buffer and shall eliminate the need for berms where the canal is elevated or at least twenty (20) feet in width; however, landscaping with trees spaced at twenty (20) foot intervals shall still be provided.
- C. A landscaped strip at least twenty (20) feet in width with lawn, ground cover, shrubbery, and trees at forty (40) foot centers shall be provided and maintained along the development side of the property line bordering any street, except for permitted driveways.

well within the specifications for R-1 and still able to have single family attached. Cramer stated that if it was their desire to have single family attached there is adequate square footage. Cramer added that each unit has to be on its own individual lot and so if there was a desire to shrink the lots in order to accommodate that, it would have to be re-platted and it would require a conditional use process to do attached housing. Cosgrove asked if there were to be single family attached, as platted, each one would have a 10,000 sq. ft. lot and there would be a shared wall on the property line (platted lot line). Wimborne asked what the density in the area is. Cramer stated it is 2.9 net density and the gross density is 2.07.

**Applicant:**

**Kurt Roland, Eagle Rock Engineering, 1331 Fremont, Idaho Falls, Idaho.** Roland clarified that there will not be any attached housing in this development. Roland stated this Final Plat complies with all the ordinances and it will be a nice development.

Wyatt stated that this has been the topic of discussion many times and his opinion is that it should move forward.

**Dixon moved to recommend to the Mayor and City Council approval of the final plat: Avalon Village, Division No. 1, as presented, including the two provisions on the staff report: That the landscape lots adjacent to arterial roads include berms, trees, and an opaque fence, similar to what has been constructed adjacent to the Sunterra Development; and, the entrance to Holmes Avenue include right and left hand turn lanes. Cosgrove seconded the motion and it passed unanimously.**

**2. Final Plat: Carlyle-Erma, Division No. 3:** Beutler presented the staff report, a part of the record. Dixon asked if the canal on the north edge of the property will continue to be in use or will it be abandoned. Beutler stated that the applicant can address the canal issues. Beutler stated that it will continue to be there as a natural drainage as there are no plans with this development and plat to alter the actual canal.

**Applicant:**

**Fred Walland, 645 Lincoln, Idaho Falls, Idaho.** Walland stated that the canal that Commissioner Dixon referred to is Crow Creek that flowed through the City in the past. Walland stated he had talked to Public Works about it and there is an existing pipe under Woodruff that is mostly filled in with silt. Walland stated he spoke with the canal company and they do not have any use for the canal. Walland stated that Crow Creek was rerouted and it now flows along Lincoln road and then turns straight south and dumps into another canal. Walland stated that he has researched it and cannot find a use for the canal on the property. Walland did the improvement drawings and construction when Lincoln Road was improved and Walland put in a 3' diameter pipe under Lincoln Road to replace an old box culvert that drains in Crow Creek. Walland stated that the canal could function as a flood channel (100 year rain fall event). Walland stated the area being platted is not touching the canal. Walland stated in the future he would like a more definitive answer as to what the City would like to do with the canal. Dixon asked if there is a canal company that owns the canal as the edge of the platted lot appears to go right down the center of the canal. Walland stated he contacted the canal company that services that area and they advised him that the realigned Crow Creek is the last of their service and they

do not do anything to the west of that area. Walland represents the owner of the surrounding property and what is being platted has been sold to a new owner. Walland stated that the view on the plat is misleading as the plat follows the top of the bank with the property line. Cosgrove asked if there are typically easements on both sides of a canal for access. Walland stated it really is not a canal any more, and he contacted the canal company to determine if they wanted something then he would comply, but the canal company said that area is no longer in their jurisdiction and as far as they are concerned they will never have use for that as a canal. Dixon asked about the easement in the County plat north of the area, does the canal company own that easement or is it owned by the underlying property owner. Walland stated he did not ask that question to the canal company. Dixon asked staff if they could follow up and get something on the file that documents the canal company's lack of interest. Beutler stated that the City Surveyor will research those items and he has not indicated that there is any concern or issue with needing multiple signatures on the plat. Beutler stated he spoke with the City Engineer on a different portion of Crow Creek and there were no easements there, it was just a natural ditch that had been around for such a long time and the City Engineer indicated it was up to the City to determine if they needed it or wanted it. Cosgrove suggested discussing it with the City Attorney to make sure there is not a future problem. Beutler stated that he will follow up with the City Surveyor and City Attorney to make sure there are no issues or concerns prior to the action going forward to City Council.

**Wimborne moved to recommend to the Mayor and City Council approval of the final plat: Carlyle-Erma, Division No. 3, with a recommendation that the Staff consult with the City Surveyor and City Attorney about the issue on the canal, Cosgrove seconded the motion and it passed unanimously.**

**3. Reasoned Statement of Relevant Criteria and Standards: Revised Preliminary Plat for Yorkside Subdivision 2 and 3.** Dixon stated that he was not present at the meeting on August 18, 2015 and no minutes are yet available for that meeting, so he will abstain from voting on this item. Wimborne stated she will abstain from voting for the same reason as Commissioner Dixon.

**Cosgrove moved to approve the Reasoned Statement of Relevant Criteria and Standards: Revised Preliminary Plat for Yorkside Subdivision 2 and 3 as presented, Denney seconded the motion and the motion passed (3 votes). Dixon and Wimborne abstained from voting.**

**Miscellaneous:** None.

Wyatt adjourned the meeting.

Respectfully Submitted,

Beckie Thompson, Recorder

IDAHO FALLS PLANNING AND ZONING COMMISSION  
STAFF REPORT

**Final Plat**  
**Carlyle-Erma Subdivision, Division No. 3**  
**September 1, 2015**



Community  
Development Services  
Department

**Applicant:** Ellswourth &  
Associates, PLLC

**Location:** East of and  
adjacent to Woodruff Ave.,  
south of Lincoln Road

**Size:** Approx. 5.8 acres  
**Lots:** 1

**Existing Zoning:**

Site: HC-1 (proposed)  
North: C-2, R-1 (County)  
South: R-1 (County)  
East: R-1 (County)  
West: HC-1

**Existing Land Use:**

Site: Agricultural  
North: Commercial,  
Agricultural  
South: Agricultural  
East: Agricultural  
West: Commercial

**Future Land Use Map:**  
Commercial (proposed)

**Attachments:**

1. Maps and aerial photos
2. Final Plat Map

**Requested Action:** To **recommend** to the Mayor and City Council approval of the final plat for Carlyle-Erma Subdivision Division No. 3.

**Staff Comments:** The Commission approved the preliminary plat for this area on August 4, 2015. This final plat represents the first phase of that preliminary plat and includes one lot. The plat layout is consistent with the preliminary plat. The proposed lot will have frontage onto Woodruff Avenue, but access to the development will come from the extension of Bentley Way on the south side of the parcel. Bentley way will be platted as a 70-foot right-of-way and designated as a collector.

**Recommendation:** Staff has reviewed the final plat and finds that it complies with the subdivision ordinance and the approved preliminary plat. Staff recommends approval of the final plat.

## Comprehensive Plan Policies:

### **Commercial:** Retail shops, restaurants, and offices.

- As discussed below, commercial development and employment centers are needed to serve residential areas; however, they should be developed as nodes, not strips, adjacent to arterial streets and on the perimeter of residential neighborhoods. (p. 67)
- Community commercial centers are planned to serve several neighborhoods and are located approximately 2.5 to three miles from each other or regional centers. They are centrally located to their service area and are situated at an intersection of two or more arterial streets. (p. 67-68)

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

REQUIREMENTS	Staff Review
• Purposes listed in Section 10-1-1 as follows:	
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 proposed access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through 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.	NA
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.	Collector-Bentley Way



ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ANNEXING APPROXIMATELY 5.8 ACRES EAST AND ADJACENT TO WOODRUFF, SOUTH OF LINCOLN, AND NORTH OF KEARNEY TO THE CITY OF IDAHO FALLS DESCRIBING; 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 Section 1 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 Section 1 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 upon compliance with procedures required in 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, the lands to be annexed are contiguous to the City and the 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 City Council that the lands described hereinbelow in Section 1 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, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Commercial"; 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 herein are hereby annexed to the City of Idaho Falls, Idaho:

Commencing at the Northwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, running thence S.00°28'45"W. along the Section Line 1383.63 feet; thence S.89°31'15"E. 1134.12 feet to a point on the East Rights-of-Way line of N. Woodruff Avenue, said point being the TRUE POINT OF BEGINNING; running thence N.66°03'49"E. 180.02 feet; thence N.50°09'42"E. 347.43 feet; thence S.00°20'52"W. 225.01 feet; thence S.88°26'35"E. 45.00 feet; thence S.00°20'52"W. 582.74 feet; thence N.89°31'15"W. 273.29 feet; thence S.39°38'59"W. 43.93 feet to the East Rights-of-Way line of said N. Woodruff Avenue, said point being a point on a curve with a radius of 2585.86 feet and a chord that bears N.17°20'08"W. 570.81 feet; thence to the left along said curve 571.98 feet through a central angle of 12°40'24" to the TRUE POINT OF BEGINNING.

CONTAINING: 253,963 Sq. Ft. or 5.830 Acres

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. That 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 that 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
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 ANNEXING APPROXIMATELY 5.8 ACRES EAST AND ADJACENT TO WOODRUFF, SOUTH OF LINCOLN, AND NORTH OF KEARNEY TO THE CITY OF IDAHO FALLS DESCRIBING; 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)

## **REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

### **ANNEXATION FOR PROPERTY LOCATED WEST OF AND ADJACENT WOODRUFF AVENUE, SOUTH OF LINCOLN ROAD**

**WHEREAS**, the applicant filed an application for annexation on July 2, 2015; and

**WHEREAS**, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on August 4, 2015; and

**WHEREAS**, this matter came before the Idaho Falls City Council during a duly noticed public hearing on October 8, 2015 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 Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 5.832 acre parcel located west of and adjacent to Woodruff Avenue, south of Lincoln Road.
3. This is a category "A" annexation in which the property owner is requesting annexation to the city.
4. The area being annexed is proposed to be platted as one lot and will include right-of-way dedication for the extension of Bentley Way to the east.
5. The applicant's initial zoning request is for HC-1, Limited Business Zone which complies with the proposed Comprehensive Plan amendment and zoning in the surrounding area.

#### **II. DECISION**

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the annexation for the above described property.

**PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS**

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015**

---

Rebecca L. Noah Casper, Mayor

**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 5.830 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS HC-1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Section 1 is HC-1 Zone for such annexed lands such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Commercial"; and

WHEREAS, the proposed zoning district is consistent and compatible with the existing and surrounding zoning districts and is consistent with the City of Idaho Falls Comprehensive Plan; and

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on August 4, 2015, and recommended approval of zoning the subject property to HC-1 Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on October 8, 2015.

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

**SECTION 1: LEGAL DESCRIPTION:**

This ordinance shall apply to the following described lands in Idaho Falls, Idaho, Bonneville County, to-wit:

Commencing at the Northwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, running thence S.00°28'45"W. along the Section Line 1383.63 feet; thence S.89°31'15"E. 1134.12 feet to a point on the East Rights-of-Way line of N. Woodruff Avenue, said point being the TRUE POINT OF BEGINNING; running thence N.66°03'49"E. 180.02 feet; thence N.50°09'42"E. 347.43 feet; thence S.00°20'52"W. 225.01 feet; thence S.88°26'35"E. 45.00 feet; thence S.00°20'52"W. 582.74 feet; thence N.89°31'15"W. 273.29 feet; thence S.39°38'59"W. 43.93 feet to the East Rights-of-Way line of said N. Woodruff Avenue, said point being a point on a curve with a radius of 2585.86 feet and a chord that bears N.17°20'08"W. 570.81 feet; thence to the left along said curve 571.98 feet through a central angle of 12°40'24" to the TRUE POINT OF BEGINNING.

CONTAINING: 253,963 Sq. Ft. or 5.830 Acres

**SECTION 2. Zoning.** That the property described in Section 1 of this Ordinance be and the same hereby is zoned "HC-1, Zone" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

**SECTION 3. 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 4. Publication.** This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

**SECTION 5. Effective Date.** This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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  
ORDINANCE – ZONING CARLYLE-ERMA

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 5.830 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS H C - 1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

---

Kathy Hampton, City Clerk



**SPECIAL CONDITIONS FOR  
CARLYLE ERMA, DIVISION NO. 3**

**S-C 1.00 Arterial Street and Bridge Fees.** The Bridge and Arterial Streets fee for this Subdivision is \$14,575.00 (5.83 Acres at \$2,500 per acre) payable as follows:

<u>Due Date</u>	<u>Payment Amount</u>
Upon execution hereof	\$1,457.50
April 1, 2016	\$2,186.25
October 1, 2016	\$2,186.25
January 1, 2017	\$2,186.25
April 1, 2017	\$2,186.25
July 1, 2017	\$2,186.25
<u>October 1, 2017</u>	<u>\$2,186.25</u>
Total	\$14,575.00

**S-C 2.00 Surface Drainage Fee.** The surface drainage fee for this Subdivision is \$1,698.51 (226,468 square feet net area at \$.0075 per square foot) payable as follows:

Upon execution hereof	\$ 169.85
April 1, 2016	\$ 254.78
October 1, 2016	\$ 254.78
January 1, 2017	\$ 254.78
April 1, 2017	\$ 254.78
July 1, 2017	\$ 254.78
<u>October 1, 2017</u>	<u>\$ 254.76</u>
Total	\$1,698.51

**S-C 3.00. Storm Drainage.** This development will be required to have and maintain adequate storm water storage per the City Storm Drainage policy. This will be included as a part of the site plans.

**S-C 4.00. Woodruff Avenue Improvements.** Developer shall design and construct the entire frontage for 572 feet of Woodruff Avenue as shown on the improvement plans. Recognizing that a portion of the future and current traffic on this street originates from properties outside of the subdivision, Developer shall be responsible only for the design and construction cost of four (4) inches of asphalt over ten (10) inches of 3/4 crushed aggregate asphalt base, for 21.5 feet width street section. Pursuant to Paragraph 15 of this agreement, the City agrees to reimburse the Developer for the any extra width beyond 21.5 feet if required along the Woodruff frontage. The bids required under Paragraph 15 of this agreement shall be clearly itemized in order to allow segregation of the costs for which the City is responsible from the cost for which Developer is responsible.

**S-C 5.00. Access to Woodruff Avenue.** No direct access from lots fronting Woodruff Avenue will be allowed. Access will be allowed along Bentley Way to this development.

**S-C 6.00. Water Line Connection Fees.** The City agrees to allow Developer to connect to the water main located in N. Woodruff Ave., subject to Developer's payment of the water main connection fees in the amount of \$20,019.30 ( $571.98 \times \$35.00$ ), pursuant to section 8-4-14 (C) of the City Code. Pursuant to section 8-4-14 (B) of the City Code, Developer or his heirs or assigns shall also pay individual water system connection fees each time an individual water service line is connected to the City water systems. Such fees shall be paid in the amounts and manner set forth in such Code Sections.

**S-C 7.00 Construction of Sanitary Sewer Lines.** Developer shall, at Developer expense, design and construct a sanitary sewer main from this subdivision southerly along Woodruff (approximately 220 feet) as shown on the improvement drawings. Developer shall design and construct at his sole expense all sewer mains and appurtenances within the Subdivision in accordance with the City Standard Drawings and Specifications and as shown on the Improvement Drawings subject to the approval of the City Engineer. Upon completion thereof, Developer shall furnish the City with a certificate signed by a licensed professional engineer, certifying that the sewer mains and appurtenances have been constructed in accordance with such specifications.

**S-C 8.00 Reimbursement of Sewer Main Charges.** Upon connection of sanitary sewer service to any property owned by any person other than Developer and fronting upon that portion of sanitary sewer which the Developer has constructed outside of this subdivision, the City will, to the extent permitted by law, and upon written request of Developer, pay to Developer all sewer main connection front foot charges collected by the City from the owners of such property, pursuant to Section 8-1-23(e), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any sewer main charge collected by the City after the expiration of ten (10) years from the date hereof.

## **REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

### **THE INITIAL ZONING OF HC-1 LIMITED BUSINESS ZONING FOR PROPERTY LOCATED WEST OF AND ADJACENT WOODRUFF AVENUE, SOUTH OF LINCOLN ROAD**

**WHEREAS**, the applicant filed an application for annexation, with initial zoning of HC-1 Limited Business Zoning on July 2, 2015; and

**WHEREAS**, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on August 4, 2015; and

**WHEREAS**, this matter came before the Idaho Falls City Council during a duly noticed public hearing on October 8, 2015; 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 Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 5.832 acre parcel located west of and adjacent to Woodruff Avenue, south of Lincoln Road.
3. The Zoning in this area includes HC-1, C-2 (County) and R-1.
4. This is a category "A" annexation in which the property owner is requesting annexation to the city.
5. The applicant's initial request is for HC-1, complies with the proposed Comprehensive Plan amendment and the zoning in the surrounding area.

#### **II. DECISION**

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the initial zoning of HC-1 Limited Business Zoning for the above described property.

**PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS**

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015

---

Rebecca L. Noah Casper, Mayor

## **REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

### **FINAL PLAT FOR CARLYLE-ERMA SUBDIVISION, DIVISION NO. 3, LOCATED EAST OF AND ADJACENT TO WOODRUFF AVENUE, SOUTH OF LINCOLN ROAD**

**WHEREAS**, the applicant filed an application for final plat on August 4, 2015; and

**WHEREAS**, this matter came before the Idaho Falls Planning and Zoning Commission on September 1, 2015; and

**WHEREAS**, this matter came before the Idaho Falls City Council during a duly noticed public meeting on October 8, 2015; and

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

#### **I. RELEVANT CRITERIA AND STANDARDS**

1. The Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 5.8 acre parcel located east of and adjacent to Woodruff Ave., south of Lincoln Road.
3. The property is zoned HC-1, Limited Business Zone.
4. The subdivision includes one lot which meet the minimum standards of the HC-1 Zone.
5. The proposed plat is consistent with the approved preliminary plat for the area.
6. The final plat complies with the requirements set forth within the Subdivision Ordinance of the City of Idaho Falls.

#### **II. DECISION**

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the plat for Carlyle-Erma Subdivision, Division No. 3.

**PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS**

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015**

---

Rebecca L. Noah Casper, Mayor

**NOTICE OF PUBLIC HEARING**  
**Idaho Falls City Council Meeting**

Notice is hereby given that the City of Idaho Falls City Council will conduct a public hearing during the regular business meeting on **Thursday, October 8, 2015**, at 7:30 p.m. in the Council Chambers located at the City Annex Building, 680 Park Avenue, Idaho Falls, Idaho. The following application(s) will be discussed:

**PROJECT:** ANNEXATION OF 5.832 ACRES WITH INTIAL ZONING OF HC-1 (COMMERCIAL) AND FINAL PLAT  
On August 4, 2015, Planning Commission recommended to the Mayor and City Council approval of the annexation of 5.832 acres with initial zoning of HC-1, for NW 14 Section 16, T 2N, R 38E, as presented. On September 1, 2015, Planning Commission recommended to the Mayor and City Council approval of the final plat for Carlyle-Erma, Division No. 3, as presented.

**APPLICANT:** Freiberg

**LOCATION:** This property is located generally south of Lincoln Road, North of Kearney Street, and east and adjacent to N. Woodruff Avenue, and legally described as:  
**Carlyle-Erma, Division No. 3**

Copies of the above applications and plans are on file in the Planning Department and available for review by interested individuals during regular business hours. Questions concerning these requests should be directed to the City of Idaho Falls, Planning Division at 680 Park Avenue, 612-8276.

Following said hearings, any and all lawful zoning regulations, restrictions, and district boundaries, may be established upon any and all of said lands. At said hearings, all parties in interest and citizens of Idaho Falls shall have an opportunity to be heard in relation to all matters pertaining to said requests. The Chairperson may impose reasonable time limits on the statements given to assure completion of the meeting's agenda.

If you need communication aids or services or other physical accommodations to participate or access this meeting or program of the City of Idaho Falls, you may contact Debra Petty at 612-8276 or the Grants Administrator, Lisa Farris, at 612-8323 and every effort will be made to adequately meet your needs.

This notice is given pursuant to Sections 67-6509, 67-6511 Idaho Code.

Publish: September 20, 2015



# **CITY OF IDAHO FALLS**

## **PLANNING AND BUILDING DIVISION**

P.O. BOX 50220

IDAHO FALLS, IDAHO 83405-0220

[www.idahofallsidaho.gov](http://www.idahofallsidaho.gov)

Planning Department • (208) 612-8276

FAX (208) 612-8520

Building Department • (208) 612-8270

BGC-136-15

### **MEMORANDUM**

TO: Honorable Mayor and City Council  
FROM: Brad Cramer, Community Development Services Director  
SUBJECT: Final Plat and Reasoned Statement of Relevant Criteria and Standards, Kingston Plaza Division No. 1, 1<sup>st</sup> Amended  
DATE: October 2, 2015

Attached is the application for Final Plat and Reasoned Statement of Relevant Criteria and Standards for Kingston Plaza Division No. 1, 1<sup>st</sup> Amended. The Planning and Zoning Commission considered this application at its May 5, 2015 meeting and recommended approval with the condition that a cross-access agreement was recorded between the lots. This condition has been met. Staff concurs with the recommendation. The application is now being submitted to the Mayor and City Council for consideration.

Attachments: Vicinity Map  
Aerial Photo  
Final Plat  
Planning and Zoning Commission Minutes, May 5, 2015  
Staff Report, May 5, 2015  
Reasoned Statement of Relevant Criteria

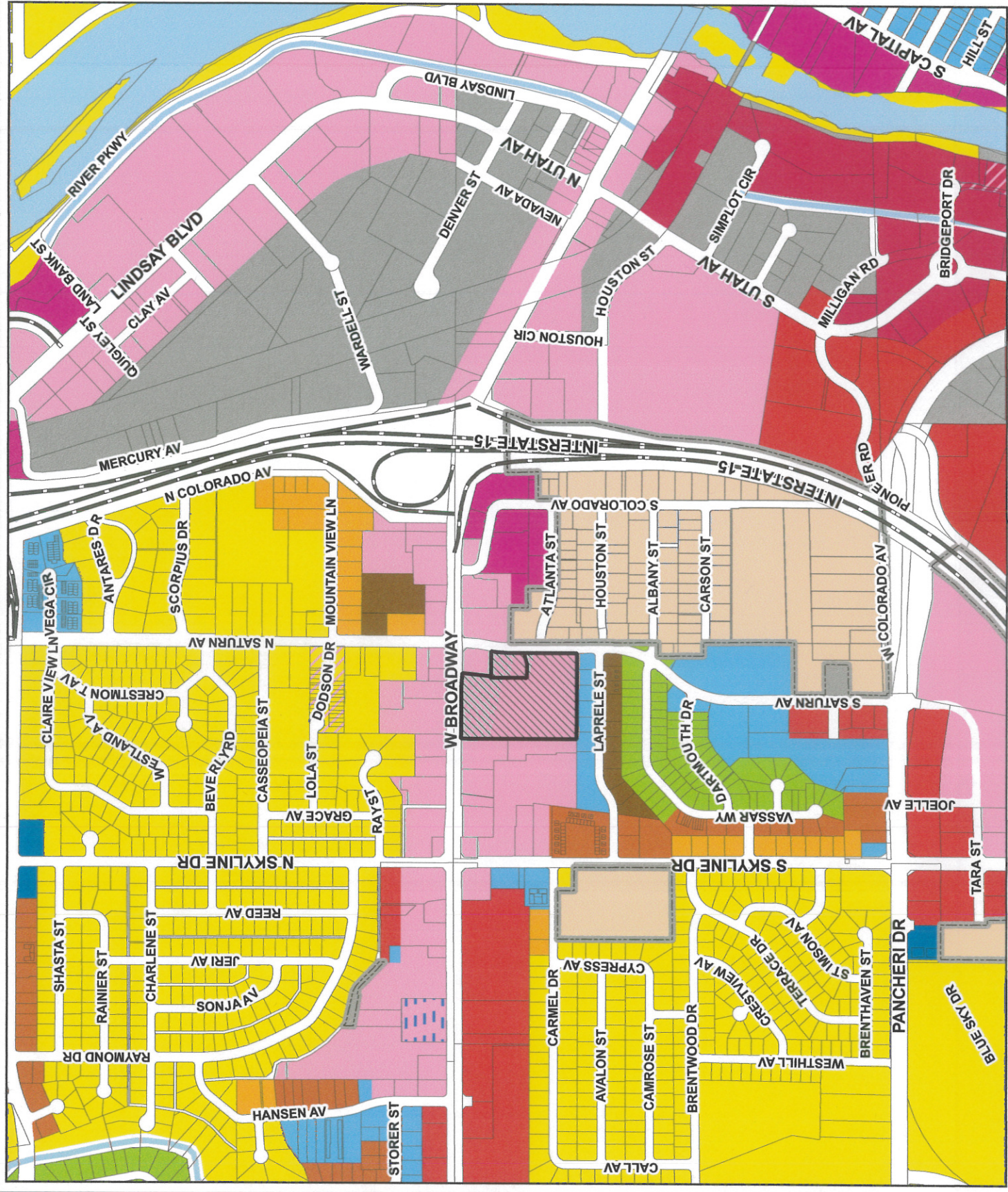
cc: Kathy Hampton  
File





Legend

- Site
- RP
- RP-A
- R-1
- R-2
- R2A
- R-3
- R-3A
- PB
- MS
- RSC-1
- C-1
- HC-1
- CC-1
- GC-1
- R&D-1
- M-1
- I&M-1
- I&M-2
- RMH
- PT-1
- PT-2
- PT-2 & T-1
- PUD
- T-1
- T-2
- 30' Setback
- 50' Setback
- City Limits
- Area of Impact







INTERSTATE 15

W BROADWAY

INTERSTATE 15

INTERSTATE 15

S COLORADO AV

MOUNTAIN VIEW LN

ATLANTA ST

HOUSTON ST

ALBANY ST

CARSON ST

N SATURN AV

S SATURN AV

W BROADWAY

LAPRELE ST

VASSAR WY

DARTMOUTH DR

LOLA ST

DODSON DR

GRACE AV

RAY ST

N SKYLINE DR

S SKYLINE DR

RAYMOND DR

REED AV

CARMEL DR

BRENTWOOD DR

1" = 300'  
Date: 04/02/05





Cramer stated now that the plat and the written decision are approved, the decision will be signed on May 6, 2015, which will begin the 14 day time period for a request for reconsideration by an affected party.

**2. Final Plat: Westland Heights, Division No. 3, 1<sup>st</sup> Amended.** Beutler presented the staff report, a part of the record. Wimborne asked and Beutler agreed that the bank building would be built north of the ATM. Dixon asked and Beutler agreed that the white building on the aerial no longer exists. Black asked if there will be additional fencing and landscaping at the back of the property. Beutler stated it will depend on how the bank develops. The ordinance reads that if there are more than 5 parking spaces adjacent to residential there is a requirement for buffering. Dixon asked if the property will have a very narrow alley and no buffering. Beutler stated it will depend on how the bank property develops and where the parking is located. Dixon asked about the setback requirements from residential. Beutler stated that the set back on C-1 is 30 feet from the front of the building.

**Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Westland Heights, Division No. 3, 1<sup>st</sup> Amended. Black seconded the motion and it passed unanimously.**

**3. Final Plat: Kingston Plaza, Division No. 1, 1<sup>st</sup> Amended.** Beutler presented the staff report, a part of the record. Morrison asked if there will be any landscaping strips. Beutler stated that unless they make significant changes to the parking lot layout there will be no requirement to update the landscaping. Black asked if there are three separate owners in this area. Beutler stated he did not know who the owner of the separate lot (not being discussed) is.

**Dixon moved to recommend to the Mayor and City Council approval of the Final Plat for Kingston Plaza, Division No. 1, 1<sup>st</sup> Amended, as presented, including the need for cross access agreements prior to the plat going to the City Council. Wimborne seconded the motion and it passed unanimously.**

Morrison adjourned meeting at 7:40 p.m.

Respectfully Submitted,

Beckie Thompson, Recorder

IDAHO FALLS PLANNING AND ZONING COMMISSION  
STAFF REPORT

Kingston Plaza, Division No. 1, First Amended  
Being a re-plat of Lot 1, Block 1  
May 5, 2015



Community  
Development  
Services

**Applicant:** Harper-Leavitt  
Engineering, INC.

**Location:** Located in the  
southwest corner of the  
intersection of Saturn Drive  
and W. Broadway

**Size:** Approx. 7.765 acres

**Existing Zoning:**

Site: HC-1

North: HC-1

South: R-3A

East: HC-1 and County

West: HC-1

**Existing Land Use:**

Site: Commercial

North: Commercial

South: Residential

East: Commercial/  
Residential

West: Commercial

**Future Land Use Map:**

Commercial

**Attachments:**

1. Subdivision information
2. Maps and aerial photos
3. Final plat

**Requested Action:** To recommend to the Mayor and City  
Council approval of the final plat.

**Staff Comments:** The area being platted is currently zoned  
HC-1. The replat of the property will take one large parcel  
and establish two lots. One will incorporate a pad site that  
faces Saturn Avenue with a restaurant/bar located on it, and  
the other will incorporate a vacant retail center previously  
occupied by Ernst.

The HC-1 Zones does not require a minimum lot area or  
width for commercial uses. Access to the property comes  
from West Broadway and Saturn Avenue. A shared access  
agreement will be required, as well as, a shared parking  
agreement if the parcel which occupies the restaurant/bar  
does not have the required 51 stalls.

**Recommendation:** Staff has reviewed the final plat and  
finds that it meets the minimum requirements of the HC-  
Zones and complies with the subdivision ordinance. Staff  
would recommend approval.

## **7-11 HC-1 LIMITED BUSINESS ZONE**

**7-11-1 General Objectives and Characteristics.** The HC-1 Limited Business Zone has been established as a district in which the primary use of the land is for retail stores and service establishments to serve the traveling public. This zone is usually located at specific locations along highways leading into the City, and is characterized by buildings set back from the right-of-way line and having a wide variety of architectural forms and shapes.

The objectives in establishing this zone are to:

- A. Encourage the development and continued use of the land within the zone for business purposes.
- B. To promote safety on the highway.
- C. To maintain maximum use of highway right-of-way for travel purposes.
- D. To prohibit uses which tend to thwart or militate against the continued use and development of the land within the zone for its primary purpose.

**7-11-2 Use Requirements.** The following uses shall be permitted in the HC-1 Zone:

- A. Any use permitted in the RSC-1 Residential Shopping Center Zone, and in the C-1 Limited Business Zone, except that dwellings shall not be permitted unless such dwellings are custodial or caretakers dwellings incidental to the use of the land for commercial purposes.
- B. Super service stations.
- C. Automobile sales lots.
- D. Drive-in eating establishments.
- E. Machinery sales establishments.
- F. Amusement enterprises, such as merry-go-rounds, penny arcades, etc.
- G. Other uses ruled by the City Council to be similar to the above listed uses, and in harmony with the objectives and characteristics of this zone.
- H. Retail establishments with incidental wholesaling, but excluding establishments the principal activity of which is a storage warehouse.
- I. Auto body shops.
- J. Beer parlors, taverns and cocktail lounges.
- K. Open storage areas, provided they are buffered from public streets by:
  - 1. site planning that uses structures to buffer open storage areas from public streets, or
  - 2. a minimum seven (7) foot wide landscaped buffer, which may include a fence or wall at the rear of the buffer.

**7-11-3 Area, Width, Location, Height, and Size Requirements.** No requirements, except that all buildings shall be setback a minimum distance of thirty (30) feet from any public street except as herein provided and required under the provisions of this Ordinance.

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

REQUIREMENTS	Staff Review
<ul style="list-style-type: none"> <li>Purposes listed in Section 10-1-1 as follows:</li> </ul>	
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	NA
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposed access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through 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.	NA
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	NA
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	NA
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.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	NA

## **REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS**

### **FINAL PLAT FOR KINGSTON PLAZA, DIVISION NO. 1, FIRST AMENDED, LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SATURN AVENUE AND BROADWAY**

**WHEREAS**, the applicant filed an application for final plat on April 2, 2015; and

**WHEREAS**, this matter came before the Idaho Falls Planning and Zoning Commission on May 5, 2015; and

**WHEREAS**, this matter came before the Idaho Falls City Council during a duly noticed public meeting on October 8, 2015; and

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

#### **I. RELEVANT CRITERIA AND STANDARDS**

1. The 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 7.765 acre parcel located in the southwest corner of the intersection of Saturn Ave. and Broadway.
3. The property is zoned HC-1, Limited Business.
4. The subdivision includes two lots, both of which meet the minimum requirements of the HC-1 Zone.
5. Both lots have frontage onto Saturn Ave., with Lot 7 also having frontage onto Broadway. The lots will continue to have shared access from Saturn Ave.
6. The final plat complies with the requirements set forth within the Subdivision Ordinance of the City of Idaho Falls.

#### **II. DECISION**

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the plat for Kingston Plaza, Division No. 1, First Amended.

**PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS**

**THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015**

---

Rebecca L. Noah Casper, Mayor



## *City of Idaho Falls*

PUBLIC WORKS DEPARTMENT

P.O. BOX 50220

IDAHO FALLS, IDAHO 83405

[www.idahofallsidaho.gov](http://www.idahofallsidaho.gov)

# MEMORANDUM

To: Honorable Mayor & City Council

From: Chris H Fredericksen, Public Works Director

Date: October 5, 2015

Subject: **EASEMENT VACATION REQUEST – DEED OF EASEMENT  
REFERENCED AS INSTRUMENT NUMBER 804366**

As earlier authorized, the City Attorney has prepared the attached documents to vacate a 16 foot power line easement within Section 31, T2N, R38E.

Public Works recommends approval of this vacation; and, authorization for Mayor and City Clerk to sign the necessary documents.

Respectfully,

A handwritten signature in blue ink that reads "Chris H Fredericksen".

Chris H Fredericksen, P. E.  
Public Works Director

Attachments

CF:jk

c: Mayor  
Council  
Fugal  
Cox

2015-108

## ORDINANCE NO.

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A POWER LINE EASEMENT, AS DESCRIBED IN INSTRUMENT NO. 804366, WITHIN THE CITY OF IDAHO FALLS, IDAHO, AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED POWER LINE 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.

WHEREAS, Cach Real Estate Limited Partnership is platting the subject property creating lots that efficiently utilize the land but due to the location of the existing easement does not conform to the best use of the property ; and,

WHEREAS, Idaho Falls Power is not currently utilizing the easement for its utility; and,

WHEREAS, Idaho Falls Power does not see a need for future use of the existing easement; and,

WHEREAS, replacement utility easements will be provided in the new plat.

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

**SECTION 1.** Vacation. The following described power line easement be, and the same hereby is, vacated as of the effective date of this Ordinance:

All of the easement described in Instrument No. 804366 described as follows:

Beginning at the East Quarter Corner of Section 31, T2N., R.38 E.B.M. and running thence along the Section Line S1°12'25"E 199.92 feet; thence West 264.96 feet to the TRUE POINT OF BEGINNING; thence West 6.52 feet; thence S3°42'37"E 131.98 feet to the North line of Castlerock Lane, this being the centerline of a 16.00 foot wide easement.

**SECTION 2.** Exceptions from Vacation. Vacation of property described in Section 1 of this Ordinance shall not include franchise rights and utilities, including public utilities in easements overlapping the powerline easement described in Section 1 of this Ordinance, existing as of the effective date of this Ordinance.

**SECTION 3.** Right-of-Way Vacation. Council deems it expedient for the public good and to be in the best interests of the adjoining properties that the described vacated powerline easement be, and the same is hereby vacated in its entirety, and reverts as follows: The entire powerline easement described in Instrument No. 804366 shall revert in its entirety to Cach Real Estate Limited Partnership.

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

**SECTION 6.** Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once if the official newspaper of the City and shall take effect immediately upon its passage, approval, and publication.

**SECTION 7.** 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 \_\_\_\_\_, 2015.

\_\_\_\_\_  
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 VACATION OF A POWER LINE EASEMENT, AS DESCRIBED IN INSTRUMENT NO. 804366, WITHIN THE CITY OF IDAHO FALLS, IDAHO, AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED POWER LINE 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.."

\_\_\_\_\_  
Kathy Hampton  
City Clerk

(SEAL)



## *City of Idaho Falls*

PUBLIC WORKS DEPARTMENT

P.O. BOX 50220

IDAHO FALLS, IDAHO 83405

[www.idahofallsidaho.gov](http://www.idahofallsidaho.gov)

# MEMORANDUM

To: Honorable Mayor & City Council

From: Chris H Fredericksen, Public Works Director

Date: October 5, 2015

Subject: **WATER MITIGATION PLAN**

Attached for Council review and consideration is a Water Mitigation Plan addressing the Surface Water Coalition's delivery call. The mitigation plan and the delivery call were discussed at the Council Work Session held on September 21, 2015. The City Attorney has reviewed the proposed mitigation plan.

Public Works requests approval of the mitigation plan and authorization to submit to the Idaho Department of Water Resources.

Respectfully,

A handwritten signature in blue ink that reads "Chris H Fredericksen".

Chris H Fredericksen, P. E.  
Public Works Director

### Attachments

CF:jk

c: Mayor  
Council  
Fugal

E2-9

2015-96



*A Department of the City of Idaho Falls*

*"A community with its own kind of energy"*



## MEMORANDUM

**TO:** Honorable Mayor and City Council

**FROM:** Jackie Flowers, General Manager

**DATE:** October 5, 2015

**Re:** Approve EnergyAxis System Maintenance Agreement with Elster Solutions LLC

---

Idaho Falls Power completed conversion to Elster meters earlier this year. Included in the bid for the conversion was deployment of the EnergyAxis system to manage meters. We maintain an annual agreement with Elster Solutions LLC for maintenance of that system which includes upgrades, troubleshooting, and support.

Idaho Falls Power respectfully requests City Council approve the EnergyAxis System Maintenance agreement with Elster Solutions, LLC in the amount of \$37,903 and authorize the Mayor to sign the document.

JRF/688/cw

C: City Clerk  
Municipal Services  
File