



CITY COUNCIL MEETING
Thursday, July 28, 2016
7:30 p.m.

CITY COUNCIL CHAMBERS
680 Park Avenue
Idaho Falls, Id 83402

Thank you for your interest in City Government. If you wish to express your thoughts on a matter listed below, it is best to contact Councilmembers by email or personally before the meeting. 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. City Council Meetings are live streamed at www.idahofallsidaho.gov, then archived on the city website. If you need communication aids or services or other physical accommodations to participate or access this meeting please contact City Clerk Kathy Hampton at 612-8414 or the ADA Coordinator Lisa Farris at 612-8323 as soon as possible and they will make an effort to accommodate your needs.

1. Call to Order.

2. Pledge of Allegiance.

3. Public Comment. *Members of the public are invited to address the City Council regarding matters that are not on the Agenda or already noticed for a public hearing. When you address the Council, please state your name and address for the record and please limit your remarks to three (3) minutes. 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 your comments may be made later in the meeting, she will let you know when you may make your comments. Please note that matters currently pending before the Planning Commission or Board of Adjustment which may be the subject of a pending enforcement action, or which are relative to a City personnel matter are not suitable for public comment.*

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

A. Item from the City Clerk:

- 1) Approval of License Applications, all carrying the required approvals.

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

5. Regular Agenda.

A. Municipal Services

1) Idaho Falls Power Auditing and DSM Management and Auditing Tracking Platform: For consideration is the Request for Proposal #16-023, Auditing Platform and DSM Management and Tracking Platform. The purchase of these software platforms will enable Idaho Falls Power to enhance customer service. It is recommended that the Municipal Services Department and Idaho Falls Power enter into a professional service contract with the Yenter Group for a total contract award of \$35,000. Funding for this contract award and the \$16,000 annual maintenance fee is budgeted in the Idaho Falls Power 2015/2016 budget.

RECOMMENDED ACTION: To enter into a professional service contract with the Yenter Group for a total contract award of \$35,000 and \$16,000 annual maintenance fee, for Auditing Platform and DSM Management and Tracking Platform (or take other action deemed appropriate).

2) Resolution to adopt the Idaho State plan for deferred compensation: For your consideration is a Resolution to adopt the Idaho State plan for deferred compensation as per Idaho Code Section 59-513. Currently city employees are able to select PERSI Choice 401(k) plan or Valic 457 deferred compensation plan. Members of the 2016/17 compensation evaluation panel are recommending this plan for adoption as it will provide city employees another option to participate in a supplemental, pre-tax retirement plan.

RECOMMENDED ACTION: To approve the Resolution to adopt the Idaho State plan for deferred compensation as per Idaho Code Section 59-513 (or take other action deemed appropriate).

3) Professional Services Contract for Downtown Master Plan & Implementation Strategy: For consideration is the Request for Qualifications #16-025, Downtown Master Plan and Implementation Strategy project. The purpose for this submittal was to find a qualified consultant(s) to develop a downtown master plan. It is recommended that the Municipal Services and Community Development Services Departments enter into a professional service contract with CRSA for a total contract award of \$71,099.00. Funding for this project is budgeted in the Community Development Services 2015/2016 budget.

RECOMMENDED ACTION: To enter into a professional service contract with CRSA for a total contract award of \$71,099.00, for the Downtown Master Plan and Implementation Strategy project (or take other action deemed appropriate).

4) Tentative Approval of 2016/17 Fiscal Year Budget: Municipal Services respectfully requests the Mayor and Council to tentatively approve the 2016/17 fiscal year budget. Upon the final 2016/17 fiscal year budget amount, approval will also be requested to publish the "Notice of Public Hearing" of the 2016/17 fiscal year budget with publication dates set for July 31, 2016, and August 7, 2016. The Public Hearing is scheduled for 7:30 pm, Thursday, August 11, 2016, in the Council Chambers of the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho.

RECOMMENDED ACTION: To tentatively approve the 2016/17 fiscal year budget, and give approval to publish the "Notice of Public Hearing" of the 2016/17 fiscal year budget with publication dates set for July 31, 2016, and August 7, 2016, with the Public Hearing scheduled for Thursday, August 11, 2016 (or take other action deemed appropriate).

B. Public Works

1) Professional Services Agreement for 17th Street and S 25th East (Hitt Road) Intersection Improvements: For consideration is a Professional Services Agreement for engineering services for the intersection improvements at 17th Street and S 25th East (Hitt Road) with Six Mile Engineering. This agreement, if approved, will require a not to exceed amount of \$32,706.00. This agreement has been prepared by the City Attorney.

RECOMMENDED ACTION: To approve of the Professional Services Agreement with Six Mile Engineering in an amount not to exceed \$32,706.00, and give authorization for the Mayor and City Clerk to execute the documents (or take other action deemed appropriate).

2) Water Line Easement Vacation Request – 1080 Elmore Avenue: The property owner has requested the vacation of a water line easement at 1080 Elmore Avenue in order to make better use of the property. The Water Division has reviewed and approves the request.

RECOMMENDED ACTION: To authorize the City Attorney to prepare documents needed to accomplish the water line easement vacation (or take other action deemed appropriate).

C. Police Department

1) Dog Control Ordinance: The Dog Control Ordinance is in conflict with current zoning ordinances. The staff recommends replacing the City's current kennel licensing with an additional dog permit. The amendment also provides for procedural due process to appeal a denial of an additional dog permit. The City Attorney has drafted an amendment to City Ordinance Title 5, Chapter 6.

RECOMMENDED ACTION: To approve amendments to the Dog Control Ordinance 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).

D. Community Development Services

1) Request for Waiver of Electric Line Extension Fees, 1222 North Woodruff: For consideration is a request for waiver of electric line extension fees for the project 1222 North Woodruff. The total fees are \$41,043.34. This request is made pursuant to City Code 8-5-31 which states, "Council reserves the right to waive or adjust fees (other than net metering fees) upon a finding of good cause to do so where such waiver or reduction supports redevelopment or the annexation of property contiguous with or surrounded by the City." The main purpose of the fee waiver was to promote infill and redevelopment projects. This was in recognition that such sites would already have electrical infrastructure on the site or adjacent to the site. Even for those sites which have made the request, if there was no existing infrastructure on the site staff has recommended and Council has approved a waiver of the labor costs only. This site was recently annexed to the City of Idaho Falls. It is contiguous to the City on the west boundary, but the remainder of the area surrounding the site is County land. There was no existing power infrastructure on the site. Power facilities are located adjacent or nearby the property. Community Development Services and Idaho Falls Power staff does not feel this property is infill or redevelopment for the reasons listed above and recommends denial of the waiver request.

RECOMMENDED ACTION: To deny the request for waiver of electric line extension fees in the amount of \$41,043.34 for the project at 1222 North Woodruff (or take other action deemed appropriate).

2) Final Plat and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes: For consideration is the application for a Final Plat and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes. The Planning and Zoning Commission reviewed this application at its June 7, 2016, meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS: (in sequential order)

- a. To accept the Final Plat for Saturn Park Townhomes, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

- b. To approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Saturn Park Townhomes, and give authorization for the Mayor to execute the necessary documents.

3) Annexation and Initial Zoning of C-1, Annexation Ordinance, Zoning Ordinance and Reasoned Statements of Relevant Criteria and Standards for a surveying gap and Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division No. 11: For consideration is the application for Annexation and Initial Zoning of C-1, Annexation Ordinance, Zoning Ordinance and Reasoned Statements of Relevant Criteria and Standards for a surveying gap and Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division No. 11. The Planning and Zoning Commission reviewed the Final Plat application at its June 7, 2016, meeting and recommended approval by unanimous vote. Prior to presenting the plat to the Mayor and City Council, the City Surveyor discovered a 25-foot-wide gap within the property that had not been annexed and zoned. The plat could not proceed until the property was annexed into the City. The Commission reviewed the Annexation and Initial Zoning Application at its July 19, 2016, meeting and recommend approval by unanimous vote. Staff concurs with these recommendations.

RECOMMENDED ACTIONS: (in sequential order)

- a. To approve the Ordinance annexing Snake River Landing Division No. 11, 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).
- b. To approve the Reasoned Statement of Relevant Criteria and Standards for the annexation for Snake River Landing Division No. 11, and give authorization for the Mayor to execute the necessary documents.
- c. To approve the Ordinance assigning a Comprehensive Plan Designation of High Density Residential and establishing the initial zoning for Snake River Landing Division No. 11 as C-1 (Limited Business Zone), 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.
- d. To approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of C-1 Zone for Snake River Landing Division No. 11, and give authorization for the Mayor to execute the necessary documents.
- e. To accept the Final Plat for Snake River Landing Division No. 11, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.
- f. To approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Snake River Landing Division No. 11, and give authorization for the Mayor to execute the necessary documents.

4) Public Hearing – Planned Unit Development and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes: For consideration is the application for Planned Unit Development and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes. The Planning and Zoning Commission considered this application at its June 7, 2016, meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

RECOMMENDATION ACTIONS: (in sequential order)

- a. To approve the Planned Unit Development for Saturn Park Townhomes.
- b. To approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Saturn Park Townhomes and give authorization for the Mayor to execute the necessary documents.

6. **Motion to Adjourn.**



MEMORANDUM

TO: Mayor and City Council
FROM: Municipal Services Department
DATE: July 13, 2016
RE: IF-16-023, Idaho Falls Power Auditing and DSM Management and Tracking Platform

Please find attached the evaluation/tabulation for Request for Proposal (RFP) #16-023, Auditing Platform and DSM Management and Tracking Platform. The purchase of these software platforms will enable Idaho Falls Power to enhance customer service options through comprehensive home energy audits, customized home energy audit reports, track and store data in energy, net metering, demand response programs and energy technology projects.

The City received a total of seven (7) proposals were evaluated equally based on the following proposal criteria: Company Information, Experience and Qualifications, Project Understanding, Platform Use, Export and Query of Data and Cost. Following the criteria evaluation, vendor interviews and product demonstrations were scheduled with the top three evaluated vendors. Based on the totality of the scored proposals, interviews and product demonstrations the RFP Evaluation panel provided their recommendation.

It is the recommendation of the Municipal Services Department and Idaho Falls Power to enter into a professional service contract with the Yenter Group for a total contract award of \$35,000. Funding for this contract award and the \$16,000 annual maintenance fee is budgeted in the Idaho Falls Power 2015/2016 budget.

Respectfully,

Pamela Alexander
Municipal Services Director

Chandra Witt
General Services Administrator

Heidi Carlson
Purchasing Agent



A Division of the City of Idaho Falls

"A community with its own kind of energy"

Bobette Wilhelm
Idaho Falls Power
140 S. Capital
Idaho Falls, Idaho 83402

June 15, 2016

Idaho Falls City Council Members
308 Constitution Way
Idaho Falls, Idaho 83402

Subject: Idaho Falls Power's Energy Audit & Energy Program Data Tracking RFP

Dear Council Members,

We received seven proposals to Idaho Falls Power's RFP for audit and data tracking solutions. After reviewing the proposals, the selection committee narrowed the prospect list to three companies: Yenter Group, Apogee, and Smart Utility Systems. The selection committee held an initial interview with all three finalists. The initial interviews included demonstrations of the software solutions and questions from the selection committee.

Upon the completion of the initial interviews, the committee sent all three vendors additional questions and an example of the capabilities we need in a software solution. The committee then held a second round of interviews with all three finalists in the RFP process. Based on the responses to our questions and the second round of interviews, the committee came to a unanimous decision to recommend the purchase of the Yenter Groups software solution.

The software produced by the Yenter Group exceeds all of our expectations. The software produces a dynamic audit solution, an integrated customer data tracking platform, and the software is built upon BPA's reporting and tracking requirements for the utility. Of the three vendors interviewed, the Yenter Group is the only solution that provides the needs we outlined in the RFP and is compatible with the BPA tracking requirements.

Sincerely,

Bobette Wilhelm
Energy Analyst, Idaho Falls Power

PO Box 50220
140 S Capital
Idaho Falls ID 83405

Phone: 208-612-8430
Fax: 208-612-8435
www.ifpower.org

	FORMAT			CRITERION 1			CRITERION 2			CRITERION 3			CRITERION 4			CRITERION 5			CRITERION 6		
	PAGE TOTAL, SIZE OF PAGE, TYPE STYLE			COMPANY INFORMATION			EXPERIENCE AND QUALIFICATIONS			PROJECT UNDERSTANDING			PLATFORM USE			EXPORT AND QUERY OF DATA			COSTS		
	#1	#2	#3	#1	#2	#3	#1	#2	#3	#1	#2	#3	#1	#2	#3	#1	#2	#3	#1	#2	#3
Apogee	1.2	1.8	1.6	8	8.5	7.5	16	18	18	6.4	5.6	6.8	24	21	27	6	5	8	20	20	19
Cake Systems	1.2	1.7	1.8	6	8	7	12	16	16	4.8	6.8	6.8	18	21	22.5	6	7.5	7.5	12	12	12
Drops & Watts	1.2	1.5	1.6	6	7	7.5	8	12	14	3.2	5.2	6.8	18	18	24	6	5	6	20	20	20
Energy Orbit	1.2	1.8	1.4	6	8	5	12	14	12	4.8	6.8	6.4	18	15	18	6	5	6	0	15	10
Hancock Software	1.2	1.2	1.7	6	6.5	6	12	16	14	4.8	6	6.8	12	21	24	6	5	6	0	15	5
Smart Utility Systems	1.2	1.6	1.4	8	8	7.5	16	13	15	6.4	6.4	7.6	18	22.5	28.5	8	5	9	20	20	18
Yenter Group	1.2	1.9	1.6	8	9	6	16	17	15	6.4	6.8	7.6	24	19.5	24	8	7	9.5	12	14	13

Totals

	#1	#2	#3	Average	
Apogee	81.6	79.9	87.9	83	
Cake Systems	60	73	73.6	69	1
Drops & Watts	62.4	68.7	79.9	70	2
Energy Orbit	48	65.6	58.8	57	3
Hancock Software	42	70.7	63.5	59	
Smart Utility Systems	77.6	76.5	87	80	
Yenter Group	75.6	75.2	76.7	76.1	



MEMORANDUM

TO: Mayor and City Council
FROM: Municipal Services Department
DATE: July 18, 2016
RE: Resolution to Adopt the Idaho State Plan for Deferred Compensation

Attached for your consideration is a Resolution to adopt the Idaho State plan for deferred compensation as per Idaho Code Section 59-513.

Members of the 2016/17 compensation evaluation panel were asked to meet with Mr. Lamm, Program Director of Nationwide to present the Idaho State plan for deferred compensation. Currently city employees are able to select PERSI Choice 401(k) plan or Valic 457 deferred compensation plan. The evaluation panel is recommending this plan for adoption as it will provide city employees another option to participate in a supplemental, pre-tax retirement plan. Some of the highlights of the Idaho State plan include:

- Non-annuity program with a 0.0% administration fee. With no commissions, transaction fees, or sales loads;
- Eight lifestyle portfolios based on retirement dates, automatic diversification with professional management;
- One, three, and five-year CD option for retirees seeking FDIC insurance;
- A self-directed brokerage option provided by Charles Schwab & Co., Inc.;
- A loan provision and unforeseen emergency assistance

Respectfully,


Pamela Alexander
Municipal Services Director

RESOLUTION NO. 2016-

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING THE IDAHO STATE PLAN FOR DEFERRED COMPENSATION; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the State of Idaho has enacted Idaho Code Section 59-513, which permits the State of Idaho and any county, city or political subdivision of the state, working through its governing body, to contract with an employee to defer income to a 457 deferred compensation plan; and

WHEREAS, the State of Idaho, by the State Board of Examiners, has established and maintains the Deferred Compensation Plan ("State Plan") for participation by state employees; and

WHEREAS, the City of Idaho Falls, Idaho, wishes to become a "Participating Employer" after having determined that it wishes to encourage Idaho Falls City employees savings; and

WHEREAS, the Council has reviewed the State Plan and wishes to adopt the State Plan with the investments and services selected by the State of Idaho Board of Examiners.

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

1. The City of Idaho Falls as a "Participating Employer," shall abide by the terms of the Idaho 457 State Deferred Compensation Plan including amendments to the State Plan made by the State of Idaho Board of Examiners, all investment, administrative, and other service agreements of the State Plan, and all applicable provisions of the Internal Revenue Code and other applicable law.
2. The City of Idaho Falls, Idaho, as a "Participating Employer" may terminate its participation in the State Plan upon passage of a Resolution to do so at any time.
3. The Mayor is hereby granted authority to execute, on behalf of the City Council and the City of Idaho Falls, Idaho, documents to implement the State Plan for the City and to take action to correctly maintain the State Plan under this Resolution.

ADOPTED and effective this _____ day of July, 2016.

CITY OF IDAHO FALLS, IDAHO

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING THE IDAHO STATE PLAN FOR DEFERRED COMPENSATION; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

Kathy Hampton, City Clerk

(SEAL)



MEMORANDUM

TO: Mayor and City Council
FROM: Municipal Services Department
DATE: July 18, 2016
RE: Professional Services Contract for Downtown Master Plan & Implementation Strategy

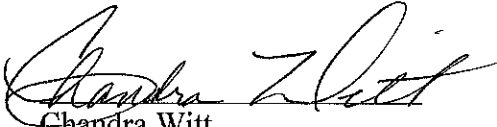
Attached is the evaluation scores for Request for Qualifications #16-025, Downtown Master Plan and Implementation Strategy project. The purpose for this submittal was to find a qualified consultant(s) to develop a downtown master plan, to include: assessing the current conditions, identifying a vision, reconstructing intersections and streetscapes, identifying future projects, determining the feasibility of infill projects, identifying funding strategies and reaching out to the public.

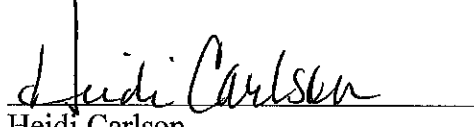
The City received a total of three (3) proposals. Each proposal was evaluated equally based on the following proposal criteria: Company Information, Experience and Qualifications, Proposed Methods and Procedures, Key Personnel and Resources Available, Project Understanding and Familiarity and Quality Control. Following the criteria evaluation, consultant interviews were scheduled with the top two evaluated vendors. Based on the totality of the scored proposals and interviews the RFQ Evaluation panel provided their recommendation.

It is the recommendation of the Municipal Services and Community Development Services Departments to enter into a professional service contract with CRSA for a total contract award of \$71,099.00 as identified in CRSA's attached proposal. Funding for this project is budgeted in the Community Development Services 2015/2016 budget.

Respectfully,

Pamela Alexander
Municipal Services Director


Chandra Witt
General Services Administrator


Heidi Carlson
Purchasing Agent



ARCHITECTURE • PLANNING • INTERIORS

649 E SOUTH TEMPLE • SLC, UT 84102 • 801.355.5915 • www.crsa-us.com

July 5th 2016

Heidi Carlson
Purchasing
PO BOX 50220
Idaho Falls, Idaho 83402

Re: Idaho Falls Downtown Plan Master Plan

Dear Heidi,

Thank you for the opportunity to provide a proposal for planning services associated with the downtown master plan in Idaho Falls. The CRSA team's initial proposal, in response to the project RFQ, is organized by specific phases. To provide you with a simple mechanism for evaluating the effort required to complete the scope of work, our fee proposal is organized by the same scope phases. **CRSA is happy to complete some or all of the phases based on the specific planning needs of Idaho Falls.** A brief explanation of each phase follows, please refer to the CRSA team's full proposal for more information.

Note: Phases 0-A and 0-B (as outlined on detailed schedule) are project management and outreach phases intended to be completed throughout the duration of the process.

- A portion of the fee for 0-A is allocated to each of the Phases 1 through 6.
- A portion of phase 0-B is allocated to Phases 1, 2, 3, and 5.

Proposed Scope of Services

Table 1. Phase Summary W/Schedule

Project Phase	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb
0-A Scope of Work/Proj. Management A=Exec. Project Team & Ongoing Online Outreach	A	A	A	A	A	A	A	A
1-Project Visioning B=Steering Committee C=Stakeholder Focus Groups D=Design Charrette E=Public Event		B/C	E					
2-Demographics Trend & Financing Strategy			B					
3-Recommendations and Gaps				E	B/C			
4-Identify Barriers								

5-Identify Catalytic Project						B/E		
6-Develop Form Based Code								F
F=Begin Adoption								

Phase 1: Project Visioning, Goals & Objectives

Including a portion of Phase 0-A Project Management and 0-A Public Outreach

Deliverables to be prepared by CRSA and Agnew Beck, in coordination with Idaho Falls Planning*

- Review and update previous outreach results prepared by Agnew Beck
- Development of streamlined public outreach process to support the overall process
- Host Meetings:
 - Project charrette
 - Stakeholder meetings
 - Steering Committee meeting
- Develop project vision

Deliverables to be prepared by CRSA & Pros Consulting

- Visioning coordination
- Development of project website, may include re-purposing of Heritage/Tautphaus Park process outreach website. Most economical strategy will be selected.

**City of Idaho Falls Planning staff will contribute 35 to 40 hours to this effort*

Phase 2: Demographics Trend & Financing Strategy

Including a portion of Phase 0-A Project Management and 0-A Public Outreach

Deliverables to be prepared by CRSA

- Project coordination and steering committee meeting

Deliverables to be prepared by Pros Consulting

- Prepare streamlined Demographics & Trend Analysis based on data gathered during Heritage/Tautphaus Park Process
- Financing Strategy

Phase 3: Consolidate Recommendations & Identify Gaps

Including a portion of Phase 0-A Project Management and 0-A Public Outreach

Deliverables to be prepared by CRSA and Agnew Beck

- Prepare draft regulating plan & form based code outline
- Prepare plan scenarios, based on financial analysis
- Host Meetings
 - Steering Committee meeting
 - Stakeholder meeting
 - Public Open House

Deliverables to be prepared by CRSA, in coordination with Idaho Falls City Engineering*

- Streetscape/Intersection Design Standards
- Tactical Urbanism

**City of Idaho Falls Engineering staff will contribute 35 to 40 hours to this effort*

Phase 4: Identify Implementation Barriers to Success

Including a portion of Phase 0-A Project Management

Deliverables to be prepared by CRSA and Agnew Beck

- Research and prepare implementation barrier report
- Identify and outline adoption strategy

Deliverables to be prepared by CRSA and Keller Associates

- Recommend parking standards

Phase 5: Identify Catalytic Projects

Including a portion of Phase 0-A Project Management and 0-A Public Outreach

Deliverables to be prepared by CRSA and Agnew Beck

- Prepare implementation priorities
- Identify and detail catalytic projects
- Host Meetings
 - Steering Committee meeting
 - Public open House

Phase 6: Develop a Form Based Code

Including a portion of Phase 0-A Project Management

Deliverables to be prepared by CRSA and Agnew Beck

- Prepare and adopt form based code

Community Engagement

A brief summary of meetings included in our proposal is as follows, all travel expenses for our team to participate in these meetings are included in the fee proposal.

Table 2. Type and Frequency of Engagement and Means for Communication

Group Name	Outreach Type/Medium	Outreach Frequency	Invitation Type	Project Portal Access?	Online Public Engagement Access?
A-Project Executive Team	Informal/Board Room Meeting or Conf. Call	Monthly (8 total)	Calendar Invites	Y	Y
B-Steering Committee*	Board Room Meeting	Four (4)	Formal Invitation/Calendar Invites	Y	Y
C- Stakeholder Meetings*	Facilitated Board Room Meeting /Focus Groups	Two Sets (TBD)	Formal Invitation/Calendar Invites	Y/N	Y
D-Design Charrette	Two Daylong review and design meeting	Once (1)	Formal Invitation/Calendar Invites	NA	NA
E- Public Meetings*	Workshop/Open House Format & Interactive Map	Two (2)	General public noticing, including branding	N	Y
F-Formal Adoption Process	Formal Hearing/Council Chambers	Once Each (2)	Formal City notification process	NA	NA

Although our team anticipates basing the visioning session on work completed to date, we recommend outreach to the following stakeholder groups.

**Outreach will be a joint effort between the CRSA Team and the City of Idaho Falls.*

Table 3. Stakeholder Focus Groups

Focus Group	Description
C-1, City Department Representatives	Designated representatives from the Mayor's Office, key City Departments, and key staff representation that are not on the Steering Committee
C-2, City Advisory Boards	Specific advisory boards that have applicability to the project will be consulted. This may include the Transportation Advisory Commission, for example.
C-3, Residents & Community Activists	Individuals not formally associated with the City or an Advisory Board may be invited to participate in a focus group.
C-4, Business Owners & Developers	Representation from the chamber of commerce or individual business owners and landowners may be invited to participate.

Fee Proposal

CRSA proposes a fixed fee, inclusive of regular production and travel expenses, for each phase of work. The fixed fee is based on hourly rates for CRSA staff, consultant expenses, and additional direct expense costs. **CRSA is happy to complete some or all of the phases based on the specific planning needs of Idaho Falls.**

TEAM FEE SUMMARY				
CRSA LABOR (ALL PHASES)				
Name	Firm	Position	Hours	Bill Rate Total
CORE TEAM MEMBERS				
Kelly Gillman	CRSA	Senior Principal	18	\$ 2,790
Kevin DeKold	CRSA	Senior Principal	14	\$ 2,170
Susie Petheram	CRSA	Project Manager/ Senior Planner	112	\$ 12,880
Melissa Fryer	CRSA	Urban Planner/ Illustrator	144	\$ 12,240
Tina Gillman	CRSA	Staff Planner & Landscape Architect	28	\$ 3,220
Robert Holman	CRSA	Graphic Designer	22	\$ 2,310
CRSA LABOR TOTAL			338	\$ 35,610
TEAM EXPENSES SUMMARY				
TEAM EXPENSES (ALL PHASES)				
Miscellaneous	Public Outreach Supplies/Website			\$ 371
Travel	Flights/Mileage/Hotel			\$ 3,535
Reproductions	Published Document & Copies			\$ 333
TEAM EXPENSES TOTAL				\$ 4,239
SUB CONSULTANT FEES SUMMARY (LABOR & TRAVEL)				
Agnew::Beck		Strategy & Code Writing		
Pros Consulting		Finance Strategies		
Keller Associates		Engineering Peer Review/Parking Standards		
CONSULTANT LABOR TOTAL				\$ 31,250
PROPOSED FIXED FEES				
CRSA TEAM COMBINED FEES (ALL PHASES)				\$ 71,099
INDIVIDUAL PHASE PROJECT SUMMARY				
FEES BY PHASE (INCLUSIVE ALL CONSULTANTS AND EXPENSES)				
Phase	0-A	Project Management & Quality Control*		\$
Phase	0-B	Community Engagement plan*		\$
Phase	1	Project Visioning, Goals & Objectives		\$ 10,988
Phase	2	Demographics Trend & Financing Strategy		\$ 17,578
Phase	3	Consolidate Recommendations and Identifying Gaps		\$ 8,748
Phase	4	Identify Implementation Barriers to Success		\$ 9,894
Phase	5	Identify Catalytic Projects		\$ 5,818
Phase	6	Develop a Form Based Code		\$ 18,104
*Fees Allocated to Scope Phases 1 through 6				\$ 71,099

We are happy to answer any questions you may have concerning our proposed scope of work and fee proposal. Based on the actual timing of the interview process, we have updated our detailed schedule and attached it to support this fee proposal.

Best Regards,



Kelly Gillman, ASLA, AICP
Senior Principal, Landscape Architect



Kevin DeKold, AIA
Senior Principal, Architect

COMMUNITY DEVELOPMENT SERVICES

Planning Division
Office (208) 612-8276
Fax (208) 612-8520

Building Division
Office (208) 612-8270
Fax (208) 612-8520



BGC-080-16

TO: Pam Alexander, Municipal Services Director
FROM: Brad Cramer, Community Development Services Director
SUBJECT: Contract with CRSA for Downtown Master Plan and Implementation Strategy
DATE: July 12, 2016

After careful consideration, the selection committee for the Downtown Master Plan and Implementation Strategy project recommends the contract be awarded to CRSA for an amount not to exceed \$72,000. There are sufficient funds to cover this project in this fiscal year's budget. The selection committee found that each proposal submitted included the minimum qualifications of downtown planning experience and a transportation engineering component. However, CRSA also included a specifically identified finance expert for the section of plan to address financial strategies for implementation. CRSA's proposal also came closest to what was described in the RFQ: a plan that built upon existing work already completed in the downtown, adds missing components, and focuses on implementation. In addition, they included in their scope the inclusion of a form based code and tactical urbanism/catalytic project strategy which were not proposed by other firms. These are important pieces in implementing the plan. Although each of the proposals were strong and would have provided a high quality product, the selection committee felt the CRSA team stood out in what they could offer in their scope and expertise.

Attachments:

Cc: Heidi Carlson, Purchasing Agent
File

	FORMAT				CRITERION 1				CRITERION 2				CRITERION 3			
	PAGE TOTAL, SIZE OF PAGE, TYPE				COMPANY EXPERIENCE /				PROPOSED METHODS AND				KEY PERSONNEL AND RESOURCES			
	STYLE				QUALIFICATIONS				PROCEDURES				AVAILABLE			
	#1	#2	#3	#4	#1	#2	#3	#4	#1	#2	#3	#4	#1	#2	#3	#4
CRSA	5	4	5	5	10	6	10	10	20	20	25	25	16	12	20	20
Urban Design Assoc.	5	4	5	3	8	8	6	6	25	15	20	15	16	12	20	16
Design Workshop	5	5	5	5	8	10	10	10	15	20	25	25	16	16	16	20

	CRITERION 4				CRITERION 5			
	PROJECT UNDERSTANDING AND				QUALITY CONTROL			
	FAMILIARITY							
	#1	#2	#3	#4	#1	#2	#3	#4
CRSA	25	20	25	25	15	9	15	12
Urban Design Assoc.	20	10	20	15	12	9	12	0
Design Workshop	15	25	25	20	9	12	12	9

Totals

	#1	#2	#3	#4	Average
CRSA	91	71	100	97	90
Urban Design Assoc.	86	58	83	55	71
Design Workshop	68	88	93	89	85



MEMORANDUM

TO: Mayor and City Council
FROM: Municipal Services Department
DATE: July 25, 2016
RE: Tentative Approval of 2016/17 Fiscal Year Budget

Municipal Services respectfully requests the Mayor and Council to tentatively approve the 2016/17 fiscal year budget.

Upon the final 2016/17 fiscal year budget amount, approval will also be requested to publish the attached "Notice of Public Hearing" of the 2016/17 fiscal year budget with publication dates set for July 31, 2016 and August 7, 2016.

The Public Hearing is scheduled for 7:30 pm., Thursday, August 11, 2016, in the Council Chambers of the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho.

Respectfully,

Pamela Alexander
Municipal Services Director



MEMORANDUM

To: Honorable Mayor & City Council

From: Chris H Fredericksen, Public Works Director

Date: July 22, 2016

Subject: **PROFESSIONAL SERVICES AGREEMENT FOR 17TH STREET AND S 25TH EAST (HITT ROAD) INTERSECTION IMPROVEMENTS**

Attached for consideration is a Professional Services Agreement for engineering services for the intersection improvements at 17th Street and S 25th East (Hitt Road) with Six Mile Engineering. This agreement, if approved, will require a not to exceed amount of \$32,706.00. This agreement has been prepared by the City Attorney.

Public Works recommends approval of this Professional Services Agreement; and, authorization for the Mayor and City Clerk to sign the documents.

Respectfully,

Chris H Fredericksen, P.E.
Public Works Director

CF:jk

Attachments

c: Fugal

2-38-22-3-STR-2010-14

**AGREEMENT FOR PROFESSIONAL SERVICES RELATED TO
HITT ROAD AND 17TH STREET INTERSECTION IMPROVEMENTS
FOR THE CITY OF IDAHO FALLS, IDAHO**

THIS AGREEMENT FOR PROFESSIONAL SERVICES RELATED TO HITT ROAD AND 17TH STREET INTERSECTION IMPROVEMENTS FOR THE CITY OF IDAHO FALLS, IDAHO, (hereinafter "Agreement"), is made and entered into this ____ day of _____, 2016, by and between the City of Idaho Falls, Idaho, a municipal corporation of the State of Idaho, P.O. Box 50220, Idaho Falls, Idaho 83405 (hereinafter "CITY"), and Six Mile Engineering PA, ____ (ADDRESS) _____ (hereinafter referred to as "CONSULTANT").

W I T N E S S E T H:

WHEREAS, CITY desires to accept a proposal to develop traffic signal and lighting plans, specifications, and estimate for CITY's Hitt Road and 17th Street Intersection Improvement project; and

WHEREAS, CITY Public Works Department has selected the above-referenced CONSULTANT to complete the Scope of Work identified herein; and

WHEREAS, CONSULTANT has prepared the Scope of Work which is incorporated into this Agreement; and

WHEREAS, CITY wishes CONSULTANT to complete the Scope of Work pursuant to this Agreement.

NOW, THEREFORE, be it agreed that for and in consideration of the mutual covenants and promises between the parties hereto, that:

SECTION I: SCOPE OF WORK

A. CITY hereby engages CONSULTANT to perform traffic signal improvement designs and related traffic analysis consultation services as described herein.

B. TASKS provided by CONSULTANT:

CITY hereby engages CONSULTANT for traffic design and analysis consultation services as an independent CONSULTANT. The CONSULTANT's duties under this Agreement are to perform a review and analysis of the following and as more fully set out in Exhibit "A" Scope of Work attached to this Agreement and adopted by this reference:

1. Convert CADD files;
2. Conduct preliminary traffic signal and street lighting design;
3. Prepare signal plan, mast arm details, and street lighting plan sheets;

4. CONSULTANT will coordinate with CITY and Idaho Falls Power to identify signal equipment requirements;
5. Internal review of final design package;
6. Final Design Review Meeting to have conference call and CONSULTANT will address comments and revise plans as necessary;
7. Coordinate with CITY as needed to discuss project and issues.

SECTION II:

A. Independent Contractor.

The contracting parties warrant by their signature that no employer/employee relationship is established between CONSULTANT and CITY by the terms of this Agreement. It is understood by the parties hereto that CONSULTANT is an independent contractor and as such neither it nor its employees, if any, are employees of CITY for purposes of tax, retirement system, or social security (FICA) withholding.

B. Fees and Conditions for Professional Services.

1. Payment for all services described in this Agreement is provided in accordance with the cost described in Section II.B.2. of this Agreement.
2. The estimated time for CONSULTANT's services is distributed as follows and as more fully set out in Exhibit "B" to this Agreement and adopted by this reference:

Convert CADD files	4 hours
Preliminary design	132 hours
Final design	101 hours
PS&E	29 hours
Project coordination	6 hours
Project administration	<u>4 hours</u>
Total estimated time	276 hours

3. The cost for CONSULTANT's services as described in Section I, Scope of Work, is a hourly rate of one hundred forty dollars (\$140) for project manager, one hundred twenty-eight dollars (\$128) for senior traffic engineer, and one hundred ten dollars (\$110) for traffic engineer. The total amount of compensation to CONSULTANT for services rendered under this Agreement is thirty-two thousand seven hundred six dollars (\$32,706) with payment based on Section I, Scope of Work and hourly estimate in Section II.2 of this Agreement this Agreement. Payment will submitted with monthly invoices.
4. The estimated completion date is four (4) months from start date.

SECTION III:

A. Termination of Agreement.

This Agreement may be terminated by CONSULTANT upon thirty (30) days written notice, should CITY fail to substantially perform in accordance with its terms through

no fault of CONSULTANT. CITY may terminate this Agreement with thirty (30) days notice without cause and without further liability to CONSULTANT except as designated by this Section. In the event of termination, CONSULTANT shall be paid for services performed to termination date, based upon the work completed. All work including reports, shall become the property of, and shall be surrendered to, CITY.

B. Extent of Agreement.

This Agreement may be amended only by written instrument signed by both parties hereto.

C. Termination of Project.

If any portion of Project covered by this Agreement shall be suspended, abated, abandoned or terminated, CITY shall pay CONSULTANT for the services rendered to the date of such suspended, abated, abandoned or terminated work; the payment to be based, insofar as possible, on the amounts established in this Agreement or, where the Agreement cannot be applied, the payment shall be based upon a reasonable estimate as mutually agreed upon between the two (2) parties as to the percentage of the work completed.

D. CONSULTANT's Errors and Omissions Insurance.

In performance of professional services, CONSULTANT will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession; and no other warranty, either expressed or implied, is made in connection with rendering CONSULTANT's services. Should CONSULTANT or any of CONSULTANT's agents or employees be found to have been negligent in the performance of professional services from which CITY sustains damage, CONSULTANT has obtained Errors and Omissions Insurance in the amount of Five Hundred Thousand Dollars (\$500,000), and said insurance shall be held active for a two (2) year (minimum) period from the date of completion of services rendered under this Agreement. CITY shall receive notice of any pending termination of said insurance within five (5) days of first notice to CONSULTANT.

E. CONSULTANT's Additional Insurance.

CONSULTANT shall maintain Automobile Insurance and Statutory Workmen's Compensation Insurance coverage, Employer's Liability, and Comprehensive General Liability Insurance coverage. The Comprehensive General Liability Insurance shall have a minimum limit of Five Hundred Thousand Dollars (\$500,000) per claim and One Million Dollars (\$1,000,000) aggregate, and CONSULTANT shall cause CITY to be named as an additional insured under said policy.

F. Compliance with Law.

CONSULTANT shall, at all times during the term of this Agreement, comply with all State of Idaho, federal, and Idaho Falls laws, codes, regulations, and policies relative to CONSULTANT's services.

G. Indemnification.

CONSULTANT agrees, to the fullest extent permitted by law, to indemnify and hold harmless CITY against damages, liabilities and costs arising from the negligent acts of CONSULTANT in the performance of professional services under this Agreement, to the extent that CONSULTANT is responsible for such damages, liabilities and costs on a comparative basis of fault and responsibility between CONSULTANT and CITY. CONSULTANT shall not be obligated to indemnify CITY for CITY's sole negligence.

CITY agrees to indemnify and hold harmless CONSULTANT against damages, liabilities and costs arising from the negligent acts of CITY.

H. Costs and Attorney Fees.

In the event either party incurs legal expenses to enforce the terms and conditions of this Agreement, the prevailing party is entitled to recover reasonable attorney's fees and other costs and expenses, whether the same are incurred with or without suit.

I. Jurisdiction and Venue.

It is agreed that this Agreement shall be construed under and governed by the laws of the State of Idaho. In the event of litigation concerning it, it is agreed that proper venue shall be the District Court of the Seventh Judicial District of the State of Idaho, in and for the County of Bonneville.

J. Binding of Successors.

CITY and CONSULTANT each bind themselves, their partners, successors, assigns, and legal representatives to the other parties to this Agreement and to the partner, successors, assigns, and legal representatives of such other parties with respect to all covenants of this Agreement.

K. Modification and Assignability of Agreement.

This Agreement contains the entire agreement between the parties concerning Project, and no statements, promises, or inducements made by either party, or agents of either party, are valid or binding unless contained herein. This Agreement may not be enlarged, modified, or altered except upon written agreement signed by the parties hereto. CONSULTANT may not subcontract or assign its rights (including the right to compensation) or duties arising hereunder without the prior written consent and express authorization of CITY. Any such subcontractor or assignee shall be bound by all of the terms and conditions of this Agreement as if named specifically herein.

L. CITY's Representatives.

CITY shall designate a representative authorized to act in behalf of CITY. The authorized representative shall examine the documents of the work as necessary, and shall render decisions related thereto in a timely manner so as to avoid unreasonable delays.

M. Conflict of Interest.

CONSULTANT covenants that they presently have no interest and will not acquire any interest, direct or indirect, in Project which would conflict in any manner or degree with the performance of services hereunder. CONSULTANT further covenants that, in performing this Agreement, they will employ no person who has any such interest.

N. Ownership and Publication of Materials.

All reports, information, data, and other materials prepared by CONSULTANT pursuant to this Agreement shall be the property of CITY, which shall have the exclusive and unrestricted authority to release, publish, or otherwise use them, in whole or in part. All such materials developed under this Agreement shall not be subject to copyright or patent in the United States or in any other country without the prior written approval and express authorization of CITY.

O. Non-discrimination.

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

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the date indicated above.

ATTEST:

"CITY"
City of Idaho Falls, Idaho

By _____
Kathy Hampton, City Clerk

By _____
Rebecca L. Noah Casper, Mayor

"CONSULTANT"
Six Mile Engineering, PA

By  _____
Larry J. White, P.E., President

STATE OF IDAHO)
) ss.
County of Bonneville)

On this 20th day of July, 2016, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, known to me to be the Mayor of the City of Idaho Falls, Idaho, a municipal corporation that executed the foregoing document, and acknowledged to me that she is authorized to execute the same for and on behalf of said City.

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

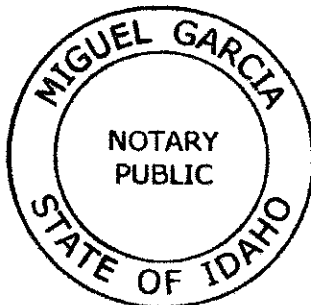
Notary Public of Idaho
Residing at: _____
My Commission Expires: _____

(Seal)

STATE OF IDAHO)
) ss:
County of Bonneville)

On this 20th day of July, 2016, before me, the undersigned, a notary public, in and for said State, personally appeared Larry J. White, known or identified to me to be the CONSULTANT, and whose name is subscribed to the within instrument and acknowledged to me that he is authorized to execute the same on the behalf of Six Mile Engineering, PA.

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



(Seal)

Miguel Garcia
Notary Public of Idaho
Residing at: Meridian, ID
My Commission Expires: 05-12-2022

SCOPE OF WORK

SCOPE OF WORK

PROJECT UNDERSTANDING

This Scope of Work is for designing the traffic signal improvements and street lighting and providing traffic analysis support for this City of Idaho Falls' (City's) project. The remaining project development will be conducted by the City.

PROJECT APPROACH

The project approach consists of:

- Conduct preliminary traffic signal and lighting design
- Coordinate with the City and Idaho Falls Power (IFP) on traffic signal and lighting equipment
- Conduct final traffic signal and lighting design
- Submit final PS&E

LIMITATIONS AND ASSUMPTIONS

The following limitations and assumptions are included in this project:

- The scope of services is limited to designing the traffic signals and street lighting improvements. All other project development tasks will be conducted by the City or other subconsultants.
- The traffic signal plans will be prepared to City standard format, similar to the signal plans for Hitt and Sunnyside.
- The City and IFP will identify specifications options (manufacturer and model number) for the traffic signal and lighting equipment to meet IFP's equipment requirements.
- The City and IFP will coordinate with Rocky Mountain Power regarding minimum clearances needed from their high voltage power lines.
- The 2013 design plans show traffic signal interconnect routing via aerial cable. Likewise, this assumes that interconnect conduit is not included in this project.

PROJECT TASKS

TASK 1 – Traffic Signal Design

- 1.1 Convert CADD Files
- 1.2 Preliminary Design
- 1.3 Final Design Review
- 1.4 PS&E

TASK 2 – Project Management

- 2.1 Project Coordination
- 2.2 Project Administration

SCOPE OF WORK

TASK DESCRIPTIONS

TASK 1 – Traffic Signal Design

- 1.1 Convert CADD Files:** 6ME will convert .dwg files provided by the City to .dgn format for our use in design and plan preparation. We will convert the traffic signal and street lighting .dgn files to .dwg format for the City's use in identifying pole locations and potential conflicts.

Deliverables:

- .dgn files

- 1.2 Preliminary Design:** 6ME will conduct the preliminary traffic sign and street lighting design and prepare the signal plan, mast arm details and street lighting plan sheets. Illuminance design will be conducted with IFP's standard LED fixture using AGi32 to determine pole spacing requirements. An internal review of the preliminary design review package will be conducted prior to submitting to the City for the Preliminary Design Review.

Deliverables (pdf):

- 1 – Traffic Signal Plan Sheet
- 4 – Traffic Signal Mast Arm Details Sheets
- 8 – Lighting Plan Sheets
- 1 – Exhibit of Illuminance Design

- 1.3 Final Design:** A conference call will be held for the Preliminary Design Review Meeting in this task. 6ME will summarize review comments obtained from the meeting and from the marked-up plans and estimate with responses noted from the meeting. 6ME will address the summarized comments, coordinate with the City and IFP to identify their signal equipment requirements, and prepare the plans and signal cost estimate for the final design review submittal. An internal review of the entire final design review package will be conducted prior to submitting the Final Design Review.

Deliverables:

- 1 – Traffic Signal Materials List
- 1 – Traffic Signal Plan Sheet
- 1 – Conduit Diagram
- 1 – Signal Field Wiring Diagram
- 1 – Detection Field Wiring Diagram
- 4 – Traffic Signal Mast Arm Details Sheets
- 1 – Traffic Signal Details
- 1 – Lighting Materials List
- 8 – Lighting Plan Sheets
- Cost Estimate

SCOPE OF WORK

- 1.4 **PS&E:** A conference call will be held for the Final Design Review Meeting in this task. Review comments obtained from the meeting and from the marked-up plans will be summarized with responses noted from the meeting. 6ME will address comments from the final design review meeting and revise the plans as necessary. We will prepare the bid-ready documents for the PS&E submittal.

Deliverables (pdf):

- PS&E Plans and Estimate

TASK 2 – Project Management

- 2.1 **Project Coordination:** Coordinate with City staff on potential U-turn locations to provide access to and from the Grand Teton Mall and the Ammon Town Center development considering the left-in access at the south mall and Target approach and the new signalized left-out at the Hitt and 25th Street intersection. Coordinate with City and IFP staff as needed via email and phone to discuss project status, deliverables and key project issues. The design review meetings will be held via teleconference and hours for these meetings are included in the tasks above.
- 2.2 **Project Administration:** Prepare and submit monthly invoices. The estimated project duration is four months.

Deliverables (pdf):

- Monthly Invoices

Exhibit B

Traffic Signal and Lighting Design Hitt Road and 17th Street Intersection Improvements

City Project No. 2-38-22-3-STR-2010-14

SIX MILE ENGINEERING BUDGET

LABOR HOURS					
TASK 1	TRAFFIC SIGNAL DESIGN	PROJECT MANAGER	SENIOR TRAFFIC ENGINEER	TRAFFIC ENGINEER	TOTAL
	1.1 Convert CADD Files	0	0	4	4
	1.2 Preliminary Design	8	26	98	132
	1.3 Final Design	14	32	55	101
	1.4 PS&E	6	9	14	29
	TASK TOTAL	28	67	171	266
TASK 2	PROJECT MANAGEMENT				
	2.1 Project Coordination	6	0	0	6
	2.2 Project Administration	4	0	0	4
	TASK TOTAL	10	0	0	10
TOTAL LABOR HOURS		38	67	171	276

BUDGET				
LABOR	TOTAL HOURS	HOURLY RATE	TOTAL COST	
Project Manager	38	\$ 140.00	\$	5,320
Senior Traffic Engineer	67	\$ 128.00	\$	8,576
Traffic Engineer	171	\$ 110.00	\$	18,810
TOTAL LABOR	276.0		\$	32,706
DIRECT EXPENSES				
N/A			\$	-
TOTAL DIRECT EXPENSES			\$	-
TOTAL BUDGET			\$	32,706



MEMORANDUM

To: Honorable Mayor & City Council

From: Chris H Fredericksen, Public Works Director

Date: July 22, 2016

Subject: **WATER LINE EASEMENT VACATION REQUEST – 1080 ELMORE AVENUE**

The property owner has requested the vacation of a water line easement at 1080 Elmore Avenue in order to make better use of the property. The Water Division has reviewed and approves the request. Please refer to the attached drawing.

Public Works requests authorization for the City Attorney to prepare documents needed to accomplish the vacation.

Respectfully,

Chris H Fredericksen, P. E.
Public Works Director

Attachments

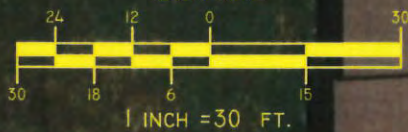
CF:jk

c: Mayor
Council
Fugal
Cox

2-37-13-1

SHELLY STREET

SCALE



ELMORE AVE





MEMORANDUM

TO: Mayor Casper, Kathy Hampton
FROM: Mark McBride, Chief of Police
DATE: 25 July 2016

RE: Council Agenda/Dog Control Ordinance
5-6-1 & 5-6-7

The Police Department respectfully requests that the attached Amendment to the Dog Control Ordinance be placed on the City Council Meeting Agenda for 28 July 2016.

The Dog Control Ordinance has references to kennels as a place; which is in conflict with current zoning ordinances. Zoning ordinance define kennels as a use.

The staff recommends replacing the City's current kennel licensing with an additional dog permit. The amendment also provides for procedural due process to appeal a denial of an additional dog permit.

The City Attorney has drafted an amendment to City Ordinance Title 5, Chapter 6.

COUNCIL AGENDA ACTION: For Council to approve the amended Ordinance under the suspension of 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 ready by title, or reject the Ordinance).

/lh

MCBRIDE-025.2016 MEMO

ORDINANCE NO. 2016-

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING SECTION 5-6-1 AND 5-6-7 OF THE IDAHO FALLS CITY CODE; REPLACING THE CITY'S CURRENT LICENSING PROGRAM FOR COMMERCIAL AND NON-COMMERCIAL DOG KENNELS AND WITH AN ANNUAL ADDITIONAL DOG PERMIT PROGRAM FOR UP TO THREE (3) DOGS IN ADDITION TO THE TWO (2) CURRENTLY ALLOWED BY RIGHT WITHIN THE CITY'S LIMITS, WHICH INCLUDES FEES, INSPECTION AND REVIEW BY CITY STAFF, AND APPEALS FOR DENIAL AND REVOCATION OF SUCH PERMIT; AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, City kennel licensing is currently required in commercial and noncommercial zoning districts for people who wish to have more than two (2) dogs and no more than a total of five (5) dogs; and

WHEREAS, such kennel licensing includes a requirement for consent of neighbors in order to successfully be granted such a license; and

WHEREAS, the kennel licensing program has not resulted in the desired regulation and control of potential nuisances; and

WHEREAS, the City staff believes that the current kennel licensing program is no longer necessary, if an adjustment in the Code is made; and

WHEREAS, complaints related to the number of dogs in any one (1) dwelling or any one (1) business property may be handled through general public nuisance Ordinances and statutes; and

WHEREAS, the City wishes to establish an annual additional dog permit which allows review by City staff, to include an annual non-refundable fee, decisions to be made regarding dog health and safety through an inspection, and insuring that the presence of additional dogs are permitted by the owner or landlord where the additional dog(s) will be located; and

WHEREAS, the City wishes to establish an appeal process and fee for denial or revocation of a permit; and

WHEREAS, in order to facilitate such appeal, the City establishes an Animal Control Review Board that consists of the City animal service manager, an Idaho Falls Police Department services captain, and a licensed veterinarian; and

WHEREAS, an appeal from the Animal Control Review Board may be made to the City Council; and

WHEREAS, a non-refundable fee for the application for the license for the Animal Control Review Board hearing and for the City Council review of a denial should be provided to reflect the amount the services required by such actions, and

WHEREAS, the City Council believes this to be a streamlining of the current process and a fair resolution of concerns regarding the current process.

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

SECTION 1. Section 5-6-1 of the City Code of the City of Idaho Falls, Idaho, is hereby amended, as follows:

5-6-1: DEFINITIONS:

Certain terms used in this Chapter shall have the meaning ascribed below:

A. ANIMAL CONTROL SHELTER: Any animal shelter, lot, premises or building maintained by the City for the confinement and care of animals.

B. AT LARGE: A dog shall be deemed to be at large when off the property of the owner, and not under restraint or control.

C. DOG: A dog of an age four (4) months or older that is kept as a household pet.

~~D. DOG KENNEL: Any place where more than two (2) dogs are kept.~~

~~D~~E. ENCLOSURE: A fence or structure suitable to prevent escape of the animal or the entry of young children.

~~E~~F. NEUTERED: Rendered permanently incapable of reproduction.

~~F~~G. NUISANCE ANIMAL: A nuisance animal, including a dog or cat, is one that:

1. Frequently runs at large;
2. Damages, soils, or defecates on private property other than property owned or controlled by the animal owner or on public property, including walks and recreation areas, unless such waste is immediately removed and properly disposed of by the animal owner or handler;
3. Causes unsanitary or dangerous conditions;
4. Causes a disturbance by excessive barking or other noise making
5. Creates a general public nuisance; and/or
6. Chases vehicles, or molests, attacks, or interferes with persons or other domestic animals on public property.

~~G~~H. OWNER: A person having the right of property or custody of an animal or who keeps or harbors an animal or knowingly permits an animal to remain on or about any premises occupied, owned, or controlled by that person.

HI. PERSON: Any individual, corporation, partnership, organization or institution commonly recognized by law as a unit.

IJ. RESTRAINT: A dog shall be considered under restraint if it is confined within a structure or fenced yard, is secured by a leash, lead or chain or is confined within a vehicle in a manner that prevents escape.

JK. UNLICENSED DOG: A dog for which a license has not been issued for the current year, or to which the tag provided for in this Chapter is not attached.

KL. VACCINATION: The inoculation of an animal against rabies in accordance with state law and the "Compendium of Animal Rabies Prevention and Control" published by the National Association of the State Public Health Veterinarians and published annually in the Journal of the American Veterinary Medical Association.

SECTION 2. Section 5-6-7 of the City Code of the City of Idaho Falls, Idaho, is hereby amended, as follows:

5-6-7 OWNERSHIP OF DOGS LIMITED:

(A) It shall be unlawful to maintain upon the premises of any one (1) dwelling or upon the premises of any one (1) business property more than two (2) dogs except, where accommodation or variation from these requirements is appropriate under current Idaho or federal law or where allowed by the Zoning Code or by this Chapter. ~~operate a dog kennel or to keep upon the premises of any one household or upon the premises of any one business property, more than two (2) dogs unless the owner or person in charge thereof has a commercial or noncommercial kennel license.~~

(B) Annual Additional Dog Permit.

1. Application. An application to have up to three (3) dogs in addition to the two (2) dogs allowed by this Chapter (for a total number of dogs not to exceed five (5)) shall be made to the Clerk. The application shall be accompanied by the following: (a) the annual non-refundable fee for the additional dog permit; (b) the name, address, and other contact information for the Owner of each dog and for the property on which the dog(s) will be kept; (c) identification of each dog (their breed(s), name and license number); (d) verification of spaying or neutering, where applicable; (e) a depiction of the outside area showing all fencing, kennel(s), and dog run(s) which are capable of confining dogs; (f) a statement signed by the person owning or controlling the property that permission has been granted to have more than two (2) dogs on such premises; and (g) a signed agreement that allows the City and its agents, to enter onto the property (including the dwelling and interior parts of the property) at any time 8:00 a.m. to 5:00 p.m., on any day, to conduct an inspection of the property for the purposes of verifying that the permittee is in compliance with the permit.

2. Annual Permit. The additional dog permit allowed by this Chapter shall be for a term of not more than one (1) calendar year and shall expire annually at midnight December 31 of every year.

3. Fee. A fee established from time to time by Resolution of the Council shall be charged for each additional dog permit allowed by this Chapter. Such fee shall be annual, non-refundable, and not pro-rated.

4. Inspection. Prior to approval of the additional dog permit, the location where additional dog(s) shall be kept will be inspected by a City animal control officer who will verify that the planned location for the additional dog(s) is sanitary, safe, and that dog escape or nuisance is not likely.

5. Standards for Permit Approval. Upon receipt of the permit fee and a complete application, and following inspection, a permit shall be issued where approval of the permit is not reasonably likely to comprise a public nuisance.

6. When a City animal control officer or peace officer certifies to the Clerk in writing that there is an immediate danger to life or health of a person because of additional dogs, the application or license may be immediately and summarily denied or revoked. Under such conditions, notice of such denial or revocation will be given as soon as practicable thereafter.

7. Permit Denial or Revocation. Prior to the denial or revocation of the additional dog permit, the City shall provide written notice of the denial or revocation to the applicant or permittee. Such written notice shall be sent by mail or hand delivery to the address provided in the application. The written notice shall state the reason(s) for such revocation or denial and shall state that such applicant or permittee may appeal the decision to the Animal Control Review Board hearing, as provided herein. Notice of denial or revocation is effective on the date the notice is placed in the mailbox maintained by the U.S. Postal Service, or is hand delivered to the applicant or permittee.

8. Failure by the City to give notice as provided in this Chapter, shall not establish a right to the additional dog permit under this Chapter.

C. Appeals.

1. Appeal to the City Animal Control Review Board. If an application for the additional dog permit is denied or revoked, the applicant or permittee may give written notice of appeal of such denial or the permit is revocation to the Clerk. The Animal Control Review Board shall consist of the City Animal Service Manager, the Idaho Falls Police Department Services Captain, and currently licensed Idaho veterinarian. The Animal Control Review Board shall then set a time and a place for such hearing and the Clerk shall inform the applicant or permittee of the hearing date in writing, at least five (5) business days prior to such Board hearing. The Animal Control Review Board will review the application and any relevant testimony and materials submitted by the

applicant, permittee, and City and will make a determination regarding issuance or revocation of the permit within twenty-one (21) calendar days following the date of the Board hearing.

2. Appeal to City Council. An applicant, permittee, or City Department(s) adversely affected by a decision made by the Animal Control Review Board may appeal the Board's decision to the Council by filing a notice of appeal in writing to the Clerk. A time and a place for such hearing shall be set within thirty (30) days following the receipt of the notice of appeal, and the Clerk shall inform the applicant or permittee and relevant City Department(s) of the hearing date in writing at least five (5) business days prior to such Council hearing. At or following the hearing, the Council may uphold the decision to deny or revoke or may direct the Clerk to issue a permit which has been denied or revoked, upon finding of good cause for the issuance of such permit.

3. Failure by person appealing (or their representative), to appear before the Council at the time scheduled to consider the appeal shall result in the automatic denial of the appeal.

4. Fee for appeal. A non-refundable fee shall for an appeal to the Animal Control Review Board or to the Council, shall be in an amount set from time-to-time by Resolution of Council.

~~(B) Noncommercial License: Applications for noncommercial kennel licenses shall be made to the Clerk. Such license shall not be issued unless at least seventy five percent (75%) of all the owners or persons in possession of premises located within one hundred feet (100') of the premises upon which said noncommercial kennel is to be maintained, have consented to the operation of such noncommercial kennel. Upon receipt of such application, the City Clerk shall request Animal Services to poll such owners to determine if they are willing to consent to the issuance of a noncommercial kennel license to the applicant. For the purposes of determining such percentage, persons having joint ownership or control of such premises shall be considered as one person. The applicant shall also pay a license fee of fifty dollars (\$50) annually, which fee shall be returned to the applicant if the license is not issued. The applicant shall allow an annual inspection of the kennel by Animal Services personnel and any inspections that may be warranted in response to complaints or violations of this Chapter supported by probable cause. The application shall state the name and address of the owner, the location of the non-commercial kennel, the number of dogs presently kept and the breed(s) of the dogs. Dogs kept in a noncommercial kennel shall be owned only by members of the immediate household and a separate dog license shall be purchased for each dog. A noncommercial kennel license shall not be transferable and shall expire on December 31st of the year of issuance. Upon renewal of a noncommercial kennel license, a re-polling of neighboring owners shall not be required, unless within one (1) year prior to the expiration of such license, one or more complaints have been filed in writing with the Police Department or Animal Services regarding the applicant's maintenance of such kennel. In such event, no license shall be issued until Animal Services has conducted a new poll and the required consents have been obtained. No person holding a noncommercial kennel license shall keep any dog for breeding purposes or for the purpose of raising such dog for commercial sale. All dogs, except registered purebred dogs, kept pursuant~~

~~to a noncommercial kennel license shall be sterilized within twelve (12) weeks after their date of birth. No license shall be issued unless the applicant i) provides written certification by a licensed veterinarian that all licensed animals, other than purebred animals, have been sterilized or the applicant provides a certificate from an Animal Control officer that he or she has inspected each animal and verified such sterilization, and ii) the applicant provides proof of registration by a recognized kennel club for each unsterilized purebred dog kept on the premises. In no event may the licensee or applicant keep more than one breed of unsterilized purebred dogs on the premises. A maximum of five (5) dogs may be kept upon the premises owned by a person holding a noncommercial kennel license.~~

SECTION 3. Non-Conforming Uses. Any lawful pet use established pursuant to the City's Zoning Code prior to the effective date of this Ordinance shall be allowed to continue as a non-conforming use pursuant to such Zoning Code. No non-conforming pet use shall be allowed to increase in extent or intensity and no dogs in excess of the three (3) dogs allowed by this Ordinance shall be allowed to replace any dog owned at the time that such non-conforming use was recognized in an attempt to allow such non-conformity to continue.

SECTION 4. Intent. It is Council's intent hereby to allow the owners of property with lawful uses, to keep up to five (5) dogs currently owned until the number of such dogs naturally decreases to not more than three (3) dogs per dwelling. It is also Council's intent that current non-conforming pet uses are extinguished as soon as possible under the law.

SECTION 5. 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. The remaining Sections of Title 5, Chapter 6, shall be in full force and effect.

SECTION 6. 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 7. 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 8. 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 _____, 2016.

CITY OF IDAHO FALLS, IDAHO

REBECCA L. NOAH CASPER, MAYOR

ATTEST:

KATHY HAMPTON, CITY CLERK

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO,
DO HEREBY CERTIFY:

“AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, AMENDING SECTION 5-6-1 AND 5-6-7 OF THE IDAHO FALLS CITY CODE; REPLACING THE CITY’S CURRENT LICENSING PROGRAM FOR COMMERCIAL AND NON-COMMERCIAL DOG KENNELS AND WITH AN ANNUAL ADDITIONAL DOG PERMIT PROGRAM FOR UP TO THREE (3) DOGS IN ADDITION TO THE TWO (2) CURRENTLY ALLOWED BY RIGHT WITHIN THE CITY’S LIMITS, WHICH INCLUDES FEES, INSPECTION AND REVIEW BY CITY STAFF, AND APPEALS FOR DENIAL AND REVOCATION OF SUCH PERMIT; AND PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

KATHY HAMPTON, CITY CLERK

COMMUNITY DEVELOPMENT SERVICES

Planning Division

Office (208) 612-8276

Fax (208) 612-8520



Building Division

Office (208) 612-8270

Fax (208) 612-8520

BGC-084-16

TO: Honorable Mayor and City Council
FROM: Brad Cramer, Community Development Services Director
SUBJECT: Request for waiver of electric line extension fees, 1222 North Woodruff
DATE: July 20, 2016

Attached is a request for waiver of electric line extension fees for the project at 1222 North Woodruff. The total fees are \$41,043.34. This request is made pursuant to City Code 8-5-31 which states, "Council reserves the right to waive or adjust fees (other than net metering fees) upon a finding of good cause to do so where such waiver or reduction supports redevelopment or the annexation of property contiguous with or surrounded by the City."

The main purpose of the fee waiver was to promote infill and redevelopment projects. This was in recognition that such sites would already have electrical infrastructure on the site or adjacent to the site. Even for those sites which have made the request, if there was no existing infrastructure on the site staff has recommended and Council has approved a waiver of the labor costs only. This site was recently annexed to the City of Idaho Falls. It is contiguous to the City on the west boundary, but the remainder of the area surrounding the site is County land. There was no existing power infrastructure on the site. Power facilities are located adjacent or nearby the property. Community Development Services and Idaho Falls Power staff does not feel this property is infill or redevelopment for the reasons listed above and recommends denial of the waiver request.

Attachments: Letter and invoice from applicant

Cc: Kathy Hampton, City Clerk
File

Brad Cramer

From: Blake Loveland <blakel@stonescars.com>
Sent: Thursday, July 07, 2016 11:13 AM
To: Brad Cramer
Subject: Request for Consideration
Attachments: _27117 CARLYLE-ERMA DIV. NO.3 STREETLIGHT .pdf; _27117 Carlyle-Erma Div No.3 Line Extension.pdf; Carlyle-Erma Subdivision Annexation Agreement.pdf

Brad:

Blake from Stone's Town and Country Motors, Inc. We would like to bring before the City Council a request for consideration to waive or adjust line extension fees for our development at 1222 North Woodruff under city code 8-5-31 which reads:

8-5-31 WAIVER OR ADJUSTMENT OF FEES: Council reserves the right to waive or adjust fees (other than net metering fees) upon a finding of good cause to do so where such waiver or reduction supports redevelopment or the annexation of property contiguous with or surrounded by the City. (ord. 3040, 11-24-15)

The "good cause" we wish the city council to consider is that this proposed development will turn a farm field with low property tax value into a 4 million dollar taxable property generating 78,000 in property tax per year for the community of which \$38,0000 per year would go to the city.

This line extension would assist in development of surrounding commercial property generating additional tax revenue to the city in the future.

Attached is the estimate from the city for the line extension fee. Along with our annexation agreement.

Thank you for your consideration.

Blake Loveland

INVOICE



Date: 03/30/2016
Expiration Date: 09/30/2016
Invoice Number #27117

Idaho Falls Power
140 South Capital Ave
Idaho Falls, ID 83402
Office (208) 612-8447
Fax (208) 612-8573
jcooper@ifpower.org

TO Mitch Loveland
615 S. Yellowstone Hwy
Rexburg, ID 83440
208-317-4826
mitchl@stonescars.com

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Pad Mount 15 kVA 240/120 Transformer	\$2,187.64	\$2,187.64
3	Three Phase Switch Cabinet	\$4,802.76	\$4,802.76
5	Transformer and Switch Cabinet Assemblies	\$1,277.69	\$1,277.69
1	Overhead Pole and Assemblies	\$2,403.65	\$2,403.65
928	Underground Primary Three Phase 4/0 Conductor	\$8,257.39	\$8,257.39
44	Underground Primary Single Phase 1/0 Conductor	\$129.11	\$129.11
336	Overhead Primary Three Phase 1/0 ACSR Conductor	\$94.58	\$94.58
1	Labor for Installation	\$21,890.52	\$21,890.52
TOTAL			\$41,043.34

Quotation prepared by: Jason Cooper _____

Consistent with City Ordinance Title 8, Chapter 5, all costs associated with installation of new electrical infrastructure are now effective. Work to be scheduled upon receiving payment. Send payment to: 140 S. Capital Idaho Falls, ID 83402 Attention-Jen Dalling. This quote is valid for six months and is based solely on current pricing and field conditions. Any changes or modifications made after this date may add additional costs.

To accept this quotation, sign here and return: _____

Thank you for your business!



BGC-082-16

TO: Honorable Mayor and City Council
FROM: Brad Cramer, Community Development Services Director
SUBJECT: Final Plat and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes
DATE: July 19, 2016

Attached is the application for a Final Plat and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes. The Planning and Zoning Commission reviewed this application at its June 7, 2016 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. This item is now being submitted to the Mayor and City Council for consideration.

Attachments: Vicinity Map
Aerial Photo
Final Plat
Staff Report, June 7, 2016
Planning and Zoning Commission Minutes, June 7, 2016
Reasoned Statement of Relevant Criteria and Standards

Cc: Kathy Hampton, City Clerk
File

Business:

1. Plat 16-016: FINAL PLAT. Saturn Park Townhomes Division 1. Beutler presented the staff report, a part of the record. Dixon asked about the options for fencing each townhome. Beutler indicated that it would be controlled through the HOA documents. Dixon clarified and Beutler confirmed that the parking spots will be common space, not owned.

Swaney moved to recommend to the Mayor and City Council approval of the Final Plat for Saturn Park Townhomes Division 1 as presented, Wimborne seconded the motion and it passed unanimously.

2. Plat 16-014: FINAL PLAT. Snake River Landing Division No. 11. Beutler presented the staff report, a part of the record.

Applicant:

Clint Boyle, 901 Pier View Drive, suite 205, Idaho Falls, Idaho. Boyle indicated that they will be extending Event Center Drive and the public right of way 500 ft. into the site and they will have a non-buildable lot that will provide access to the buildable parcel. Boyle indicated the plat is an odd shape because it is a piece of the master plan "puzzle". Boyle indicated that the western edge of the buildable lot there is a public utility easement to get water/sewer trunk lines they need to serve the building that will be built.

Swaney complimented Snake River Landing as being a credible developer and the Commission and Mayor and City Council can have confidence that the plat does represent something that is incremental in the evolution of the property.

Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Snake River Landing Division No. 11 as presented, Josephson seconded the motion and it passed unanimously

Dixon adjourned the regular meeting.

Respectfully Submitted

Beckie Thompson, Recorder

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

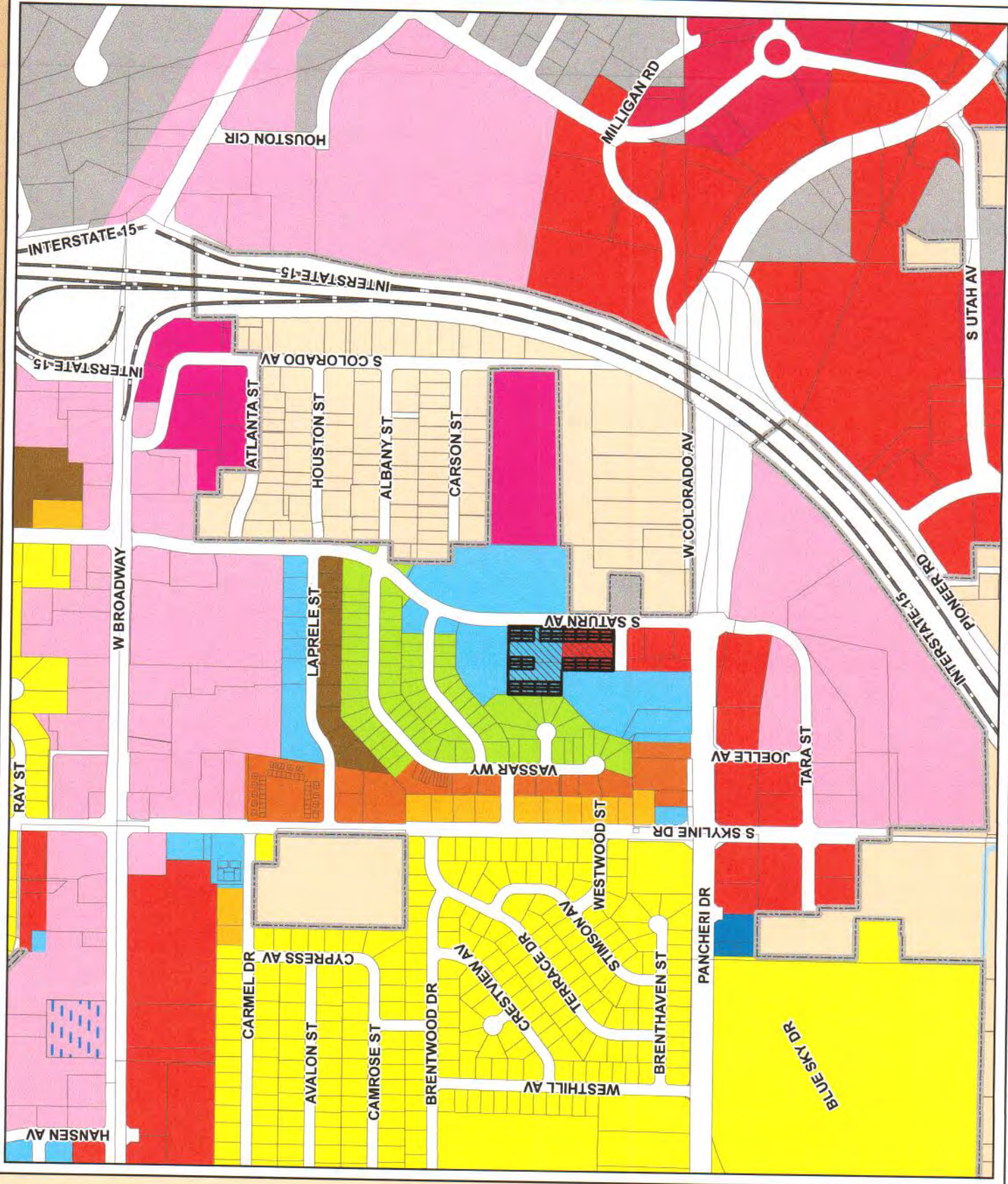
Area of Impact

IDAHO FALLS

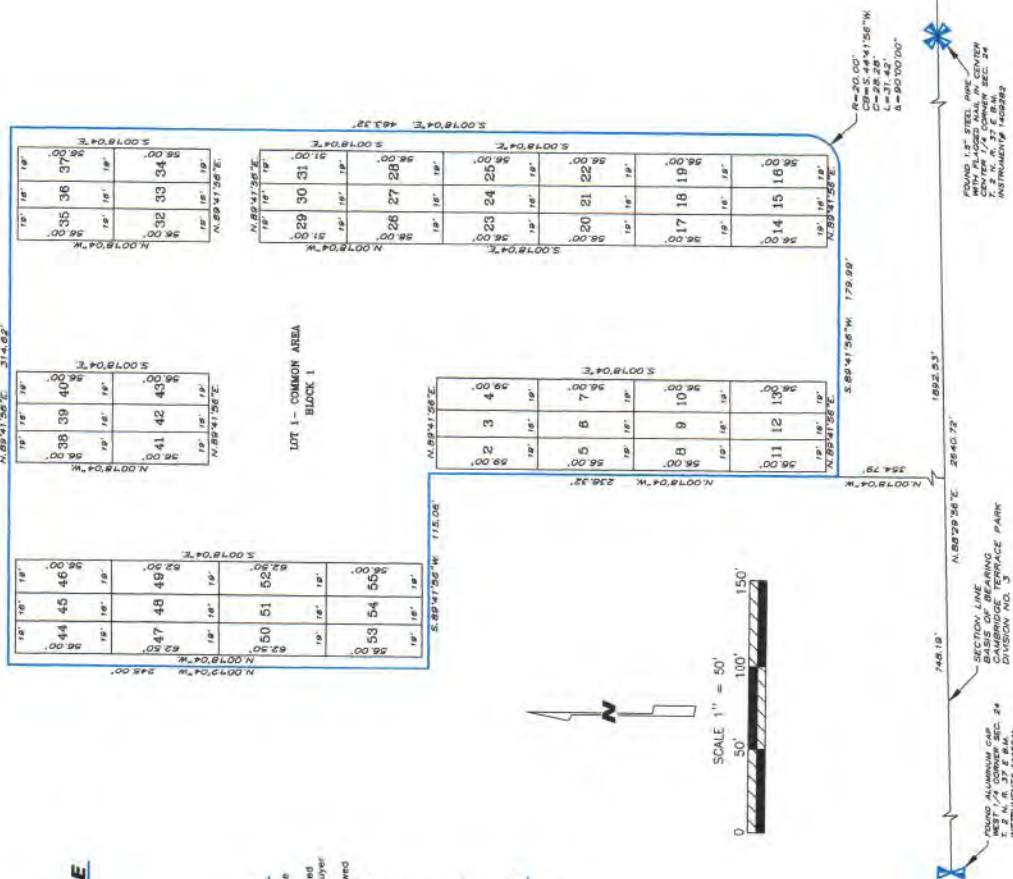
Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
(208) 612-8276

N

1" = 600'







IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Saturn Park Townhomes Division 1
June 7, 2016



Planning Division

Applicant: All Star Construction

Location: Generally south of Broadway, west of S. Saturn Ave, north of Pancheri Dr., and east of S. Skyline Dr.

Size: 2.86 acres

Units: 54

Existing Zoning:

Site: R-3A/C-1

North: R-3A

South: C-1/R-3A

East: R-3A/County

West: RMH/R-3A

Existing Land Use:

Site: Vacant

North: Vacant

South: Residential

East: Commercial/Vacant

West: Residential

Future Land Use Map:

Higher Density

Attachments:

1. Subdivision information
2. Maps and aerial photos
3. Original plat
4. Proposed replat

Requested Action: To recommend to the Mayor and City Council approval of the final plat for Saturn Park Townhomes Division 1.

History: This property was originally platted in 1979 as lots 33 and 34 of Block 7 in Cambridge Terrace Park. It has remained undeveloped since that time.

Staff Comments:

- The plat includes 2.86 acres.
- It is being proposed with a Planned Unit Development and is being divided into 55 lots of which lot 1 is going to be maintained as a common area that has frontage on the public street.
- The remaining lots will house townhouse style lots with common walls lining up with property lines.
- The common area will remain in control of the HOA and contain parking, amenities, and greenspace.
- The proposed plat meets the requirements of the subdivision ordinance and the Planned Unit Development ordinance.

Staff Recommendation: Staff has reviewed the plat and recommends approval of the final plat.

Subdivision Ordinance: Boxes with an “X” indicated compliance with the ordinance

REQUIREMENTS	Staff Review
<ul style="list-style-type: none"> Purposes listed in Section 10-1-1 as follows: 	
Building envelopes sufficient to construct a building.	The lot size of the proposed lots are of adequate size to construct an attached single family residence.
Lot dimensions conform to the minimum standards of Zoning Ordinance.	There are no minimum lot size in the PUD ordinance.
Lots have full frontage on, and access to, a dedicated street.	Lot 1 will have full frontage on and access to both Teton View Lane and Saturn Drive.
Residential lots do not have direct access to arterial streets.	Correct
<p>Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that:</p> <p>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.</p>	N/A
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	These provisions will be addressed through the site plan design.
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.	Yes
All property within the subdivision shall be included within a lot or area dedicated for public use.	The subdivision will be maintained through the PUD development agreement
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.	N/A
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	Alignments and widths from the previously platted streets shall be preserved.
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

Comprehensive Plan Policies:

Through their feedback, residents told us they wanted treed residential areas to be:

- With a strong sense of identity
- Served by neighborhood parks and schools
- Linked by sidewalks and trails to facilities both within and outside the neighborhood
- Shielded from but convenient to attractive, landscaped shopping areas
- Offering affordable housing available to all income ranges (p.38)

Residential development should reflect the economic and social diversity of Idaho Falls. New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths, parks, open spaces, and streets. (p.40)

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)

Higher density residential: Homes, apartments, and condominiums developed at densities of 8 to 35 units per acre. (p.63)

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF SATURN PARK TOWNHOMES DIVISION 1, LOCATED GENERALLY SOUTH OF BROADWAY, WEST OF S. SATURN AVE, NORTH OF PANCHERI DR, AND EAST OF S. SKYLINE DR.

WHEREAS, the applicant filed an application for a final plat on May 9, 2016; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 7, 2016; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 28, 2016 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 2.863 acre parcel.
3. The subdivision includes 55 residential lots and 1 common lot.
4. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance.
5. The Idaho Falls Planning and Zoning Commission recommended approval of this Final Plat as presented.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Final Plat of Saturn Park Townhomes, Division 1.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2016

Rebecca L. Noah Casper, Mayor



BGC-083-16

TO: Honorable Mayor and City Council
FROM: Brad Cramer, Community Development Services Director
SUBJECT: Annexation and Initial Zoning of C-1, Annexation Ordinance, Zoning Ordinance and Reasoned Statements of Relevant Criteria and Standards for a surveying gap and Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division No. 11
DATE: July 20, 2016

Attached is the application for Annexation and Initial Zoning of C-1, Annexation Ordinance, Zoning Ordinance and Reasoned Statements of Relevant Criteria and Standards for a surveying gap and Final Plat and Reasoned Statement of Relevant Criteria and Standards, Snake River Landing Division No. 11. The Planning and Zoning Commission reviewed the Final Plat application at its June 7, 2016 meeting and recommended approval by unanimous vote. Prior to presenting the plat to the Mayor and City Council, the City Surveyor discovered a 25-foot-wide gap within the property that had not been annexed and zoned. The plat could not proceed until the property was annexed into the City. The Commission reviewed the Annexation and Initial Zoning Application at its July 19, 2016 meeting and recommend approval by unanimous vote. Staff concurs with these recommendations. These items are now being submitted to the Mayor and City Council for consideration.


Attachments: Vicinity Map
Aerial Photo
Final Plat
Staff Report for Final Plat, June 7, 2016
Staff Report for Annexation and Zoning
Planning and Zoning Commission Minutes, June 7, 2016
~~Planning and Zoning Commission Minutes, July 19, 2016~~
Annexation Ordinance
Zoning Ordinance
Reasoned Statement of Relevant Criteria and Standards

Cc: Kathy Hampton, City Clerk
File

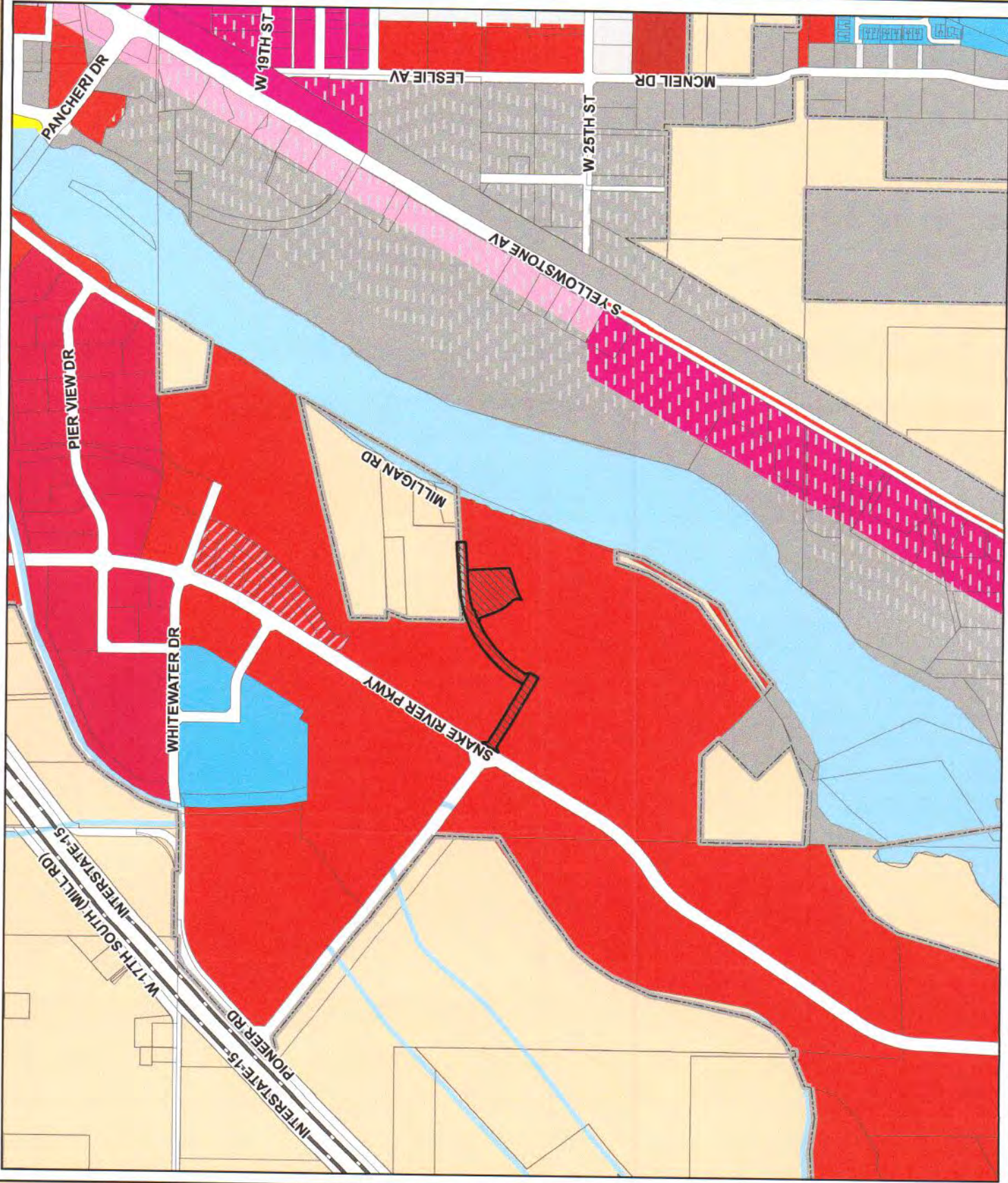
Legend

-  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

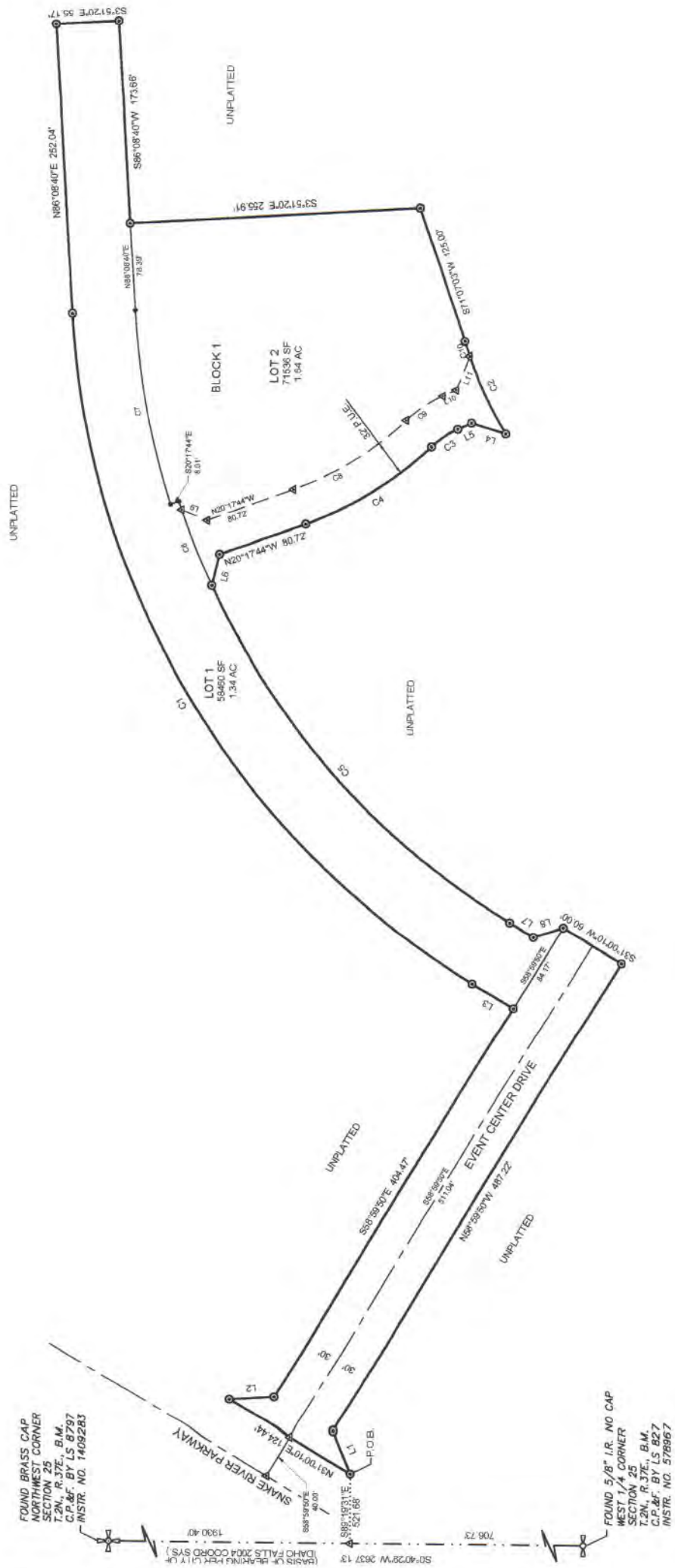



 Planning Division
 City Annex Building
 680 Park Ave.
 Idaho Falls, ID 83402
 (208) 612-8276

1" = 800'





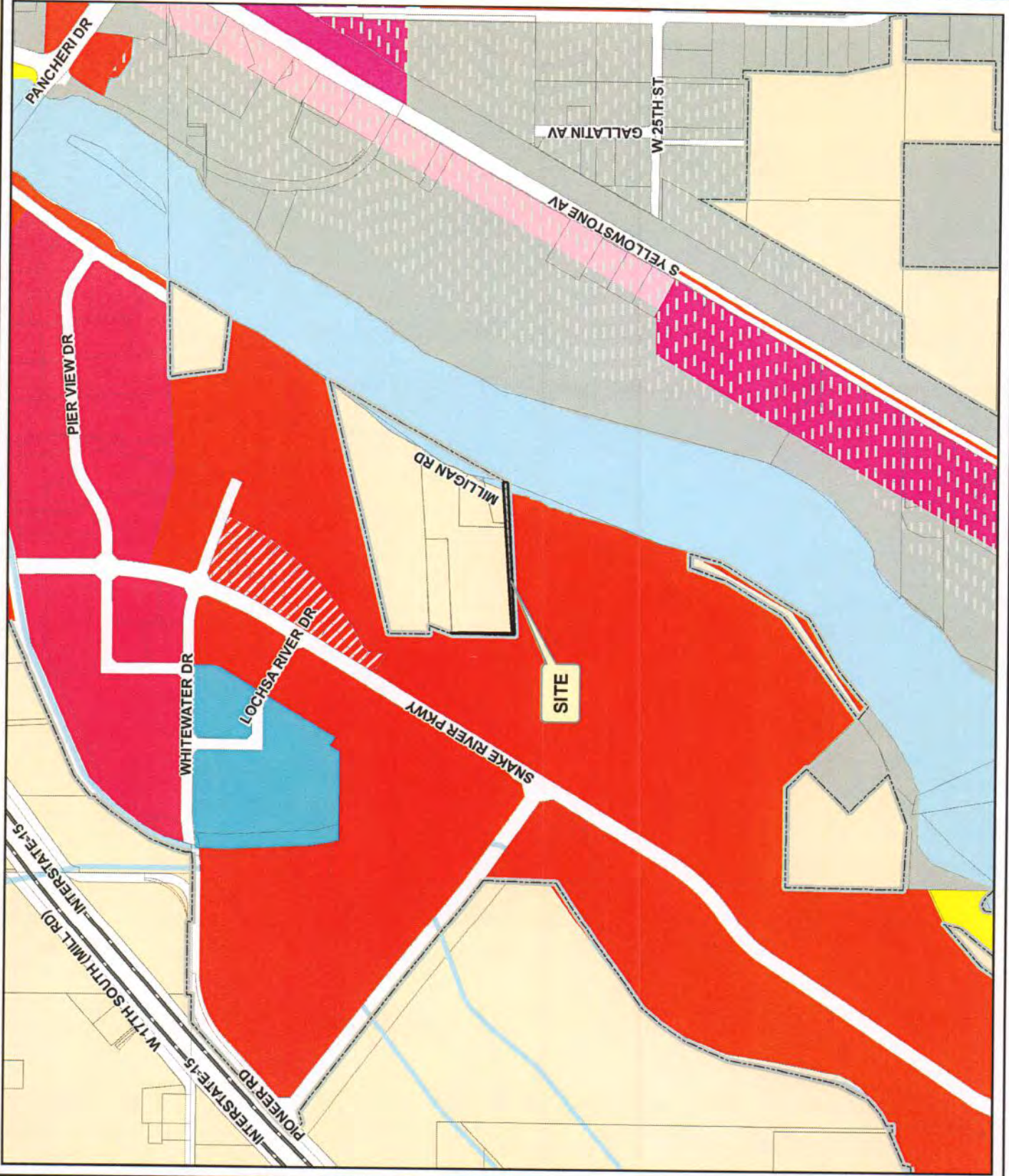




IDAHO FALLS

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














1" = 700'



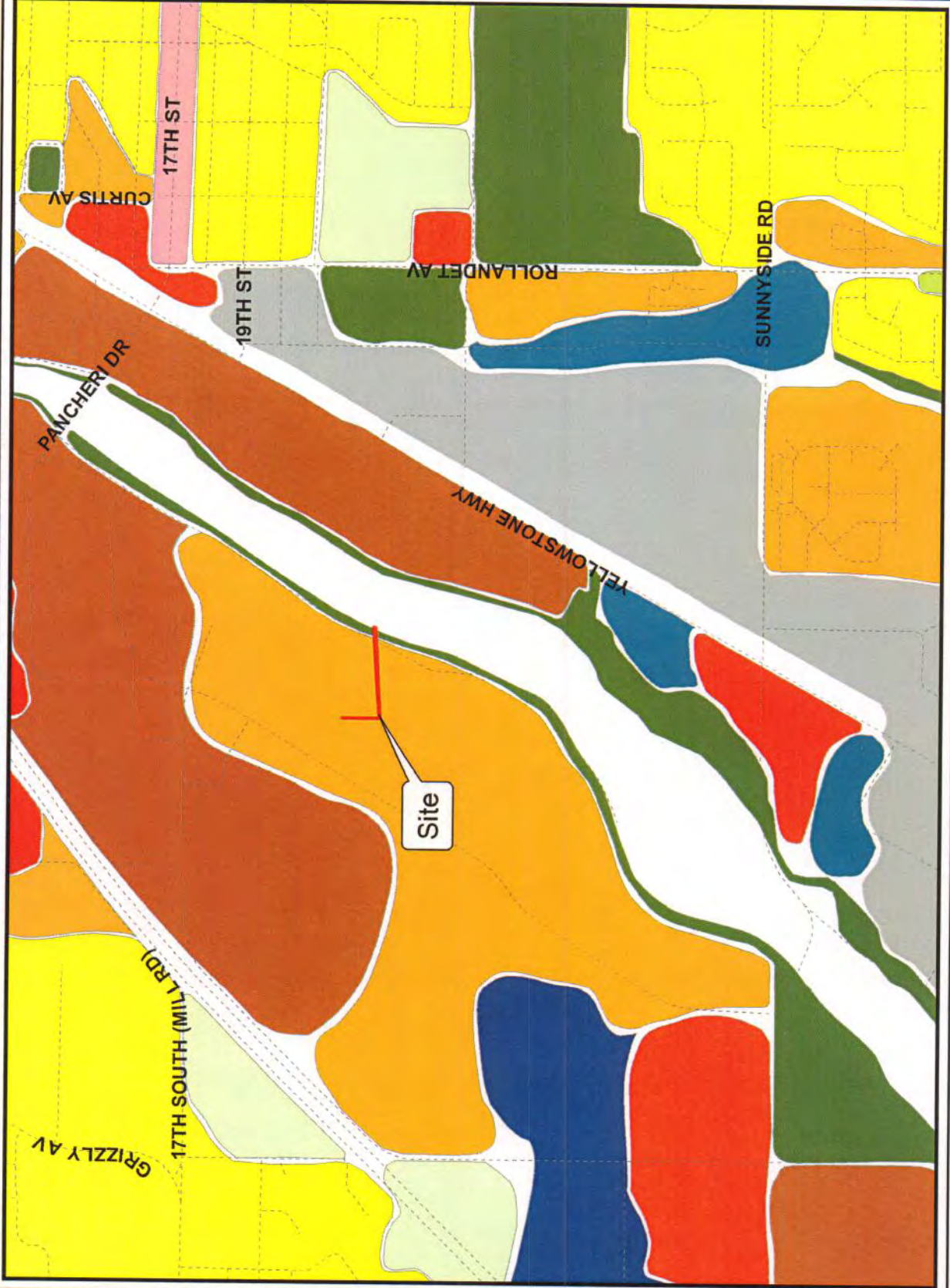


Annexation & Initial Zoning

M&B: Approx. 0.416 Acres NW1/4 Section 25, T 2N, R 37E

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

Comprehensive
Plan



IDAHO FALLS

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



IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Snake River Landing Division 11
June 7, 2016



Applicant: Horrocks Engineering

Location: Generally east of Snake River Parkway, west of the Snake River, and extending SE from Event Center Drive.

Size: 3.705 acres

Existing Zoning:

Site: C-1
North: C-1& I&M-1 County
South: C-1
East: C-1
West: C-1

Existing Land Use:

Site: Undeveloped
North: Greenspace & Ag
South: Undeveloped & Greenspace
East: Undeveloped
West: Undeveloped

Future Land Use Map:
Greenbelt Mixed Uses

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 for Snake River Landing Division 11.

Staff Comments: The area is currently zoned C-1 and shows as Greenbelt Mixed Use on the Comprehensive Plan. A preliminary plat was approved for the Snake River Landing development in 2008. The plat includes approximately 3.7 acres, including two lots and an extension of Event Center Drive.

Event Center Drive is proposed to be extended 487-feet on the east side of Snake River Parkway and will provide access to the development. Lot 1 is intended to be developed as a parking lot and drive access for Lot 2. Lot 2 will be developed for a commercial use.

Staff Recommendation: Staff has reviewed the plat and recommends approval.

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

REQUIREMENTS	Staff Review
<ul style="list-style-type: none"> Purposes listed in Section 10-1-1 as follows: 	
Building envelopes sufficient to construct a building.	X, There is not a required lot size and the proposed lots are of adequate size to construct a building.
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X, There is no minimum lot size.
Lots have full frontage on, and access to, a dedicated street.	X, No minimum width required in a C-1 Zone
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.	NA
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.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Event Center Drive - Local

Comprehensive Plan Policies:

Greenbelt Mixed Uses: An area adjacent to the Snake River Greenbelt where people can live, work, and shop in a carefully planned environment.

Assure private investment in the area adjacent to the Greenbelt complement the public investment in the Greenbelt.

Plan for different commercial functions within the City of Idaho Falls.

Regional commercial centers, as other major traffic generators, should be located approximately one-half mile to one mile from major state thoroughfares and be served by existing arterial streets.

Locate regional facilities which generate major traffic within one-half mile to one mile of regional highways.

Encourage development in areas served by public utilities or where extensions of facilities are least costly.

Zoning Information:

10-3-17: C-1 LIMITED BUSINESS ZONE

(A) General Objectives and Characteristics.

The C-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 of a kind which sell the types of goods and services needed to fill the daily household and personal service requirements of the people living in the surrounding area. This Zone is usually located at specific locations along major streets and is characterized by buildings having a wide variety of architectural forms and shapes.

The objectives in establishing this Zone are to:

- (1) Encourage the development and continued use of the land within the zone for business purposes.
- (2) To promote the development of serviceable and convenient retail and service facilities.
- (3) To provide appropriate areas for the development of business uses within the City and to prevent the scattering of business uses into surrounding Zones.
- (4) To prohibit industrial uses within the Zone and to discourage any other use which tends to thwart or militate against the continued use and development of the land within the Zone for its primary purposes.

In order to accomplish the objectives and purposes of this Zoning Code, the following regulations shall apply in the C-1 Limited Business Zone.

(B) Use Requirements.

The following uses shall be permitted in the C-1 Zone:

- (1) Any use permitted in the RSC-1 Residence Shopping Zone.
- (2) Appliance Shops and appliance service establishments.
- (3) Bakeries.
- (4) Motels.
- (5) Beer Parlors, and taverns, as a secondary use only, when incidental to such uses as clubs, lodges and restaurants.
- (6) Commercial garages, but NOT including the storage of wrecked or dismantled automobiles.
- (7) Dwellings and Home Occupations.
- (8) Radio and T.V. studios and antennas.
- (9) Glass cutting and installation.
- (10) Public buildings and public utility buildings and structures.
- (11) Plumbing and carpenter shops and similar craft shops.
- (12) Drive-in restaurants, or restaurants with drive-up windows.

- (13) Signs identifying the buildings and signs advertising products sold on the premises as permitted by the City's Sign Code.
- (14) Enclosed rental storage facilities.
- (15) Other uses ruled by the Council to be similar to the above listed uses and in harmony with the objectives and characteristics.

(C) Area Requirements.

There shall be no lot area requirements for commercial buildings and structures constructed in accordance with adopted building codes of Idaho Falls, except as may be required for off-street parking, yards and the requirements of the Effect of Street Plan subsection of this Zoning Code. Dwellings shall comply with the R-3A Residence Zone's area requirements and width requirements.

(D) Width Requirements.

There shall be no lot width requirements for commercial buildings and structures constructed in accordance with the Building Code of Idaho Falls. For dwellings, the minimum width of lots shall be fifty feet (50').

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum of thirty feet (30') from any public street, except as herein provided and required under the provisions of this Zoning Code.
- (2) Side Yards. There shall be no side yards required for any commercial buildings or structures. For dwellings, there shall be a side yard at least six feet (6').
- (3) Rear Yards. There shall be no rear yards required for any commercial buildings or structures. For dwellings, there shall be a rear yard of at least twenty-five feet (25') for all main residential buildings. For accessory residential buildings, no rear yard shall be required except where an alley is located at the rear of the lot, in which case a three foot (3') rear yard is required.

(F) Special Provisions.

- (1) Off-street parking shall be provided as required in this Zoning Code and shall be hard-surfaced.
- (2) All merchandise, equipment, and other materials, except seasonal merchandise such as nursery stock, fruits and vegetables, and vehicles in running order shall be stored within an enclosed building.
- (3) 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.
- (4) Residential developments shall comply with Location of Parking Facilities subsection of this Zoning Code and the Lot Coverage and Landscaping requirements of the R-3A Residence Zone.
- (5) When a development in the C-1 Zone adjoins land zoned RP, RP-A, R-1, or RMH or unincorporated land designated for single-family residential use in the Idaho Falls Comprehensive Plan, either a minimum ten foot (10') foot landscape buffer with trees spaced at twenty foot (20') intervals or a six foot (6') opaque fence shall be provided.
- (6) A landscaped strip of lawn, ground cover, shrubbery, and trees at forty foot (40') centers at least fifteen feet (15') in width shall be provided and maintained along the entire length of any street bordering a development except for permitted driveways.

(G) See Supplementary Regulations to Zones.

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

**Annexation/Initial Zoning of C-1
Snake River Landing Division 11 GAP
July 19, 2016**



Community
Development
Services

Applicant: Horrocks
Engineering

Location: Generally east of
Snake River Parkway, west
of the Snake River, and
extending SE from Event
Center Drive.

Size: 0.416 acres

Existing Zoning:

Site: County I&M-1
North: C-1 & County I&M-1
South: C-1
East: C-1
West: C-1

Existing Land Use:

Site: Undeveloped
North: Greenspace & Ag
South: Undeveloped &
Greenspace
East: Undeveloped
West: Undeveloped

Future Land Use Map:
Greenbelt Mixed Uses

Attachments:

1. Comprehensive plan
information
2. Maps and aerial photos

Requested Action: To **recommend** to the Mayor and City
Council approval of annexation and initial zoning of C-1 for a
0.416 acre gap within the proposed Snake River Landing
Division No. 11 plat.

Staff Comments: The final plat for Snake River Landing
Division No. 11 was recently reviewed by the Planning and
Zoning Commission in June of this year and recommended for
approval. However, prior to the plat was submitted to the
Mayor and City Council the City Surveyor noted there was a
small section of the property that had never been annexed into
the City. This application is to rectify that issue and annex the
gap into the City and allow the plat to proceed forward to the
Mayor and Council.

This is a Category A annexation with the applicant requesting
annexation into the City. The property is contiguous to
existing City limits on the west, south, and east boundaries.

Staff Recommendation: Staff has reviewed the application
and recommends approval.

Comprehensive Plan Policies:

Greenbelt Mixed Uses: An area adjacent to the Snake River Greenbelt where people can live, work, and shop in a carefully planned environment.

Assure private investment in the area adjacent to the Greenbelt complement the public investment in the Greenbelt.

Plan for different commercial functions within the City of Idaho Falls.

Regional commercial centers, as other major traffic generators, should be located approximately one-half mile to one mile from major state thoroughfares and be served by existing arterial streets.

Locate regional facilities which generate major traffic within one-half mile to one mile of regional highways.

Encourage development in areas served by public utilities or where extensions of facilities are least costly.

Business:

1. Plat 16-016: FINAL PLAT. Saturn Park Townhomes Division 1. Beutler presented the staff report, a part of the record. Dixon asked about the options for fencing each townhome. Beutler indicated that it would be controlled through the HOA documents. Dixon clarified and Beutler confirmed that the parking spots will be common space, not owned.

Swaney moved to recommend to the Mayor and City Council approval of the Final Plat for Saturn Park Townhomes Division 1 as presented, Wimborne seconded the motion and it passed unanimously.

2. Plat 16-014: FINAL PLAT. Snake River Landing Division No. 11. Beutler presented the staff report, a part of the record.

Applicant:

Clint Boyle, 901 Pier View Drive, suite 205, Idaho Falls, Idaho. Boyle indicated that they will be extending Event Center Drive and the public right of way 500 ft. into the site and they will have a non-buildable lot that will provide access to the buildable parcel. Boyle indicated the plat is an odd shape because it is a piece of the master plan "puzzle". Boyle indicated that the western edge of the buildable lot there is a public utility easement to get water/sewer trunk lines they need to serve the building that will be built.

Swaney complimented Snake River Landing as being a credible developer and the Commission and Mayor and City Council can have confidence that the plat does represent something that is incremental in the evolution of the property.

Wimborne moved to recommend to the Mayor and City Council approval of the Final Plat for Snake River Landing Division No. 11 as presented, Josephson seconded the motion and it passed unanimously

Dixon adjourned the regular meeting.

Respectfully Submitted

Beckie Thompson, Recorder

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS; DESCRIBING SUCH LANDS; AMENDING THE CITY MAP; ASSIGNING A COMPREHENSIVE PLAN MAP DESIGNATION OF HIGH DENSITY RESIDENTIAL; 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 Exhibits A and B 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 Exhibits A and B 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, the lands to be annexed are shown the Comprehensive Plan Map as "High Density Residential" 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 Exhibits A and C are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the City Council that the lands described hereinbelow in Exhibits A and B 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 "High Density Residential"; and

WHEREAS, such designation is consistent with policies and principles contained within the City of Idaho Falls Comprehensive Plan; and

WHEREAS, the City desires the City of Idaho Falls Comprehensive Plan Map to be amended to reflect the designation contained in this Ordinance.

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

SECTION 1. Annexation of Property. The lands described in Exhibits A and B are hereby annexed to the City of Idaho Falls, Idaho.

SECTION 2. Assigning a Comprehensive Plan Map Designation. The area being annexed is hereby assigned a Comprehensive Plan Map Designation of High Density Residential.

SECTION 3. 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 4. 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 5. 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 6. 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 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 _____, 2016.

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 – SNAKE RIVER LANDING DIVISION 11 GAP - ANNEXATION

Ordinance entitled: "AN ORDINANCE ANNEXING CERTAIN LANDS TO THE CITY OF IDAHO FALLS; DESCRIBING SUCH LANDS; AMENDING THE CITY MAP; ASSIGNING A COMPREHENSIVE PLAN MAP DESIGNATION OF HIGH DENSITY RESIDENTIAL; 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)

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 6 of the Northwest Quarter of Section 25, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho more particularly described as follows:

Commencing at the Northwest corner of said Section 25, thence along the West line of said Section 25, South 00°40'29" West 1244.83 feet; thence South 90°00'00" East 1362.38 feet to a found 1/2" rebar with no cap; thence along the West line of Deed Instrument No. 393801, South 20°31'16" West 122.29 feet to a found 1/2" rebar with a cap stamped PLS 8795, being the Point of Beginning; thence along the West line of Deed Instrument No. 1245552, South 00°20'15" East 329.19 feet to a found 1/2" rebar with a cap stamped PLS 8795; thence along the South line of said Deed Instrument No. 1245552, North 86°08'40" East 576.64 feet to a found 1/2" rebar with a cap stamped PLS 827; thence along the South line of Deed Instrument No. 1300963, North 86°08'26" East 230.26 feet, more or less, to the West high water mark of the Snake River; thence along said West high water mark of the Snake River, South 02°59'36" West 25.04 feet, more or less, to the boundary line of Annexation Ordinance No. 2539; thence along said boundary line of Annexation Ordinance No. 2539 the following three (3) courses: South 86°50'41" West 813.21 feet; thence North 00°25'45" East 334.78 feet; thence North 20°47'53" East 10.60 feet, to the Point of Beginning.

This Parcel contains 0.416 acres, more or less

Submitted by:

Eng/Survey Firm Name: Horrocks Engineers, Inc. / Creek Hollow & Associates, Inc.

Contact Name: Clint Boyle, AIPC / Chris Adams, PLS

Phone Number: 208-522-1223 / 208-709-3113

Email: clintb@horrocks.com / adams@creekhollowinc.com

PLS Seal:



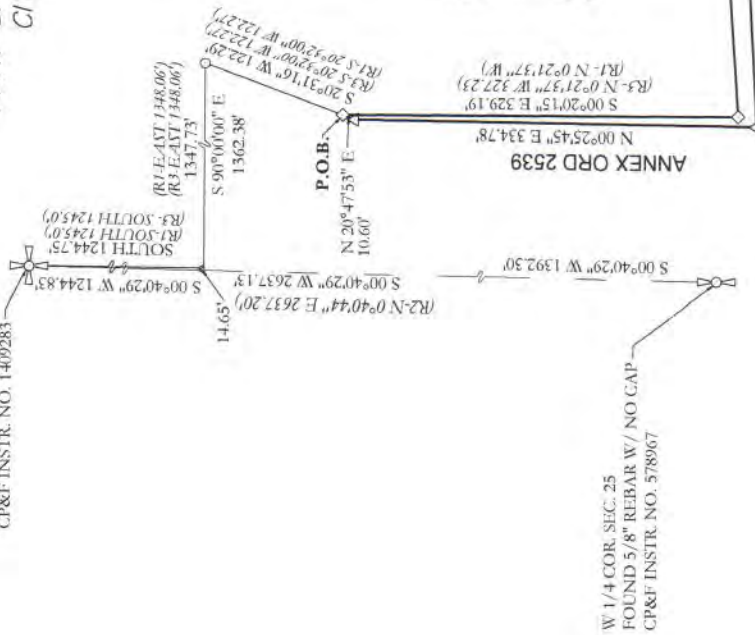
Page ____ of ____

CITY OF IDAHO FALLS
EXHIBIT "B"

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

ANNEXATION
ORDINANCE
#

NW COR. SEC. 25
FOUND BRASS CAP
CP&F INSTR. NO. 1409283

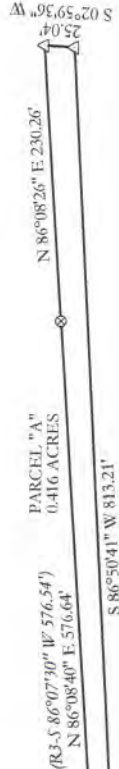


ANNEX ORD 2539

W 1/4 COR. SEC. 25
FOUND 5/8\"/>

THIS PARCEL CONTAINS 0.416 ACRES, MORE OR LESS

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS INSTRUMENT
NO. _____



ANNEX ORD 2539

LEGEND

CALCULATED POINT
FOUND 1/2\"/>

SECTION CORNER
BOUNDARY LINE
SECTION LINE

REFERENCE SURVEYS

R1 - RECORD OF SURVEY INSTRUMENT#393801
R2 - RECORD OF SURVEY INSTRUMENT#1245552
R3 - RECORD OF SURVEY INSTRUMENT#100963

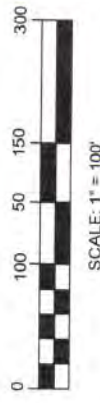
WARNING
IF THIS SURVEY DOES NOT
MEASURE 1\"/>

HORROCKS
ENGINEERS

2102 West Grove Parkway
Boise, Idaho 83725
(801) 763-5100

LEGAL DESCRIPTION EXHIBIT
SNAKE RIVER LANDING DIVISION NO. 11

DATE	PROJECT NO.
DATE	17-108-1002
DATE	SHEET NO.
DATE	1 OF 1
DATE	DRAWN BY
DATE	REVIEWED BY



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 0.416 ACRES DESCRIBED IN EXHIBITS A AND B OF THIS ORDINANCE AS C-1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A and B is C-1 Zone for such annexed lands such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "High Density Residential"; 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 meeting on July 19, 2016, and recommended approval of zoning the subject property to C-1 Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public meeting and passed a motion to approve this zoning on July 28, 2016.

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 lands described in Exhibits A and B in Idaho Falls, Idaho, Bonneville County, to-wit:

SECTION 2. Zoning. That the property described in Exhibits A and B of this Ordinance be and the same hereby is zoned "C-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 _____, 2016.

CITY OF IDAHO FALLS, IDAHO

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

I, KATHY HAMPTON, CITY CLERK OF THE CITY OF IDAHO FALLS, IDAHO, DO
HEREBY CERTIFY:

That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 0.416 ACRES DESCRIBED IN EXHIBITS A AND B OF THIS ORDINANCE AS C-1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Kathy Hampton, City Clerk

LEGAL DESCRIPTION

A parcel of land being a portion of Lot 6 of the Northwest Quarter of Section 25, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho more particularly described as follows:

Commencing at the Northwest corner of said Section 25, thence along the West line of said Section 25, South 00°40'29" West 1244.83 feet; thence South 90°00'00" East 1362.38 feet to a found 1/2" rebar with no cap; thence along the West line of Deed Instrument No. 393801, South 20°31'16" West 122.29 feet to a found 1/2" rebar with a cap stamped PLS 8795, being the Point of Beginning; thence along the West line of Deed Instrument No. 1245552, South 00°20'15" East 329.19 feet to a found 1/2" rebar with a cap stamped PLS 8795; thence along the South line of said Deed Instrument No. 1245552, North 86°08'40" East 576.64 feet to a found 1/2" rebar with a cap stamped PLS 827; thence along the South line of Deed Instrument No. 1300963, North 86°08'26" East 230.26 feet, more or less, to the West high water mark of the Snake River; thence along said West high water mark of the Snake River, South 02°59'36" West 25.04 feet, more or less, to the boundary line of Annexation Ordinance No. 2539; thence along said boundary line of Annexation Ordinance No. 2539 the following three (3) courses: South 86°50'41" West 813.21 feet; thence North 00°25'45" East 334.78 feet; thence North 20°47'53" East 10.60 feet, to the Point of Beginning.

This Parcel contains 0.416 acres, more or less

Submitted by:

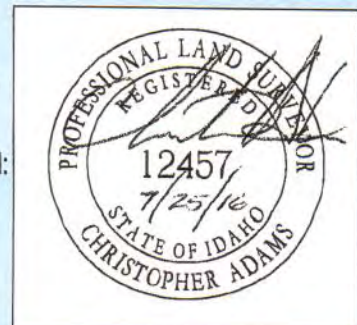
Eng/Survey Firm Name: Horrocks Engineers, Inc. / Creek Hollow & Associates, Inc.

Contact Name: Clint Boyle, AIPC / Chris Adams, PLS

Phone Number: 208-522-1223 / 208-709-3113

Email: clintb@horrocks.com / adams@creekhollowinc.com

PLS Seal:



Page ____ of ____

CITY OF IDAHO FALLS EXHIBIT "B"

ANNEXATION
ORDINANCE
#

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

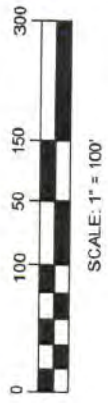
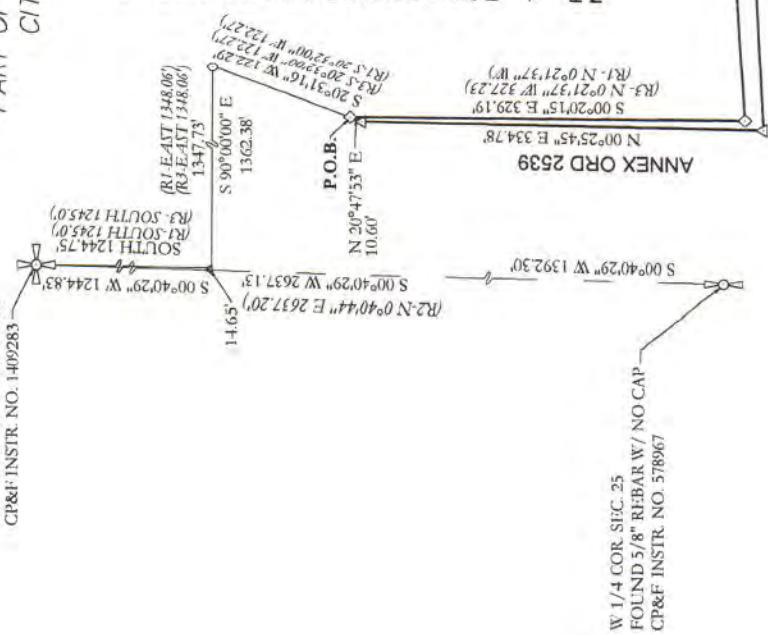
NW COR. SEC. 25
FOUND BRASS CAP
CP&F INSTR. NO. 1409283

A PARCEL OF LAND BEING A PORTION OF LOT 6 OF THE NORTHWEST QUARTER OF
SECTION 25, TOWNSHIP 2 NORTH, RANGE 37 EAST, BOISE MERIDIAN, BONNEVILLE
COUNTY, IDAHO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 25, THENCE ALONG
THE WEST LINE OF SAID SECTION 25, SOUTH 00°40'29" WEST 1244.83 FEET; THENCE
SOUTH 90°00'00" EAST 1362.38 FEET TO A FOUND 1/2" REBAR WITH NO CAP; THENCE
ALONG THE WEST LINE OF DEED INSTRUMENT NO. 393801, SOUTH 20°31'16" WEST
122.29 FEET TO A FOUND 1/2" REBAR WITH A CAP STAMPED PLS 8795, BEING THE POINT
OF BEGINNING; THENCE ALONG THE WEST LINE OF DEED INSTRUMENT NO. 1245552,
SOUTH 00°20'15" EAST 329.19 FEET TO A FOUND 1/2" REBAR WITH A CAP STAMPED PLS
8795; THENCE ALONG THE SOUTH LINE OF SAID DEED INSTRUMENT NO. 1245552,
NORTH 86°08'40" EAST 576.64 FEET TO A FOUND 1/2" REBAR WITH A CAP STAMPED PLS
827; THENCE ALONG THE SOUTH LINE OF DEED INSTRUMENT NO. 1300963, NORTH
86°08'28" EAST 230.26 FEET, MORE OR LESS, TO THE WEST HIGH WATER MARK OF THE
SNAKE RIVER; THENCE ALONG SAID WEST HIGH WATER MARK OF THE SNAKE RIVER,
SOUTH 02°59'36" WEST 25.04 FEET, MORE OR LESS, TO THE BOUNDARY LINE OF
ANNEXATION ORDINANCE NO. 2539; THENCE ALONG SAID BOUNDARY LINE OF
ANNEXATION ORDINANCE NO. 2539, THE FOLLOWING THREE (3) COURSES: SOUTH
86°50'41" WEST 813.21 FEET; THENCE NORTH 00°25'45" EAST 334.78 FEET; THENCE
NORTH 20°47'53" EAST 10.60 FEET, TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.416 ACRES, MORE OR LESS

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS INSTRUMENT
NO.



ANNEX ORD 2539

REFERENCE SURVEYS

- R1 - RECORD OF SURVEY INSTRUMENT#393801
- R2 - RECORD OF SURVEY INSTRUMENT#1245552
- R3 - RECORD OF SURVEY INSTRUMENT#100963

LEGEND

- △ CALCULATED POINT
- FOUND 12" IRON ROD * NO CAP
- ◇ FOUND 12" IRON ROD P.L.S. 8795
- ⊗ FOUND 12" IRON ROD P.L.S. 827
- ⊕ SECTION CORNER
- BOUNDARY LINE
- - - SECTION LINE

WARNING
IF THIS BAR DOES NOT
MEASURE 1" THEN
DRAWING IS NOT TO SCALE

HORROCKS
ENGINEERS

2182 West Grove Parkway
Suite 400
Boise, Idaho 83725
(208) 755-5100

Snake River Landing Division No. 11

LEGAL DESCRIPTION EXHIBIT

DATE	PROJECT NO.
DATE	FILE NO.
DATE	DATE
DATE	DATE

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF A 0.416 ACRE GAP LOCATED GENERALLY EAST OF SNAKE RIVER PARKWAY, WEST OF THE SNAKE RIVER, AND NORTH OF SUNNYSIDE ROAD WHEREAS, the applicant filed an application for annexation on June 15, 2016; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on July 19, 2016; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 28, 2016 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 0.416 acre strip of land.
3. The strip of land is a surveying gap that was inadvertently not included in a previous annexation.
4. The property is contiguous to existing City limits
5. The comprehensive plan shows this area as High Density Residential, Greenbelt Mixed Uses, and Parks and Recreation.
6. The Idaho Falls Planning and Zoning Commission recommended approval of this annexation as presented.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the annexation of a 0.416 acre gap located generally east of Snake River Parkway, west of the Snake River, and north of Sunnyside Road.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2016

Rebecca L. Noah Casper, Mayor

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF C-1 FOR A 0.416 ACRE GAP LOCATED GENERALLY EAST OF SNAKE RIVER PARKWAY, WEST OF THE SNAKE RIVER, AND NORTH OF SUNNYSIDE ROAD WHEREAS, the applicant filed an application for initial zoning on June 15, 2016; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on July 19, 2016; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 28, 2016 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 0.416 acre strip of land.
3. The comprehensive plan shows this area as High Density Residential, Greenbelt Mixed Uses, and Parks and Recreation.
4. The proposed C-1 zone is consistent with the principles of the Comprehensive Plan for this area and the existing surrounding zoning.
5. The Idaho Falls Planning and Zoning Commission recommended approval of this initial zoning of C-1 as presented.

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 C-1 for a 0.416 acre gap located generally east of Snake River Parkway, west of the Snake River, and north of Sunnyside Road.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2016

Rebecca L. Noah Casper, Mayor

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF SNAKE RIVER LANDING DIVISION 11 LOCATED GENERALLY EAST OF SNAKE RIVER PARKWAY, WEST OF THE SNAKE RIVER, AND EXTENDING SE FROM EVENT CENTER DRIVE

WHEREAS, the applicant filed an application for a final plat on April 27, 2016; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 7, 2016; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 28, 2016 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 3.705 acre parcel.
3. The subdivision includes two commercial lots and an extension of Event Center Drive.
4. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance for the C-1 Zone
5. The Idaho Falls Planning and Zoning Commission recommended approval of this Final Plat as presented.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the Final Plat of Snake River Landing Division 11.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2016

Rebecca L. Noah Casper, Mayor



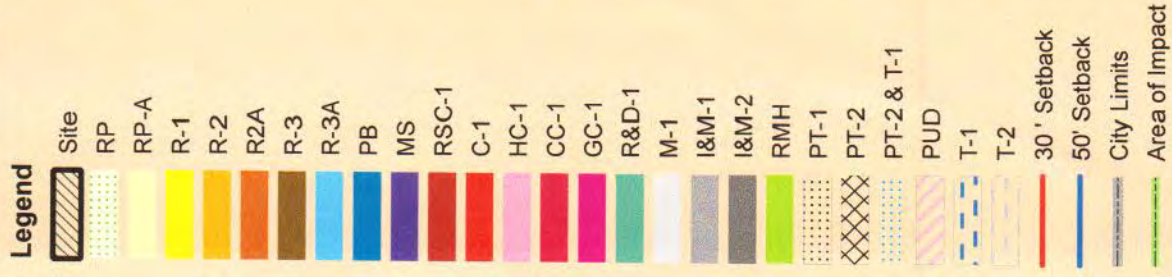
BGC-081-16

TO: Honorable Mayor and City Council
FROM: Brad Cramer, Community Development Services Director
SUBJECT: Planned Unit Development and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes
DATE: July 19, 2016

Attached is the application for a Planned Unit Development and Reasoned Statement of Relevant Criteria and Standards, Saturn Park Townhomes. The Planning and Zoning Commission reviewed this application at its June 7, 2016 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. This item is now being submitted to the Mayor and City Council for consideration.

Attachments: Vicinity Map
Aerial Photo
Site Plan
Staff Report, June 7, 2016
Planning and Zoning Commission Minutes, June 7, 2016
Reasoned Statement of Relevant Criteria and Standards

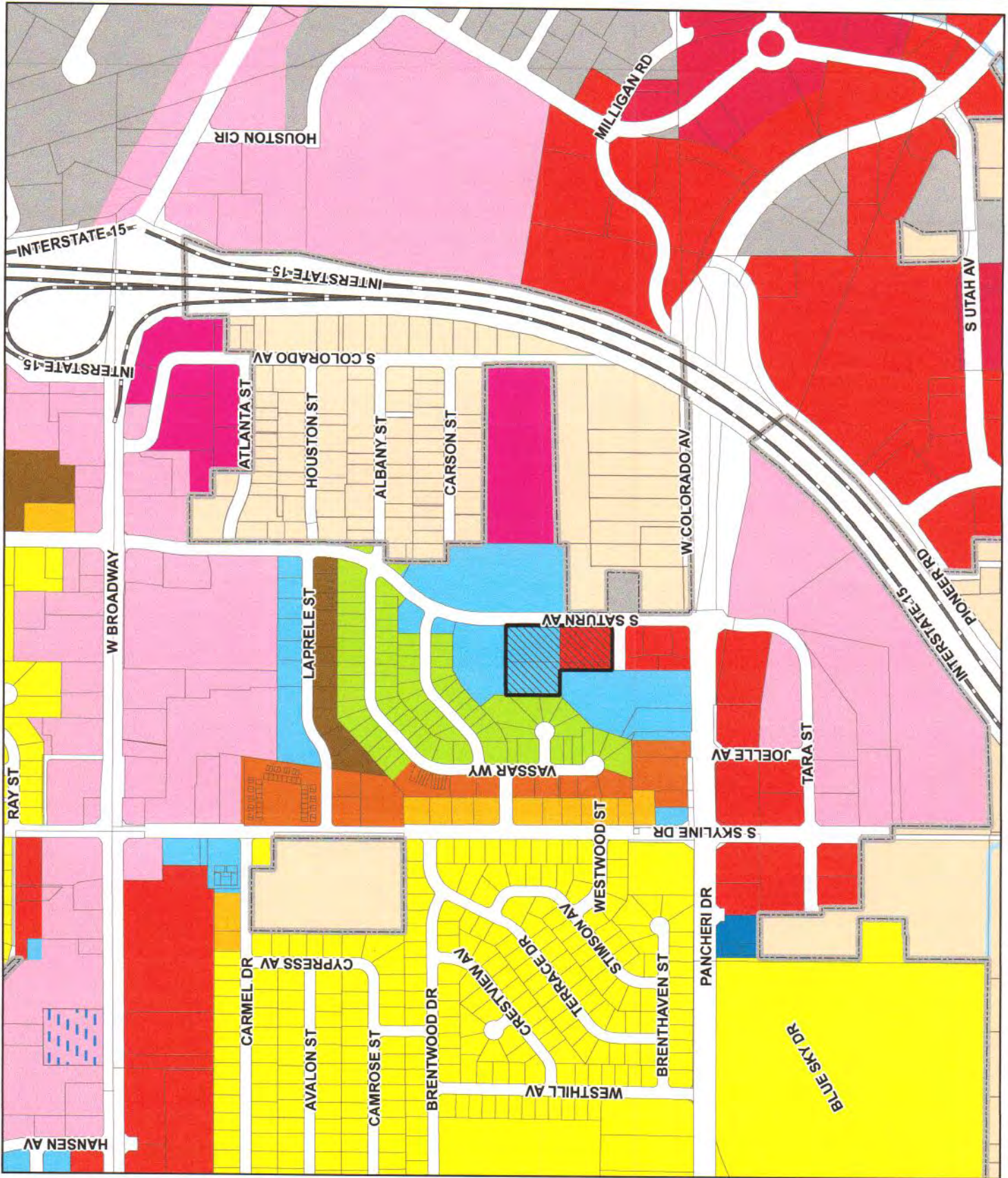
Cc: Kathy Hampton, City Clerk
File



IDAHO FALLS

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

1" = 600'



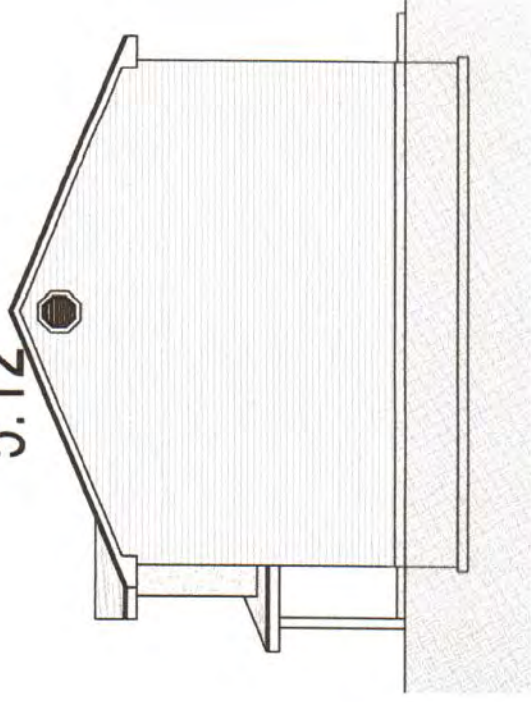


[illegible]

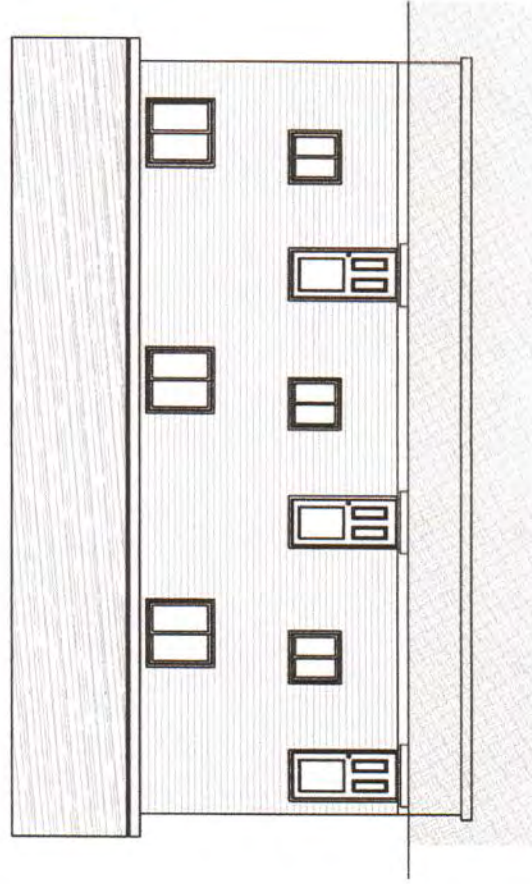
5:12



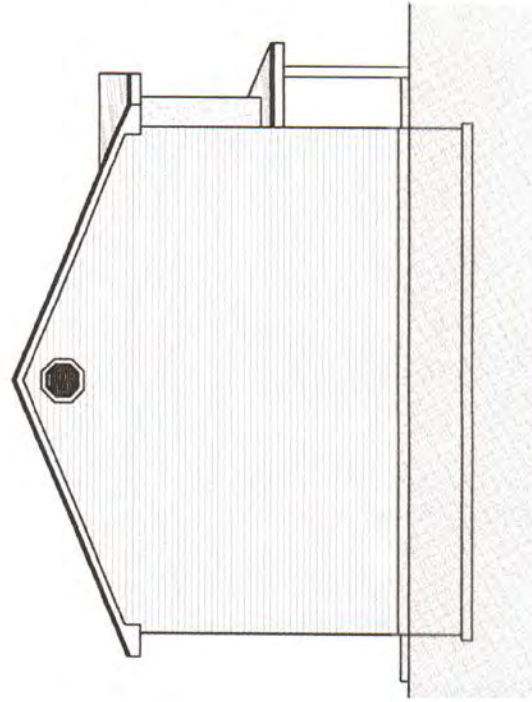
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

IDAHO FALLS PLANNING AND ZONING COMMISSION

STAFF REPORT

Planned Unit Development

Saturn Park Townhomes

June 7, 2016



Community
Development
Services Department

Applicant: Allstar
Construction

Location: Generally south of
Broadway, west of S. Saturn
Ave, north of Pancheri Dr.,
and east of S. Skyline Dr.

Size: 2.86 acres

Units: 54

Existing Zoning:

Site: R-3A/C-1

North: R-3A

South: C-1/R-3A

East: R-3A/County

West: RMH/R-3A

Existing Land Use:

Site: Vacant

North: Vacant

South: Residential

East: Commercial/Vacant

West: Residential

Future Land Use Map:

Higher Density

Attachments:

1. Subdivision information
2. Maps and aerial photos
3. Development Plan
4. Elevation Drawings
5. Photos

Requested Action: To recommend to the Mayor and City
Council approval of the Planned Unit Development for Saturn
Park Townhomes.

Staff Comments: The property is currently zoned R-3A and C-1.
The proposed PUD includes 54 two-story two bedroom townhome
units. Units will be constructed as attached townhomes in groups
of three. The development proposes to provide 104 parking stalls.

All areas of the PUD not covered by building or drive area will be
landscaped. In addition to the landscaping the development will
include a basketball court, playground equipment (including
swings, slide, etc.), and additional pedestrian connectivity to the
public sidewalks along Saturn Drive. Street trees will also be
provided along Saturn Drive and Teton View Lane as well in the
interior landscaping areas of the parking lot. The development is
proposed to be completed in three phases with the first including the
amenities and the extension of Saturn Drive.

The proposed underlying R-3A and C-1 Zone District will govern
the project unless varied by the PUD. The applicant has identified
the need to vary the front setback in the C-1 portion of the project
from 30 feet to 15 feet as required in the R-3A portion of the
project. The applicant has also requested to decrease the required
20-foot landscape buffer adjacent to Saturn Drive and Teton View
Lane. A 15-foot landscape buffer is proposed to match the
required front setback in the R-3A. The parking is also being
requested to be reduced from the required 108 stalls with two per
unit to 104 in order to meet the 10% interior landscaping
requirement.

No additional fencing is proposed and is not required according to
the zoning ordinance, however there is a required 10 foot
landscaped buffer between adjacent to the homes zoned RMH on
the western side of the property. With the request for a reduced
setback staff feels it would be appropriate for this development to
provide the necessary buffer as it meets the requirements of the
underlying R-3A zone.

Staff Recommendation: Staff would recommend approval of
the PUD with a reduced front setback to 15 feet and a reduction of
the parking from 108 stalls to 104 stalls.

Planned Unit Development Considerations: Criterial from Section 4-26 of the Zoning Ordinance.

PUD Standards	Staff Comment
General Objectives and Characteristics: Proposed PUD meets the objectives of permitting a PUD	Objectives met by the proposed PUD include the following: <ol style="list-style-type: none"> 1) Achieving a compatible land use relationship with the surrounding area. 2) Encouraging development of vacant properties with developed areas. 3) Promoting efficient use of land with a more flexible arrangement of buildings and land use. 4) Ensuring appropriate phasing of development and amenities.
Siting Requirements: Minimum site size shall be two (2) acres	The PUD includes 2.86 acres.
Regulations and Uses: Function as an overlay zone, all regulations and uses shall be the same as the underlying zone district unless modified as part of the PUD	<p>The proposed underlying Zone District for this property is R-3A and C-1. Unless otherwise varied the R-3A use and development standards shall govern the project.</p> <p><u>Varied Development Standards:</u></p> <ul style="list-style-type: none"> • Reduction of the front setback from 30 feet to 15 feet in the C-1 portion of the property. • Reduced streetscape buffer adjacent to Saturn Drive and Teton View Lane from 20 feet to 15 feet to match the building setback request. • A reduction in the number of parking stalls from 108 to 104.
Unified Control:	The property is proposed to be platted as one common lot that contains the parking and green spaces and 54 small lots for each townhome with the common walls being located on property lines.
Density: Residential Density in a R-3A Zone shall not exceed 35 units per acre	<p>18.88 units per acre</p> <p>54 townhome units on 2.86 acres</p>
Locations of Buildings and Structures: Setbacks shall reflect the general standards of the area and character of the neighborhood	The proposed R-3A Zone requires a 15 foot front setback and the C-1 zone requires a 30 foot front setback. The applicant is requesting a reduction of the front setback in the C-1 zone from 30 feet to match the 15 feet of the R-3A zone.
Height Requirements: Setbacks should increase as overall height increases.	The buildings are proposed to be two story townhome construction. Residences in this area are a mix of single and two story structures.
Arrangement and Design: Structures within a PUD should include a high quality of design and architecture as demonstrated by cohesive building styles, a range of building positions, custom architectural features, and varied building materials. Residential	The townhomes are laid out to create more intimate clusters in the large scale development. The buildings will also be constructed with varying building materials to increase a little diversity in the buildings.

buildings should be separated and arranged to provide for private space, in addition to providing for common areas.	
Landscaping: All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	All non-hard surfaced areas are proposed to be covered by landscaping. The proposed landscaped area will include approximately 45,000 sq. ft (36.5% of the total property). Street trees will be provided along Saturn and Teton View as well as the internal parking lot.
Common Space: All PUDs shall provide common space and landscape areas. Not less than twenty five percent (25%) of the gross area of a PUD shall be designated and maintained as common space for the recreational and/or common use of the occupants of the development.	The proposal amenity area provided will be 25.28%, and the total common space provided will be 68.94% of the property.
Amenities: PUDs shall provide amenities in addition to the common space required by this Section. The number and size of amenities should increase as overall acreage and scale of the development increases.	The development proposes to provide a sport court, a playground area, and additional pedestrian access to the public walkway along Saturn Drive. The main amenity will be located in the central portion of the development.
Pedestrian System: Walkways shall form a logical, safe, and convenient system for pedestrian access to all structures, project facilities and amenities, and principal off-site pedestrian destinations.	The development proposes to include pedestrian connectivity to the centrally located amenities as well as to the public walks along Saturn Drive and Teton View Lane.
Phasing:	The development is proposed to be completed in three phases. The first phase will be required to install the amenities and the extension of Saturn Drive.

Comprehensive Plan Policies:

Through their feedback, residents told us they wanted treed residential areas to be:

- With a strong sense of identity
- Served by neighborhood parks and schools
- Linked by sidewalks and trails to facilities both within and outside the neighborhood
- Shielded from but convenient to attractive, landscaped shopping areas
- Offering affordable housing available to all income ranges (p.38)

Residential development should reflect the economic and social diversity of Idaho Falls. New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths,

parks, open spaces, and streets. (p.40)

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)

Higher density residential: Homes, apartments, and condominiums developed at densities of 8 to 35 units per acre. (p.63)

Underlying Zone District Information:

10-3-14: R-3A RESIDENCE ZONE

(A) General Objectives and Characteristics.

The objective in establishing the R-3A Residence Zone is to establish an area within the City in which the primary use of the land is for residential purposes, but in which office buildings and certain other type uses of a semi-commercial nature may be located. Characteristic of this Zone is a greater amount of automobile traffic, greater density, and a wider variety of dwelling types and uses than is characteristic of the R-3 Residence Zone. While office buildings and certain other uses of a semi-commercial nature may be located in the Zone, the R-3A Zone is essentially residential in character; therefore, all uses must be developed and maintained in harmony with residential uses. Also, while a greater volume of automobile and pedestrian traffic is characteristic of this Zone, attractive lawns, shrubs, trees, both on the street and around the buildings, is also characteristic of this Zone.

In order to accomplish the objectives and purposes of this Zoning Code and to promote the characteristics of this Zone, the following regulations shall apply in the R-3A Zone:

(B) Use Requirements.

The following uses shall be permitted in the R-3A Zone:

- (1) Any use permitted in the RP, RP-A, R-1, R-2, R-2A and R-3 Residence Zones.
- (2) Off-street parking areas constructed in accordance with 4-23 for the use of adjacent and/or permitted uses.
- (3) Office buildings for professional persons, such as doctors, dentists, accountants, attorneys, architects, and branch banks.
- (4) Beauty salons, barber shops, and nail salons.
- (5) Clinics and hospitals for the treatment of humans.
- (6) The dispensing by or under the supervision of a professional pharmacist licensed by the State of Idaho of prescriptive or non-prescriptive medicines, drugs, orthopedic appliances or medical supplies for the treatment of human illness, disease or injury, excluding the sale of goods or commodities for general hygiene, diet, cosmetic or other general health purposes.
- (7) Mortuaries and funeral parlors (subject to approval of the Planning Commission).
- (8) Pet care clinics within a completely enclosed building but with no boarding or grooming of animals except as a use incidental to medical or surgical treatment.
- (9) Non-flashing free standing pole signs advertising the services performed within the building, not to exceed two-hundred square feet (200 ft²) maximum and not to exceed fifteen feet (15') above 70 grade to top of sign; and wall signs showing the name and address of the building, not to exceed ten percent (10%) of the total area of the building front.
- (10) Directional signs not to exceed two square feet (2 ft²), also signs advertising the use of a lot for parking space, provided the signs advertising such use shall not exceed eight square feet (8 ft²), and shall not be constructed to a height greater than four feet (4').
- (11) Other uses which have been ruled by the Council to be similar to the uses herein above listed.

(C) Area Requirements.

An area of not less than five thousand square feet (5,000 ft²) shall be provided and maintained for dwellings, boarding houses, lodging and rooming houses, rest homes and child care centers. No development in this Zone shall exceed a gross density of thirty-five (35) dwelling units per acre.

(D) Width Requirements.

The minimum width of any building site for a main building shall be fifty feet (50'), measured at the building setback line, except that the minimum width of a lot for mortuaries shall be one hundred feet (100').

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum distance of fifteen feet (15') from any public street, except as herein provided and required under the provisions of this Zoning Code.
- (2) Side Yards For Main Buildings. There shall be side yards of not less than six feet (6'). Side yard requirements for accessory buildings shall be the same as for main buildings, except that no side yard shall be required for accessory buildings which are located more than twelve feet (12') in the rear of the main building.
- (3) Rear Yards. There shall be a rear yard of at least twenty-five feet (25') feet for all residential buildings and at least ten feet (10') for all non-residential buildings, except as herein provided and required under the provisions of this Zoning Code.

(F) Height Requirements.

There shall be no height requirements, except as limited by yard requirements.

(G) Size of Buildings.

No requirements.

(H) Lot Coverage and Landscaping.

- (1) Maximum Lot Coverage. Lot coverage, including all area under roofs and paved surfaces, including driveways, walks, and parking areas, shall not exceed eighty percent (80%) of the total lot area. The remaining lot area (at least twenty percent (20%) of the total lot area) shall be landscaped. See the Landscaping subsection of this Zoning Code for general landscaping requirements.
- (2) Lot Coverage Exemption. The landscaped area on a lot will be considered to include such hard-surface outdoor recreation facilities as tennis courts, basketball courts, shuffleboard courts, and swimming pools, provided that:
 - (a) The hard-surface outdoor recreation facilities make up no more than forty percent (40%) of the required landscaped area, and
 - (b) Those facilities are available for the use of all residents of the development.
- (3) Required Buffers. Wherever a development in the R-3A Zone adjoins land Zoned RP, RP-A, R-1, or RMH, or unincorporated land designated for single family residential use in the City's comprehensive plan, a minimum ten foot (10') wide landscaped buffer shall be provided. This buffer may be included in the twenty percent (20%) percent minimum landscaped area required in A. above.

(I) See Supplementary Regulations for Zones. 71

10-3-17: C-1 LIMITED BUSINESS ZONE

(A) General Objectives and Characteristics.

The C-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 of a kind which sell the types of goods and services needed to fill the daily household and personal service requirements of the people living in the surrounding area. This Zone is usually located at specific locations along major streets and is characterized by buildings having a wide variety of architectural forms and shapes.

The objectives in establishing this Zone are to:

- (1) Encourage the development and continued use of the land within the zone for business purposes.

- (2) To promote the development of serviceable and convenient retail and service facilities.
- (3) To provide appropriate areas for the development of business uses within the City and to prevent the scattering of business uses into surrounding Zones.
- (4) To prohibit industrial uses within the Zone and to discourage any other use which tends to thwart or militate against the continued use and development of the land within the Zone for its primary purposes.

In order to accomplish the objectives and purposes of this Zoning Code, the following regulations shall apply in the C-1 Limited Business Zone.

(B) Use Requirements.

The following uses shall be permitted in the C-1 Zone:

- (1) Any use permitted in the RSC-1 Residence Shopping Zone.
- (2) Appliance Shops and appliance service establishments.
- (3) Bakeries.
- (4) Motels.
- (5) Beer Parlors, and taverns, as a secondary use only, when incidental to such uses as clubs, lodges and restaurants.
- (6) Commercial garages, but NOT including the storage of wrecked or dismantled automobiles.
- (7) Dwellings and Home Occupations.
- (8) Radio and T.V. studios and antennas.
- (9) Glass cutting and installation.
- (10) Public buildings and public utility buildings and structures.
- (11) Plumbing and carpenter shops and similar craft shops.
- (12) Drive-in restaurants, or restaurants with drive-up windows.
- (13) Signs identifying the buildings and signs advertising products sold on the premises as permitted by the City's Sign Code.
- (14) Enclosed rental storage facilities.
- (15) Other uses ruled by the Council to be similar to the above listed uses and in harmony with the objectives and characteristics.

(C) Area Requirements.

There shall be no lot area requirements for commercial buildings and structures constructed in accordance with adopted building codes of Idaho Falls, except as may be required for off-street parking, yards and the requirements of the Effect of Street Plan subsection of this Zoning Code. Dwellings shall comply with the R-3A Residence Zone's area requirements and width requirements.

(D) Width Requirements.

There shall be no lot width requirements for commercial buildings and structures constructed in accordance with the Building Code of Idaho Falls. For dwellings, the minimum width of lots shall be fifty feet (50').

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum of thirty feet (30') from any public street, except as herein provided and required under the provisions of this Zoning Code.
- (2) Side Yards. There shall be no side yards required for any commercial buildings or structures. For dwellings, there shall be a side yard at least six feet (6').

- (3) Rear Yards. There shall be no rear yards required for any commercial buildings or structures. For dwellings, there shall be a rear yard of at least twenty-five feet (25') for all main residential buildings. For accessory residential buildings, no rear yard shall be required except where an alley is located at the rear of the lot, in which case a three foot (3') rear yard is required.

(F) Special Provisions.

- (1) Off-street parking shall be provided as required in this Zoning Code and shall be hard-surfaced.
- (2) All merchandise, equipment, and other materials, except seasonal merchandise such as nursery stock, fruits and vegetables, and vehicles in running order shall be stored within an enclosed building.
- (3) 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.
- (4) Residential developments shall comply with Location of Parking Facilities subsection of this Zoning Code and the Lot Coverage and Landscaping requirements of the R-3A Residence Zone.81 82

Wimborne moved to recommend to the Mayor and City Council approval of the Conditional Use Permit for RSC-1 use of medical and professional offices within an R-3 Zone for the Third Ward Medical Offices at 187 E 13th Street, as presented, with variances to allow for the use of the alley and City Street for circulation and the lower requirement for landscaping to allow for additional parking, Black seconded the motion.

The Commissioners discussed if there was a need to add the paving requirement or hours of operation to the motion. Swaney indicated that the commitment from the developer was normal business hours for similar uses in the community and Swaney encouraged the applicant to clearly define to the City Council that they are committing to improving the alley and maintaining the alley.

Dixon and Beutler discussed the maintenance of the alley. Beutler indicated that as part of the site plan process public works will require that the alley be paved and it is noted on the site plan that was provided as part of the application that their intent is to repave the alley.

Dixon called for a vote on the motion and it passed unanimously.

3. PLANNED UNIT DEVELOPMENT. (Saturn Park Townhomes). Beutler presented the staff report, a part of the record. Black and Beutler discussed the extension of Saturn Ave. and confirmed that the applicant will make the improvements to include curb, gutter and sidewalk on the west side and possibly the east side. Black asked about the possibility of the park that could be created with the City owned property. Beutler indicated that Parks and Recreation is aware of the property and is unsure if they are going to pursue the project or leave the property as open space. Black clarified that Saturn would have street parking.

Dixon opened the public hearing.

Applicant:

Fred Walland, 645 Lincoln Drive, Idaho Falls, Idaho. Walland indicated that the owner of the County property to the west is going to possibly participate in the construction of Saturn. Swaney asked if the multi-use area will serve as a storm water retention basin. Wimborne asked how they intend to serve both purposes with the drainage pond (park/pond). Walland indicated they would provide space along the sides of the Court for nuisance water and in the event of a big storm the playground would be un-useable. Black asked what the square footage of the townhomes will be. Walland indicated approximately 950 square feet.

No one appeared in support or opposition of the application.

Dixon closed the public hearing.

Wimborne commended the developer/applicant that this development is well thought out and will work for real people living in the development as each tri-plex has its own space. Swaney commented that every applicant at this meeting has thought out and worked with the community to present a well thought out plan to effectively develop the area.

Josephson moved to recommend to the Mayor and City Council approval of the Planned Unit Development for Saturn Park Townhomes as presented, Wimborne seconded the motion and it passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

PLANNED UNIT DEVELOPMENT FOR SATURN PARK TOWNHOMES LOCATED GENERALLY SOUTH OF BROADWAY, WEST OF S. SATURN AVE, NORTH OF PANCHERI DR, AND EAST OF S. SKYLINE DR.

WHEREAS, the applicant filed an application for a Planned Unit Development on April 26, 2016; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 7, 2016; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on July 28, 2016 and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 2.863 acres.
3. The property is currently zoned R-3A and C-1.
4. The applicant requests the following varied development standards:
 - a. Reduction of the front setback from 30 feet to 15 feet in the C-1 portion of the property.
 - b. Reduced streetscape buffer adjacent to Saturn Drive and Teton View Lane from 20 feet to 15 feet to match the building setback request.
 - c. A reduction in the number of parking stalls from 108 to 104.
5. The property is proposed to be platted as one common lot that contains the parking and green spaces and 54 small lots for each townhome with the common walls being located on property lines.
6. The buildings are proposed to be two story townhome construction. Residences in this area are a mix of single and two story structures.
7. All non-hard surfaced areas are proposed to be covered by landscaping. The proposed landscaped area will include approximately 45,000 sq. ft. (36.5% of the total property). Street trees will be provided along Saturn and Teton View as well as the internal parking lot.
8. The proposal amenity area provided will be 25.28%, and the total common space provided will be 68.94% of the property.

9. The development is proposed to be completed in three phases. The first phase will be required to install the amenities and the extension of Saturn Drive.
10. The PUD complies with the requirements of the Zoning Ordinance of the City of Idaho Falls.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the PUD for Saturn Park Townhomes.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2016

Rebecca L. Noah Casper, Mayor