



CITY COUNCIL MEETING
Thursday, March 22, 2018
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, please contact Councilmembers by email or personally **before** the meeting. Public testimony on agenda items will not be taken unless a hearing is indicated. 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. Regularly-scheduled 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 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 this 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. 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 Office of the Mayor:

1) Appointments/Reappointments to City Boards, Committees and Commissions

Jeffrey Forbes – Parks and Recreation Commission, Reappointment
Jim Hammon – Parks and Recreation Commission, Reappointment
John LoBuono – Parks and Recreation Commission, Reappointment
Gerry Bates – Shade Tree Committee, Reappointment
Bradley Bugger – Golf Advisory Board, Reappointment
Michael Austin – Golf Advisory Board, Reappointment
Brian McGiff – Golf Advisory Board, New Appointment

B. Items from Municipal Services:

- 1) Bid IF-18-11, Replacement Asphalt Compactor for Public Works
- 2) Bid IF-18-15, Meters for Idaho Falls Power
- 3) Bid IF-18-L, Replacement Vehicles for Police Department
- 4) Bid IF-18-M, Replacement Front Loader for Public Works
- 5) Replacement Self-Contained Breathing Apparatus (SCBA) for Fire Department

C. Items from the City Clerk:

- 1) Treasurer's Report for the month of January, 2018

- 2) Expenditure Summary for the month of February, 2018
- 3) Minutes from the February 8, 2018 Idaho Falls Power Board Meeting; March 5, 2018 Council Work Session; March 8, 2018 Idaho Falls Power Board Meeting; March 8, 2018 Council Meeting; and March 9, 2018 Special Meeting
- 4) Approval of License Applications, all carrying the required approvals

RECOMMENDED ACTION: To approve, accept, or receive all items on the Consent Agenda according to the recommendations presented (or take other action deemed appropriate).

5. **Regular Agenda.**

A. Public Works

1) Vacation – Park Access Road known as Rogers Street: For consideration are the documents to vacate an access road known as Rogers Street. The City of Idaho Falls owns the property on both sides of the road. This vacation will allow for zoo expansion and development. All utilities have reviewed and approved this request. The City will reserve a public utility and emergency access easement where appropriate.

RECOMMENDED ACTION: To approve the Ordinance vacating Rogers Street 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. Legal

1) Destruction of Certain Temporary Documents: For consideration is a resolution to authorize the destruction of certain temporary records which have no intrinsic, historical, or other value.

RECOMMENDED ACTION: To approve the Resolution authorizing the destruction of certain temporary records, and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

C. Municipal Services

1) Bid IF-18-L, Purchase of New Police Vehicles: It is the recommendation of the Municipal Services Department and the Idaho Falls Police Department to piggyback the State of Idaho Contracts with Smith Chevrolet, Idaho Falls, and Young Automotive, Burley, Idaho, to furnish two vehicles. The purchase of these two vehicles, totaling \$74,467.55, are additions to the patrol fleet. Funds to purchase the vehicles and equipment are budgeted in the 2017/2018 Police Department Uniform Patrol Division budget.

RECOMMENDED ACTION: To approve the purchase of two vehicles, totaling \$74,467.55, for the Police Department patrol fleet (or take other action deemed appropriate).

2) Authorization to Execute Retirement Plan Request: Municipal Services is requesting authorization for the City Treasurer to execute retirement plan instructions for rollover from a 457(b) plan to a non-American Funds IRA as requested by a former City employee. This resolution satisfies

American Funds (from Capital Group) requirement of a corporate resolution authorizing the execution of instructions for the rollover.

RECOMMENDED ACTION: To approve the Resolution authorizing the City Treasurer to execute retirement plan payment instructions to American Funds, and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

3) Work Order 18-01, T-O Engineers, Federal Aviation Administration (FAA) AIP Project #3-16-0018-041-2016: On behalf of the Idaho Falls Regional Airport, Municipal Services is recommending the authorization to approve Work Order 18-01 under the approved Master Professional Services Agreement between the City of Idaho Falls and T-O Engineers, Inc. for the FAA AIP 41 Grant - Final Design for N. Terminal baggage expansion. The total cost of this work order is \$430,696.00.

RECOMMENDED ACTION: To approve Work Order 18-01 for the North Terminal baggage expansion project, and authorize the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

D. Community Development Services

1) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Jackson Hole Junction Division No. 1: For consideration is the application for Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Jackson Hole Junction Division No. 1. The Planning and Zoning Commission considered this item at its January 9, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. To approve the Development Agreement for Jackson Hole Junction Division No. 1, and give authorization for the Mayor and City Clerk to execute the necessary documents.
- b. To accept the Final Plat for Jackson Hole Junction Division No. 1, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.
- c. To approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Jackson Hole Junction Division No. 1, and give authorization for the Mayor to execute the necessary documents.

2) Public Hearing – Right-of-Way Vacation – portion of E. 16th Street: For consideration is the request for vacation of a portion of E. 16th Street which includes the area immediately adjacent to 1095 E. 16th and behind 999 E. 17th Street (Harbor Freight), located generally west of Ponderosa Drive and east of Lowes Home Improvement Store. The purpose of the vacation is to accommodate a proposed building addition at 999 E. 17th Street. Utilities have no objection to the request and a public utility easement is being retained to protect existing utilities in place.

RECOMMENDED ACTION: To approve the Ordinance vacating a portion of E. 16th Street 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).

3) Public Hearing – Annexation and Initial Zoning of HC-1, Annexation and Zoning Ordinance, and Reasoned Statements of Relevant Criteria and Standards, Carlyle-Erma Subdivision Division 4: For consideration is the application for annexation and initial zoning of HC-1, Annexation and Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for Carlyle-Erma Subdivision Division 4. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. To approve the Ordinance annexing Carlyle-Erma Subdivision Division 4, 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 Carlyle-Erma Subdivision Division 4, and give authorization for the Mayor to execute the necessary documents.
- c. To approve the Ordinance assigning a Comprehensive Plan Designation of Commercial and establishing the initial zoning for Carlyle-Erma Subdivision Division 4 as HC-1 Zone (Highway Commercial), 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 as HC-1 for Carlyle-Erma Subdivision Division 4, and give authorization for the Mayor to execute the necessary documents.

4) Public Hearing - Annexation and Initial Zoning of R-1, Annexation and Zoning Ordinance, and Reasoned Statements of Relevant Criteria and Standards, Fairway Estates Division 22: For consideration is the application for annexation and initial zoning of R-1, Annexation and Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for Fairway Estates Division 22. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. To approve the Ordinance annexing Fairway Estates Division 22, 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 Fairway Estates Division 22, and give authorization for the Mayor to execute the necessary documents.

c. To approve the Ordinance assigning a Comprehensive Plan Designation of Low Density and establishing the initial zoning for Fairway Estates Division 22 as R-1 Zone (Residence), 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 as R-1 for Fairway Estates Division 22, and give authorization for the Mayor to execute the necessary documents.

5) Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards, Fairway Estates Divisions 22: For consideration is the application for Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards for Fairway Estates Division 22. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

a. To approve the Development Agreement for Fairway Estates Division 22, and give authorization for the Mayor and City Clerk to execute the necessary documents.

b. To accept the Final Plat for Fairway Estates Division 22, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.

c. To approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Fairway Estates Division 22, and give authorization for the Mayor to execute the necessary documents.

6. Motion to Adjourn.

CONSENT

AGENDA:



MEMORANDUM

TO: City Council

FROM: Rebecca Casper

DATE: March 15, 2018

RE: Appointments/Reappointments to City Boards, Commissions and Committees

Attached please find communication from Parks & Recreation Director, Greg Weitzel, regarding the citizen volunteers I am appointing to serve on the following boards, committees and commissions.

| Name | Commission (City code citation) | Sponsoring Department | Term Expires | Status |
|----------------|---------------------------------|-----------------------|--------------|-----------------|
| Jeffrey Forbes | Parks & Recreation Commission | Parks & Recreation | 12/31/2020 | Reappointment |
| Jim Hammon | Parks & Recreation Commission | Parks & Recreation | 12/31/2020 | Reappointment |
| John LoBuono | Parks & Recreation Commission | Parks & Recreation | 12/31/2020 | Reappointment |
| Gerry Bates | Shade Tree Committee | Parks & Recreation | 12/31/2020 | Reappointment |
| Bradley Bugger | Golf Advisory Board | Parks & Recreation | 12/31/2020 | Reappointment |
| Michael Austin | Golf Advisory Board | Parks & Recreation | 12/31/2020 | Reappointment |
| Brian McGiff | Golf Advisory Board | Parks & Recreation | 12/31/2018 | New Appointment |

These applicants have been screened and subsequently recommended by Director Weitzel. I too have reviewed applications and met with the new appointees individually. We are confident these appointees meet the criteria set forth in the city code. Each will make a positive contribution to the good work of the city.

I request your confirming vote to ratify these appointments at the regular Council Meeting on Thursday evening March 22, 2018

If you have questions or comments, please feel free to contact me.



MEMORANDUM

TO: Honorable Mayor Rebecca Casper

FROM: Greg A. Weitzel, Director, Parks and Recreation Department

DATE: March 13, 2018

RE: PARKS AND RECREATION DEPARTMENT BOARDS, COMMITTEES AND
COMMISSIONS APPOINTMENTS & RE-APPOINTMENTS

Mayor:

The Parks and Recreation Department respectfully submits the following names for consideration for re-appointment to the following:

Re-Appointments

| | | |
|---------------------------------|----------------|-----------------------|
| Parks and Recreation Commission | Jeffrey Forbes | Expired December 2017 |
| Parks and Recreation Commission | Jim Hammon | Expired December 2017 |
| Parks and Recreation Commission | John LoBuono | Expired December 2017 |
| Shade Tree Committee | Gerry Bates | Expired December 2017 |
| Golf Advisory Board | Bradley Bugger | Expired December 2017 |
| Golf Advisory Board | Michael Austin | Expired December 2017 |

All Commissions are three (3) year terms and would expire December, 2020.

Initial Appointment

| | | |
|---------------------|--------------|--|
| Golf Advisory Board | Brian McGiff | December 2018 (Remainder of Jim Freeman's term) |
|---------------------|--------------|--|

Respectfully,

A handwritten signature in black ink, appearing to read "G. Weitzel", written over a horizontal line.

Greg A. Weitzel
Division of Parks and Recreation

laj

cc: File



2/7 10-NOON 30 mins.

yes

City of Idaho Falls
Boards, Committees and Commissions
Citizen Application

Thank you for your willingness to serve our community. Complete this form and attach a résumé prior to submitting. If you wish, you may also submit a cover letter explaining your interest in city service.

Your application will be kept on file. When there is an opening on a relevant board, committee or commission, your application will be reviewed. Return the completed form to the Mayor's Office at: City of Idaho Falls Mayor's office: P.O. Box 50220, Idaho Falls, ID 83405 or electronically at mayor@idahofallsidaho.gov.

| | | | |
|--|-----------------------|--|---|
| Name: | BRIAN MCGIFF | | |
| Mailing Address: | 3010 GUSTAFSON CIR | | |
| City, State, Zip: | IDAHO FALLS, ID 83402 | | |
| Email Address: | uckandit@hotmail.com | | |
| Daytime Phone: | (208) 589-3788 | <input checked="" type="checkbox"/> Message? | <input checked="" type="checkbox"/> Text? |
| Evening Phone: | SAME | <input type="checkbox"/> Message? | <input type="checkbox"/> Text? |
| Cell Phone: | SAME | <input type="checkbox"/> Message? | <input type="checkbox"/> Text? |
| I am an Idaho Falls Resident <input checked="" type="checkbox"/> I am a current or former employee of the city _____ | | | |
| I have a family member or person in my household who works for the city _____ | | | |

What is your motivation for service on this/these committee(s)?

I AM A 10YR RESIDENT OF IDAHO FALLS, AND PLAN ON RETIRING HERE. MY WIFE (FROM ID) AND I JUST HAD OUR FIRST CHILD ON 11/28, WHICH HAS SPARKED A DESIRE IN ME TO BECOME MORE ACTIVE IN HELPING SHAPE THE FUTURE OF THIS GREAT CITY FOR HER AND OTHERS TO ENJOY IN THE YEARS TO COME.

How does your background training and experience lend itself to service on this/these committee(s)?

* GRADUATED FROM COLORADO STATE UNIVERSITY WITH A DEGREE IN TURFGRASS MANAGEMENT
* OVER 20 YRS EXPERIENCE WORKING ON GOLF COURSES, INCLUDING WORKING AT SATELITE COUNTRY CLUB THE YEAR AFTER IT HOSTED THE PGA CHAMPIONSHIP
* 10 YRS EXPERIENCE AS FERTILIZER/CHEMICAL REP.

Please list any relevant areas of expertise, education or training you possess that will be helpful for service.

20+ YRS MEMBER OF THE GCSAA (GOLF COURSE SUPERINTENDENTS ASSOCIATION)

| | |
|---|--|
| FOR OFFICE USE ONLY: | |
| Date received by Mayor's Office: | Date appointed: |
| City Departments(s) application forwarded to: | Board, Committee or Commission appointed to: |

| | <u>Length of Term (Years)</u> | <u>Meeting Frequency</u> |
|---|-------------------------------|------------------------------------|
| Mayor's Office | | |
| <input type="checkbox"/> Citizen Review Committee ¹ | One(1) | As Needed |
| <input type="checkbox"/> Mayor's Youth Advisory Committee | Three(3) | Bi-Monthly |
| Fire Department | | |
| <input type="checkbox"/> Fire Code Appeals Board | Five(5) | Yearly/As Needed |
| Human Resources | | |
| <input type="checkbox"/> Civil Service Commission | Six(6) | Semi-Annual/As Needed |
| Library | | |
| <input type="checkbox"/> Library Board | Five(5) | Monthly/As Needed |
| Municipal Services | | |
| <input type="checkbox"/> City Safety Committee | Not Established | As Needed |
| <input type="checkbox"/> Civic Auditorium Committee | Two(2) | As Needed |
| Parks and Recreation | | |
| <input checked="" type="checkbox"/> Golf Advisory Board | Three(3) | Every Other Month |
| <input type="checkbox"/> Ice Arena Advisory Committee | Three(3) | Monthly |
| <input type="checkbox"/> Parks and Recreation Commission | Three(3) | Monthly |
| <input type="checkbox"/> Shade Tree Committee | Three(3) | Monthly |
| <input type="checkbox"/> Swimming Pool Advisory Committee | Not Established | Monthly |
| <input type="checkbox"/> Tautphaus Park Zoological Society | Three(3) | Quarterly |
| Community Development Services | | |
| <input type="checkbox"/> Beautification Commission ² | Three(3) | 3 rd Wednesday |
| <input type="checkbox"/> Board of Adjustment | Five(5) | 2 nd Thursday/As Needed |
| <input type="checkbox"/> Building Code Board of Appeals | Three(3) | As Needed |
| <input type="checkbox"/> Electrical Board of Review | Two(2) & Three(3) | As Needed |
| <input type="checkbox"/> Historic Preservation Commission ³ | Three(3) | 1 st Thursday |
| <input type="checkbox"/> Idaho Falls ADA Accessibility Commission ⁴ | Three(3) | As Needed |
| <input type="checkbox"/> Idaho Falls Business Assistance Corp | Staggering Terms | Quarterly/As Needed |
| <input type="checkbox"/> Idaho Falls Redevelopment Agency | Five(5) | 3 rd Thursday |
| <input type="checkbox"/> Mechanical Appeals Board | Three(3) | As Needed |
| <input type="checkbox"/> Planning Commission ⁵ | Six(6) | 1 st Tuesday |
| <input type="checkbox"/> Plumbing Appeals Board | Three(3) | As Needed |
| Police Department | | |
| <input type="checkbox"/> Traffic Safety Committee | Two(2) | As Needed |
| Regional Committees | | |
| <input type="checkbox"/> Bonneville Metropolitan Planning Organization (BMPO) | | |
| <input type="checkbox"/> Targhee Regional Public Transportation Association (TRPTA) | | |

¹ City of Idaho Falls residents preferred.

² Five (5) members shall have professional training or experience in the disciplines of horticulture, landscape architecture, architecture, community development, urban forestry, parks planning and administration, economic development or related fields.

³ Four (4) members shall have professional training or experience in the disciplines of architecture, history, architectural history, urban planning, archaeology, engineering, law, or other historic preservation-related disciplines.

⁴ All members shall be a person with a disability or have a demonstrated interest, competence or knowledge of disabilities.

⁵ One (1) member shall be a Bonneville County resident residing within the area of city impact.

Please note: Those who stand to receive a direct financial benefit from a particular position, who are involved in litigation with a relevant city department, and who are not city residents may be declared ineligible to serve on a committee.

Any information supplied is subject to disclosure under the Idaho Public Records Law §§ 9-337 through 9-350.



MEMORANDUM

TO: Mayor and City Council

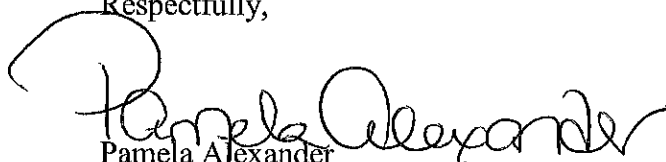
FROM: Municipal Services Department

DATE: March 16, 2018

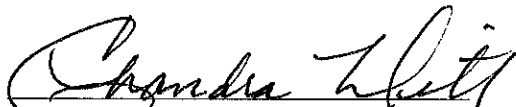
RE: Bid IF-18-11, Replacement Asphalt Compactor for Public Works

It is the recommendation of the Municipal Services and Public Works Departments to accept the lowest responsive, responsible bid from Cate Equipment of Pocatello, Idaho to provide a 2018 Asphalt Compactor for a lump sum amount of \$125,939. This purchase replaces unit #0079, a 1995 compactor. The total amount of \$125,939 includes a trade-in allowance of \$9,000. Funds to purchase the compactor are budgeted in the 2017/2018 Municipal Equipment Replacement Fund (MERF) budget for \$130,000.

Respectfully,



Pamela Alexander
Municipal Services Director



Chandra Witt
General Services Administrator

City of Idaho Falls

PO BOX 50220
IDAHO FALLS, IDAHO 83405
PHONE: (208) 612-8433

Office of Purchasing Agent

Opening Date: March 16, 2018

TABULATION BID IF-18-11

One (1) New 2018 or newer Vibratory Combination Compactor

| Bidder | Cate Equipment | Pocatello, ID |
|--------|----------------|---------------|
|--------|----------------|---------------|

One (1) Vibratory Combination Compactor

| | |
|--------------------------------|--------------|
| Manufacturer | Dynapac |
| Model | CC3200C |
| Year | 2018 |
| Delivery Time | 90 Days ARO |
| PRICE Without Trade-In | \$134,939.00 |
| Trade-In Allowance of Unit #79 | \$9,000.00 |
| PRICE With Trade-In | \$125,939.00 |



MEMORANDUM

TO: Mayor and City Council

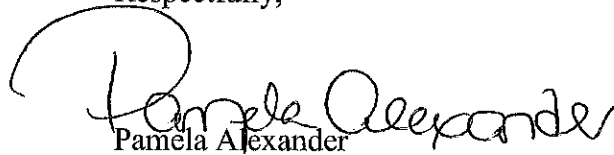
FROM: Municipal Services Department

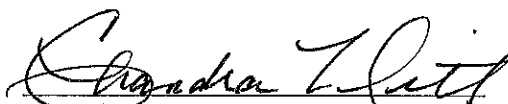
DATE: March 16, 2018

RE: Bid IF-18-15 Meters for Idaho Falls Power

It is the recommendation of the Municipal Services and Idaho Falls Power Departments to accept the lowest responsive, responsible bid from Elster Solutions, LLC. of Raleigh, North Carolina for a lump sum amount of \$303,000 to purchase 3,000 Form 2S Class 200 meters for Idaho Falls Power. Funds to purchase meters are budgeted within the Idaho Falls Power 2017/2018 inventory-operating budget.

Respectfully,


Pamela Alexander
Municipal Services Director


Chandra Witt
General Services Administrator

CITY OF IDAHO FALLS
 PO BOX 50220
 IDAHO FALLS, ID 83405-0220
 Phone 208-612-8433

Office of the Purchasing Agent

Opening Date: March 16, 2018

TABULATION BID IF-18-15
 Meters for Idaho Falls Power

BIDDER

Elster Solutions
 Raleigh, NC

Item 1: Meter: Form 2S Class 200

3000 Each

PRICE PER EACH

\$101.00

EXTENDED PRICE

\$303,000.00

LUMP SUM TOTAL

\$303,000.00

DELIVERY TIME

3 Weeks 1,000

14 Weeks for Remaining

CITY OF IDAHO FALLS
 PO BOX 50220
 IDAHO FALLS, ID 83405-0220
 Phone 208-612-8433

Office of the Purchasing Agent

Opening Date March x, 2018

TABULATION BID IF-18-15
 Meters for Idaho Falls Power

| | | |
|--|--------------------------|-----------------|
| BIDDER | Bell Lumber and Pole Co. | |
| | Conway, Washington | |
| <hr/> | | |
| <u>Item 1:</u> Meters: Form 2S Class 200 | | |
| 3000 Each | | |
| PRICE PER EACH | | \$408.00 |
| EXTENDED PRICE | | \$36,720.00 |
| EXTENDED PRICE | | \$7,025.00 |
| LUMP SUM TOTAL | | \$85,310.00 |
| DELIVERY TIME | | 2 – 3 Weeks ARO |



MEMORANDUM

TO: Mayor and City Council

FROM: Municipal Services Department

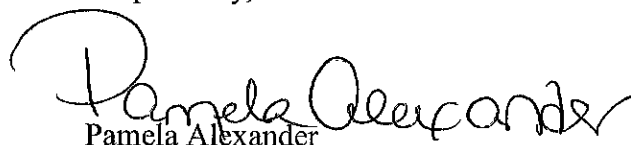
DATE: March 13, 2018

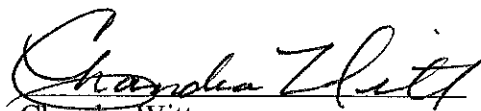
RE: Bid IF-18-L, Replacement Vehicles for Police Department

It is the recommendation of the Municipal Services Department and the Idaho Falls Police Department to piggyback the State of Idaho Contracts with Smith Chevrolet and Young Automotive Group to furnish the seven (7) vehicles in Attachment A.

The seven vehicles have reached their useful life and are scheduled for replacement. In addition, the vehicles will be processed through surplus as per the attached resolution #2015-01. The lump sum total amount for Smith Chevrolet is \$108,720.49 and Young Automotive Group, \$115,149.60. Funds to purchase the replacement vehicles are budgeted in the 2017/2018 Municipal Equipment Replacement Fund (MERF) budget.

Respectfully,


Pamela Alexander
Municipal Services Director


Chandra Witt
General Services Administrator

BID IF-18-LVEHICLES
ATTACHMENT A

| <u>Department/Division</u> | <u>Vehicle Type</u> | <u>Vendor</u> | <u>ADDITIONAL EQUIPMENT</u> | <u>Total Amount</u> | <u>Budgeted Amount</u> | <u>Replacement Vehicle</u> |
|----------------------------|------------------------|-----------------------------------|---------------------------------|---------------------|------------------------|--------------------------------|
| Police | Chevrolet Tahoe 4WD | Smith Chevrolet SBPO18200325 | | \$36,021.49 | \$36,000.00 | 5645 |
| Police | Chevrolet Tahoe 4WD | Smith Chevrolet SBPO18200325 | | \$36,349.50 | \$36,000.00 | 5656 |
| Police | Chevrolet Tahoe 4WD | Smith Chevrolet SBPO18200325 | | \$36,349.50 | \$36,000.00 | 5773 |
| Police | Dodge Durango AWD | Young Automotive SBPO 18200327 | | \$28,787.40 | \$32,000.00 | 5672 |
| Police | Dodge Durango AWD | Young Automotive SBPO 18200327 | | \$28,787.40 | \$32,000.00 | 5657 |
| Police | Dodge Durango AWD | Young Automotive SBPO 18200327 | | \$28,787.40 | \$32,000.00 | 5658 |
| Police | Dodge Durango AWD | Young Automotive SBPO 18200327 | | \$28,787.40 | \$32,000.00 | 5665 |



MEMORANDUM

TO: Mayor and City Council

FROM: Municipal Services Department

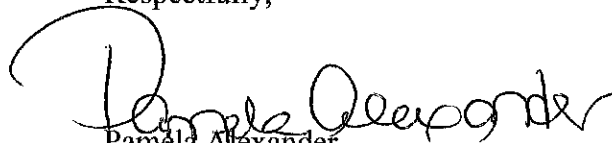
DATE: March 14, 2018

RE: Bid IF-18-M, Replacement Front Loader for Public Works

It is the recommendation of the Municipal Services and Public Works Departments to piggyback off a 2018 Bid from Honnen Equipment of Idaho Falls, Idaho to furnish a new 2018 John Deere Front Loader for a total of \$177,571.35. The City Attorney has reviewed and approved piggybacking off the 2018 bid from Honnen Equipment.

Funds to purchase this loader are budgeted in the 2017/2018 Municipal Equipment Replacement Fund (MERF) budget for \$215,000. This purchase will replace a 1997 loader scheduled for replacement with over 7,000 hours of operation. The replacement loader will be placed in surplus as per the attached resolution #2015-01.

Respectfully,



Pamela Alexander
Municipal Services Director

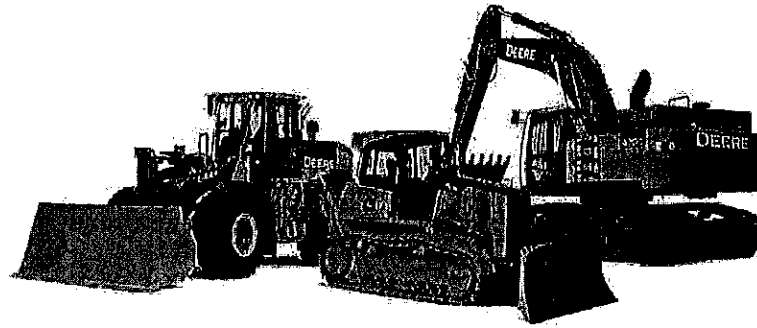


Chandra Witt
General Services Administrator



Quote Id: 16797385

Prepared For:
CITY OF IDAHO FALLS



Prepared By: **TODD ROBINSON**

Honnen Equipment Co.
1505 Foote Dr
Idaho Falls, ID 834021827

Tel: 208-523-9915
Mobile Phone: 208-221-8385
Fax: 208-523-7488
Email: toddrobinson@honnen.com

Date: 12 February 2018

Offer Expires: 31 July 2018

Confidential



Quote Summary

Prepared For:

CITY OF IDAHO FALLS
308 Constitution Way
Idaho Falls, ID 83402
Home: 208-529-1433
Business: 208-612-8230
TThompson@idahofallsidaho.gov

Prepared By:

TODD ROBINSON
Honnen Equipment Co.
1505 Foote Dr
Idaho Falls, ID 834021827
Phone: 208-523-9915
Mobile: 208-221-8385
toddrobinson@honnen.com

**Piggyback off City of Lewiston down spec build
codes not needed for application less 3 year
warranty.**

Quote Id: 16797386
Created On: 12 February 2018
Last Modified On: 12 February 2018
Expiration Date: 31 July 2018

| Equipment Summary | Selling Price | Qty | Extended |
|---------------------------|-----------------|-----|----------------------|
| JOHN DEERE 624K-II LOADER | \$ 177,571.35 X | 1 = | \$ 177,571.35 |
| Equipment Total | | | \$ 177,571.35 |

Quote Summary

| | |
|-----------------|---------------|
| Equipment Total | \$ 177,571.35 |
| SubTotal | \$ 177,571.35 |
| Total | \$ 177,571.35 |
| Balance Due | \$ 177,571.35 |

Salesperson : X _____

Accepted By : X _____



Selling Equipment

Quote Id: 16797385

Customer: CITY OF IDAHO FALLS

| JOHN DEERE 624K-II LOADER | | | | |
|-----------------------------|---|-----|---------------|---------------|
| Hours: | | | | |
| Stock Number: | | | | |
| | | | Selling Price | |
| | | | \$ 177,571.35 | |
| Code | Description | Qty | Unit | Extended |
| 7650DW | 624K-II LOADER | 1 | \$ 227,629.00 | \$ 227,629.00 |
| Standard Options - Per Unit | | | | |
| 170C | JDLink Ultimate Cellular - 5 Years | 1 | \$ 0.00 | \$ 0.00 |
| 0810 | Standard Gathering Group | 1 | \$ 0.00 | \$ 0.00 |
| 0924 | John Deere PowerTech Engine | 1 | \$ 22,991.00 | \$ 22,991.00 |
| 1010 | Standard Loader | 1 | \$ 0.00 | \$ 0.00 |
| 1110 | Transmission | 1 | \$ -3,900.00 | \$ -3,900.00 |
| 1211 | 100 amp Alternator - FT4 | 1 | \$ 275.00 | \$ 275.00 |
| 1310 | Engine Exhaust with Flat Black Curved Stack | 1 | \$ 0.00 | \$ 0.00 |
| 1430 | Air Intake System with Centrifugal Precleaner Engine | 1 | \$ 617.00 | \$ 617.00 |
| 1520 | Reversing Fan Drive | 1 | \$ 1,550.00 | \$ 1,550.00 |
| 1610 | Standard Fuel Filter & Water Separator | 1 | \$ 0.00 | \$ 0.00 |
| 1910 | Greased Steering Cylinder Joints | 1 | \$ 0.00 | \$ 0.00 |
| 2010 | Standard Z-BAR | 1 | \$ 0.00 | \$ 0.00 |
| 2120 | Steering Wheel Only | 1 | \$ 0.00 | \$ 0.00 |
| 2220 | Standard Fabric, Back Rest Extension, Air Suspension Seat | 1 | \$ 0.00 | \$ 0.00 |
| 2434 | 3 Function -- Joystick with 3rd Function Auxilliary Control Lever and Steering Column FNR | 1 | \$ 2,929.00 | \$ 2,929.00 |
| 2510 | Ride Control | 1 | \$ 4,015.00 | \$ 4,015.00 |
| 2605 | English Labels and Decals | 1 | \$ 0.00 | \$ 0.00 |
| 2708 | 24 Volt to 12 Volt - 8 Amp Converter | 1 | \$ 0.00 | \$ 0.00 |
| 2890 | No Payload Scale | 1 | \$ 0.00 | \$ 0.00 |
| 3046 | Front Hydraulically Locking Differential and Rear Conventional Differential Axles | 1 | \$ 0.00 | \$ 0.00 |
| 3120 | Manual Axle Differential Lock | 1 | \$ 0.00 | \$ 0.00 |
| 4415 | 20.5R25 L2 XSnoPlus Michelin w/ 3 pc. Rims | 1 | \$ 19,950.00 | \$ 19,950.00 |
| 5530 | Front Fenders | 1 | \$ 0.00 | \$ 0.00 |
| 5610 | Left Side Steps | 1 | \$ 0.00 | \$ 0.00 |
| 7110 | Halogen Work and Drive Lights | 1 | \$ 0.00 | \$ 0.00 |
| 8210 | Rear Cast Bumper/Std Counterweight with Rear Hitch and Locking Pin | 1 | \$ 0.00 | \$ 0.00 |
| 8320 | Heated Outside Mirrors | 1 | \$ 624.00 | \$ 624.00 |

Confidential



Selling Equipment

Quote Id: 18797385

Customer: CITY OF IDAHO FALLS

| | | | | |
|---------------------------------|---|---|-----------------------|-----------------------|
| 8422 | ROPS Quiet Cab with Air Conditioning | 1 | \$ 0.00 | \$ 0.00 |
| 8450 | Cab with Air A/C Charge | 1 | \$ 0.00 | \$ 0.00 |
| 8560 | Z-BAR Hydraulic Attachment Coupler | 1 | \$ 5,051.00 | \$ 5,051.00 |
| 8850 | 3.5 Cu. Yd. (2.7 Cu. M.) 106 in. Wide GP Coupler Bucket with Bolt-on Cutting Edge | 1 | \$ 9,308.00 | \$ 9,308.00 |
| 9015 | Engine Block Heater | 1 | \$ 243.00 | \$ 243.00 |
| 9043 | Environmental Drains and Sampling Ports | 1 | \$ 410.00 | \$ 410.00 |
| 9106 | AM/FM/Weather Band (WB) Radio with Remote AUX Port | 1 | \$ 576.00 | \$ 576.00 |
| 9140 | 5.0 lbs. multi purpose (ABC) Dry Chemical Fire Extinguisher | 1 | \$ 139.00 | \$ 139.00 |
| 9240 | Engine Compartment Light | 1 | \$ 145.00 | \$ 145.00 |
| Standard Options Total | | | | \$ 64,923.00 |
| Other Charges | | | | |
| | Freight | 1 | \$ 4,266.00 | \$ 4,266.00 |
| Other Charges Total | | | | \$ 4,266.00 |
| Suggested Price | | | | \$ 296,818.00 |
| Customer Discounts | | | | |
| Customer Discounts Total | | | \$ -119,246.65 | \$ -119,246.65 |
| Total Selling Price | | | | \$ 177,571.35 |



CITY OF LEWISTON

PO Box 617 • Lewiston, ID 83501
208.746.3671 • www.cityoflewiston.org

Purchase Order

Fiscal Year 2018

Page 1 of 1

ACCOUNTS PAYABLE
CITY OF LEWISTON
PO BOX 617
LEWISTON ID 83501
AP@CITYOFLEWISTON.ORG

Purchase Order # **21801729-00**

Delivery must be made within
doors of specified destination.

PAPE MACHINERY INC
STE 300
355 GOODPASTURE ISLAND RD
EUGENE OR 97401

FLEET MAINT SERVICE CENTER
CITY OF LEWISTON
1214 WARNER AVE
LEWISTON ID 83501

| Vendor Phone Number | | Vendor Fax Number | Reader/Order Number | Delivery/Reference | | |
|---------------------|--|-------------------|----------------------|--------------------|---------------------|----------------|
| | | | 11801843 | JOY/JASON | | |
| PO Date | Vendor Number | Date Required | Release Method/Terms | | Department/Location | |
| 02/06/2018 | 4276 | | | | FLEET MAINTENANCE | |
| Item# | Description/Part No. | | Qty | UOM | Unit Price | Extended Price |
| | LOADER PER IFB-18-006 | | | | | |
| | The Above Purchase Order Number Must Appear On All Correspondence - Packing Sheets And Bills Of Lading | | | | | |
| 1 | 2018 DEERE 624K II LOADER PER IFB-18-006 BID 12/7/17. COUNCIL AWARD 1/8/18. (\$230,000 LESS \$17,000 TRADE-IN OF #466, PLUS \$3,168 FOR OPTION 17A PLOW SKIDS PLUS \$1,207 FOR OPTION 18B 3-YEAR EXTENDED WARRANTY = \$217,375) 31-410-412-91090- | | 1.0 | EACH | \$189,875.000 | \$189,875.00 |
| | | | | | | \$189,875.00 |
| 2 | STREET'S PORTION OF 2018 DEERE 624K II LOADER FOR SNOW PLOW, WING, & EXTRA HYDRAULICS 25-100-102-86010- | | 1.0 | EACH | \$27,500.000 | \$27,500.00 |
| | | | | | | \$27,500.00 |

By _____
Purchasing

\$217,375.00

RESOLUTION NO. 2015-01

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, MEMORIALIZING CITY POLICY TO DECLARE CITY PERSONAL PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH SALE, DONATION, TRANSFER, RECYCLING, DISCARDING, DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL AND PUBLICATION ACCORDING TO LAW.

WHEREAS, Council of the City of Idaho Falls recognizes that storage, maintenance, transportation, and other costs associated with maintaining personal property may exceed the inventory value or fair market value of such property; and

WHEREAS, City personal property has a limited economic and/or useful life; and

WHEREAS, it is sound fiscal policy and good management practice to require the expeditious disposal of surplus personal property; and

WHEREAS, Council is of the opinion that the policy contained herein will promote the efficient disposal of surplus personal property; will allow conveyance of surplus personal property to other state and local agencies where appropriate; will offer surplus personal property for sale to the public at large in some cases; and will provide for maximum value to be received by the City of Idaho Falls with attendant benefits to its citizens; and

WHEREAS, the delegation of responsibility to declare property "surplus" and to designate the manner and conditions of disposal is most efficiently done by delegating such authority to City staff, principally to the Property Manager; and

WHEREAS, all disposal of surplus property shall be done in accordance with then-current law and procedure.

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

CITY SURPLUS PROPERTY POLICY

A. Definition of "surplus": City personal property which is reasonably believed to have little or no further use by the City. "Surplus" for purposes of this Policy, shall not include trash or refuse or other items which are customarily thrown away, recycled, or otherwise discarded or destroyed. Such non-surplus items may be discarded or recycled in a manner deemed efficient by the relevant Division Director.

B. Declaration of surplus:

1. To declare City personal property surplus of status:

- a. A department supervisor shall fill out a surplus form and submit it for approval to the supervisor's Division Director.
 - b. The Division Director, for the property to be declared surplus, shall review and approve by signature the surplus form and submit the completed form to the Property Manager.
 - c. The Property Manager, after receiving the surplus form, shall make arrangements for the property to be delivered to the surplus building, or another appropriate and secure location, and evaluate whether the property is surplus.
 - d. If the Property Manager agrees that the property is surplus, the Property Manager shall submit a recommendation of surplus and its disposition to the Director of Municipal Services. The Property Manager may consolidate his or her recommendations to the Director of Municipal Services in a monthly report.
 - e. The Director of Municipal Services shall review and approve the Property Manager's recommendations and make the final determination regarding whether the item is properly declared to be surplus.
2. The Property Manager shall create and maintain a surplus form. The form should require provision of the following information, where applicable and available:
 - a. general identification and description of the personal property;
 - b. approximate value of the property;
 - c. City Property Number, and
 - d. manufacturer, model, and serial number of the property.

The surplus form may also allow the submitter to suggest the manner by which such item may be disposed (including transfer to another City Division, donation or sale to another public entity, sale, trade, destruction, recycling etc.).

C. Disposal of Surplus.

1. General. City Council hereby delegates to the Director of Municipal Services the authority to make a final declaration of surplus and to approve the manner of disposal for all items which, in the Director of Municipal Services' belief, are in accordance with this Policy.
2. Disposal shall occur according to law in a manner consistent with the laws of the State of Idaho and pursuant to this Policy.

- a. Sale. The sale of surplus property shall be conducted pursuant to Idaho law in effect at the time of such sale. This may include the sale of surplus property to another public entity; sale of the item at the original purchase price; sale at a public auction; or sale as otherwise permitted by Idaho law.
- b. Donation or Transfer. Surplus property may be transferred to another City Division, or donated to a state or public entity pursuant to Idaho law. Additionally, transfer of surplus property of nominal value may be made without public advertisement or auction to a charitable organization which qualifies under Section 501(c)(3) and 501(c)(19) of the Internal Revenue Service, or to any other person or entity participating in a program with the City when such transfer renders a benefit to the City and its citizens.
- c. Recycle. Surplus property not sold or transferred may be recycled whenever practicable.
- d. Discarding and/or Destruction. Any item, including a weapon, declared to be surplus that is not sold, transferred, or recycled may be discarded or destroyed.
- e. Exchange. Surplus property may be exchanged for other property, value, or consideration where the value received is roughly equivalent to the value of the surplus property.

3. Special considerations:

a. Weapons.

- i. Definition. A "weapon" for purposes of this Policy, includes any instrument used in the propulsion of a projectile through the release of pressurized gas, compressed air, expanding gas, ignition of gunpowder, compounder, combustion, accelerant, spring, or other force-producing means, including rifles, shotguns, handguns, air rifles, blow gun, spring gun, wrist rocket, sling shot, airsoft gun, electroshock gun (e.g. taser), BB gun, pellet gun, paintball gun, slings, bows and arrows, and crossbows. "Weapons" also include bladed and blunt instruments, including nunchuks, clubs, sais, throwing stars, tonfas, "brass" knuckles, daggers, stiletos, gravity knives, swords, and other similar instruments.
- ii. The Property Manager may also declare an item a "weapon" if the Property Manager reasonably believes that it has been used or can be used in a similar manner as another weapon defined in this Policy, or such item, in the opinion of the Property Manager, is reasonably likely to be used as a

weapon, as that word is commonly understood. When making such a determination, the Property Manager is encouraged to consult with the Chief of Police.

iii. Lawful weapons.

1. Officer Duty Weapon - a police officer duty weapon, which is lawful to own, possess, and use, shall be disposed of by sale and transfer to a licensed firearm dealer, consistent with Federal and State law, as determined by the Property Manager. A duty weapon may also be transferred directly to a retiring police officer when a letter authorizing the transfer is submitted by the Chief of Police to the Property Manager and the transfer is approved by the Director of Municipal Services.

2. Confiscated Weapons - confiscated weapons from the Idaho Falls Police Department Evidence Room shall be sold by sealed bid to licensed firearm dealers.

iv. Illegal and Inoperable Weapons. All illegal and inoperable weapons shall be destroyed.

b. Vehicles.

i. Vehicles and automotive-related equipment and materials shall be declared as surplus according to the City's Municipal Equipment Replacement Fund process.

c. Library Materials.

i. City delegates to the Board of Trustees of the Idaho Falls Public Library, the authority to sell, exchange or otherwise dispose of library materials (including books, audio and video recordings, written materials, etc.) when no longer required by the Library because such are surplus, duplicates, worn out, of little or no practical utility, or otherwise unneeded for Public Library purposes.

d. Recycling of Used or Excess Materials for Value:

i. Where materials (such as scrap metal, wire, or similar unused or left-over items) likely have value only if recycled or traded, as determined in good faith by the Division Director, such material may be exchanged by the

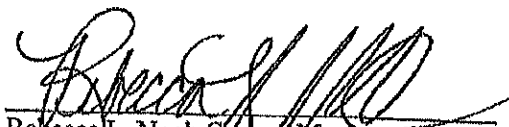
Division for its approximate value pursuant to the Division's internal recycling/exchange process.

D. The Property Manager shall submit no less frequently than one (1) time per year, a report to the City Council relating to the disposition of surplus property. Such a report shall not include property determined to have a current value of zero or a value of less than what it would cost to dispose of the surplus at a refuse or recycling vendor.

E. This Resolution shall become effective as of the date of its passage.

ADOPTED and effective this 8th day of January, 2015.

CITY OF IDAHO FALLS, IDAHO


Rebecca L. Noah, Mayor

ATTEST:


Rosemarie Anderson, City Clerk

(SEAL)



STATE OF IDAHO)
) ss:
County of Bonneville)

I, ROSEMARIE ANDERSON, 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,
MEMORIALIZING CITY POLICY TO DECLARE CITY PERSONAL
PROPERTY SURPLUS AND TO PROVIDE FOR ITS DISPOSAL THROUGH
SALE, DONATION, TRANSFER, RECYCLING, DISCARDING,
DESTRUCTION, OR EXCHANGE; AND PROVIDING THAT THIS
RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL AND
PUBLICATION ACCORDING TO LAW."



Rosemarie Anderson

Rosemarie Anderson, City Clerk



MEMORANDUM

TO: Mayor and City Council

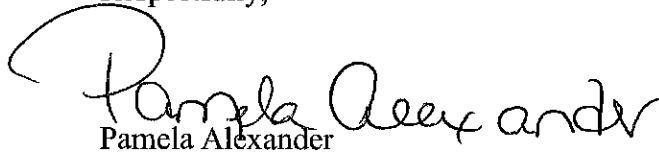
FROM: Municipal Services Department

DATE: March 19, 2018

RE: Replacement Self-Contained Breathing Apparatus (SCBA)

It is the recommendation of the Municipal Services and Idaho Falls Fire Departments to piggyback the Public Procurement Authority (PPA) bid, to furnish replacement SCBA equipment for the Idaho Falls Fire Department for a total of \$719,137.70. Funds to purchase SCBA equipment are budgeted for \$750,000 in the 2017/2018 Municipal Equipment Replacement Fund (MERF) budget. Legal has reviewed and approved said purchase.

Respectfully,


Pamela Alexander
Municipal Services Director


Chandra Witt
General Services Administrator



3801 Fruit Valley Rd.
Suite C
Vancouver, WA 98660

Quote

Page 1 of 2

Date

1/11/2018

Quote #

QT1146222

Expires

4/1/2018

Sales Rep

Courtney, Gavin

PO #

Shipping Method

FedEx Ground

Bill To

IDAHO FALLS FIRE DEPARTM...
625 Shoup Ave
Idaho Falls ID 83405

Ship To

IDAHO FALLS FIRE DEPARTMENT
625 Shoup Ave
Idaho Falls ID 83405

| Item | Alt Item | Units | Description | Qty | Unit Sales Price | Amount |
|--------------------|----------------|-------|---|-----|------------------|--------------|
| 200388-01 | | | TOOL ADAPTER | 10 | 619.00 | 6,190.00 |
| 200970-01 | | | CYL&VALV,QD,CARB,45/5500 ASSY | 84 | 1,222.50 | 102,690.00 |
| 200970-01 | | | CYL&VALV,QD,CARB,45/5500 ASSY | 84 | 1,222.50 | 102,690.00 |
| 200973-01 | | | CYL&VALV,QD,CARB,60/5500 ASSY | 6 | 1,357.50 | 8,145.00 |
| 200973-01 | | | CYL&VALV,QD,CARB,60/5500 ASSY | 6 | 1,357.50 | 8,145.00 |
| 201215-02 | | | AV-3000 HT (M), KVL R | 130 | 276.75 | 35,977.50 |
| 201561-01 | | | AS-CYL-CARBON-4500/310-15MIN CYL&VALVE ASSY, 15/4500, 90° | 6 | 645.00 | 3,870.00 |
| 201564-03 | | | RIT-PAK FAST ATTACK,4.5,SMALL | 6 | 2,250.00 | 13,500.00 |
| 30010-100 | | | 100' SUPPLY HOSE,HANSEN | 18 | 448.00 | 8,064.00 |
| 31002958 | | | HP PLUG, #4 HEX HD WITH O-RING | 1 | 3.10 | 3.10 |
| 31003035 | | | MANIFOLD,HI PRESSURE,4500 PSI | 1 | 900.00 | 900.00 |
| 50758-01 | | | LUBRICANT | 1 | 715.00 | 715.00 |
| 802837-02 | | | SERVICE TOOL KIT, HAND TOOLS | 1 | 864.00 | 864.00 |
| Scott Part | 805381-06 | | 805381-06 Scott Part Posi3 USB Software/ Interface Kit L/Tool | 1 | 1,960.00 | 1,960.00 |
| M27 | | | CYLINDER VALVE SOCKET KIT | 1 | 35.00 | 35.00 |
| Scott Ska Pak | SAR42303043... | | SAR423030431001 Scott Ska Pak SPAT,E,30,10M,KEV,ST,HA | 6 | 2,100.60 | 12,603.60 |
| Scott X3 | X3715022205... | | X3715022205304 Scott X3 5.5 X3PRO, SH QD/PTKR/DEBSS | 90 | 6,581.25 | 592,312.50 |
| 802837-03 | | | SERVICE TOOL KIT,SPECIAL TOOLS | 1 | 473.00 | 473.00 |
| Used Airpak Credit | | | | 90 | (2,000.00) | (180,000.00) |



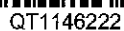
Page 2 of 2

Quote #

QT1146222

| | |
|-------------------------------------|---------------------|
| Subtotal | 719,137.70 |
| Shipping Cost (FedEx Ground) | 0.00 |
| Total | \$719,137.70 |

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



Amendment to Self-Contained Breathing Apparatus (SCBA) Master Price Agreement

Product Category Adjustment

This Amendment to the Master Price Agreement is effective this 15 day of February, 2018 by the PUBLIC PROCUREMENT AUTHORITY ("Purchaser") and MUNICIPAL EMERGENCY SERVICES, INC/LAWMEN SUPPLY COMPANY ("Vendor") based upon the sales and/or service of Self-Contained Breathing Apparatus (SCBA).

RECITALS

WHEREAS, Purchaser and Vendor entered into a Master Price Agreement on or about May 29, 2017 and by this reference incorporated herein; and

WHEREAS, Vendor responded to Product Category 5 with net pricing in its Proposal; and

WHEREAS, Vendor included Fill Stations and Compressors in its Proposal; and

WHEREAS, Vendor has provided notice, on or about January 24, 2018, that Fill Stations and Compressors are miscategorized in Product Category 4 and are intended to be included in Product Category 5; and

WHEREAS, Vendor desires that the Master Price Agreement shall be amended in part to reflect the correct Product Category for Fill Stations and Compressors; and

NOW, THEREFORE, Purchaser and Vendor enter into the following:

AMENDMENT TO SELF-CONTAINED BREATHING APPARATUS (SCBA) MASTER PRICE AGREEMENT

1. Adjustment to Product Category Structure on Self-Contained Breathing Apparatus (SCBA). Attachment A to the Master Price Agreement shall be amended in its entirety to read as follows:

"ATTACHMENT A

to Master Price Agreement by and between VENDOR and PURCHASER.

PRODUCTS, SERVICES, SPECIFICATIONS AND PRICES

Vendor is offering the following products and discounts. In the event that a manufacturer makes concessions or gives special pricing, Vendor may be able to pass those savings on to the end user when

possible. Certain items may be eligible for trade in credit as well. These credits are determined by product, product conditions, as well as market conditions

| PRODUCT CATEGORY | PRODUCT DESCRIPTION | MANUFACTURER | PERCENTAGE % OFF PUBLISHED LIST PRICE |
|------------------|--|----------------|---------------------------------------|
| 1 | SCBA sets NFPA | SCOTT SAFETY | 25% off current list price |
| 2 | Face pieces | SCOTT SAFETY | 25% off current list price |
| 2 | Communications and face piece options | SCOTT SAFETY | 10% off current list price |
| 1 & 4 | Cylinders | SCOTT SAFETY | 25% off current list price |
| 4 | Air cart | SCOTT SAFETY | 10% off current list price |
| 5 | Fill stations and compressors | SCOTT SAFETY | Net price on price sheet |
| 6 | Rit PAKs | SCOTT SAFETY | 10% off current list price |
| 6 | SKA PAKs | SCOTT SAFETY | 10% off current list price |
| 6 | PAK Tracker | SCOTT SAFETY | 10% off current list price |
| 5 | Service for SCBA air test | SCOTT SAFETY | \$110 per unit |
| 5 | Service for SCBA labor per hour for non-warranty | MES SCOTT Tech | \$70 per hour |
| 5 | Parts | SCOTT SAFETY | Net price on price sheet |

Orders \$7500 and up shipping included and for any orders below that see freight chart.

| Shipping Charges to Continental United States | | | |
|---|--------------|-------------------------------|--------------------|
| Subtotal Threshold | FedEx Ground | FedEx 2 nd Day Air | FedEx Next Day Air |
| \$0 – 24.99 | \$4.95 | \$16.95 | \$28.95 |
| \$25 – 49.99 | \$6.95 | \$18.95 | \$30.95 |
| \$50 – 99.99 | \$11.95 | \$23.95 | \$35.95 |
| \$100 – 149.99 | \$13.95 | \$25.95 | \$37.95 |
| \$150 – 199.99 | \$15.95 | \$27.95 | \$39.95 |
| \$200 – 249.99 | \$17.95 | \$29.95 | \$41.95 |
| \$250 – 299.99 | \$19.95 | \$31.95 | \$43.95 |
| \$300 – 349.99 | \$21.95 | \$33.95 | \$45.95 |
| \$350 – 399.99 | \$23.95 | \$35.95 | \$47.95 |
| \$400 – 449.99 | \$25.95 | \$37.95 | \$49.95 |
| \$450 – 499.99 | \$27.95 | \$39.95 | \$51.95 |
| \$500 – 749.99 | \$29.75 | \$41.95 | \$53.95 |
| \$750 – 999.99 | \$31.95 | \$43.95 | \$55.95 |
| Greater than \$1000 | 3% | 5% | 6% |

Pricing contained in this Attachment A shall be extended to all NPPGov members upon execution of the Intergovernmental Agreement

2. **Full Force and Effect.** In each and every other respect, the terms of the Master Price Agreement, as amended, entered into between the parties on or about May 29, 2017 shall remain in full force and effect during the term of the agreement and the parties hereto hereby ratify said Master Price Agreement in its entirety, as if fully set out herein, along with the modifications identified herein.

IN WITNESS WHEREOF, the parties have hereto signed this Amendment on the day and year first above written.

PUBLIC PROCUREMENT AUTHORITY:



Date 2/15/18

BY: Tella Leighton
ITS: Contract Manager

MUNICIPAL EMERGENCY SERVICES, INC./LAWMEN SUPPLY COMPANY:



Date 2/15/18

BY: Seth Cosans
ITS: Contract Administrator

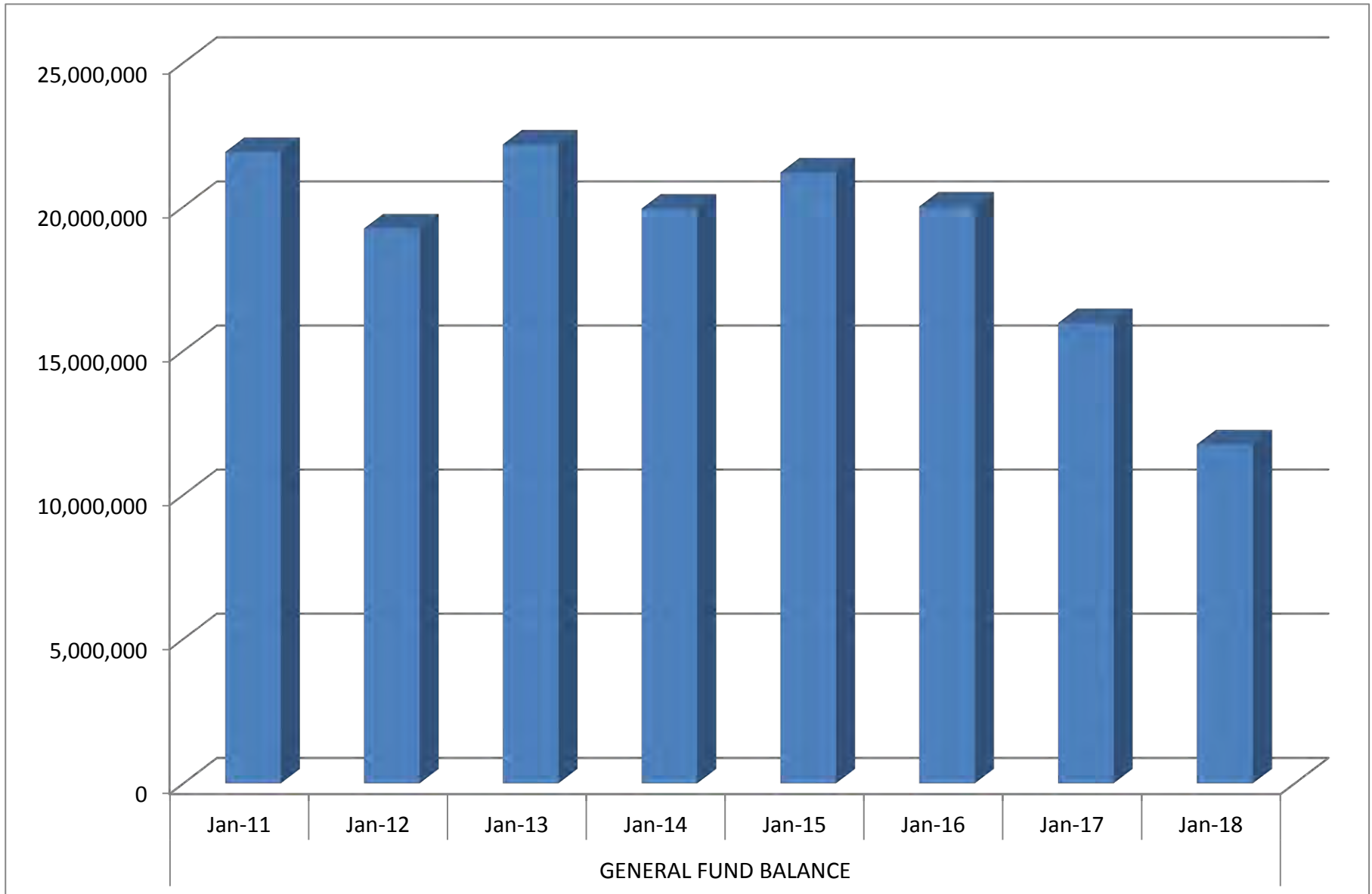
CITY OF IDAHO FALLS MONTHLY TREASURER'S REPORT
KENNETH MCOMBER - TREASURER
JANUARY, 2018

| FUND | BEGINNING CASH | BEGINNING BALANCE | TOTAL RECEIPTS | MATURED INVESTMTS | JOURNAL DEBIT | TOTAL EXPENSES | NEW INVESTS | JOURNAL CREDITS | CASH ON HAND | INVESTED FUNDS | ENDING BALANCE |
|------------------------------|----------------------|-----------------------|----------------------|----------------------|---------------------|----------------------|----------------------|---------------------|----------------------|-----------------------|-----------------------|
| GENERAL | (6,411,763.84) | 85,957.27 | 14,375,994.62 | 750,000.00 | 1,734,700.05 | 3,909,710.40 | 750,000.00 | 538,960.41 | 5,250,260.02 | 6,497,721.11 | 11,747,981.13 |
| HEALTH & ACCIDENT INSUR. | 222,573.43 | 2,472,573.43 | - | - | - | - | - | - | 222,573.43 | 2,250,000.00 | 2,472,573.43 |
| STREET | (153,717.30) | (153,717.30) | 3,150,860.40 | - | - | 179,267.29 | - | 46,982.83 | 2,770,892.98 | - | 2,770,892.98 |
| RECREATION | (276,870.92) | (276,870.92) | 489,468.02 | - | - | 132,040.76 | - | 15,121.62 | 65,434.72 | - | 65,434.72 |
| LIBRARY | 153,279.29 | 1,353,279.29 | 1,052,137.44 | 200,000.00 | - | 200,672.95 | 200,000.00 | 7,497.62 | 997,246.16 | 1,200,000.00 | 2,197,246.16 |
| AIRPORT PFC FUND | 23,479.71 | 23,479.71 | 28,653.71 | - | - | - | - | 23,479.71 | 28,653.71 | - | 28,653.71 |
| MUNICIPAL EQUIP. REPLCMT. | 2,706,002.70 | 17,794,739.78 | 44,691.87 | 5,178,124.77 | 446,661.65 | 38,910.46 | 8,298,925.93 | - | 37,644.60 | 18,209,538.24 | 18,247,182.84 |
| EL. LT. WEATHERIZATION FD | 810,672.13 | 2,260,672.13 | 134,718.94 | 550,000.00 | - | 10,723.54 | 1,050,000.00 | - | 434,667.53 | 1,950,000.00 | 2,384,667.53 |
| BUSINESS IMPRV. DISTRICT | 68,041.13 | 68,041.13 | 55,257.73 | - | - | 30,000.00 | - | - | 93,298.86 | - | 93,298.86 |
| GOLF | (508,349.66) | (508,349.66) | 83,892.41 | - | - | 108,049.67 | - | 17,339.27 | (549,846.19) | - | (549,846.19) |
| GOLF CAPITAL IMPROVEMENT | 154,866.17 | 154,866.17 | - | - | - | - | - | - | 154,866.17 | - | 154,866.17 |
| SELF-INSURANCE FD. | 794,130.31 | 2,544,130.31 | 156,056.65 | 700,000.00 | - | 37,015.25 | 1,400,000.00 | - | 213,171.71 | 2,450,000.00 | 2,663,171.71 |
| SANITARY SEWER CAP IMP. | 1,682,299.24 | 1,682,299.24 | 4,655.60 | - | - | - | 1,000,000.00 | - | 686,954.84 | 1,000,000.00 | 1,686,954.84 |
| MUNICIPAL CAPITAL IMP. | 1,050,547.55 | 1,050,547.55 | 417,058.51 | - | - | - | 500,000.00 | - | 967,606.06 | 500,000.00 | 1,467,606.06 |
| STREET CAPITAL IMPROVEMENT | 1,284,279.47 | 1,284,279.47 | - | - | - | 119,896.16 | 500,000.00 | - | 664,383.31 | 500,000.00 | 1,164,383.31 |
| BRIDGE & ARTERIAL STREET | 425,009.52 | 425,009.52 | 3,453.00 | - | - | - | - | - | 428,462.52 | - | 428,462.52 |
| WATER CAPITAL IMPROVEMENT | 1,801,980.51 | 3,101,980.51 | 16,630.86 | 1,300,000.00 | - | - | 2,800,000.00 | - | 318,611.37 | 2,800,000.00 | 3,118,611.37 |
| SURFACE DRAINAGE | 135,282.64 | 135,282.64 | 1,380.20 | - | - | - | - | - | 136,662.84 | - | 136,662.84 |
| TRAFFIC LIGHT CAPITAL IMPRV. | 957,262.75 | 1,157,262.75 | 1,848.17 | 200,000.00 | 30,927.26 | 3,605.00 | 700,000.00 | - | 486,433.18 | 700,000.00 | 1,186,433.18 |
| PARKS CAPITAL IMPROVEMENT | 273,955.40 | 273,955.40 | - | - | - | - | - | - | 273,955.40 | - | 273,955.40 |
| FIRE CAPITAL IMPROVEMENT | (3,624,065.06) | (3,624,065.06) | 226,516.17 | - | - | 22,863.85 | - | - | (3,420,412.74) | - | (3,420,412.74) |
| ZOO CAPITAL IMPROVEMENT | 740,571.72 | 740,571.72 | - | - | - | 27,044.57 | - | - | 713,527.15 | - | 713,527.15 |
| CIVIC AUDITORIUM CAPITAL IM | 750,000.00 | 750,000.00 | - | - | - | 163.41 | - | - | 749,836.59 | - | 749,836.59 |
| AIRPORT | 657,184.80 | 2,007,184.80 | 180,805.16 | - | - | 306,449.90 | - | 86,437.52 | 445,102.54 | 1,350,000.00 | 1,795,102.54 |
| WATER | (18,581,427.31) | 2,777,644.69 | 1,005,456.69 | 4,897,688.33 | 59,641.05 | 948,036.50 | - | - | (13,566,677.74) | 16,461,383.67 | 2,894,705.93 |
| SANITATION | 1,159,252.35 | 1,659,252.35 | 400,399.93 | - | - | 162,247.05 | 500,000.00 | 147,769.62 | 749,635.61 | 1,000,000.00 | 1,749,635.61 |
| AMBULANCE | (1,451,000.34) | (1,451,000.34) | 504,019.34 | - | - | 524,301.01 | - | 105,540.09 | (1,576,822.10) | - | (1,576,822.10) |
| IDAHO FALLS POWER | 2,368,191.09 | 11,161,759.12 | 5,056,587.78 | 1,250,000.00 | 1,537,508.03 | 3,377,765.15 | 3,895,272.22 | 823,887.14 | 2,115,362.39 | 11,438,840.25 | 13,554,202.64 |
| IFP RATE STABILIZATION FD | 2,454,197.61 | 21,499,197.61 | 38,310.42 | 5,600,000.00 | - | - | 5,100,000.00 | 1,537,508.03 | 1,455,000.00 | 18,545,000.00 | 20,000,000.00 |
| IFP CAPITAL IMPROVEMENT | 3,927,987.31 | 11,993,722.66 | 604.89 | 500,000.00 | - | - | 4,000,000.00 | - | 428,592.20 | 11,565,735.35 | 11,994,327.55 |
| WASTEWATER | 23,375,228.79 | 25,375,228.79 | 799,436.67 | 1,000,000.00 | - | 88,997.64 | 2,972,000.00 | 460,644.63 | 21,653,023.19 | 3,972,000.00 | 25,625,023.19 |
| PAYROLL FUND | 303,036.72 | 303,036.72 | 4,845,145.12 | - | 1,730.45 | 4,831,421.23 | - | - | 318,491.06 | - | 318,491.06 |
| CLAIMS FUND | - | - | 2,802,779.30 | - | - | 2,802,779.30 | - | - | - | - | - |
| TOTAL ALL FUNDS | 17,272,117.91 | 108,121,951.48 | 35,876,819.60 | 22,125,813.10 | 3,811,168.49 | 17,861,961.09 | 33,666,198.15 | 3,811,168.49 | 23,746,591.37 | 102,390,218.62 | 126,136,809.99 |

CITY OF IDAHO FALLS MONTHLY TREASURER'S REPORT
CASH AND INVESTMENT REPORT
Jan-18

| DISTRIBUTION OF CASH CASH AND TRUST ACCOUNTS | | INVESTMENTS | | | | |
|---|-----------------|------------------------|------------------|-----------------|----------------|-----------------|
| INSTITUTION | AMOUNT | INVESTMENT TYPE | TIME TO MATURITY | | | |
| | | | 1-30 DAYS | 31-90 DAYS | 91-180 DAYS | OVER 180 DAYS |
| BPA Loan Imprest (BICLI) | \$13,124.85 | Certificate of Deposit | 2,990,000.00 | 3,000,000.00 | 750,000.00 | 8,125,000.00 |
| El. Lt. Imprest (BIELI) | \$40,673.32 | | | | | |
| Refund Acct. (BIRFD) | \$95,585.92 | U.S. Securities | - | - | - | 14,015,000.00 |
| Wells Fargo Bank (FSB) | \$15,495,498.49 | | | | | |
| Petty Cash | \$14,740.00 | Commercial Paper | 7,994,797.78 | 7,984,257.80 | - | - |
| US Bank (US) | \$4,662,390.76 | | | | | |
| US Bank Payroll (USPAY) | \$2,031,866.50 | Corporate Bonds | 1,000,000.00 | 999,526.67 | 2,391,460.60 | 53,140,175.77 |
| Wells Fargo Bank (WELLS) | \$1,385,043.44 | | | | | |
| Key Bank | \$7,668.09 | | | | | |
| TOTAL | \$23,746,591.37 | TOTAL | \$11,984,797.78 | \$11,983,784.47 | \$3,141,460.60 | \$75,280,175.77 |
| | | | | | | |

GENERAL FUND BALANCE



| | | | | | | | |
|------------|------------|------------|------------|------------|------------|------------|------------|
| Jan-11 | Jan-12 | Jan-13 | Jan-14 | Jan-15 | Jan-16 | Jan-17 | Jan-18 |
| 21,897,000 | 19,242,000 | 22,159,000 | 19,931,000 | 21,185,000 | 20,006,000 | 15,959,000 | 11,748,000 |

City of Idaho Falls
Expenditure Summary
From 2/01/2018 To 2/28/2018

| Fund | Total Expenditure |
|--------------------------|----------------------|
| General Fund | 1,011,518.51 |
| Street Fund | 91,214.98 |
| Recreation Fund | 51,517.74 |
| Library Fund | 145,047.72 |
| EL Public Purpose Fund | 23,095.06 |
| Golf Fund | 61,277.83 |
| Self-Insurance Fund | 61,663.62 |
| Municipal Capital Imp F | 41,095.00 |
| Street Capital Imp Fund | 32,418.31 |
| Water Capital Imp Fund | 2,089.19 |
| Fire Capital Improvement | 3,826.05 |
| ZOO CAPITAL IMPROVEMENT | 3,471.18 |
| Civic Auditorium CIP | 872.78 |
| Airport Fund | 107,705.00 |
| Water Fund | 855,589.33 |
| Sanitation Fund | 8,313.60 |
| Ambulance Fund | 64,736.66 |
| Electric Light Fund | 494,286.25 |
| Wastewater Fund | 98,333.30 |
| Payroll Liability Fund | 3,215,096.27 |
| | 6,373,168.38 |

February 8, 2018 - Unapproved

The City Council of the City of Idaho Falls met in Special Meeting (Idaho Falls Power Board), Thursday, February 8, 2018, at Idaho Falls Power Conference Room, 140 S. Capital, Idaho Falls, Idaho at 1:00 p.m.

Call to Order and Roll Call:

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Shelly Smede
Councilmember Michelle Ziel-Dingman
Councilmember Jim Freeman (departed at 2:53 p.m.)
Councilmember Jim Francis
Councilmember John B. Radford (by telephone until 4:41 p.m.)

Also present:

Jackie Flowers, Idaho Falls Power Director
Bear Prairie, Idaho Falls Power Assistant Manager
Randy Fife, City Attorney
Kathy Hampton, City Clerk (departed at 1:10 p.m.)
Hollie Pettingill, Deputy City Clerk

Mayor Casper called the meeting to order at 1:00 p.m.

Discussion occurred regarding the possibility of moving Power Board meeting to a different time to help accommodate the Council's schedule. A survey will be distributed.

Presentation of Year End Report for FY2017 (Per Financial Stability and Creditworthiness Policy):

Director Flowers presented the Financial Stability and Creditworthiness Policy that was adopted in February 2016. This will be the second time the annual report has been done from this document. The policy covers eight (8) requirements that will be reviewed on an annual basis. Director Flowers and Mr. Prairie reviewed the following with general discussion throughout:

1. Finance: Target Liquidity & Coverage -

The results of operation and financial condition of Idaho Falls Power (IFP), including a report on the liquidity and coverage requirements targeted fund balances established by this policy.

Year-end analysis shows policy calls for minimum of 250 days cash on hand and we have 347. Exceeding requirements of cash on hand targets.

Target Fund Balances

- Policy set initial targets then they are provided in our Cost of Service (COS) which drives our budget process.
 - \$10 Million – Electric Light Fund
 - \$20 Million – Rate Stabilization Fund
 - Fund that allows calculated risk. It allows IFP essentially to self-insure rather than buy higher price electricity without the risk.
 - Clean Audit reports are critical to creditworthiness and counterparty risk, accurate financial data is critical.
 - \$17 Million – Capital Improvement Fund (CIF) initially established as the Transmission and Distribution (T&D) Fund.
 - Adjusts to the target balance for CIF shall be provided for in the annual budget.
 - Capital Fund drawdown was because of planned projects:
 - Commercial customer growth for \$2 Million
 - North Loop \$700,000

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- 15th Street Substation \$1.5 Million
- \$2.5 Million – Weatherization Fund

Fund Balances – October 2017

Power supply costs trigger Power Cost Adjustment (PCA) mechanism: Each utility account bill has a standard customer charge, kilowatt hour rate and the PCA (depending upon the year), which in October 2017 became a credit back to customers, projected more than \$1.3 Million credit back in 2018.

Projected Cost of Service (COS): 2016 vs. actual fund balances = Poor retail and wholesale revenue conditions so there was no PCA credit for FY17 due to no surplus revenue above cost of service.

2017 was opposite of 2016 – Good winter loads and market.

PCA for 2018 is \$1.38 million.

Total Fund Balances: In 2016, COS projected \$42 Million and fund balances went down. In 2017, COS projected \$40 Million, came in at \$43 Million in total fund balances. Cold winter helps sales and good wholesale market.

2016 COS for 2017 Rates: July 2016 looking at 2017 rates. Forecast the amount of funds it draws on. Manage Municipal Equipment Replacement Fund (MERF) in rates and COS. Typically underspend on capital projects that is why COS projects more of a fund drawdown than we would do typically. This is considered when setting rates and fund targets.

Power Cost Adjustment (PCA) Provision. Lesser of the following:

- A. Rate Stabilization Fund balance minus benchmark (\$20 Million)
 - B. Above \$20 Million - Net Power Supply Budget minus Net Power Supply Actual
 - C. Power Supply Revenue Budget minus Power Supply Revenue Actual
- Multiplied by 75% = PCA

Required to give quarterly reports. Q1 and Q2 will be out in April. Typically, do a quick overview and get a sense of how revenues have come in for the quarter. Fiber Revenue is in its own category.

| | | |
|---|------------------------------|---------------------------------|
| Year to Date vs. Budgeted amount for Revenue | Year to Date \$54 Million | Budgeted amount \$47 Million |
|---|------------------------------|---------------------------------|

Fiber Quarterly Report: overall revenues vs. expenses. The revenues have come in greater than the expenses. Discussion about setting up reserve fund to save money for reinvestment into that system. We currently have nine (9) service providers for Fiber Network. More discussion about Fiber in April.

Payment in Lieu of Taxes (PILOT): Director Flowers briefly described. Council adopted a policy and we benchmark against American Public Power Association (APPA) they put data out every two (2) years. We count all cash and in-kind. Council eliminated in-kind contributions, Council wants formula set to know what the cash transfer is, as they want to set the spending priorities through the budget process. Benchmark Revenue Size Class is \$50 – \$100 Million and Third Quartile at 6.6%.

Director Flowers discussed transfer payments to cover various costs associated with general fund support services. Will bring in formulas for the new budget year.

| | | |
|---|-------------|-------------|
| Transfers | Budget | Actual |
| Municipal Services: IT | \$798,101 | \$751,365 |
| Accounting & Auditing | \$68,000 | \$83,683 |
| Municipal Services Billing /Collection | \$1,068,416 | \$1,037,361 |

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| | | |
|-------------------------------|-----------|-------------|
| City General & Administration | \$924,895 | \$1,035,959 |
|-------------------------------|-----------|-------------|

Rocky Mountain Power (RMP) Customer Exchange/Service Territory: State law defines the Electric Service Stability Act (ESSA) which governs service territories and how utilities with common service territory boundaries or overlapping areas work together. Utilities cannot pirate a customer from another utility. New agreement went into effect in October with a five (5) year term with automatic five (5) year renewal. The agreement defines City service territory as the City limits and moves as the City grows. It's an "all or nothing and as-is where-is," five (5) year look back window, to identify services subject to buyout. Director Flowers discussed the Prestwich Estates exchange. This is pending "all or nothing" test. There are four (4) other pending exchange requests.

Update on Continuation Service Territory and Load Changes: Mr. Prairie described the IFP Growth vs. Load Growth Chart. From 2003 to 2008 total number of customers increased but in 2008, the load started declining. This is because of the recession and energy efficiency in his view. Still building more homes but consuming less electricity per home. When you tie this back into retail revenue, if you sell less kilowatt-hour (KWh) then you need to raise the price per KWh to achieve the same revenue requirement to fund operations. From 2008 to 2017, customer growth is 6.36% and loads have declined 4.04%. 2017 had good loads due to cold winter and decent summer.

Mr. Prairie discussed Peak Load from 2010 to current. Peak loads per month are actually dropping at a faster rate than our total load because of efficiency and weatherization. Good to flatten load profile. Summertime peak is growing because of new homes being built with air conditioning becoming a standard installation.

2. Power Supply (PS) and Costs Quarter 4 and Annual review -

Power supply and costs under the Bonneville Power Sales Agreement and other power supply agreements, and a summary of any wholesale power sales or purchase transactions.

- Expenses were -4% from prior year
- Total Revenue for fiscal year \$5.3 Million
- \$-1,871,906 PS Net cost under COS Projection
- \$-6,037,583 PS Net cost under budget
- Big gains were from revenue = good water year and decent market prices during summer months

Net Power Supply Costs History and Bonneville Power Administration (BPA) Costs: Year 2016 was a bad year water wise and wholesale price wise, the Net Power Supply costs jump up high. Drop in 2017 BPA costs reflect bringing the bulbs back to load and lower load forecast. Rising Net PS costs reflect poor wholesale market prices.

Forward Net Power Supply Costs: This is where we pull in different water scenarios. 2018 drop from period report due to hedges and water year being above average. The step increases in two (2) year increments represent the BPA rate increase assumptions. 1934 lowest water year on record. BPA does rate cases every two (2) years which is why we see the 8% rate increase for BPA each year.

Annual MWh Position: Heavy Load and Light Load with average water. Heavy load is from 7 a.m. to 10 p.m. First six (6) hours and last two (2) hours of the day are the light load. This is how wholesale commodity is traded in the market place. Historically heavy load use to be more than light load. Starting to see solar power used throughout the day making heavy load not so valuable. Peak in evening for a few hours when solar is off and heavy load is used. Average Annual Position by Quarter: dropped in 2018, sold off surplus energy. Position by Quarter (Q), Q2 = spring time, loads are down and all hydro's are running. Q3 = summer, loads still down. Q1 & Q4 = winter months flat on heavy load hours.

Forward Hedges: Many transactions are with Shell Energy. Deal with Shell to sell energy and in the event we need back they will schedule that energy back to the City at current market price so it can be placed on our BPA transmission rights. Standard volume in market place is 25 megawatt (MW).

3. Finance/Rates -

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A review of the sufficiency of the current rates for System services, and a report on the operation of the power cost adjustment provision.

Roughly saying Cost of Service Adjustment (COSA) vs. Actuals are in line and accurately covering costs for utility.

4. Power Supply -

The operating results and forecasts for the Bulb Turbine Project and the Gem State Project.

Mr. Prairie reviewed performance from 2010 - 2017. Performance is based on water conditions and some years are higher than average due to drought years.

5. Operation -

The operating condition of the principal facilities of the System, as well as completed and projected renewals, replacements and capital additions and improvements.

Everything looks good from the operations perspective. Mr. Prairie stated insurance was increased in 2015 to match plant values and risks, with updates occurring on an annual basis. There was a \$30 Million total cap. Reworked two (2) years ago looking at true assets of plants and now have \$100 Million for Flood and Earthquake, \$100 Million per plant. Added secondary underwriters for the addition insurance. Idaho Counties Risk Management Program (ICRMP) covers the substations, wires and balance of plant.

Capital Improvement Plan (CIP): Ten (10) year plan and updated annually in advance of budget process. IFP depreciated value is 58% (reduced from 59% 1 year ago). Continue to invest in infrastructure. Director Flowers briefly reviewed IPF CIP 2017 Gem State Project, T&D, Operations, A&G and Fiber.

Line Extension: In 2016, Council defined the line extension waiver process. Budget Projection - \$400,000 FY 2017 collected \$606,780, waived \$27,950.

Transmission Expansion: Will proceed to build 60% of planned expansion including new substation. RMP negotiations continue for joint project with shared capacity 51 RMP/49 IFP. Memorandum of Understanding (MOU) commits both utilities to a March 30 agreement date.

Anticipate we will finance the project through Utah Associated Municipal Power Systems (UAMPS) as a transmission services project:

- UAMPS Project Agreement to be negotiated this year
- RMP coordination
- Estimated \$22 Million project

6. Operation -

The operation staffing level for IFP, any need for additional personnel, and a review of compensation levels and benchmarks for management and key employees.

Director Flowers reviewed high demand jobs, stating skilled tradesman rank as highest demand. She stated 40% of the trade workforce will retire in the next seven (7) years. Potential for 15% retirement in the next five (5) years. She discussed an organizational chart with categories and plans to transition utility employees to a utility compensation schedule based on market value in progress with the Human Resources Department.

Cohesive Utility Compensation Strategy includes:

Utility Scale – one (1) scale for the department based on the market

Council authorized Strategic Plan and authorized implementation in December 2017 (pending Cayenta timing)

-Job Specific Market Index – three (3) year compensation study

-Labor index – cost of labor based on defined market index

-Pay for Performance – use same performance tool as City, review annually

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Public Utility Market Based Compensation Strategy was presented to Council from Human Resources in December 2017. Shows ranking and how it would be weighted for showing the market compensation.

Director Flowers reviewed Generation/Hydro Mechanics and T&D as well as mechanic and line crew risks for turnover and potential gaps in leadership.

Reviewing idea of fiber expansion, time line, and overlap of apprentice program with potential to build a general labor pool as a pre-cursor to the apprentice program. This transition would allow us to start staff in fiber expansion and allow them to become familiar in how IFP works. Laborers could feed into an apprentice program allowing us to double duty those staff and dual purpose the line crews.

Power Supply Bench Depth: Mr. Prairie stated that the Council's decision to remain with Slice product for the duration of the BPA Power Sales Contract led to the need to mitigate risk associated with turnover in key staff positions. The contingency plan is to use The Energy Authority (TEA) to lease software and have now hired one (1) dispatcher to operate. His trading actions alone bring in \$50,000 to \$120,000 a month in certain operating conditions. Continue to have an enhanced contract with TEA to help him manage the Slice product. IFP budgeted \$1.3 Million in this year's budget in the event IFP had to rely fully on TEA services for operations on the slice product in the event of key staff leaving.

7. Operation –

IFP's compliance with applicable legal, regulatory and contractual requirements.

Dam License (through Federal Energy Regulatory Commission (FERC)) and Reliability Standards were reviewed. It was noted that IFP is at the ten (10) year mark for relicensing and plan to obtain through professional services an engineer to help map out relicensing. 2017 was midpoint for reliability standard audits, the utility is conducting self-audits. Cybersecurity standards are an ever growing area of focus with continued annual staff training. New version of Critical Infrastructure Protection (CIP) with 11 standards and 50 requirements that Director Flowers has to sign off on each year including reviewing all areas that have increased firewall/security measures both in cybersecurity and physically.

Peer to Peer Safety Initiative: Working hard to improve safety culture, practices and awareness. Rubber glove training that got approved will happen in May. Refresh and improve entire yard on safety (gloves & sleeves while in yard). Good progress is being made.

Workers Comp Claims: Last fiscal year, three (3) comp claims in utilities vs. the City's 126 claims. IFP claims cost just shy of \$60,000 vs. City's \$911,000.

FY2018 Budget:

FY2018 Budget - no discussion at this time.

Power Supply:

Cost of Service:

It was moved by Councilmember Jim Francis, seconded by Councilmember Dingman to postpone Power Supply and Cost of Service discussion due to time constraints. Roll call as follows: Aye – Councilmembers Dingman, Radford, Francis, Smede, Hally. Nay – none. Motion carried.

Carbon Free Power Project (CFPP):

Director Flowers reviewed the CFPP pursued by UAMPS. The project has three (3) legs: Energy Efficiency, Distributed Generation, and Small Modular Reactor (SMR). Coal plants are nearing the end of their life cycle and being replaced with carbon-free baseload supply. Director Flowers went through the preliminary CFPP project schedule. UAMPS got the Site Use Permit from Idaho National Laboratory (INL) for approval to locate on the INL which will terminate unless extended or terminated by February 16, 2125. The 99-year term commences upon commercial operation date of the first nuclear module to decommissioning. The project is discussing needed seismic

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reports and studies with INL and working to assess and acquire water rights. UAMPS is currently soliciting members to complete Phase 1, which is the site selection, and prepare the Nuclear Regulatory Commission (NRC) application with off-ramps associated with progressing to construction. Satellite view of three (3) proposed construction sites where shown. PacifiCorp has the project on the radar for transmission planning but have not started any studies yet.

Mayor Casper mentioned that on the GAM chart the Fluor logo shown is Fluor acting as owner of NuScale not Fluor acting as Site Cleanup Contractor.

A Development Agreement between UAMPS, Fluor and NuScale with the primary intent to buy down the risk to UAMPS members of first in-kind technology, cost, and the cost uncertainty. They have engineered estimates that get refined as they progress through the design certification process. Refined estimates support the ability to maintain the target cost of \$65/megawatt-hour (MWH), which is required in the economic competitiveness test as it is the ultimate off-ramp for UAMPS, with 100% of Phase 1 reimbursable.

Director Flowers briefly went over Waste Management: Nuclear fuel produced in the last 40 years if stacked end to end in a football field, would cover the field to a depth of less than 25 feet. Coal ash stacked end to end would be 300 miles high.

Power Sales Contracts (PSC's) for the CFPP are similar to the power sales contracts for UAMPS' other generating projects. The PSCs have been drafted. We will be assigned an entitlement share based on our expressed interest in 10 MW. Director Flowers reviewed the basic contract terms that support project operations and financing, with complete and comprehensive decision-making authority over the project and actions to be taken by UAMPS. The target date of PSCs April 1, 2018. IFP needs to schedule CFPP meeting, Mayor's Office will send out Survey Monkey with potential dates to determine when everyone can meet.

Mayor Casper discussed that Dana Kirkham would also like to meet with representatives from UAMPS and NuScale in a regional setting, hopes are that this can be coordinated with the IFP meeting to make scheduling easier with UAMPS.

Mr. Prairie discussed SMR pricing with 10 MW and 15 MW. The \$65 SMR cost and the % impact on rates (10MW SMR) for years 2025 – 2028.

There being no further business it was moved by Councilmember Hally, seconded by Councilmember Dingman, to adjourn the meeting at 5:00 p.m. which motion passed following a unanimous vote.

DEPUTY CITY CLERK

MAYOR

March 5, 2018 - Unapproved

The City Council of the City of Idaho Falls met in Special Meeting (Council Work Session), Monday, March 5, 2018, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

Call to Order and Roll Call:

There were present:

Councilmember Thomas Hally
Councilmember Shelly Smede
Councilmember Michelle Ziel-Dingman
Councilmember Jim Freeman
Councilmember Jim Francis
Councilmember John Radford (arrived at 3:06 p.m.)

Absent:

Mayor Rebecca L. Noah Casper

Also present:

Pamela Alexander, Municipal Services Director
Dana Briggs, Economic Development Coordinator
Brad Cramer, Community Development Services Director
Kerry Beutler, Community Development Services Assistant Director
Jackie Flowers, Idaho Falls Power Director
Chris Fredericksen, Public Works Director
Randy Fife, City Attorney
Kerry Hammon, Public Information Officer
Kathy Hampton, City Clerk

Mayor Pro Tem Hally called the meeting to order at 3:01 p.m. with the following:

Calendar, Announcements and Reports:

March 7, Public Power Governance Webinar; Idaho Transportation Department (ITD) District Stakeholder Meeting; and ITD Public Meeting
March 8, Idaho Falls Power (IFP) Board Meeting; Real Heroes Event; and City Council Meeting
March 9, City Training Tour
March 15, Chamber of Commerce Advocacy Committee Meeting; and Idaho Falls City Club

Liaison Reports and Concerns:

Councilmember Francis stated Fire Ops 101 will tentatively be held in April, this includes participation of the elected officials to participate in a fire situation. An open house will be forthcoming for the new Idaho Falls Fire Department (IFFD) recruits. Councilmember Francis also stated Human Resources will be holding supervisory training for Performance Appraisal Conversations (PAC) on March 27-29.

Councilmember Freeman stated he has received the priority assessments from the Idaho Falls Police Department (IFPD). There will also be a future meeting regarding the Fraternal Order of the Police (FOP) union issue.

Mayor Pro Tem Hally stated IFPD Chief Johnson will be participating on a panel related to sex trafficking. He also stated the Human Resources Department is working on a policy guide related to police duties.

Councilmember Dingman stated work is continuing with the Parks and Recreation (P&R) agreements. She noted the next Bonneville Metropolitan Planning Organization (BMPO) meeting will be held on March 21.

Mayor Pro Tem Hally stated the international president of Rotary will be in Idaho Falls in April with anticipated discussion regarding Heritage Park.

Councilmember Smede stated conversation is occurring regarding the redevelopment in the area south of Broadway and north of Panchari Drive. She indicated this historical area has caused concerns to the residents, including interest in street paving and development of sidewalks and gutters. Councilmember Smede also indicated the Library Board is making progress with Bonneville County.

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Councilmember Radford reminded the Council that the March 8 IFP Board Meeting will be held at 7:00 a.m. He indicated Logan, Utah is exploring options of the Small Modular Reactor (SMR).

Travel Policy Discussion:

Director Alexander stated she has been working on the Travel Policy for approximately two (2) years with several discussions, reviews, and input from department directors. She is attempting to resolve issues regarding: use of City-issued credit cards, submittal of receipts, and, the most economical vehicle rate. Director Alexander stated the previous policy, effective in 2007, was maintained by the Municipal Services Department and was more of an administrative-nature policy. She briefly reviewed the Sales Tax Exemption on the Lodging Accommodations form(s) and noted the mileage rate has been updated per the Internal Revenue Services (IRS) standards. Director Alexander stated the incorporation of a credit card allowed flexibility for each department to initiate and manage their own travel arrangements which would help reduce the cash transactions. The credit cards are not tied to employee personal records as the cards are issued through a City account. Director Alexander also stated the previous policy did not require receipts for per diem and travel advance was used. She believes because there was no consistency within departments, this policy provided specific guidelines for travel and use of City tax payer funds. She indicated the use of credit cards reduced staff time and allowed reconciliation of receipts although there was department concern for the length of time to reconcile receipts. Director Alexander indicated the credit cards are working well for most employees although there can be difficulty chasing down credit card receipts. She also indicated there is an overwhelming preference to go back to per diem. Director Alexander stated if a personal vehicle is being used, the preference is to use the rental car mileage rate. Brief discussion followed regarding vehicle use. Director Alexander stated a hybrid method of credit card use for reservations, cash for per diem, and reimbursement of the most economical rate for personal vehicles could be utilized. Mayor Pro Tem Hally believes a hybrid method may be the best option as the decision should be made by the employee, not the department director. He also believes due to personal names listed on the credit card, this card may still affect individual credit scores. Councilmember Freeman believes ongoing training needs to occur for consistency. Councilmember Radford is in favor of per diem. He also wants to ensure the lack of a receipt will not cause a liability issue. He believes a portion of the IRS vehicle rate is for wear and tear on a personal vehicle. Councilmember Dingman stated she was unaware of the rental car option. Councilmember Francis does not want travel to be a burden although he believes there is a responsibility for public money. He is in favor of a hybrid method. Councilmember Smede believes there are administrative costs to compile and reconcile receipts. Director Alexander stated the per diem rate(s) apply to the travel location. Following additional discussion there was consensus of a hybrid model to use the credit card for reservations, per diem for meals, and the vehicle rate would be reimbursed on the IRS rate although a rental car should be used if possible. Follow-up discussion of this item will occur at a future Work Session.

Mayor Pro Tem Hally stated there is a conflict with Idaho Consumer Owned Utilities Association (ICUA) meeting and the regular Council Meeting on July 26. There was consensus to move the Council Meeting to August 2. Director Alexander stated there is also conflict with ICUA and the proposed budget sessions. She indicated authorization to publish the tentative budget and proposed fees would be required at the August 2 Council Meeting for timely publication on August 5.

Economic Development:

Ms. Briggs stated the Economic Development Coordinator position was created in August 2015, Regional Economic Development Eastern Idaho (REDI) was formed shortly thereafter. The major cities in the region are members of REDI. She indicated REDI is privately and publically funded, the City contributes \$60,000 annually, which is based on population. She also indicated she works with REDI in a collaborative partnership. Ms. Briggs reviewed the following:

- Population comparison for the previous twenty (20) years
- Population growth rates for the previous twenty (20) years
- Median household income for the previous twenty (20) years
- Average total labor force for the previous twenty (20) years
- District 91 Bond History/School district enrollment, including enrollment numbers and tax information

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- Surrounding School District total tax rates (for FY2017 only)
- City of Idaho Falls Net Taxable Value for the previous ten (10) years
- City of Idaho Falls General Fund since 2001

Ms. Briggs stated economic development can also be tracked in the TRAKiT software system. The City does not currently have a general business license although additional conversation will need to occur regarding this matter as relocation of businesses has been a concern for the IFFD for safety reasons. Ms. Briggs reviewed the Request for Information (RFI) forms, which include vacant land sites, utilities, water/sewer provider, electric provider, natural gas provider, and, miscellaneous. Councilmember Radford prefers to hear from business owners, large and small, to listen to their concerns, feedback, and challenges. General discussion and comments followed. Ms. Briggs noted the health care sector is largely expanding as the City is one of the regional hubs for health care. Ms. Briggs identified her areas of focus as: business retention and expansion; new business development; workforce development; City processes; and, tourism and quality of life. She indicated she is currently working on a variety of projects within a variety of City departments, local, and State entities.

Electric Line Extension Fee Waiver Briefing and Discussion:

Director Cramer stated a specific request has been received from Jackson Hole Junction (JHJ) to amend the current electric line extension map. Director Flowers reviewed the history of the electric line extension fee waiver policy, which began in 2014. She stated the inventory process has been occurring for approximately seven (7) years including identifying each work order with the associated material and labor costs to ensure the costs were appropriate. The objective was to ensure no customer classification was subsidizing any other customer classification. The line extension fees were then incorporated. Residential development has been based on a per lot fee. Commercial development varies substantially. Director Flowers stated material and labor costs are typically about equal. Of the equipment charges, approximately 50-60% of those costs are for transformers. In 2015 discussion with developers occurred including incentive redevelopment or infill development and the fee waiver policy. She indicated since going live with the fee waiver and map policy in January 2016, there have been 52 developments, seven (7) waivers have been granted, five (5) of which were full waivers. The typical waiver for material and labor is approximately \$22,000. Of those 52 developments, 45 developers have paid the line extension fees, totally more than \$1m, which were not paid for by existing customers. Director Flowers stated lengthy discussion occurred regarding finding the balance of rate payers and developers. She indicated there is no other utility that will extend the infrastructure at no cost. Councilmember Radford stated the map was specific to the waiver ability. Mayor Pro Tem Hally stated redevelopment areas are normally twenty (20) years, noting JHJ was compromised to thirteen (13) years. He questioned if any part of the electric development could go against the \$4m cap. Director Cramer indicated public infrastructure within an Urban Renewal District is eligible for reimbursement through the tax increment financing. Some electrical fees, those which would serve the community, would qualify as reimbursable, those which would serve a specific property, would not qualify as reimbursable. Director Cramer reviewed City Code 8-5-31. He indicated there were concerns with the original intent of the code, therefore the resolution and map were created to determine urban renewal districts, redevelopment areas, and infill sites. He noted, per the resolution, the map would be reviewed on an annual basis for any adjustments. Director Cramer stated the current request is to amend the map to include JHJ as an eligible location for the fee waiver, and, to waive the fees. He indicated the JHJ fee waiver request = \$215,070.19. Director Cramer believes the map could be adjusted. Mayor Pro Tem Hally questioned the underground utilities and the basalt issues. Director Flowers reviewed the utility infrastructure. She indicated the quote is for infrastructure on the project. Councilmember Smede believes the precedent of development needs to be considered. Councilmember Dingman believes the history of the ordinance is important and there were specific reasons for the map. She does not believe modifications are needed at this time. She indicated extension fee waivers were created for redevelopment of small parcels in less desirable locations and believes infill was the intent of the ordinance. She supports the ordinance as is. Councilmember Dingman stated the ratepayers are paying for these fee waivers and caution should be exercised when granting the waivers. She believes this is the cost of doing business. She indicated she would consider adding underdeveloped areas but she is not in support of adding JHJ to the map. Councilmember Francis believes the policy should not be amended for convenience. Councilmember Smede concurred. Councilmember Freeman questioned if any developer was caught in the middle of the fee waiver policy. Director Flowers stated all developers at that time applied to the policy at that time. After brief comments, there was consensus of the Council to leave the policy intact although the map should be reviewed in the near future.

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Floodplain Management Information:

Director Cramer stated the Idaho Department of Water Resources (IDWR) recently conducted an audit of the City's Floodplain Management Policies and Ordinances with favorable findings, with the exception of the Flood Control Ordinance which is out of date. The ordinance needs to be updated and approved prior to May 31, 2018. The updated ordinance is currently in the review process and will be included on a future Council Meeting agenda. Director Cramer stated Mr. Beutler is the Floodplain Administrator for the City. Mr. Beutler stated the floodplain is mainly the Snake River and is not a time consuming issue for the City. Director Cramer stated in the rare case of development within the floodplain, there should not be an obstruction created for water backup. He noted the floodplain has been included in the City Geographic Information System (GIS).

Area of Impact Discussion, Part II:

Director Cramer briefly reviewed the previous Area of Impact (AOI) discussion from the February 20 Work Session and indicated the Council needs to be in agreement with the map and policy. There were no concerns with the map and proposed boundaries. Director Cramer reviewed amendments to the AOI including the reduction of the City's Comprehensive Map and the existing land uses. He stated the City/Bonneville County standards within the subdivision ordinance will not be reviewed until the utility services policy has been completed. He believes the amendments to annexations is favorable as it addresses eligible properties. He also believes amendments to the City review is favorable as the City would have a full review based on standards adopted by Bonneville County. Director Cramer indicated the policy states the Planning and Zoning Commissions agree to meet annually, or as needed, to discuss the AOI and growth issues. He believes these changes will be a benefit to the City. Director Cramer reviewed the utility extensions in the proposed policy. He questioned if the current 250 parcels within the AOI should be addressed prior to other utility extensions. General comments followed. Director Cramer briefly reviewed Category A and Category B annexations. He stated if a property is not contiguous and wants utilities, the property cannot currently annex. It was noted the Local Improvement District (LID) taxation cannot occur until annexation. Director Cramer believes extending utilities is a way to promote development where utility does not already exist. Councilmember Smede believes the 250 parcels need to be a priority. Director Cramer stated the Councilmembers will need to meet jointly with the Bonneville County elected officials as part of the AOI process. He believes the County will oppose removing the utility extension from the AOI language although he also believes the County will be supportive of the City addressing the 250 parcels. Following brief discussion there was consensus to remove the utility extension section from the AOI language.

There being no further business, it was moved by Councilmember Freeman, seconded by Councilmember Smede, to adjourn the meeting at 5:34 p.m.

CITY CLERK

MAYOR

March 8, 2018 - Unapproved

The City Council of the City of Idaho Falls met in Special Meeting (Idaho Falls Power Board), Thursday, March 8, 2018, at Idaho Falls Power Conference Room, 140 S. Capital, Idaho Falls, Idaho at 7:00 a.m.

Call to Order, Roll Call, and Announcements:

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Shelly Smede (departed at 11:00 a.m.)
Councilmember Jim Francis
Councilmember Jim Freeman
Councilmember Michelle Ziel-Dingman (departed at 10:15 a.m.)
Councilmember John Radford

Also present:

Richard Malloy, Engineering & Compliance Manager
Randy Westergard, Transmission & Distribution Superintendent
Jim Watters, Substation Foreman
Brandon Lerwill, Crew Foreman
Jeff Trimble, Crew Foreman
Terry Bodily, Crew Foreman
Mark Reed, Generation Superintendent
Wid Ritchie, Energy Products and Services Manager
Joelyn Hansen, Customer Service Relations
Bobbi Wilhelm, Energy Analyst
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper noted the Idaho Falls Power (IFP) leadership team is presenting the agenda items due to the absence of IFP Director Jackie Flowers and IFP Assistant Manager Bear Prairie. She reminded the Council of the Utah Associated Municipal Power Systems (UAMPS) Special Meeting to be held on March 29.

Mayor Casper stated she recently attended an American Public Power Association (APPA) Legislative Rally. She briefly reviewed cell pole attachment discussion as well as State officials' discussion. She also stated she recently attended a Nuclear Energy Conference regarding Small Modular Reactors (SMR) and policy issues. A conference in Idaho Falls regarding SMRs will be forthcoming.

Engineering Overview:

Mr. Malloy stated the Engineering staff includes two (2) electrical engineers and four (4) design technicians. He reviewed their major engineering functions. He also stated approximately 95% of engineering duties are performed in-house. Mr. Malloy noted that IFP can lose power to two (2) substations and still maintain adequate power to the City. He also noted the development of specifications for power equipment to be purchased by the City is now being handled in-house. Mr. Malloy briefly reviewed the Old Lower plant rehabilitation project stating the total project cost = \$7.2m, this amount was less than \$400k from the original budget. He indicated the 15th Street Substation is currently being rehabilitated, with a projected cost of \$1.276m. He also indicated the Templeview Substation is at end of life, it is anticipated to be decommissioned once the Paine substation is constructed. Mr. Malloy reviewed the 12.5kv one-line switches, a tool created for dispatchers. He also reviewed a sample process overview of new development performed by the engineering staff. He indicated IFP has received accolades for the timeframe of new development.

Mr. Malloy recognized the three (3) facility Services staff and reviewed their major functions. He noted additional bins have been purchased to manage the recycling program (scrap metals) amounting to >\$25k annually. Mr. Malloy reviewed a sample process overview of work order management performed by the facility services staff. He noted there is a very regimented process to ensure accuracy and requirements.

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Mr. Malloy reviewed the future system open line within Capital Improvement Planning (CIP), stating there is a 5 year; 10 year; 20 year; and TBD (To Be Determined) plan. Inputs to capital planning include: studies; load growth; age of infrastructure; outage information; inspections and analyses (pole testing, oil sampling); regulatory inputs; emerging technologies; budget and priorities; and, large commercial projects. Capital projects are tracked by estimated cost, estimated labor, project manager, completion status, priority, date placed into CIP, and, revenue offset. Once the tracking is finalized, the project will be considered within the IFP budget.

Mr. Malloy reviewed the Service Policy Overview. Notable changes to the Service Policy include: primary and secondary conduit locations in the block out of a single phase pad mount transformer; and, residential service upgrades which must comport to City Code. Brief discussion followed. Mr. Malloy noted changes to the policy will not affect developers. Request for approval of the Service Policy changes will be included on the March 8, Council Meeting agenda.

Mr. Malloy reviewed Federal Energy Regulatory Commission (FERC) reliability standards overview:

- Mandated by the Federal Power Act of 2005 for protection of the Bulk Electric System (BEC), standards were enforceable in 2007
- Standards or operating rules that are applicable to utilities based upon registered category thresholds
- 28 standards with 208 requirements applicable to IFP requiring policies, prescriptive actions and reporting, periodic training, delegation agreements and an internal compliance program
- Audited for compliance every six (6) years (this may change)
- Violations can result in \$1m per day penalties

Mr. Malloy reviewed liability standards requirements indicating all requirements must be followed to the letter. The procedures to follow updated standards are included in the IFP Policy and Procedure Manual. Mr. Malloy indicated reliability standards is a dynamic environment:

- Most standards are in their multiple iteration
- Defines violation risk factors and severity levels
- Three (3) layers of regulatory commissions
- Defines compromises of the BES; risk-based registration
- Cyber and physical security

Mr. Malloy reviewed the regional entity and balancing authority maps.

Transmission and Distribution Overview:

Mr. Westergard stated Transmission and Distribution staff includes three (3) line crews (four (4) linemen per crew with one (1) floater), one (1) substation crew, and a contract with Davey Tree Surgery Company for line clearance projects. Customers include - 7 Industrial, 3,832 Commercial, and 23,684 Residential. Transmission includes - 14.64 miles of 161 kV conductor, 22.57 miles of 46 kV conductor, and 11 substations. Mr. Westergard briefly reviewed the substation locations. Distribution includes 36 circuits; 12.5 kV underground – 228.25 miles and 4,053 transformers; 12.5 kV overhead – 233.16 miles and 3,359 transformers; 11,264 power and street light poles; and 353 security lights. Mr. Westergard reviewed the distribution map noting the kV lines. He also noted the 4 kV substations are no longer in use.

Mr. Westergard reviewed recent system upgrades including changeout of streetlights, reconductoring of buried conductor, rebuild of overhead power distribution poles and conductor, and substantial upgrades to six (6) substations. Brief discussion followed regarding street lights and poles.

Mr. Westergard reviewed improvements planned for the upcoming year including two (2) new 12.5 kV circuits from Westside Substation, one (1) additional 12.5 kV circuit from the 15th Street Substation, dedicated circuit for the Idaho National Laboratory (INL), Milligan Substation relay and breaker upgrades, and extension of 12.5 kV circuit south of Sand Creek to Sandy Downs. Brief discussion followed regarding the archery range in close proximity to Sandy Downs.

Mr. Westergard reviewed equipment located in the geographic information system (GIS) and recent projects. It was noted projects are performed while power is active (hot). Brief discussion followed regarding lineman safety training. Mr. Westergard believes the recently approved Rubber Glove Certification training with Northwest Lineman College will be beneficial. He noted all trades personnel within IFP are included in the International Brotherhood of Electrical Workers (IBEW) Union Contract.

The Council expressed their appreciation to the linemen.

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Generation Overview:

Mr. Reed stated Generation staff includes two (2) foreman, four (4) electricians, five (5) hydro mechanics, and two (2) apprentice hydro mechanics.

Mr. Reed stated there are three (3) bulb turbine plants including the Upper Plant, Lower Plant, and City Plant. He briefly reviewed the history of the bulb turbine project. He stated maintenance is performed on a regular basis and is intentionally scheduled to minimize any power outage. The combined output of the bulb turbine plants is equal to Gem State Power Plant.

Mr. Reed reviewed the history of Old Lower Plant stating the Teton Dam Flood in 1976 almost completely destroyed other generation owned by the City, but the Old Lower Plant site received little to no damage. Due to an electrical fault of the transformer in 2011, a complete overhaul was commenced and completed in 2016. Total cost of project was \$7.2m.

Mr. Reed reviewed the history of Gem State Hydroelectric. Construction began in 1985 and was completed in 1988. In 1985 IFP entered into a Power Sales Contract with Rocky Mountain Power (RMP) granting 39% of energy to RMP. RMP pays pro rata share of costs. This Power Sales Contract will be discussed in the near future. Mr. Reed stated Gem State rewind will be required in the future. He noted the Gem State Hydroelectric plant assists with water release from Palisades Dam.

Mr. Reed reviewed the Dam Safety, FERC Inspections (annual inspections and Gem State inspections); Emergency Action Plan (EAP) for Gem State (annual test and five-year table top/functional exercise); Potential Failure Modes Analysis; and the ten-year process for FERC relicensing.

Mr. Reed briefly reviewed solar energy stating the IFP Administration Building contains a roof top solar project. He also briefly reviewed the Horse Butte Wind Project (HBW), the first wind farm to be built by Utah Association Municipal Power Systems (UAMPS). IFP has a power purchase agreement with UAMPS to purchase output from HBW. Electricity generated at HBW goes directly to power providers in Utah, Idaho, Nevada, Wyoming, and California.

Mr. Reed reviewed traffic signalization stating IFP operates and maintains all 77 signalized traffic intersections. 50 of those intersections are City owned, 27 belong to the State/Idaho Transportation Department (ITD). This State contract is currently under review for update and revision. Engineering of traffic systems is performed by the Public Works Department. Brief discussion followed including the recent removal of several traffic signals and the warranted changes to signalization. Mr. Reed indicated all City intersections are connected to City fiber and are controlled from a centralized computer-based system located at IFP. Future discussion may need to occur regarding public safety emergencies at traffic signals.

Mr. Reed indicated discussion of the Generation budget will be forthcoming.

Energy Services Overview:

Mr. Ritchie stated the Energy Services Department includes Customer Service, Marketing, Communications, Energy Efficiency, and New Technology. Energy Services staff includes one (1) Energy Specialist, one (1) Energy Analyst, one (1) Customer Relations Supervisor, one (1) Energy Service Assistant, and four (4) Energy Service Representatives.

Mr. Ritchie reviewed customer services tasks: front desk service, 24/7 call center, energy consultations, power quality investigation, and power theft investigation.

Mr. Ritchie stated public relations include plant tours, education and outreach, community events, youth rally, sponsorships, and energy audits - commercial and residential. Customer communications include newsletters (quarterly and bi-monthly E newsletter), annual report, bill messages, social media, surveys, web portal, and tours. Advertising include traditional media, social media, energy efficiency programs, fiber, public safety awareness, and benefits of public power. Mr. Ritchie indicated the Energy Efficiency Program, which began as the Northwest Power Act of 1980, has operated continuously since 1982. This program began with Bonneville Power Administration (BPA) rebate programs and averages 2m kWh savings for customers each year. He briefly reviewed BPA flow of funding and resources for the program.

Mr. Ritchie reviewed past and present programs including weatherization (average cost for installed measures = \$3,500), Energy Star appliances (has moved to tier rating), ductless heat pumps (option for zonal heat customers), commercial and industrial (audits have been performed on City facilities), commercial lighting (20 City buildings have saved \$33,000/year, light-emitting diodes (LEDs) are additional cost savings), incentives (rebates for up 50%

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of project cost) and loan program (including eligibility, procedures, terms and fund). Mr. Ritchie stated future programs include support of cutting edge technologies, customer and utility benefits, integrated services, rate incentives, home battery storage, and demand response.

Ms. Hansen reviewed customer relations goals/objectives. Mayor Casper indicated these goals/objectives were generated through the Strategic Planning process. Ms. Hansen stated the approach to customer relations includes customer communications, education, customer service, and marketing/advertising. She briefly reviewed each approach.

Ms. Wilhelm reviewed the Customer Satisfaction Survey stating the survey was conducted to understand overall satisfaction, community members' experience, and desired level of communications. She briefly reviewed past, current, and future survey categories including survey firm, questions/design, data acquisition, reporting method, benchmarking, and other interests. She also reviewed changes which will occur within each category for current and future surveys. Key projects members for the survey include Mr. Ritchie, Ms. Wilhelm, Shawn Bodmann, Samuel Harms, and Mimi Goldberg. Ms. Wilhelm briefly reviewed the low-income analysis including statistics of low income versus high income, space heat type of low income versus high income, low income census block statistics versus highest income census block, basic profile of customers who have a difficult time paying their bill, payment assistance (Low Income Home Energy Assistance Program (LIHEAP) and Project HELP), and changes based on data.

Ms. Hansen noted public events will be occurring in the near future to celebrate the 30th year of service of the Gem State Hydroelectric plant.

There being no further business, the meeting adjourned at 11:24 a.m.

CITY CLERK

MAYOR

March 8, 2018 - Unapproved

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, March 8, 2018, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 p.m.

Call to Order:

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Jim Francis
Councilmember Jim Freeman
Councilmember John Radford (by telephone)
Councilmember Shelly Smede
Councilmember Michelle Ziel-Dingman

Also present:

Randy Fife, City Attorney
Kathy Hampton, City Clerk
All available department directors

Pledge of Allegiance:

Mayor Casper invited Ethan Campbell, a student at Eagle Rock Middle School and Boy Scout Troop #337, to lead those present in the Pledge of Allegiance. Mayor Casper noted Ethan is a grandson of former Mayor Tom Campbell.

Public Comment:

Mayor Casper requested any public comment not related to items on the agenda or noticed for a public hearing. No one appeared.

Consent Agenda:

Municipal Services requested approval of Bid IF-18-06, Replacement Salt/Sander Trucks for Public Works; Bid IF-18-04, Replacement Side Load Refuse Container Trucks for Public Works; and, Information Technology Annual Network Storage and License Plan Purchases.

The City Clerk requested approval of minutes from the February 20, 2018 Council Work Session and Executive Session, and February 22, 2018 Council Meeting; and, license applications, all carrying the required approvals

It was moved by Councilmember Dingman, seconded by Councilmember Freeman, to accept all items on the Consent Agenda. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Regular Agenda:

Public Works

Subject: Local Highway Technical Assistance Council Agreement for Children Pedestrian and Safety Program Grant

For consideration is an agreement with the Local Highway Technical Assistance Council (LHTAC) for the use of grant funds to construct sidewalk improvements along Riverside Drive, Science Center Drive and Anderson Street.

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These improvements are intended to provide better non-motorized access to the river walkway and Bush Elementary. The proposed grant is for \$240,000.

Councilmember Francis stated this connection is part of the community connectivity. This project is at no cost to the City and is estimated to be completed by summer 2018.

It was moved by Councilmember Francis, seconded by Councilmember Freeman, to accept or approve the Local Highway Technical Assistance Council Agreement and authorize the Mayor and City Clerk to execute the necessary documents to implement this agreement. Roll call as follows: Aye – Councilmembers Smede, Hally, Dingman, Radford, Freeman, Francis. Nay – none. Motion carried.

Subject: Right-of-Way Vacation – Briggs Street

As earlier authorized, the City Attorney has prepared the attached documents to vacate a public street known as Briggs Street, described as Lots 1-18 and Lots 29-46, Block 8 of the Mayflower Addition. The purpose of the vacation is to accommodate a proposed building remodel.

Councilmember Freeman stated this property is located between BMC and Wackerli and is currently a dead end street. He indicated Wackerli will be expanding their business.

It was moved by Councilmember Freeman, seconded by Councilmember Francis, to approve the Ordinance vacating a portion of a public street known as Briggs Street, described as Lots 1-18 and Lots 29-46, Block 8 of the Mayflower Addition, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Hally, Francis, Radford, Dingman, Smede, Freeman. Nay – none. Motion carried.

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

ORDINANCE NO. 3159

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF A PUBLIC STREET LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED STREET SHALL VEST AS SPECIFIED IN SECTION 2 OF THIS ORDINANCE; RESERVING TO THE CITY A PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT AS DESCRIBED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Subject: Easement Vacation – Mountain View Hospital

As earlier authorized, the City Attorney has prepared the attached documents to vacate a utility easement on Lot 4 Block 5, First Amended Plat of Channing Way Addition, Division No. 5 owned by MPT Hospital, LLC. MPT is deeding a new replacement utility easement in an alternate location on the property.

Councilmember Freeman stated Mountain View Hospital will be expanding their business.

It was moved by Councilmember Freeman, seconded by Councilmember Francis, to approve the Ordinance vacating a utility easement on Lot 4 Block 5, First Amended Plat of Channing Way Addition, Division No. 5, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Freeman, Radford, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

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

ORDINANCE NO. 3160

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

Mr. Fife stated the ordinance title contained an error and should read 'Section 2' instead of 'Section 3'. There was consensus of the Council to allow the City Clerk to make the necessary change.

Parks and Recreation

Subject: Rodeo Producer Agreement Mo Betta Rodeo

The Parks and Recreation Department respectfully requests authorization to enter into an agreement with Mo Betta Rodeo, Inc. in the amount of \$82,050.00 plus lodging for five (5) nights for the rodeo production crew members. This contract has a one (1) year term.

Councilmember Dingman stated the War Bonnet Roundup Rodeo will be held in August. The City is entering its 108th year of the rodeo. The agreement amount is approximately 30% of the total rodeo budget. Councilmember Dingman reviewed the minor changes included with the partnership agreement. She noted a typo on Page 2, Section 3, within the agreement.

It was moved by Councilmember Dingman, seconded by Councilmember Smede, to approve the agreement with Mo Betta Rodeo, Inc., changing Section 2, Item 3, to read Three Hundred Dollars, in the amount of \$82,050.00 plus lodging, and authorize the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Hally, Radford, Francis, Dingman, Smede, Freeman, Hally. Nay – none. Motion carried.

Subject: Idaho Falls Zoo Concession Agreement

For consideration is the Idaho Falls Zoo Concession Agreement with MLC Taylor Services, LLC. This food and beverage concession agreement has a one (1) year term.

Councilmember Dingman stated the long-time zoo concessionaire has retired. MLC Taylor is the concessionaire for the three (3) City golf courses. She noted a vending option is included in the agreement. She also noted a change on Page 6, Section 10, which should read 'Zoo' instead of 'Golf'.

It was moved by Councilmember Dingman, seconded by Councilmember Smede, to approve the Idaho Falls Zoo Concession agreement with the change in Section 10, Page 6 to change the word from Golf to Zoo, with MLC Taylor Services, LLC, and authorize the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Idaho Falls Power

Subject: Approve Granting an Easement to Rocky Mountain Power

For consideration is a proposed easement to Rocky Mountain Power for an overhead power line crossing city property in the vicinity to serve the Verizon tower located on property adjacent to city property near the Upper Power Plant.

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Councilmember Hally stated Verizon received approval from Bonneville County to construct the tower. It was then determined the City owned the road, not the County.

It was moved by Councilmember Hally, seconded by Councilmember Freeman, to grant the easement to Rocky Mountain Power and authorize the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

Subject: Resolution Amending the Idaho Falls Power Service Policy

For consideration is a resolution adopting modifications to the Idaho Falls Power Service Policy. The revisions incorporate language related to conduit installation requirements, changes to primary and secondary conduit locations, and clarification of requirements for residential service upgrades.

Councilmember Hally stated this item was discussed at the March 8 Idaho Falls Power (IFP) Board Meeting. He noted IFP does not intend to provide commercial services to residential areas.

It was moved by Councilmember Hally, seconded by Councilmember Dingman, to approve the Resolution adopting modifications to the Idaho Falls Power Service Policy, and authorize the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Radford, Freeman, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

RESOLUTION NO. 2018-03

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING THE IDAHO FALLS POWER SERVICE POLICY (2018) AS MODIFIED, AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Community Development Services

Subject: Public Hearing - Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, Brookside Divisions No. 5 and 6

For consideration is the application for annexation and initial zoning of R1, Annexation and Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for Brookside Divisions 5 and 6. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

Mayor Casper opened the public hearing.

Community Development Services Assistant Director Kerry Beutler appeared with the following:

Slide 1 – Property under consideration in current zoning location

Slide 2 – Comprehensive Plan of the Future Land Use Map

Slide 3 – Aerial photo of property under consideration

Slide 4 – Additional aerial photo of property under consideration

Slide 5 – Photo looking southwest from Revere Drive

Slide 6 – Photo looking north from end of Sutter Lane

Assistant Director Beutler stated this property is currently undeveloped and vacant.

Mayor Casper ordered all items and information be entered into the record.

Mayor Casper requested any public comment.

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Daryl Kofoed, Idaho Falls, appeared. Mr. Kofoed reiterated Assistant Director Beutler's statements. He indicated there is infill of the similar type housing on both sides of the property. He also indicated there is collaboration between the two developers.

Mayor Casper closed the public hearing.

Councilmember Smede referred to a recent newspaper article indicating housing is low in the community. She believes the opportunity to annex this number of acres is a good opportunity. Councilmember Smede believes this item fits well in the Comprehensive Plan and is a nice connection between the current existing neighborhoods. She indicated the area is located within the Area of Impact. Mr. Fife clarified Councilmember Smede's comments regarding the newspaper article are only related to annexation and not applied to the proposed zoning.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Ordinance annexing Brookside Divisions 5 and 6, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Hally, Smede, Dingman, Freeman, Francis, Radford. Nay – none. Motion carried.

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

ORDINANCE NO. 3161

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 27.125 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the annexation for Brookside Divisions 5 and 6, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Smede, Hally, Radford, Dingman, Freeman, Francis. Nay – none. Motion carried.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Ordinance assigning a Comprehensive Plan Designation of Low Density and establishing the initial zoning for Brookside Divisions 5 and 6 as R1 (Residence Zone), under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary, that the Comprehensive Plan be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, zoning, and amendment to the Comprehensive Plan on the Comprehensive Plan and Zoning Maps located in the Planning Office. Roll call as follows: Aye – Councilmembers Dingman, Smede, Francis, Freeman, Hally, Radford. Nay – none. Motion carried.

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

ORDINANCE NO. 3162

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 27.125 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R-1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning as R1 for Brookside Divisions 5 and 6, and give

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authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Subject: Public Hearing - Rezoning from R-1 to R-2A, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lot 1, Block 1, Bonneville County Fire Protection District Division 1

For consideration is the application for a Rezoning from R-1 to R-2A and Reasoned Statement of Relevant Criteria and Standards for Lot 1, Block 1, Bonneville County Fire Protection District Division 1. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation.

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

Assistant Director Beutler presented the following:

Slide 1 – Property under consideration in current zoning location

Assistant Director Beutler stated this property was annexed into the City in 1971 although the property has remained undeveloped and vacant. He noted the adjacent property and stated both properties are under the same ownership. The owner of the property has requested the rezone to allow development under the same zoning designation.

Slide 2 – Aerial photo of property under consideration

Slide 3 – Additional aerial photo of property under consideration

Slide 4 – Comprehensive Plan of the Future Land Use Map

Slide 5 – Photo of site at corner of Skyline and Carmel Drives

To Mayor Casper's response, Assistant Director Beutler stated the Bonneville County Fire Protection District Division 1 was the title of the subdivision plat at the original time of platting.

Mayor Casper requested any public comment.

Barry Bame, Connect Engineering, appeared. Mr. Bame had no additional comments.

Councilmember Smede indicated this property is less than 1/3 acre. She reiterated the adjacent property was recently annexed into the City with the same property ownership intended for same use standards. She stated there were two (2) Planning and Zoning Commission public hearings due to concerns of the neighbors and the potential increase of traffic. She noted this particular area will be zoned R-2A and located next to arterial and connector streets.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Ordinance rezoning Lot 1, Block 1, Bonneville County Fire Protection District Division 1 from R-1 to R-2A, under the suspension of the rules requiring three complete and separate readings and that it be read by title and published by summary. Roll call as follows: Aye – Councilmembers Smede, Hally, Dingman, Radford, Freeman, Francis. Nay – none. Motion carried.

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

ORDINANCE NO. 3163

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF LOT 1, BLOCK 1, BONNEVILLE COUNTY FIRE PROTECTION DISTRICT DIVISION 1 AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM R-1 ZONE TO R-2A ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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It was moved by Councilmember Smede, seconded by Councilmember Dingman, to approve the Reasoned Statement of Relevant Criteria and Standards for the rezone of Lot 1, Block 1, Bonneville County Fire Protection District Division 1 from R-1 to R-2A, and give authorization for the Mayor to execute the necessary documents. Roll call as follows: Aye – Councilmembers Hally, Francis, Radford, Dingman, Smede, Freeman. Nay – none. Motion carried.

There being no further business, the meeting adjourned at 8:12 p.m.

CITY CLERK

MAYOR

March 9, 2018 - Unapproved

The City Council of the City of Idaho Falls met in Special Meeting (Tour and Discussion of City of Idaho Falls Facilities), Friday, March 9, 2018, at Pinecrest Golf Course, 701 E. Elva Street, Idaho Falls, Idaho at 7:00 a.m.

Call to Order and Roll Call:

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Thomas Hally
Councilmember Michelle Ziel-Dingman
Councilmember Jim Freeman
Councilmember Jim Francis
Councilmember Shelly Smede

Absent:

Councilmember John Radford

Also present:

Pamela Alexander, Municipal Services Director
Chris Fredericksen, Public Works Director
Bryce Johnson, Police Chief
Brad Cramer, Community Development Services Director
Dave Hanneman, Fire Chief
Michael Kirkham, Assistant City Attorney
Kami Morrison, Executive Assistant to the Mayor
Dana Briggs, Economic Development Coordinator
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 7:00 a.m. The group departed Pinecrest Golf Course at 7:05 a.m. for a tour of the following City facilities:

Civic Center for the Performing Arts –

Director Alexander reviewed the history of the Civic Auditorium and noted the facility was recently renamed to the Civic Center for the Performing Arts. All events at the facility are managed by the Idaho Falls Arts Council (IFAC), including an annual review and adjustment of facility rates and fees. Director Alexander introduced Ed Morgan, City Manager of the Civic Center for the Performing Arts facility. Mr. Morgan stated construction of the facility was completed in 1963. The facility is currently the largest event center in the surrounding area with the exception of the facilities located at BYU-I in Rexburg, Idaho. Mr. Morgan briefly reviewed the upcoming facility renovations, stating renovations will occur in a three-phase approach. Director Alexander recognized the generous donation from Bill Maeck, as well as \$400,000 of City funds, to assist with renovations.

Wastewater Treatment Plant (WWTP) –

Director Fredericksen stated the WWTP can process approximately 17m gallons per day. The system currently treats approximately 9.5m gallons per day and is at 56-58% capacity. This includes service to surrounding entities (Iona Bonneville Sewer District (IBSD), City of Ammon, and Anheuser-Busch). Director Fredericksen reviewed the current WWTP upgrade project, stating the project is approximately half way completed with only two (2) payments applied toward the \$18m project loan. Director Fredericksen stated the WWTP operates on a continual basis and all Environmental Protection Agency (EPA) requirements, including biological and chemical processing, must be met before returning into the Snake River. He noted there are several lift stations which assist with the flow due to the lack of gravity. He also noted that each underground line segment will need to be evaluated as the City grows. Director Fredericksen introduced David Smith, Sewer Superintendent, and Carl Utter, Treatment Plant Foreman. Mr. Smith and Mr. Utter explained the treatment process and stated tests are performed on a daily basis. It was noted any fines from the EPA can reach up to \$35,000 per day.

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Storage Warehouse –

Chief Johnson introduced John Marley, Idaho Falls Police Department (IFPD) Sergeant. Sergeant Marley stated the storage warehouse is used for equipment storage, particularly for the Command Center trailer and SWAT (Special Weapons And Tactics). He expressed his concern for the unsecure location and the safety of this equipment as the warehouse is open to public access. He explained the two-person process to move and deploy the equipment in the event of a SWAT callout. He indicated prior to utilizing the warehouse, the equipment was stored at an outside facility, which also raised concerns, including maintaining equipment above the freezing temperatures. There is preference to have one centralized location for all equipment.

Well #2 –

Director Fredericksen introduced David Richards, Water Superintendent. Mr. Richards stated Well #2 is approximately 300' deep and is not influenced by the Snake River. This well was constructed around the 1939 timeframe and was hand dug by the Chinese Migrant Labor. It was later determined the original building was unsafe and was therefore demolished. The reconstruction of the current building was designed to fit in with the aesthetics of the surrounding neighborhood. Mr. Richards stated there are a total of 19 City wells, including current and those under construction. Two (2) wells are in operation during the winter months, all wells are in operation during the summer months. Mayor Casper believes conservation measures should be considered as Idaho is one of the highest users of water per capita. Mr. Richards stated the City has a variety of watering methods to offset peak usage. Chief Hanneman stated the water supply contributed to the recent ISO (Insurance Service Office) rating for the Idaho Falls Fire Department (IFFD). Mr. Richards reviewed well pressure, stating pressure less than 40 psi (pounds per square inch) requires Idaho Department of Environmental Quality (DEQ) testing and pressure less than 20 psi requires public notification. He indicated a City-wide power outage could be catastrophic. He also indicated future discussion will need to occur regarding the water tower, which was constructed in 1937 and is painted with lead-based paint.

Streets and Sanitation –

Director Fredericksen introduced Marv Beaty, Sanitation Foreman, and Mike McCarthy, Streets Foreman. Mr. McCarthy stated small repairs and maintenance are performed within the Street Division warehouse. Mr. Beaty stated the paint shop, which is designed for and equipped with proper ventilation, is utilized for dumpster painting. The majority of City signs are constructed in-house within the sign shop. Director Fredericksen noted the Public Works Department is a heavy user of the Municipal Equipment Replacement Fund (MERF). He introduced Manuel Ponce, Sanitation Repair Worker, and stated Mr. Ponce repairs and fabricates containers when they may be reaching the end of life. Director Fredericksen noted the City uses its own brine mixture to assist with snow and ice on roadways. He indicated property adjacent to the Streets and Sanitation facilities may become available in the near future which would allow expansion for the Public Works Departments.

Water Department –

Mr. Richards stated the Water Department has been located in the current facility since the 1980's. He indicated there are 325 miles of water mains within the City. The chlorine in the water system is a minimal/residual amount. The water system is monitored through a computer system which can also be monitored on staff's electronic devices. He noted all well sites are connected to Idaho Falls Power fiber and can function independently. Mr. Richards introduced Paul Livesay, Warehouse Manager. Mr. Richards stated on a national level, approximately 30% of water produced leaks within the water systems, the City of Idaho Falls' leakage amount is approximately 10% as there are acoustic sensors to help detect leaks. He also stated the standard is to replace 1% of pipes on an annual basis, the City replacement is approximately 2 miles per year. Mr. Richards commended the Water Department staff.

Fleet Maintenance –

Director Alexander stated Fleet Maintenance includes the Fuel Facility which has been a shared-use facility with Bonneville County since 2011. The facility can hold 60,000 gallons of fuel with an annual use of 700,000 gallons of fuel (this includes unleaded and diesel fuels). Fleet Maintenance staff consists of 14 total staff, ten (10) of which are mechanics. Director Alexander introduced David Nelson, Garage Superintendent. Mr. Nelson stated the garage facility consists of eight (8) heavy bays, six (6) light-duty bays, and four (4) repair bays. Each bay is designed for a specific use and service is provided to all City departments. Director Fredericksen commended the maintenance staff,

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particularly for their assistance during the snow removal season. Mr. Nelson stated there are approximately 600 pieces of large equipment and approximately 350 pieces of small equipment. He also stated training is provided for all mechanics with individual training toward Automotive Service Excellence (ASE) Certification.

Animal Control –

Chief Johnson introduced Steve Hunt, Professional Standards and Logistics Bureau Captain, and Laramie Pancheri, Animal Control Clerk. Ms. Pancheri stated the Animal Control facility consists of separate rooms for kittens (containing a cat condo obtained through an American Society for the Prevention of Cruelty to Animals (ASPCA) grant), adult cats, dogs (containing 22 kennels which can be divided in half for any influx of dogs), quarantine animals, and, drop boxes (which have recently been closed to the public) and euthanasia. She also stated Animal Control currently has a contract with Science Diet for feeding the shelter animals, any donations received from the public are for community use only. Ms. Pancheri stated there is a no-kill policy for dogs only, there is not enough space to house cats for an extended length of time. She reviewed the surrender policy, including any associated fees, although she indicated animals are kept longer than the three (3) day timeframe if space allows. It was noted discussion will need to occur regarding license fees, as these should be user based, and the possibility of cat licensing. Ms. Pancheri stated public euthanasia services are available and several staff members are certified to perform euthanasias. She noted approximately 2000 cats were euthanized in the previous year. Mr. Pancheri reviewed the Trap, Neuter, Release (TNR) Program for feral and community cats. The TNR Program was implemented in the previous year with a no-kill goal by 2025. She indicated several organizations will assist with funding of the program and community education is important.

Pinecrest Golf Programs Orientation –

Parks and Recreation Director Greg Weitzel introduced Tim Reinke, John Graham, and Gaylen Denning, Golf Pros. He also recognized Mark Spraktes, Tim Lohse, and Jim Landon, Golf Superintendents. Mr. Reinke stated the Pinecrest Clubhouse was constructed by the Works Progress Administration (WPA) during the Great Depression and was given to the City in 1936. The clubhouse currently has Americans with Disabilities Act (ADA) accessibility issues. A Pro Shop and café are also located in the clubhouse. Mr. Reinke presented the 2016-2017 Fiscal Year Report for the Golf Division with general comments and discussion throughout. The report included the five-year business plan; the Capital Improvement Fund and projects; annual budget successes; history and interesting facts of Pinecrest, Sand Creek, and Sage Lakes Golf Courses; water conservation measures; community support; outings, events and programs; goals; considerations for the future, including the irrigation systems; and, the Course and Turf Advisory Inspections. Mr. Reinke introduced Rick Carosone, Golf Advisory Board Chairman. Mr. Carosone reviewed the Golf Advisory Board responsibilities; the 2015 Citizens Review Committees' (CRC) general findings; the institutional expertise and mindful budgeting; and, the five-year plan successes, changes and sacrifices.

There being no further business, the meeting adjourned at 1:30 p.m.

CITY CLERK

MAYOR

REGULAR

AGENDA:



MEMORANDUM

TO: Honorable Mayor & City Council

FROM: Chris H Fredericksen, Public Works Director

DATE: March 15, 2018

RE: Vacation – Park access road known as Rogers Street

The City Attorney has prepared the attached document to vacate an access road known as Rogers Street. The City of Idaho Falls owns the property on both sides of the road. This vacation will allow for zoo expansion and development. All utilities have reviewed and approved this request. The City will reserve a public utility and emergency access easement where appropriate.

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

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF A PUBLIC STREET LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED STREET SHALL VEST AS SPECIFIED IN SECTION 2 OF THIS ORDINANCE; RESERVING TO THE CITY A PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT AS DESCRIBED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, the City owns property on the north side of Rogers Street occupied by the Idaho Falls Zoo at Tautphaus Park; and

WHEREAS, the City now owns property on the south side of that section of Rogers Street; and

WHEREAS, the City has plans to expand uses and facilities to the south of the Zoo; and

WHEREAS, there are no private property owners that need access through that portion of Rogers Street and the public has adequate access to City facilities by routes other than Rogers Street.

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

SECTION 1. Vacation. The portions of Rogers Street, lying in the SW1/4 of Section 30 Township 2 North, Range 38 East of the Boise meridian, bounded on the West by Rollandet Avenue, and bounded on the East by the intersection of Carnival Way, to the City of Idaho Falls, Bonneville County, Idaho, as it is recorded with the Office of the Recorder for Bonneville County, Idaho.

SECTION 2. Right-of-Way Vacation. Council deems it expedient for the public good and to be in the best interests of the adjoining properties that the property described in Section 1 of this Ordinance be in the same is hereby vacated and shall revert to property owners as follows:

Vacation of property incorporated herein as follows, The City of Idaho Falls, 308 Constitution Way, Idaho Falls, ID 83402.

SECTION 3. The City of Idaho Falls, Idaho, reserves unto itself a public utility and emergency access easement across the entirety of the vacated right-of-way that is described in Section 1 of this Ordinance.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 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 COUNCIL AND APPROVED BY THE MAYOR this ____ day of March, 2018.

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

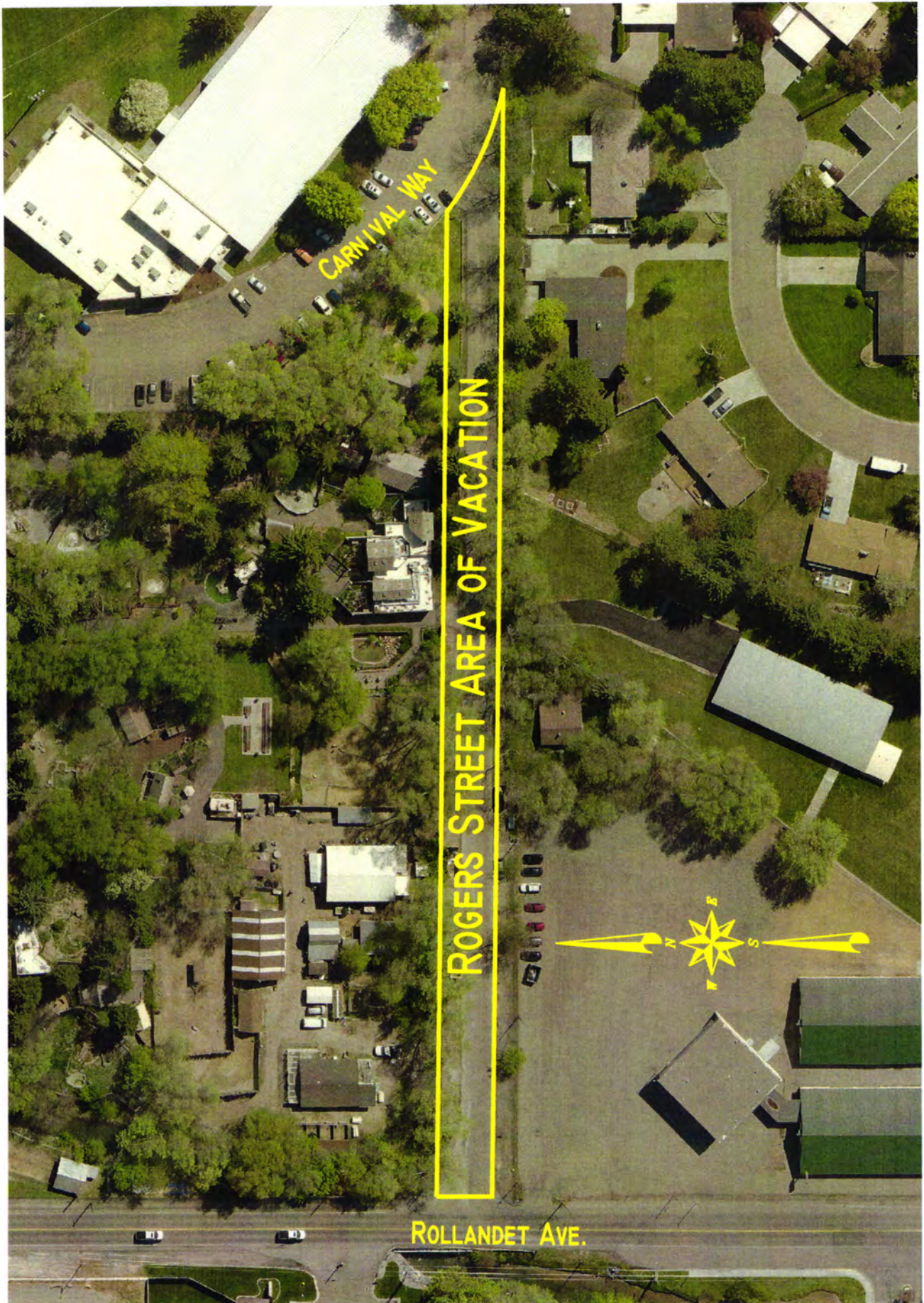
STATE OF IDAHO)
 : ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF A PUBLIC STREET LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED STREET SHALL VEST AS SPECIFIED IN SECTION 2 OF THIS ORDINANCE; RESERVING TO THE CITY A PUBLIC UTILITY AND EMERGENCY ACCESS EASEMENT AS DESCRIBED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW."

Kathy Hampton
City Clerk

(SEAL)





MEMORANDUM

TO: Mayor Casper

FROM: Michael Kirkham

DATE: March 19, 2018

RE: Destruction of Certain Temporary Documents

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

RECOMMENDED ACTION: To adopt the attached resolution to destroy certain temporary records, pursuant to Idaho Code § 50-907.

RESOLUTION NO. 2018 –

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

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

WHEREAS, "temporary" records are those which need to be retained for less than five (5) years and are so classified by the Council; and

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

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

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

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

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

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

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

FROM THE HUMAN RESOURCES DEPARTMENT:

1. All Month-end Reports prior to 2013
2. Terminated employee's files for employees separated over 10 years
3. Travel expense reports prior to 2013
4. Physical and Hearing Exam Reports for employees separated over 10 years
5. Supervisor's Reports of Accidents prior to 2013
6. Accident on Duty Compensation Payment Reports prior to 2013

FROM THE CITY ATTORNEY'S OFFICE:

1. Archived files from Holden, Kidwell, Hahn, & Crapo from prior to 2013 including:
 - a. City of Idaho Falls v. Home Indemnity Co. files
 - b. City of Idaho Falls Re: Cable One Franchise files
 - c. Aeromark Project files
 - d. IBSD Sewer Ordinance files
 - e. Ammon Town Center files
 - f. C.A.R.T. files
 - g. Shadow Mountain/Summit Run files
 - h. Idaho Energy Association files
 - i. Hazardous Disposal Program files
 - j. Annex Agreement/Water Right files
 - k. Crow Creek Sewer Claims
 - l. Personnel Policy files
 - m. City of Idaho Falls v. Lisa Ferguson files
 - n. City of Idaho Falls v. U.S. West files

FROM THE IDAHO FALLS POWER DEPARTMENT:

1. All transitory correspondence prior to 2012
2. Terminated employee files for employees separated over 10 years
3. All Activity Reports prior to 2012
4. All employee time records prior to 2012
5. All employee travel records prior to 2012
6. All purchase orders and requisitions prior to 2010
7. Contract bid documents from unsuccessful bidders prior to 2012

FROM THE MUNICIPAL SERVICES DEPARTMENT:

1. All claims, canceled checks, warrants, duplicate warrants, purchase orders, vouchers, duplicate receipts, utility, and other financial records prior to January 2013, provided, however, that no financial records be destroyed until the completion of the City's financial audit as required by Idaho Code § 67-450B.

FROM THE CITY CLERK'S OFFICE:

1. Monthly Departmental reports prior to January, 2013
2. License applications for businesses, tradesmen, and child care prior to January, 2013, and related documentation
3. City Council Call Sheets prior to January, 2016
4. Damage Claims prior to January, 2008
5. City Clerk's Office Receipts prior to January, 2013
6. Other related documents prior to January, 2013

FROM THE PARKS AND RECREATION DEPARTMENT:

1. Correspondence prior to 2013
2. Requests for travel and express statements prior to 2013
3. Purchase orders and requisitions prior to 2013
4. Weed control and tree violations letters prior to 2013

5. Monthly reports prior to 2013
6. Other related documents prior to 2013
7. Supervisors reports of accident prior to 2013 (copies of reports)
8. Terminated employees files for employees separated over 10 years

FROM THE COMMUNITY DEVELOPMENT SERVICES DEPARTMENT:

1. Correspondence prior to 2010, including:
 - a. Rod Gilchrist, 1991-1996
 - b. Russ Dawson, 1991-1992
 - c. Clinton Boyle, 1997-1998
 - d. Dan Jensen, 2000-2001
 - e. Gary Martin, 1994-1995
 - f. MCS Incentives, 1987-1988
 - g. DaNiel Jose, 2009
 - h. Renee Magee, 2009
 - i. Renee Magee, 2010
2. 2005 Comprehensive Plan Public Outreach Questioners, including:
 - a. Board of Realtors, April 20, 2005
 - b. Skyline High School, May2, 2005
 - c. Yellowstone Business Coalition, April 27, 2005
 - d. Library, July 19, 2005
 - e. Albertson's West Broadway (No Date Documented)
 - f. Farmers Market, July 23, 2005
 - g. Library, July 20, 2005
 - h. Library, July 22, 2005
 - i. Sidewalk Art Show (No Date Documented)
 - j. Zoo, July, 16,2005
 - k. Library, July 16, 2005
 - l. Great Harvest Bread (No Date Documented)
3. Miscellaneous files, including:
 - a. Builders incentives, May 1987-December 1988
 - b. Sign Surveys, 2008
 - c. Public outreach for sign code, 2008

ADOPTED and effective this ____ day March, 2018.

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

Kathy Hampton, City Clerk


IDAHO FALLS

MEMORANDUM

TO: Mayor and City Council

FROM: Municipal Services Department

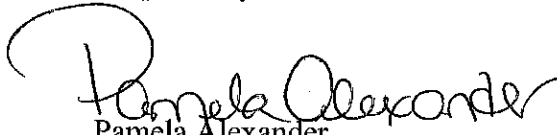
DATE: March 13, 2018

RE: Bid IF-18-L, Purchase of New Police Vehicles (Addition to the Fleet)

It is the recommendation of the Municipal Services Department and the Idaho Falls Police Department, to piggyback the State of Idaho Contracts with Smith Chevrolet, Idaho Falls, and Young Automotive, Burley Idaho to furnish the listed vehicles as per Attachment A.

The purchase of these two vehicles are additions to the patrol fleet discussed during the 2017/18 budget sessions. The lump sum total amount for Smith Chevrolet is \$45,680.15 and for Young Automotive, \$28,787.40, totaling \$74,467.55. Funds to purchase the vehicles and equipment are budgeted in the 2017/2018 Police Department Uniform Patrol Division budget for a total of \$94,400.

Respectfully,


Pamela Alexander
Municipal Services Director


Chandra Witt
General Services Administrator

BID IF-18-LVEHICLES
ATTACHMENT A

| <u>Department/Division</u> | <u>Vehicle Type</u> | <u>Vendor</u> | <u>Additional Equipment</u> | <u>Total Amount</u> | <u>Budgeted Amount</u> | <u>ADD TO FLEET</u> |
|----------------------------|----------------------------------|-----------------------------------|---------------------------------|---------------------|------------------------|-------------------------|
| Police | Dodge Durango AWD | Young Automotive SBPO 18200327 | | \$28,787.40 | | X |
| Police | Chevrolet Silverado 3500D 4WD | Smith Chevrolet SBPO18200325 | | 45,680.15 | | X |

IDAHO FALLS

MEMORANDUM

TO: Mayor and City Council

FROM: Municipal Services Department

DATE: March 12, 2018

RE: Resolution - Authorization to Execute Retirement Plan Request

Municipal Services is requesting authorization for the City Treasurer to execute retirement plan instructions for rollover from a 457(b) plan to a non-American Funds IRA as requested by a former City employee. This resolution satisfies American Funds (from Capital Group) requirement of a corporate resolution authorizing the execution of instructions for the rollover and authorizes Kenny McOmber, City Treasurer, to execute all documents required to complete the American Funds (from Capital Group) retirement plan rollover payment for the benefit of a former City employee.

Respectfully,



Pamela Alexander
Municipal Services Director

RESOLUTION NO. 2018 -

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, TO AUTHORIZE THE CITY TREASURER TO EXECUTE RETIREMENT PLAN PAYMENT INSTRUCTIONS TO AMERICAN FUNDS (FROM CAPITAL GROUP) IN BEHALF OF A FORMER CITY EMPLOYEE.

WHEREAS, City employees have been able to participate in a retirement plan based upon their employment with the City; and

WHEREAS, American Funds (from Capital Group) is one 457(b) IRA funds in which some City employees have participated; and

WHEREAS, American Funds (from Capital Group) requires a corporate resolution authorizing the execution of instructions for rollover from a 457(b) plan to a non-American Funds IRA; and

WHEREAS, a former City employee desires to rollover such funds; and

WHEREAS the City desires to facilitate such a transaction by authorizing the City Treasurer, Kenneth McOmber, to execute all documents necessary to effectuate this transaction.

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

The City of Idaho Falls, Idaho, through its City Council (acting as the board of directors for the municipal corporation of the City of Idaho Falls, Idaho) does hereby authorize Kenneth McOmber, City Treasurer, to execute all documents required to complete American Funds (from Capital Group) retirement plan rollover payment for the benefit of a former City employee for a period of time not to exceed sixty (60) days from the effective date of this Resolution.

ADOPTED and effective this _____ day of March, 2018.

ATTEST:

CITY OF IDAHO FALLS, IDAHO

KATHY HAMPTON, CITY CLERK

REBECCA L. NOAH CASPER

(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, TO AUTHORIZE
THE CITY TREASURER TO EXECUTE RETIREMENT PLAN PAYMENT
INSTRUCTIONS TO AMERICAN FUNDS (FROM CAPITAL GROUP) IN
BEHALF OF A FORMER CITY EMPLOYEE."

KATHY HAMPTON, CITY CLERK



AMERICAN
FUNDS®
From Capital Group

Retirement Plan Payment Instructions

- This form is to be completed and signed by the plan trustee(s) or authorized signer(s) acting on the account.
- The plan sponsor is responsible for any tax reporting of plan distributions.
- Additional documents may be required if the plan trustee(s) or authorized signer(s) acting on the account is not listed in the account registration.
- This form should NOT be used for distributions from Capital Bank and Trust CompanySM (CB&T) SIMPLE, SEP, SARSEP, MPP/PSP or 403(b) accounts. For these account types, complete the appropriate CB&T distribution form.
- For plan terminations, call us at (800) 421-4225, ext. 43.

For American Funds internal use only: Not to be used for TRAC accounts.

1 Plan and participant information

Please type or print clearly.

| | | | |
|---|------|----------------|------|
| Account registration | | Account number | |
| Address | City | State | ZIP |
| | | () | Ext. |
| Name of plan contact | | Daytime phone | |
| Name of participant (if not listed in the registration) | | | |

2 Redemption instructions

- Notes:**
- American Funds does not track vesting information for plan participants. The plan sponsor is responsible for providing current and correct redemption amounts.
 - A signature guarantee is required if the redemption amount is greater than \$125,000 (see Section 6).

| Fund name or number | Amount | Number of shares | Percentage |
|-----------------------|----------|------------------|------------|
| | \$ _____ | OR _____ | OR _____% |
| | \$ _____ | OR _____ | OR _____% |
| | \$ _____ | OR _____ | OR _____% |
| | \$ _____ | OR _____ | OR _____% |
| | \$ _____ | OR _____ | OR _____% |
| | \$ _____ | OR _____ | OR _____% |
| Total \$ _____ | | OR _____ | |



AMERICAN
FUNDS®
From Capital Group

Retirement Plan Payment Instructions

3 Pay-order instructions

Select one of the options below.

- A. ☐ Issue a check payable to the plan for the benefit of the participant and send it to the plan address.

Note: Because American Funds Service Company (AFS) is unable to withhold income tax required by the IRS on certain plan distributions, AFS will not make redemption checks payable to plan participants or mail checks directly to plan participants.

- B. ☐ Electronically deposit the assets into the plan's bank account. (Provide bank information in Section 5.)

- C. ☐ Direct rollover to an American Funds Traditional or Roth IRA (Select one of the two options below.)

☐ An existing American Funds account _____
Account number

☐ A new American Funds account (**Attach a Traditional/Roth IRA Application.**)

- D. ☐ Transfer the assets to an existing American Funds forfeiture account _____
Account number

- E. ☐ Direct rollover to a non-American Funds (Complete Section 4. A signature guarantee is required in Section 6.)

☐ IRA OR ☐ Retirement plan Specify plan type _____

- F. ☐ Issue a check to a Third-Party Administrator, Asset Allocator or Advisory Service for the plan. (Complete Section 4. A signature guarantee is required in Section 6.)

4 Payee information

If the check is payable to anyone other than the plan, provide the information requested below.

Note: A signature guarantee is required if this section is completed.

Name of financial institution _____ Attn: Recipient or department (if applicable) _____ Account number _____

Address _____ City _____ State _____ ZIP _____



5 Bank information

Complete this section if you wish to electronically deposit assets into the plan's bank account. Select one option below.

☐ Automated Clearing House (ACH) — Attach a voided, preprinted check.

Tape your check here.

| | |
|---------------------------|---------------------|
| Acme Incorporated | DATE _____ |
| Bank account registration | |
| PAY TO THE ORDER OF _____ | \$ _____ |
| _____ DOLLARS | |
| Anytown Bank | |
| Bank name | |
| : 999999999 : | 0000000000 : |
| Bank routing number | Bank account number |

Note: In lieu of a voided check, you may submit a letter from your bank providing the registration, routing number and account number. The letter must be on the bank's letterhead and signed by a bank representative.

☐ Wire transfer (minimum \$1,000) — Provide wire instructions below. A signature guarantee is required in Section 6.

Bank name _____ Bank routing number _____

Bank account number _____ Bank account registration (the name preprinted on the check) _____



AMERICAN
FUNDS®
From Capital Group

Retirement Plan Payment Instructions

6 Authorization and signature guarantee

I/We, as plan trustee(s) or authorized signer(s) of the plan, certify that **1)** this distribution is in accordance with the terms of the plan, **2)** the redemption amounts provided in Section 2 are correct and **3)** American Funds is hereby indemnified from all liability arising from following our instructions.

| | | |
|---|--|---------------------|
| _____ | X | _____ / ____ / ____ |
| Name of plan trustee or authorized signer | Signature of plan trustee or authorized signer | Date (mm/dd/yyyy) |

| | | |
|---|--|---------------------|
| _____ | X | _____ / ____ / ____ |
| Name of plan trustee or authorized signer | Signature of plan trustee or authorized signer | Date (mm/dd/yyyy) |

Note: A signature guarantee is NOT required when moving assets to an American Funds account.

A signature guarantee is required if the distribution request is:

- greater than \$125,000
- made payable to someone other than the plan or plan trustee for the participant's benefit
- being mailed to an address **other** than the plan's address of record
- being mailed to the plan's address of record and the address has changed in the last 10 calendar days
- being electronically deposited to a bank account via wire.

Note: A medallion guarantee is acceptable in place of a signature guarantee.

If **required**, signatures must be guaranteed by a bank, savings association, credit union, member firm of a domestic stock exchange or the Financial Industry Regulatory Authority, that is an eligible guarantor institution. **A notary public is NOT an acceptable guarantor.** The guarantee must be in the form of a stamp or a typewritten or handwritten guarantee that is accompanied by a raised corporate seal.

GUARANTOR:

Stamp signature guarantee or medallion guarantee here.

GUARANTOR:

Stamp signature guarantee or medallion guarantee here.

If a signature guarantee is NOT required, you may fax this completed form to (888) 421-4351; otherwise, mail it to the appropriate service center for your state using the maps below.

Please mail or fax this form to the appropriate service center.

(If you live outside the U.S., mail the form to the Indiana Service Center.)



Indiana Service Center

American Funds Service Company
P.O. Box 6007
Indianapolis, IN 46206-6007

Overnight mail address
12711 N. Meridian St.
Carmel, IN 46032-9181

Fax (888) 421-4351



Virginia Service Center

American Funds Service Company
P.O. Box 2280
Norfolk, VA 23501-2280

Overnight mail address
5300 Robin Hood Rd.
Norfolk, VA 23513-2430

Fax (888) 421-4351

If you have questions or require more information, contact your financial advisor or call American Funds Service Company at (800) 421-4225.



MEMORANDUM

TO: Mayor and City Council

FROM: Municipal Services Department

DATE: March 12, 2018

RE: Work Order 18-01, T-O Engineers, FAA AIP Project # 3-16-0018-041-2016

On behalf of the Idaho Falls Regional Airport, Municipal Services is recommending the authorization to approve work order 18-01 under the approved Master Professional Services Agreement between the City of Idaho Falls and T-O Engineers, Inc. for the FAA AIP 41 Grant - Final Design for N. Terminal baggage expansion. The total cost of this work order is \$430,696.00

This project was an approved project through the Federal Aviation Administration (FAA) Airport Improvement Project (AIP) 41 Grant at 93.75% with the remaining costs covered within the 2017/18 Airport Improvements budget. Design elements of this work order include the removal and replacement of baggage machine belts and a small expansion of the baggage claim waiting area. The City Attorney has reviewed said work order.

The Airport Department respectfully requests City Council approval and authorization for the Mayor and City Clerk to sign and execute the work order.

Respectfully,

Pamela Alexander

Municipal Services Director

MEMORANDUM

TO: Honorable Mayor and City Council

FROM: Craig H. Davis, Airport Consultant

DATE: March 22, 2018

SUBJECT: **Work Order 18-01 with T-O Engineers**
FAA AIP Project No. 3-16-0018-041-2016
Final Design Services for N. Terminal Expansion Project

Attached for your consideration is Work Order 18-01 under the approved Master Professional Services Agreement between the City of Idaho Falls and T-O Engineers, Inc. for the FAA AIP 41 Grant - Final Design for N. Terminal Expansion. Cost: \$430,696.00

This project have been approved to be funded through the FAA AIP 41 Grant at 93.75% with the remaining costs covered under Airport budgeted funds.

The City Attorney has reviewed said work order.

The Airport Department respectfully requests approval and authorization for the Mayor and City Clerk to sign and execute said document.

Respectfully submitted,

Craig H. Davis
Airport Consultant

c: City Clerk
FAA AIP 41 2016 Grant File

WORK ORDER 18-01
IDAHO FALLS REGIONAL AIRPORT (IDA)
IDAHO FALLS, IDAHO
NORTH TERMINAL RENOVATION/EXPANSION
DESIGN AND BIDDING SERVICES

This Work Order shall be attached to, made a part of, and incorporated by reference into a Master Professional Services Agreement between the City of Idaho Falls and T-O Engineers, Inc., dated March 2014.

SCOPE OF WORK

The Scope of Work, dated February 20, 2018 for this effort is attached as Exhibit A. This document describes the anticipated work effort and schedule in detail.

FEES

Fees for services provided under this Work Order will be determined and billed on a Lump Sum basis as follows:

- **Tasks 1-5 (Lump Sum)** **\$430,696.00**

Fees for the phases of work will be calculated with the methods listed above, as defined in the Agreement. Fees have been calculated using Consultant's current Fee Schedule. A detailed Fee Proposal, dated March 7, 2018 is attached as Exhibit B.

Professional Services Agreement
Work Order 18-01
March 7, 2018



IN WITNESS WHEREOF, Client and Consultant have made and executed this WORK ORDER 18-01 to the AGREEMENT the day and year first above written.

FOR: CITY OF IDAHO FALLS,

By: _____
Title: _____
Date: _____

FOR: T-O ENGINEERS, INC.

By: David A. Mitchell
Title: Vice President
Date: March 9, 2018

**EXHIBIT A – SCOPE OF WORK
WORK ORDER 18-01
IDAHO FALLS REGIONAL AIRPORT (IDA)
IDAHO FALLS, IDAHO
TERMINAL REMODEL AND BAGGAGE CLAIM EXPANSION**

INTRODUCTION

The Idaho Falls Regional Airport is located in and owned by the City of Idaho Falls, Idaho. The airport serves Eastern Idaho, Southern Montana, and Western Wyoming. The airport also serves as an access point to multiple tourist destinations including Yellowstone National Park, Grand Teton National Park, Jackson Hole, Wyoming and Sun Valley, Idaho.

The airport intends to proceed with project tasks related to remodeling a portion of the existing terminal, as well as the expansion of the baggage claim system. Proposed project work is to include the following generally described improvements:

1. Terminal Remodel

The Owner intends to design a remodel project that includes new Automated Security Exit Lane equipment, a new basement lift in the existing shaft, and replacing the existing cooling tower. The following systems will also be expanded as part of this project: Fire Alarm, Fire Suppression, Mechanical, Electrical, Security and PA systems. For the purpose of this scope, it is anticipated that these items will have minimal impact on the existing structure.

2. Baggage Claim Expansion

The Owner intends to design an expansion project for the existing baggage claim portion of the terminal. The Conceptual Design plan – Option 4 from the Concept Study, will be utilized as the starting point for the design of the project. Based on the Conceptual plan, the scope of the project is anticipated to include the following:

- Partial demolition and expansion of existing Bag Claim area
- Site improvements related to expansion of existing Bag Claim Area, including reconfiguration of the rental car parking lot.
- Demolition of existing Baggage Claim Carousel, feed conveyor and exterior shelter
- New Baggage Claim addition (approximately 3,400 SF)
- Canopy on Baggage Claim exterior wall to provide protect for exterior portion of flat plate conveyors
- Two new flat plate baggage claim conveyors
- Oversized Baggage slide

Work associated with these projects includes only the design and bidding phases. It is anticipated the project will be bid and construction will begin in 2018. Services associated with construction will be provided under a separate work order, to be negotiated at a later date.

T-O Engineers will serve as the Prime Consultant with Mead and Hunt serving as the lead architect. T-O Engineers will also lead the civil design and have subcontracts with Mead and Hunt (Lead Architect),

Materials Testing and Inspection (Geotechnical) and Dioptra (Survey). Mead and Hunt, as lead architect, will have subcontracts with NBW Architectural (Local Architect), G&S Structural (Structural), Engineered Systems (Mechanical and Fire Protection), Payne Engineering (Electrical) and Logplan (Baggage).

It is anticipated an FAA Airport Improvement Program (AIP) grant will fund 93.75% of eligible project costs (match for small hub and non-hub airports in Idaho is 93.75%). The Idaho Falls Regional Airport will provide all other required funds. The estimated construction budget for the work items is between \$3 million and \$4 million.

Design professional services to be provided shall include incidental planning, architectural design, civil design, grant administration, and the overall coordination of all phases of the project with the Owner and the FAA. Design Services and associated expenses will be provided on a lump sum basis.

Professional services anticipated include services necessary to accomplish the following:

- Contract Administration
- Planning and Formulation
- Preliminary Design
- Final Design
- Bidding
- Grant administration
- Closeout
- Coordination of all phases of the Project with the Owner and the FAA.

CONTRACTS AND BIDDING:

There will be one set of bidding and construction/delivery documents produced for the project. The bidding and construction documents will be structured to allow flexibility in award, depending on available funding. Construction services will be provided under a separate work order.

AVAILABLE INFORMATION:

- IDA Terminal Expansion plans from 1978, 2001 and 2012, prepared by various consultants.
- Master Plan and Airport Layout Plan (ALP) drawings prepared by Armstrong Consultants, 2010.
- Documents and recommendations from task order 16-05, IDA Terminal Expansion Concept and Budget Report, prepared by T-O Engineers with Mead and Hunt, 2017.

PROJECT SCHEDULE:

The following dates summarize the target completion of significant project tasks.

| ACTIVITY | COMPLETION |
|---|----------------------------|
| Submit Draft Scope and Fee to Owner and FAA | Feb 2018 |
| Complete Independent Fee Estimate Review | March 2018 |
| Contract Negotiation Complete | March 2018 |
| Contract Approval | March 2018 |
| Complete Survey/Geotech | March 2018 |
| Complete Schematic Design (30%) | March 2018 |
| Complete Preliminary Construction Documents (90%) | April 2018 |
| Complete Final Construction Documents, Plans Available (100%) | June 8th 2018 |
| Bid Date | June 28 th 2018 |
| Closeout | December 2018 |

Dates are subject to change, based on grant timing, weather and the needs of the Owner.

SCOPE OF PROFESSIONAL SERVICES

PHASE 1 – PROJECT MANAGEMENT

This task provides project administration and coordination throughout the course of this project and will involve communicating project progress and issues with the Owner, coordinating the team's activities, managing the sub-subconsultants' work, coordinating the design with the Engineer and the Owner's consultants, providing oversight and quality control, checking documents, organizing project information, administering Owner and Subconsultants' invoices, and managing the project budget.

1.1 Project Management

- 1.1.1 Prepare Consultant fee proposal and assemble design team.
- 1.1.2 Provide Scope of Work and blank cost proposal spreadsheet to Owner for use in obtaining an Independent Fee Estimator for review. One teleconference is anticipated to describe and discuss the project scope.
- 1.1.3 Prepare, Coordinate and Execute subconsultant contracts. Assume three for T-O and five for M&H.
- 1.1.4 Prepare project work plan and schedule.
- 1.1.5 Establish Owner and regulatory review processes.
- 1.1.6 Internal correspondence/documentation/coordination.
- 1.1.7 Consult with Owner, and coordinate A/E services.
- 1.1.8 Conduct Internal / sub-consultant design team meetings.
- 1.1.9 Set up and monitor project invoicing and accounting.
- 1.1.10 Evaluate budget and cost of work throughout the project.
- 1.1.11 Update cost of work due to ongoing design development and change.
- 1.1.12 Project closeout.

1.2 CAD Management

- 1.2.1 Set up CAD management plan for project.
- 1.2.2 CAD coordination with sub-consultants.

1.3 Quality Control

- 1.3.1 Task 2 – 30% Schematic Design documents.
- 1.3.2 Task 3 – 90% Construction Documents.

- 1.3.3 Task 4 – 100% Construction Documents.
- 1.4 Assist the Owner with Grant Administration tasks.
 - 1.4.1 Prepare a Grant Application for submittal to FAA. Update the Grant Application for FAA-AIP funding assistance based on project bid results. Assist Owner in coordination of Grant Application submittal and process.
 - 1.4.2 Assist the Owner to prepare and process required certifications for submittal to the FAA.
 - 1.4.3 Assist the Owner with preparation of annual SF 271 and SF 425.
 - 1.4.4 Assist the Owner with quarterly performance reports in accordance with Table 5-16 of FAA Order 5100.38D.
 - 1.4.5 Provide periodic project budget updates to Owner during prosecution of the work.
- 1.5 Provide the following services related to Federal Disadvantaged Business Enterprise requirements (DBE):
 - 1.5.1 Consult by telephone or teleconference with minority, women's and general contractor groups, community organizations, and other officials or organizations which could be expected to have information concerning the availability of disadvantaged and non-disadvantaged businesses, the effects of discrimination on opportunities for DBEs, and efforts to establish a level playing field for the participation of DBEs. Document consultation process and submit with proposed goals.
 - 1.5.2 Evaluate contract work scope for DBE subcontract opportunities (both professional and contractor). Develop project specific goals, prepare required FAA justification and obtain FAA approval.
 - 1.5.3 Assist the Owner with Disadvantaged Business Enterprise (DBE) annual reporting for FY 2018.
- 1.6 Advise and coordinate with Owner and FAA through the Phase 1 tasks.

PHASE 2 – SCHEMATIC DESIGN PHASE

Upon notice to proceed, the Schematic Design phase will proceed based on the recommended layout from the Concept Study and will determine scale and the interface of the various site, structural, mechanical, plumbing, and electrical components of the project. The primary objective is to develop a clearly defined design, building image and preliminary budget and schedule. This phase will include the following elements:

- 2.1 Prepare for and participate in a pre-design conference with FAA personnel and the Owner. This conference shall be conducted according to current guidance from the FAA Northwest Mountain Region. The conference will take place via conference call. After the meeting, prepare notes to document what was discussed.
- 2.2 Complete General Architectural Design Tasks:

- 2.2.1 Prepare, floor plans and elevations for Owner review.
 - 2.2.2 Consider building materials and finishes.
 - 2.2.3 Conduct preliminary review of regulatory requirements for the project applying building code requirements to plans to verify new and existing conditions, building classification, and other life-safety requirements.
 - 2.2.4 Develop preliminary building plans, reflected ceiling plans, building elevations and sections.
 - 2.2.5 Consider possible bid alternates.
 - 2.2.6 Prepare preliminary opinions of construction cost and construction time required to complete construction of the various elements including multiple options for method and duration of reconstruction methods. Summarize and submit to Owner and FAA for review and discussion within 1 week of completion of schematic design plans.
- 2.3 Complete General Civil Design Tasks:
- 2.3.1 Determine survey information required to design the project and prepare a scope of survey services. T-O Engineer's Surveyors will collect the required data for the project as part of this task. After data has been collected, Engineer shall analyze the data and prepare base drawings and digital terrain models for use in the analysis and design. Base drawings shall include all topographic information plus known underground utilities, structures, etc.
 - 2.3.2 Determine geotechnical information required to design the project and prepare a scope of services. A qualified geotechnical subconsultant will collect the required data for the project. The Engineer, shall have one representative onsite during field services. It is assumed the field services will take approximately one day to complete. Review geotechnical data and evaluate the recommendations of the geotechnical engineer for use on the structural components of the terminal expansion, as well as reconfiguring of the rental car parking lot.
 - 2.3.3 Prepare a preliminary surface and subsurface drainage design for disposal of storm drainage from the project areas. It is assumed that the proposed improvements will have a minimal effect on storm water flow rates, and that post development flows will be disposed of in the existing storm water system. Prepare a report for inclusion in the Engineer's Design Report.
 - 2.3.4 Evaluate existing utilities at the terminal, coordinate with architects and agencies to determine if additional capacity is necessary for water, power, gas, communications, and sewer.
 - 2.3.5 Develop a preliminary Construction Safety and Phasing Plan (CSPP). This CSPP shall clearly describe the different construction phases and impacts to normal airport operations during each phase. The preliminary CSPP shall be submitted to FAA for review and comment as early in the project development process as possible. Due to the location of the proposed improvements, it will be important to minimize impacts to the flow of

passengers through the terminal. Significant coordination with the airport, users and airlines is anticipated in formulation of the CSPP.

- 2.3.6 Prepare an exhibit illustrating the project and submit to FAA for Initial Project Airspace Review into OE/AAA website.
- 2.4 Prepare preliminary drawings (30%) for the project, which will be limited to: Cover Sheet; Construction Layout Plan; Safety and Phasing Sheets, Grading and Drainage Sheets, Schematic Design Code Analysis Plans, Schematic Design Level Architectural Plans, Demolition Plans, Floor Plans, Reflected Ceiling Plans, Exterior Elevations, and Building Plans.
- 2.5 Coordinate with the Owner and FAA during this phase of the project. This will include one meeting in Idaho Falls with the Airport Staff to discuss the schematic design drawings, refine the project approach, schedule, phasing and budget, and obtain owner signoff. Two (2) additional progress meetings via conference calls to review architecture, MEP building systems, and civil concepts will also be conducted during the Phase 2.
- 2.6 Coordinate internally with project team during this phase of the project to discuss key aspects of the design.
- 2.7 Travel time required for Phase 2 tasks. Anticipate 2 round trip with up to 5 members of the project team.

PHASE 3 – CONSTRUCTION DOCUMENTS

Subject to approval of the Schematic Design phase and Owner's sign off, construction document drawings and specifications will be generated for bidding purposes. The deliverables provided at the conclusion of the Construction Documents phase will be bid plans and specifications and updated construction cost information. The following Construction Documents services will be provided:

- 3.1 General Tasks
 - 3.1.1 Finalize building code review
 - 3.1.2 Finalize bid alternates
 - 3.1.3 Continue communication with Owner and sub-consultants.
 - 3.1.4 Finalize construction documents, for architectural, structural, interiors, mechanical, plumbing, fire protection, electrical and special system components.
 - 3.1.5 Finalize Site Civil Layout, Construction Safety Phasing Plans, Utility Plan, Grading and Drainage, Parking Layout and Marking Plan, Fence and Gate Plan, and Civil Details.
 - 3.1.6 Develop an erosion and sediment control plan for the project, to be included in the bidding and construction drawings. This plan shall apply approved Best Management Practices for the State of Idaho.
 - 3.1.7 Finalize specifications to include technical sections (Divisions 2-33) and general requirements (Division 1).

- 3.1.8 Prepare and submit eligibility calculations for FAA review.
- 3.1.9 Prepare engineers design report.
- 3.1.10 Submit 90% complete pre-final construction documents to FAA for review and comment. Review comments with Owner (and FAA if necessary) prior to incorporating comments into documents. Two (2) Hard copies (11x17) shall be provided to FAA.
- 3.1.11 Submit 100% complete pre-final construction documents to Owner for review and approval prior to issuing documents for bid and regulatory review. Two (2) Hard copies (11x17) and one (1) electronic copy of construction documents shall be provided.
- 3.1.12 Update Opinion of Probable Construction Costs. Advise Owner of market changes.
- 3.2 The project team will assemble construction documents and assist Owner in completing forms for the applicable regulatory agencies for review and approval for building and immediate site. This phase will include:
 - 3.2.1 Coordinate approval process with regulatory agencies.
 - 3.2.2 Address questions from Authority Having Jurisdiction (AHJ) and revise documents accordingly to facilitate the issuance of a building permit with up to two (2) revision resubmittals of the plans to the appropriate agencies.
 - 3.2.3 Deliver four (4) sets of construction documents, sealed by the licensed professionals of record, and submit for plan review application process to the authorities having jurisdiction.
- 3.3 Coordinate with the Owner and FAA during this phase of the project, with at least one conference call to discuss project eligibility. At least two (2) conference calls will be needed with entire design team and owner to discuss detailed review of construction documents. One additional conference call will be required with project managers, owner and FAA to discuss final project eligibility.
- 3.4 Travel time required for Phase 3 tasks. Anticipate 1 round trip with up to five members of the project team.

PHASE 4 – BID ASSISTANCE PHASE

Subject to approval of the construction documents and authorization to issue bidding documents, Subcontractor will make available electronic bidding documents to interested bidders and plan houses and assist the Owner in obtaining bids. The following Bid Assistance Phase services will be provided:

- 4.1 General Tasks:
 - 4.1.1 Answer questions from bidders and provide clarifications of the bidding documents.
 - 4.1.2 Review requests for substitutions of specified materials and advise Owner as to acceptability of substituted materials/equipment.
 - 4.1.3 Prepare for and conduct one (1) Pre-Bid Conference, to include round trip travel for up to 3 project staff, production of pre-bid agenda, and meeting administration materials.

- 4.1.4 Prepare and Distribute addenda to all plan holders.
- 4.1.5 Attend and Assist Owner with Bid Opening.
- 4.1.6 Perform analysis of bid responsiveness and summarize bids.
- 4.1.7 Prepare recommendation of award and contract documents.

PHASE 5 – CLOSEOUT

Consultant shall provide the following services as "Additional Services":

- 5.1 Prepare project closeout documentation, including Final report.
- 5.2 Assist and coordinate with independent auditors in locating appropriate documents for performing A-133 annual audit.

ITEMS NOT INCLUDED IN SCOPE OF SERVICES

The following items are excluded from this agreement and will be provided by the Owner/Engineer, or provided by the Subcontractor as an Additional Service only as authorized by the Engineer:

- Site utility re-design (Assuming adequate capacity currently exists)
- Threat assessment
- Hazardous materials investigation or mitigation efforts. If hazardous materials are found in the work, the Owner shall contract separately to mitigate and/or have them removed.
- Planning and Building Inspection Department review meetings beyond those indicated in scope of services
- Fees associated with plan reviews, permits, environmental reviews, threat assessment, etc.
- Photorealistic 3-D visualization images
- Mechanical engineering services to provide acoustical analysis, commissioning, energy modeling, intake air entrainment analysis, and life cycle cost analysis
- Construction Administration and Construction Observation services (under separate contract)
- Tenant fit-out design services beyond utility infrastructure and design assist services noted above
- Curator services for art integration
- LEED certification documentation
- Attendance at bid opening

END OF EXHIBIT A

Exhibit B – Fee Proposal

| Task | Description | Direct Cost Labor | Expenses | Subconsultant | Total Cost |
|----------------------------------|-------------------------------------|-------------------|-----------------|------------------|------------------|
| Professional A/E Services | | | | | |
| | BASIC SERVICES | | | | |
| I. | Task 1 Project Management | \$75,030 | \$0 | \$0 | \$75,030 |
| II. | Task 2 Schematic Design | \$77,968 | \$6,150 | \$60,735 | \$144,853 |
| III. | Design Development (Not Used) | \$0 | \$0 | \$0 | \$0 |
| IV. | Task 3 Construction Documents | \$116,324 | \$2,200 | \$65,556 | \$184,080 |
| V. | Task 4 Bidding | \$16,407 | \$1,900 | \$5,042 | \$23,349 |
| VI. | CA (Not Used) | \$0 | \$0 | \$0 | \$0 |
| VII. | Resident Rep (Not Used) | \$0 | \$0 | \$0 | \$0 |
| VIII. | Task 5 Close Out | \$3,384 | \$0 | \$0 | \$3,384 |
| IX. | blank1 | \$0 | \$0 | \$0 | \$0 |
| X. | blank2 | \$0 | \$0 | \$0 | \$0 |
| XI. | blank3 | \$0 | \$0 | \$0 | \$0 |
| XII. | blank4 | \$0 | \$0 | \$0 | \$0 |
| | Sub-Totals - Basic Services | \$289,112 | \$10,250 | \$131,333 | \$430,696 |
| | Special Services | | | | |
| | Sub-Total - Special Services | \$0 | \$0 | \$0 | \$0 |
| | Total Professional A/E Fee | \$289,112 | \$10,250 | \$131,333 | \$430,696 |

| | |
|--------------------------|-----------------------|
| Construction Cost | \$3,500,000.00 |
|--------------------------|-----------------------|

Fee as a % of construction cost
Expenses as a % of fee

2.4%

12.31%

Fee Breakdown

M&H Project Number:

Programming

[illegible]

Schematic Design

Schematic Design

| Task | Description | Senior Project Architect | | Senior Technician | | Interior Designer III | | Administrative Assistant | | Operations Manager | | Hours | | Direct Cost (\$) | | Expense | | Sub consultant | Total Cost |
|--------------|--|--------------------------|-------|-------------------|-----|-----------------------|-----|--------------------------|------|--------------------|-----|-------|-----|------------------|----------|---------|-----|----------------|------------|
| | | 0 | THM | WMA | WAB | WSE | SLD | WSE | WMA | NSC | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| ##### | | \$0 | \$178 | \$105 | | \$138 | | \$61 | \$30 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | | |
| Architecture | | | | | | | | | | | | | | | | | | | |
| | Conduct Kickoff meeting/site investigation | | | | | | | | | | | | | | | | | | |
| | Prepare agenda | 0.5 | | | | | | | | | | | | | | | | | |
| x | Coordinate/invoke sub-consultants | 0.5 | | | | | | | | | | | | | | | | | |
| | Attend meeting (1 trip PIMA, AT, SE, PE, ME, EE) | 20 | | | 20 | | | | 14 | | | | | | | | | | |
| | Prepare meeting minutes | 1 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Finalize design of baggage claim addition | | | | | | | | | | | | | | | | | | |
| | Evaluate existing structure | 8 | | | 8 | | | | | | | | | | | | | | |
| | Prepare and review options and finalize concept layout | 24 | | | 32 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Materials and finishes | | | | | | | | | | | | | | | | | | |
| | Establish general building construction materials | 8 | | | | | | | | | | | | | | | | | |
| | Consider architectural interior treatment | 4 | | | | | | | | | | | | | | | | | |
| | Consider architectural exterior treatment | 12 | | | | 8 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Perform preliminary building code review | | | | | | | | | | | | | | | | | | |
| | Construction type | 0.5 | | | | | | | | | | | | | | | | | |
| | Occupancy type | 0.5 | | | | | | | | | | | | | | | | | |
| | Area calculations | 1.5 | | | | | | | | | | | | | | | | | |
| | Exiting requirements | 1.5 | | | | | | | | | | | | | | | | | |
| | General code research | 5 | | | | | | | | | | | | | | | | | |
| | Document building code review | 2 | | | 2 | | | 1 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Construction Costs | | | | | | | | | | | | | | | | | | |
| | Review sub-consultant opinion of probable construction cost | 3 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Alternates | | | | | | | | | | | | | | | | | | |
| | Consider possible bid alternates | 2 | | | | 2 | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Progress meetings with IDA, T-O and Sub-consultants | | | | | | | | | | | | | | | | | | |
| | Prepare agenda | 1 | | | | | | | | | | | | | | | | | |
| | Meet via conference call (2 meetings PIMA, AT, SE, PE, ME, EE) | 4 | | | 4 | | | | 4 | | | | | | | | | | |
| | Prepare/distribute meeting minutes | 2 | | | | | | | | | | | | | | | | | |
| | Incorporate Owner comments into documents | 1 | | | 2 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | Communicate with Owner & Sub-consultants | | | | | | | | | | | | | | | | | | |
| | General coordination with Owner & sub-consultants | 18 | | | 1 | | | | 8 | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| Architecture | | 10 | | | 171 | 10 | | | 28 | | | | | | \$24,096 | \$0 | \$0 | \$0 | \$34,096 |

Fee Breakdown

M&H Project Number:

Schematic Design

[illegible]

Construction Documents

M&H Project Number:

[illegible]

| Task | Description | Hours | | Hours | | Hours | | Hours | | Hours | | Hours | | Hours | | Hours | | Ttl Hrs | Direct Cost Labor | Expenses | Sub-consultant | Total Cost |
|--------------------|-------------|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|---------|-------------------|----------|----------------|------------|
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| ### | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| Interior Design | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| W. Interior Design | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |

M&H Project Number:

[illegible][illegible][illegible]

Fee Breakdown

M&H Project Number:

Construction Documents

[illegible][illegible]

Fee Breakdown

M&H Project Number:

Construction Documents

[illegible][illegible]

Fee Breakdown

M&H Project Number:

Construction Documents

[illegible][illegible][illegible]

Fee Breakdown

M&H Project Number:

Construction Documents

[illegible]

| Task | Description | Hours | | Hours | | Hours | | Hours | | Hours | | Hours | | Hours | | Hours | | Tlt Hrs | Direct Cost Labor | Expenses | Sub consultant | Total Cost |
|-------|--------------------------------|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|-------|---|---------|-------------------|----------|----------------|------------|
| | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | | |
| ##### | | | | | | | | | | | | | | | | | | | | | | |
| XIII. | Electronic Safety and Security | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |
| XIII. | Electronic Safety and Security | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | | | |

[illegible]

Fee Breakdown

M&H Project Number:

Bidding

[illegible]

Fee Breakdown

M&H Project Number:

Bidding

[illegible][illegible][illegible][illegible]

Fee Breakdown

M&H Project Number:

Bidding

[illegible][illegible]

Fee Breakdown

M&H Project Number:

Bidding

[illegible][illegible][illegible]

Fee Breakdown

M&H Project Number:

Bidding

[illegible][illegible]

Fee Breakdown

M&H Project Number:

Close Out

| Task | Description | Hours | | | | | | | | | | | | Direct Cost Labor | Expenses | Sub-consultant | Total Cost |
|-------|--|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------------------|----------|----------------|------------|
| #### | | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | Hours | | | | |
| | BASIC SERVICES | | | | | | | | | | | | | | | | |
| I. | Project Management | 4 | 0 | 0 | 0 | 8 | 12 | 0 | 0 | 0 | 0 | 0 | 24 | \$3,384 | \$0 | \$0 | \$3,384 |
| II. | Architecture | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| III. | Architecture | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| IV. | Interior Design | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| V. | Structure | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| VI. | Civil | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| VII. | Survey | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| VIII. | Mechanical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| IX. | Plumbing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| X. | Fire Protection | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| XI. | Electrical | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| XII. | Communications (IT) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| XIII. | Electronic Safety and Security | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| XIV. | Code | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| XV. | Cost and Scheduling | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| XVI. | TBD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | \$0 | \$0 | \$0 | \$0 |
| | Sub-Totals - Basic Services | 4 | 0 | 0 | 0 | 8 | 12 | 0 | 0 | 0 | 0 | 0 | 24 | \$3,384 | \$0 | \$0 | \$3,384 |
| | MATERIAL SUPPLIES | | | | | | | | | | | | | | | | |
| | SOILS TESTING | | | | | | | | | | | | | | | | |
| | CONSULTANT/SUBCONTRACTORS | | | | | | | | | | | | | | | | |
| | ESTIMATE OF TRAVEL EXPENSES | | | | | | | | | | | | | | | | |
| | Air Travel | | | | X | | | | | | | | | | | | |
| | Rental Vehicle | | | X | | | | | | | | | | | | | |
| | Days | | | X | | | | | | | | | | | | | |
| | Lodging | | | X | | | | | | | | | | | | | |
| | Meals (per diem) | | | X | | | | | | | | | | | | | |
| | Days | | | X | | | | | | | | | | | | | |
| | MILEAGE | | | | | | | | | | | | | | | | |
| | Miles | | | X | | | | | | | | | | | \$0 | \$0 | \$0 |
| | Cost per mile | | | | | | | | | | | | | | | | |
| | REPRODUCTION | | | | | | | | | | | | | | | | |
| | Sets | | X | | | | | | | | | | | | \$0 | \$0 | \$0 |
| | Cost per set | | | | | | | | | | | | | | | | |
| | Sub-Totals - Basic Services/Itemized Expenses | | | | | | | | | | | | | | \$0 | \$0 | \$0 |
| | SPECIAL SERVICES: | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | Sub-Total - Special Services | | | | | | | | | | | | | | \$0 | \$0 | \$0 |

Fee Breakdown

M&H Project Number:

Close Out

[illegible][illegible]



MEMORANDUM

TO: Honorable Mayor and Council

FROM: Kerry Beutler, Assistant Planning Director

DATE: March 15, 2018

RE: Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria & Standards, Jackson Hole Junction Division No. 1

Attached is the application for Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards for Jackson Hole Junction Division No. 1. The Planning and Zoning Commission considered this item at its January 9, 2018 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:

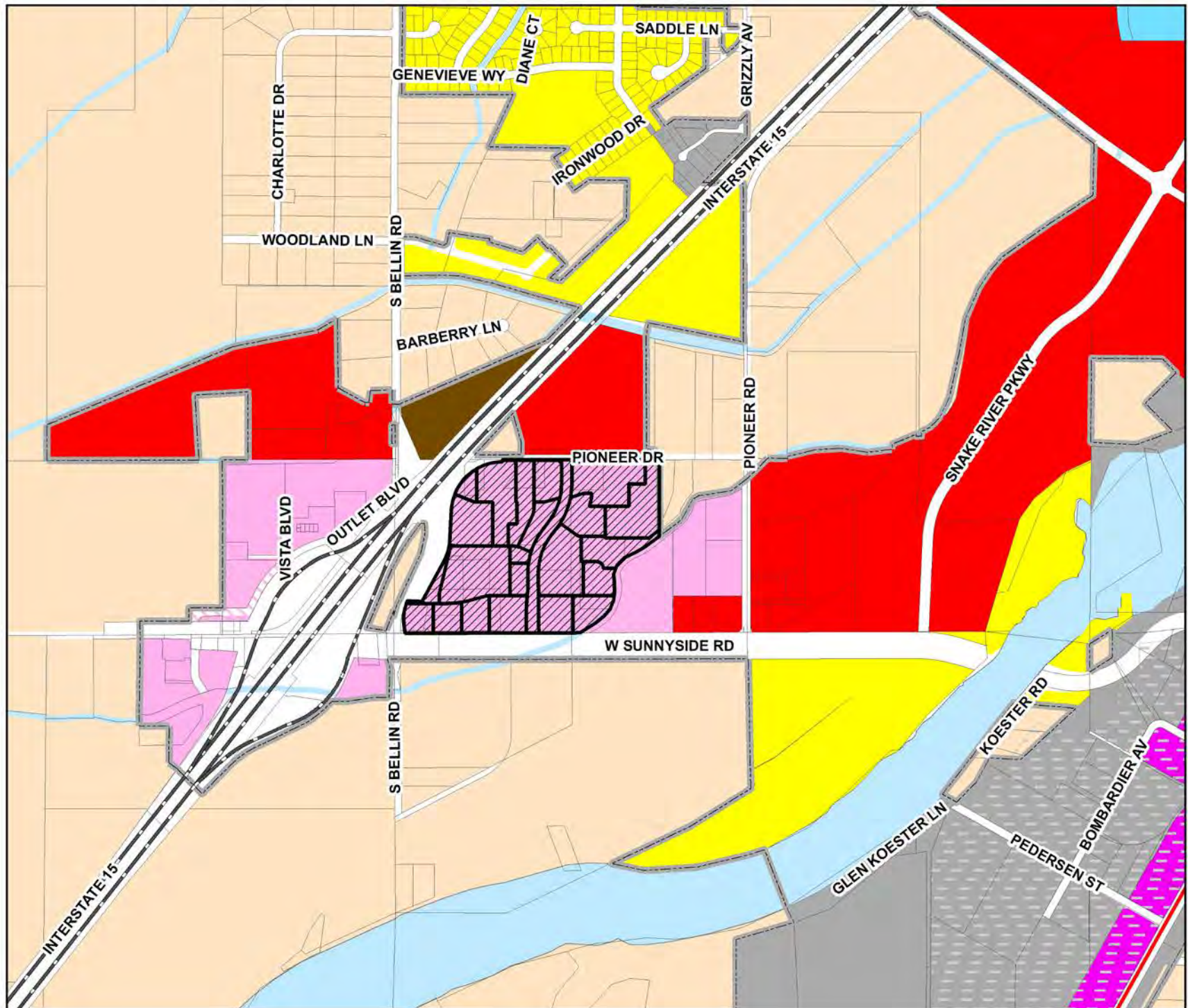
- Zoning Map
- Aerial Photo
- Staff Report, January 9, 2018
- P&Z Minutes, January 9, 2018
- Development Agreement
- Reasoned Statement of Relevant Criteria and Standards

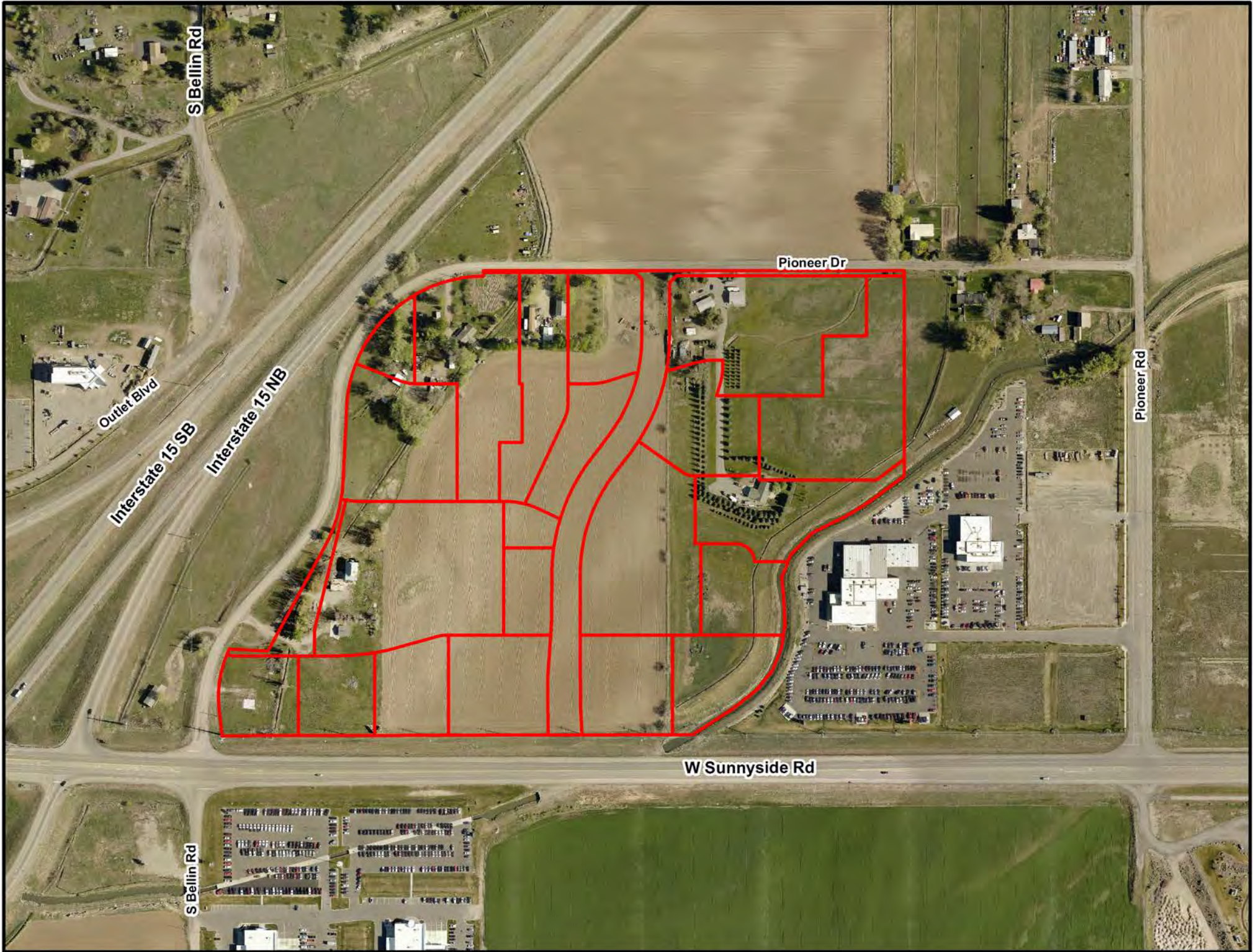
Legend

- | | |
|--|----------------|
| | 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





S Bellin Rd

Outlet Blvd

Interstate 15 SB

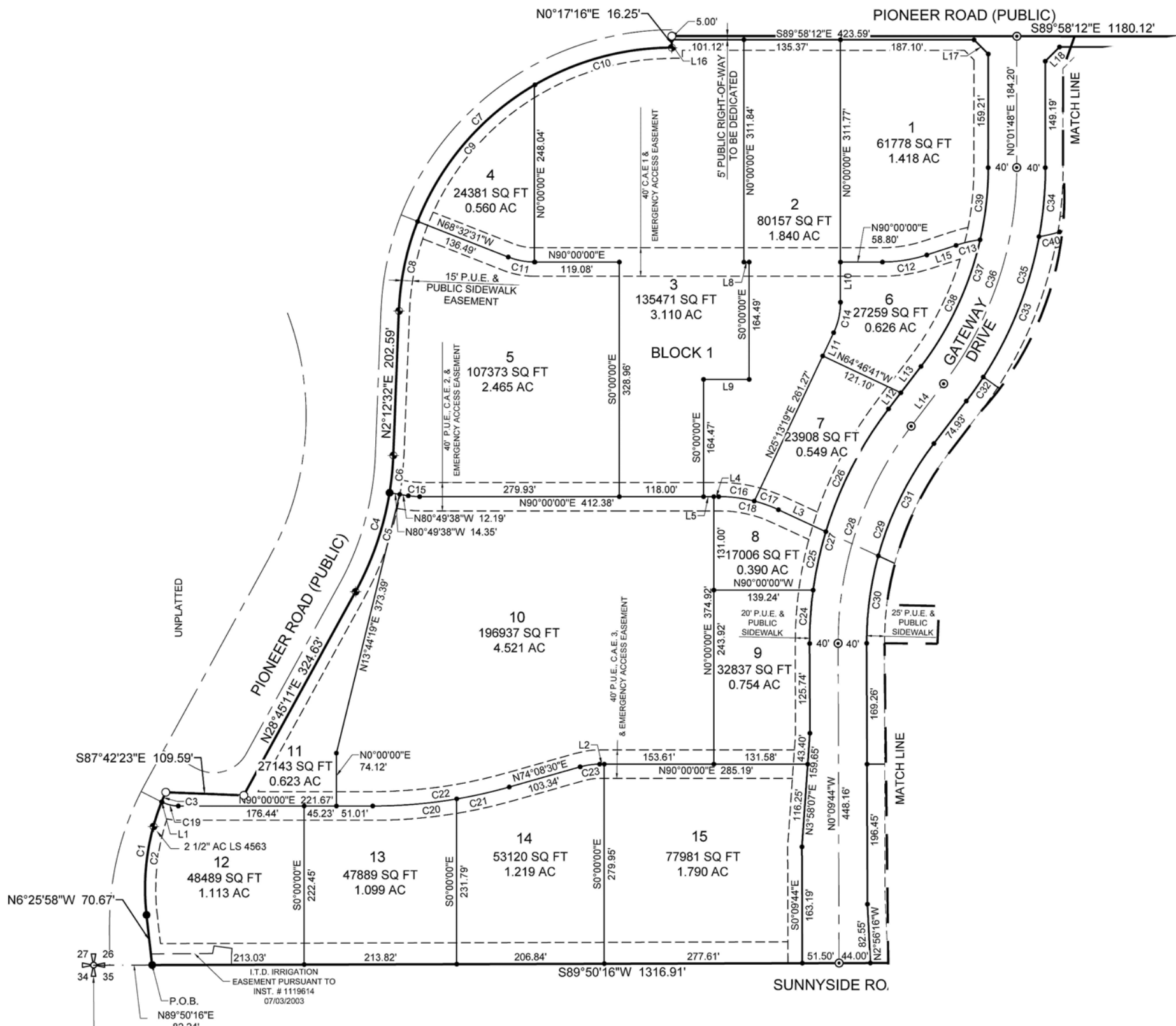
Interstate 15 NB

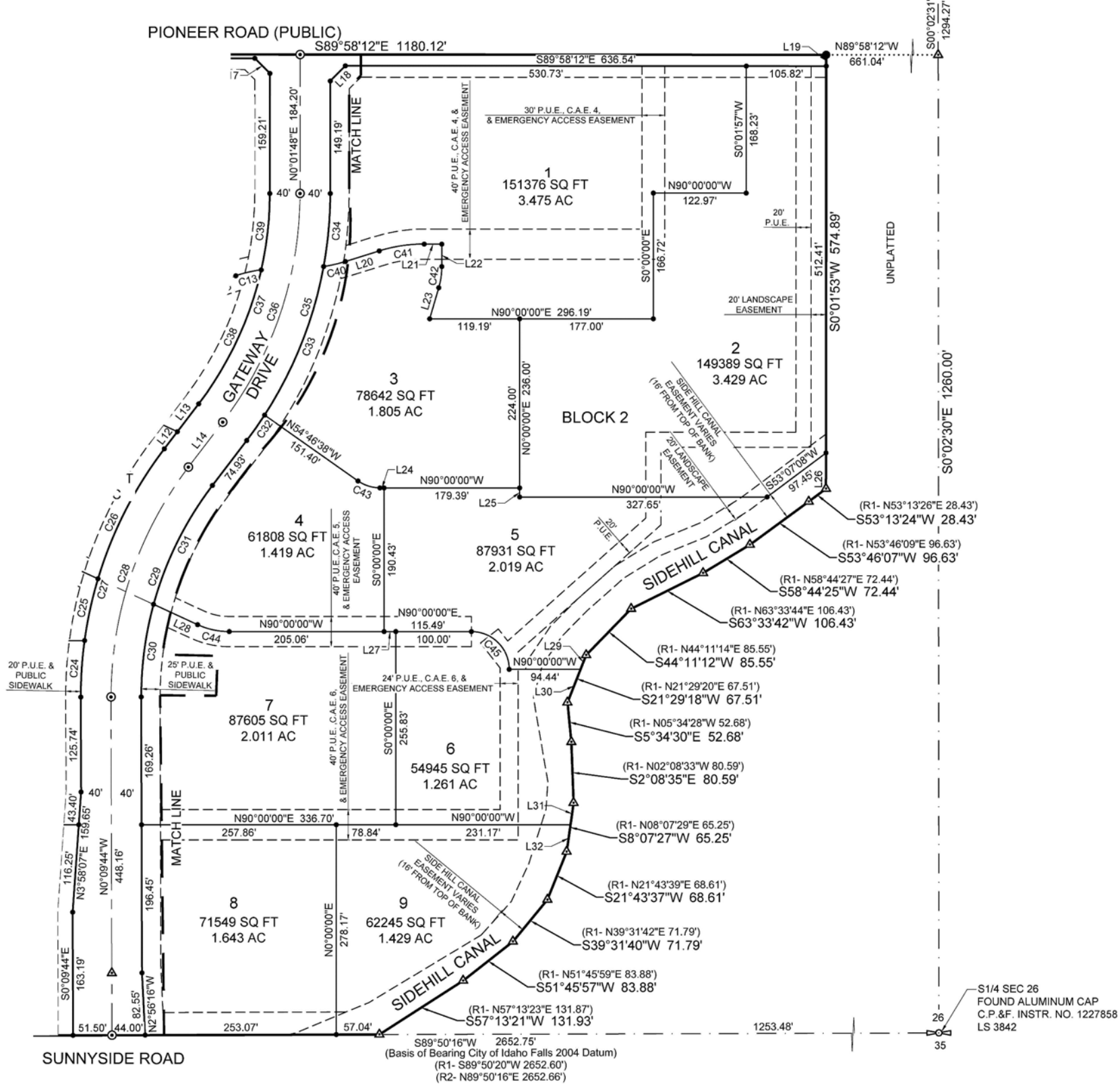
Pioneer Dr

Pioneer Rd

W Sunnyside Rd

S Bellin Rd





IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Final Plat
Jackson Hole Junction
January 9, 2018



Community
Development
Services

Applicant: Horrocks
Engineering

Location: Generally south
and west of Interstate 15,
east of Pioneer Rd., and
north of W Sunnyside Rd.

Size: Approx. 43.42 acres
Lots: 24, 22 buildable

Existing Zoning:

Site: HC-1
North: C-1
South: County C-2
East: HC-1, County A-1
West: HC-1, County A-1

Existing Land Uses:

Site: Undeveloped
North: Agriculture
South: Commercial
East: Commercial/
Agriculture
West: Commercial

Future Land Use Map:
Commercial

Attachments:

1. Subdivision Information
2. Maps and Aerial photos

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

Staff Comments: The preliminary plat for this development
was approved by the Planning Commission on May 2, 2017.
The plat includes approximately 43.42 acres, and includes 24
total lots with 22 of those as buildable lots. The proposed final
plat matches the preliminary with the exception of the number
of lots. Some of the smaller lots have been absorbed into
larger lots.

Gateway Drive will be initially classified as a local road, but
will be built to the standards of a minor arterial to
accommodate the anticipated intensification of the roadway.
Pioneer Road is outside of the plat boundary, but
improvements will be required with the development of the
property.

The property is zoned HC-1, which does not require minimum
area, frontage or size requirements for commercial
development. All of the lots area of sufficient size to
accommodate commercial development and comply with the
Subdivision Regulations. There is a multi-use path included in
the Sunnyside Road right-of-way that will connect to the east
to the City's pathway system.

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

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

| REQUIREMENTS | Staff Review |
|--|---------------------------|
| • Purposes listed in Section 10-1-1 as follows: | |
| Building envelopes sufficient to construct a building. | X |
| Lot dimensions conform to the minimum standards of Zoning Ordinance. | X |
| Lots have full frontage on, and access to, a dedicated street. | X |
| Residential lots do not have direct access to arterial streets. | 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 150ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers. | NA |
| Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density. | Gateway Drive - Collector |

Comprehensive Plan Policies:

Regional commercial centers should be located approximately at or within one-half mile from major state thoroughfares and be served by existing arterial streets. Convenient access and visual exposure are important to the success of regional commercial centers. Utilizing existing state highways and arterial streets with excess capacity will reduce future public costs.

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets.

Strip commercial development reduces the traffic carrying capacity of arterial streets, encourages both commercial and residential property to deteriorate, scatters commercial services, and requires more parking facilities.

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. In the Broadway-Utah Avenue area between I-15 and Snake River Parkway, 42 properties redeveloped in the period from 1989 to 2013, over 1,800 jobs were created, and assessed valuations increased by \$141 million. The City should continue programs which use private/public partnerships to redevelop the land inside the City's boundaries.

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

By locating major traffic generators such as regional shopping centers, regional employment centers, and large public facilities near existing highways with the capacity to handle additional traffic, we prudently use our past investments and assure we, as a community, do not have to build extensive facilities to accommodate traffic generated by growth.

Zoning Information:

10-3-18: HC-1 LIMITED BUSINESS ZONE

(A) General Objectives and Characteristics.

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

The objectives in establishing this zone are to:

- (1) Encourage the development and continued use of the land within the Zone for business purposes.
- (2) To promote safety on the highway.
- (3) To maintain maximum use of highway right-of-way for travel purposes.
- (4) To prohibit uses which tend to thwart or militate against the continued use and development of the land within the zone for its primary purpose.

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

(B) Use Requirements.

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

- (1) Any use permitted in the RSC-1 Residential Shopping Center Zone, and in the C-1 Limited Business Zone, except that dwellings shall not be permitted unless such dwellings are custodial or caretaker's dwellings incidental to the use of the land for commercial purposes.
- (2) Super service stations.
- (3) Automobile sales lots.
- (4) Drive-in eating establishments.
- (5) Machinery sales establishments.
- (6) Amusement enterprises, such as merry-go-rounds, penny arcades, etc.
- (7) Retail establishments with incidental wholesaling, but excluding establishments the principle activity of which is a storage warehouse.
- (8) Auto body shops.
- (9) Beer parlors, taverns and cocktail lounges.
- (10) Open storage areas, provided they are buffered from public streets by:
 - (a) Site planning that uses structures to buffer open storage areas from public streets, or
 - (b) A minimum seven foot (7') foot wide landscaped buffer, which may include a fence or wall at the rear of the buffer.
- (11) Indoor shooting ranges when approved by the Planning Commission as a conditional use. 84
- (12) Other uses ruled by the Council to be similar to the above listed uses, and in harmony with the objectives and characteristics of this zone.

(C) Area, Width, Location, Height, and Size Requirements.

No requirements, except that all buildings shall be setback a minimum distance of thirty feet (30') feet from any public street except as herein provided and required under the provisions of this Zoning Code.

(D) See Supplementary Regulations to Zones.

(E) Special Provisions.

- (1) 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.
- (2) When a development in the HC-1 Zone adjoins land zoned RP, RP-A, RMH, or unincorporated land designated as single-family residential in the Idaho Falls Comprehensive Plan, a thirty foot (30') foot wide landscape buffer with landscaped berm to a height of six feet (6') and trees spaced at twenty foot (20') intervals shall be provided on the property line shared with such residential designation. Natural buffers such as canals may be included within this thirty foot (30') buffer and shall eliminate the need for berms where the canal is elevated or at least twenty feet (20') in width; however, landscaping with trees spaced at twenty foot (20') intervals shall still be provided.
- (3) A landscaped strip at least twenty feet (20') feet in width with lawn, ground cover, shrubbery, and trees at forty foot (40') centers shall be provided and maintained along the development side of the property line bordering any street, except for permitted driveways.

January 9, 2018

7:00 p.m.

Planning Department

Council Chambers

MEMBERS PRESENT: Commissioners George Swaney, Joanne Denney, Brent Dixon, Darren Josephson, Margaret Wimborne, Gene Hicks, Arnold Cantu, Natalie Black, Lindsey Romankiw.

MEMBERS ABSENT: Julie Foster.

ALSO PRESENT: Planning Director, Brad Cramer, Assistant Planning Director, Kerry Beutler, Brian Stevens and interested citizens.

CALL TO ORDER: Brent Dixon called the meeting to order at 7:00 p.m. and reviewed the public hearing procedure.

Business.

1. PLAT 17-031: FINAL PLAT. Jackson Hole Junction Subdivision. Beutler presented the staff report, a part of the record. Dixon asked if Side Hill canal has an easement for access. Beutler stated that they are not asking for any type of pathway easement along the canal. Beutler stated that it was discussed and determined that there is pathway farther east along Pioneer on the east side of the canal. Beutler stated that they feel it is safer to encourage the pathway traffic to proceed south down Pioneer and connect with the pathway along Sunnyside. Dixon asked why Lot 12 on the southwest end is covering a portion of Pioneer Road. Beutler stated that the roadway is owned by ITD and there is no intent for the road to be through the lot. Beutler stated that this area is part of the State ownership, but the road and pavement right of way is outside of the platted boundaries. Beutler stated that when you see it labeled as Pioneer it is just the expanded lot or right of way that ITD has possession of. Beutler stated that the City is working with ITD to have the property deeded to the City. Beutler stated that the road right of way will not change much and the alignment will stay the same. Dixon asked if all the residences will be gone. Beutler agreed that most of the residences are already moved. Dixon asked about Lot 11, that is north of 12. Beutler stated that lot will be part of a future detention pond and the detention facility will take in the triangular lot (11) as well as a portion of the Pioneer Road Right of way that will be deeded to the City. Dixon asked if the access to the lots on the west and the north will be via Pioneer. Beutler stated that Pioneer will be a right in and right out at Sunnyside. Dixon asked if Pioneer will be developed to City standards. Beutler agreed that for portions of the development both sides of Pioneer will be developed to City Standards. Black asked Beutler to point out where all the sidewalks will be. Beutler indicated that the main one will be along the platted road and along Sunnyside, and Pioneer drive will also have sidewalk. Beutler added that as each lot develops with commercial site plan review they will see whether they need interconnective sidewalks through each of the lots. Black clarified and Beutler agreed that the sidewalks will only be along Gateway Drive. Beutler stated that on a final plat you will only see the public improvements and most of the improvements will come with individual lots as you see lot development through the site plan review.

Applicant: Laeth Sheets, Horrocks Engineers, 901 Pier View Drive, Suite 205, Idaho Falls, Idaho. Sheets stated that Pioneer used to come through and hug tight where the actual overpass road went separate from it, and now the road lands out farther. Sheets stated that they are working to get that transferred to the City, so they can use it for a pond for joint storage for

development and Pioneer Road. Sheets indicated that they are doing larger sidewalks that are like Snake River Parkway. Sheets stated that Pioneer will have sidewalks as well for interconnectivity. Sheets stated that the site plan will be on a case by case basis for connectivity.

Dixon asked if each lot will have a separate detached building or are they larger buildings that cross over lots. Sheets stated that in this stage they are doing bigger lots with one use (possibly multiple buildings) and they are providing access per the City requirements and utility connections (power/sewer). Sheets stated that they will have the access drive that will be developed first. Sheets stated that the HC-1 Zone gives them flexibility to do a variety of things.

Swaney moved to recommend to the Mayor and City Council approval of the Final Plat for Jackson Hole Junction as presented, Black seconded the motion and it passed unanimously.

DEVELOPMENT AGREEMENT
JACKSON HOLE JUNCTION

This DEVELOPMENT AGREEMENT, JACKSON HOLE JUNCTION, (hereinafter called "AGREEMENT"), is made this _____ day of March, 2018, by and between the CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, (hereinafter called "CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and JHJCC, LLC, (hereinafter called "DEVELOPER"), 5145 S. Heyrend Drive, Idaho Falls, Idaho 83402.

W I T N E S S E T H:

WHEREAS, DEVELOPER is the sole owner, in law or equity, of a certain tract of land in the County of Bonneville, State of Idaho, which land (hereafter referred to as "Subdivision"), is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and,

WHEREAS, DEVELOPER desires to develop the Subdivision within CITY and has submitted a plat bearing the Subdivision name described in the caption of this AGREEMENT; and,

WHEREAS, CITY Engineer, and the Idaho Falls Planning and Zoning Commission, have recommended such development be allowed subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to allow the development of the Subdivision within City of Idaho Falls, Idaho, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve subdivision plats and the construction of streets, utility lines and other public improvements within the CITY; and

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City and are authorized by Idaho Code § § 67-6513 and 67-6518; and

WHEREAS, DEVELOPER and CITY believe that without the public improvements required herein, CITY would not be able to otherwise provide for mitigation of the effects of the subdivision development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed subdivision; and,

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this Agreement, including special conditions, are constructed; and,

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to Idaho Falls City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this AGREEMENT; and,

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will

and accord, without coercion and without inducement and at DEVELOPER's request; and,

WHEREAS, DEVELOPER has read this AGREEMENT, have understood it, and have had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and,

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Approval of Subdivision. CITY hereby approves the Subdivision plat and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement Plans. DEVELOPER anticipates that development of the entire Subdivision will occur in phases or divisions. DEVELOPER has filed, and CITY Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights of way exterior to the Subdivision, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the subdivision and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Subdivision, DEVELOPER shall also file with, and obtain the approval of, CITY Engineer of final Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Subdivision. The final Improvement Plans shall also show the proposed location of other public utilities (telephone, gas, and electricity,) and irrigation facilities affected by the development of such phase or division of the Subdivision. Such Preliminary Improvement Plans are incorporated herein by reference as though set out in full and the final Improvement Plans shall also, upon approval by CITY Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Improvement Plans and Interior Improvement Plans. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved preliminary and final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation, and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licenses within the State of Idaho to supervise, inspect and test the

construction of all public improvements within the Subdivision in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans, and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Subdivision, DEVELOPER will file "As Constructed" Improvement Plans (hereafter referred to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Subdivision including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the original Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis, and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Subdivision. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Subdivision for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Subdivision, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Subdivision. Acceptance of the Subdivision shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision within which such improvements are located, by CITY, provided nothing herein shall limit the time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors, and assigns, shall and do hereby warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from and against all claims against DEVELOPER and DEVELOPER's successors or assigns and against every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises as of the date of this AGREEMENT.

9. Water and Sewer Main Connection Charges. Subject to Section 12 of this Agreement, DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees, Charges, and Costs. In the event DEVELOPER fails or refuses to pay any of the fees, charges, or costs set forth herein, specifically including but not limited to the amounts shown in Exhibit B, CITY may declare the entire unpaid balance to be immediately due and payable and may collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost of which CITY has expressly agreed to pay pursuant to the Special Conditions, including any water or sewer line or stormline extensions, increased line size or capacity and road width or thickness, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such excess capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality or impossibility of constructing such excess capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, all as set forth in the Special Conditions. Prior to the commencement of the Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of the Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from acceptance of the Subdivision by CITY and delivery of an itemized statement to CITY setting forth in detail the total amount of the costs for which CITY is responsible.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct all ditches, headgate structures, culverts, siphons, drywells, or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim,

demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. Subject to Section 12 of this Agreement, DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by CITY Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to CITY Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Subdivision.

17. Occupancy. No building or structure within the Subdivision shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

- A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;
- B. Withhold the connection of water, sewer, or electric service to any property located within any phase or division of the Subdivision affected by such default;
- C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;
- D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;
- E. Bring an action for damages, injunctive relief, specific performance or any other

remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording Fees. Prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Subdivision, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Water Rights Disclosure Prior to the approval of the Subdivision plat, DEVELOPER shall provide notice upon the plat identifying the irrigation district that includes all lots within the plat and declares that that all property within the plat will remain subject to assessments levied by the irrigation district.

22. Storm Water Discharge Certification. Prior to the acceptance and approval of final Improvement Plans for any division or phase of the Subdivision, DEVELOPER shall obtain the certification of any Irrigation District, canal company or other entity into which any storm water from such phase or division will be discharged. The certification shall state that such water delivery entity has reviewed and approved the final Improvement Plans for such phase or division and that the discharge of storm waters from such area into their canal or ditch in the manner shown in the final Improvement Plans is approved and accepted by such entity.

23. Conflict With Standard Specifications. In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Standard Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of the Standard Specifications. In the event of any conflict between the terms of this AGREEMENT and the Improvement Plans, the terms of this AGREEMENT shall prevail.

24. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Subdivision and shall be binding upon DEVELOPER's heirs, successors or assigns.

25. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

26. Entire Development Agreement. This writing evidences the final and complete development agreement between the parties regarding this development and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set forth herein.

27. **Effective Date.** This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

ATTEST:

CITY OF IDAHO FALLS

Kathy Hampton, City Clerk

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

DEVELOPER

By _____
Matt Morgan, Managing Member

STATE OF IDAHO)
)ss.
County of Bonneville)

On this _____ day of _____, 2018, before me, the undersigned, a notary public, in and for said State, personally appeared REBECCA L. NOAH CASPER, Ph.D., known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that such City executed the same.

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

(Seal)

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

STATE OF IDAHO)
) ss:
County of Bonneville)

On this 16th day of March, 2018, before me, the undersigned, a notary public, in and for said State, personally appeared Matt Morgan, known or identified to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he is authorized to do so.

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

(Seal)



Ryan W. Gregersen
Notary Public of Idaho
Residing at: Idaho Falls
My Commission Expires: 8-1-21

"EXHIBIT A"

LEGAL DESCRIPTION JACKSON HOLE JUNCTION

A parcel of land located in southwest quarter of Section 26, Township 2 North, Range 37 East, Boise Meridian, Bonneville County, Idaho, described as follows:

Commencing at the southwest corner of said section 26, thence along the south line of said section 26 north $89^{\circ}50'16''$ east 82.24 feet to the Point of Beginning; thence north $06^{\circ}25'58''$ west 70.67 feet to a point of tangency with a 328.08 foot radius curve concave to the southeast of which radius bears north $83^{\circ}29'13''$ east; thence northeasterly 176.29 feet along the arc of said 328.08 foot radius curve to the right through a central angle of $30^{\circ}47'12''$ and a long chord that bears north $08^{\circ}52'49''$ east 174.17 feet; thence south $87^{\circ}42'23''$ east 109.59 feet; thence north $28^{\circ}45'11''$ east 324.63 feet to a point of tangency with a 434.26 foot radius curve concave to the northwest of which radius bears north $61^{\circ}11'17''$ west; thence northeasterly 201.00 feet along the arc of said 434.26 foot radius curve to the left through a central angle of $26^{\circ}31'12''$ and a long chord that bears north $15^{\circ}33'06''$ east 199.21 feet; thence north $02^{\circ}12'32''$ east 202.59 feet to a point of tangency with a 384.26 foot radius curve concave to the southeast of which radius bears south $87^{\circ}46'48''$ east; thence northeasterly 587.19 feet along the arc of said 384.26 foot radius curve to the right through a central angle of $87^{\circ}33'13''$ and a long chord that bears north $45^{\circ}59'48''$ east 531.70 feet; thence north $00^{\circ}17'16''$ east 16.25 feet; thence south $89^{\circ}58'12''$ east 1180.12 feet; thence south $00^{\circ}01'53''$ west 574.89 feet to the centerline of the Sidehill canal; thence along said centerline for the next thirteen (13) courses; (1) south $53^{\circ}13'24''$ west 28.43 feet; (2) thence south $53^{\circ}46'07''$ west 96.63 feet; (3) thence south $58^{\circ}44'25''$ west 72.44 feet; (4) thence south $63^{\circ}33'42''$ west 106.43 feet; (5) thence south $44^{\circ}11'12''$ west 85.55 feet; (6) thence south $21^{\circ}29'18''$ west 67.51 feet; (7) thence south $05^{\circ}34'30''$ east 52.68 feet; (8) thence south $02^{\circ}08'35''$ east 80.59 feet; (9) thence south $08^{\circ}07'27''$ west 65.25 feet; (10) thence south $21^{\circ}43'37''$ west 68.61 feet; (11) thence south $39^{\circ}31'40''$ west 71.79 feet; (12) thence south $51^{\circ}45'57''$ west 83.88 feet; (13) thence south $57^{\circ}13'21''$ west 131.93 feet to the south line of said section 26; thence along said south line south $89^{\circ}50'16''$ west 1316.91 feet to the Point of Beginning.

Parcel contains 43.42 acres, more or less.

Subject to: Sidehill canal right-of-way along east line of above described parcel.

EXHIBIT "B"

JACKSON HOLE JUNCTION

S-C 1.00. Arterial Street and Bridge Fees. The Arterial Streets and Bridge Fee for this Subdivision is One Hundred Eight Thousand Five Hundred Fifty Five Dollars (\$108,555) (43.422 acres at \$2,500 per acre), payable as follows:

| <u>Due Date</u> | <u>Payment Amount</u> |
|----------------------------------|-----------------------|
| Upon execution of this Agreement | \$10,855.50 |
| September 1, 2018 | \$16,283.25 |
| March 1, 2019 | \$16,283.25 |
| June 1, 2019 | \$16,283.25 |
| September 1, 2019 | \$16,283.25 |
| December 1, 2019 | \$16,283.25 |
| March 1, 2020 | <u>\$16,283.25</u> |
| TOTAL | \$108,555.00 |

S-C 2.00. Surface Drainage Fee. The Surface Drainage Fee for this Subdivision is Twelve Thousand Three Hundred Forty-Four Dollars and Thirty-Six Cents (\$12,344.36) at \$.0075 per square foot. The total area is 1,645,915 square feet, payable as follows:

| <u>Due Date</u> | <u>Payment Amount</u> |
|----------------------------------|-----------------------|
| Upon execution of this Agreement | \$1,234.43 |
| September 1, 2018 | \$1,851.65 |
| March 1, 2019 | \$1,851.65 |
| June 1, 2019 | \$1,851.65 |
| September 1, 2019 | \$1,851.65 |
| December 1, 2019 | \$1,851.65 |
| March 1, 2020 | <u>\$1,851.68</u> |
| TOTAL | \$12,344.36 |

S-C 3.00. Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Subdivision. Such signs shall be installed in the manner and locations as directed by the City Engineer. DEVELOPER also agrees to pay the sum of One Thousand Six Hundred Fifty Dollars (\$1,650) simultaneously upon execution hereof, in consideration of the installation by CITY of all traffic control signs necessary for the control of vehicular and pedestrian traffic within the Subdivision.

S-C 4.00. Storm Water. DEVELOPER shall design and construct a storm water retention pond as shown on the Improvement Drawings. The combination of ponds and bio swales shall equal CITY requirement of 1.3 inches of water over the entire surface. The system shall be integrated into the landscape provided in the Subdivision. Maintenance shall be the responsibility of the DEVELOPER or DEVELOPER'S assigns. The system shall conform to CITY's Storm Water Runoff Policy.

the Idaho Transportation Department on the West side of the development. CITY and the Idaho Transportation Department ("ITD") are working on a transfer of ownership of the Pioneer Drive Right of way to CITY. DEVELOPER shall obtain permission and a permit from the Idaho Transportation Department to construct and maintain the pond and items identified in the Improvement Drawings West of DEVELOPER's property line until the transfer of ownership to CITY is complete. DEVELOPER or DEVELOPER's heirs or assigns shall maintain the pond including landscaping (trees and grass sod), drain pipes, irrigation system, and drainage connections from its construction henceforth forward with no intent or expectation for CITY to maintain it in the future.

S-C 5.00. Construction of Water Line. CITY acknowledges that an 8-inch diameter water line is adequate to serve this Subdivision; however, sound planning requires construction of a larger diameter water line to serve properties adjacent thereto. DEVELOPER agrees to design and construct three hundred thirty (330') linear feet of 12-inch diameter water line in Southfork Boulevard, all as shown on the Improvement Plans. Subject to the limitations set forth in this Agreement, CITY agrees to reimburse DEVELOPER for that portion of the material costs of constructing such 12-inch diameter water line which exceeds the material costs for constructing an 8-inch diameter water line.

Upon connection of water service to any property owned by any person or entity other than DEVELOPER and fronting upon that portion of the Pioneer Drive (approximately 2,836 feet between station 0+44 to 28+80) in which DEVELOPER has constructed a water main line, CITY will, to the extent permitted by law, and upon written request of DEVELOPER, pay to DEVELOPER all water main connection charges collected by CITY from the owners of such property, pursuant to Section 8-4-14(c), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any water main charge collected by CITY after the expiration of ten (10) years from the date of execution of this Agreement. In the event that the Idaho Falls Redevelopment Agency Participation Owner Participation Agreement referenced in Special Condition 9.00 of this Agreement reimburses DEVELOPER for this installation, the reimbursement amount shall be reduced accordingly by the amount of the Agency reimbursement for the waterline installation along Pioneer Drive.

S-C 6.00. Construction of Pioneer Drive. Pioneer Drive is a road near the west property line of this Development and adjacent to the north border of this Development. A portion of Pioneer Drive is on property currently owned by ITD (referenced in paragraphs A and B of this S-C 6.00). DEVELOPER responsibilities for the construction of Pioneer Drive shall be as follows:

- A. For the portion of Pioneer Drive that is near the west property line of the Development on property currently owned by the Idaho Transportation Department (approximate station 0+00 to 12+50 in the improvement drawings) of this Development, DEVELOPER shall be responsible for the design and construction of the Development's eastern half of the road (60 foot right of way) including, but not limited to, pavement (3 inches deep), base (8 inches deep), 6' sidewalk, curb gutter and storm drainage to meet CITY standards plus any additional roadway width deemed necessary in the Improvement Drawings to facilitate two lane traffic.
- B. For the portion of Pioneer Drive that is near the north and west property line of the Development on the property adjacent to the I-15 right of way (approximate station 12+50 to 14+85 in the improvement drawings) of this Development, DEVELOPER shall be responsible for the full roadway construction (60 foot right of way) including sidewalk and landscape strip on the east side, curb gutter (both sides) and full width roadway (3 inches of

plantmix over 8 inches of base). At DEVELOPER's discretion (for this Special Condition 6.00 B only), said DEVELOPER may construct only half of the road plus any additional roadway width deemed necessary in the Improvement Drawings to facilitate two lane traffic. In the event only half of the road is constructed, DEVELOPER shall provide a financial Guarantee of Completion per City Code 10-1-12 per for the remainder of the roadway improvements. Said remainder improvements shall be completed no later than at the time Pioneer Drive is widened to the south (approximate station 0+00 to 12+50). Building Conditional Occupancy will not be withheld until completion of these improvements if DEVELOPER provides the Guarantee of Completion.

- C. For the east/west portion of Pioneer Drive that borders the north property line (approximate station 14+85 to 21+50 in the improvement drawings) of this Development, DEVELOPER shall be responsible for the design and construction of the DEVELOPER's half (1/2) of the road (60 foot right of way) including but not limited to pavement (3 inches deep), base (8 inches deep), 6' sidewalk, curb gutter and storm drainage to meet CITY standards plus any additional roadway width deemed necessary in the Improvement Drawings to facilitate two lane traffic.
- D. For the east/west portion of Pioneer Drive that borders the north property line (approximate station 21+50 to 28+80 in the improvement drawings) of this Development, DEVELOPER shall be responsible for the design and construction of the DEVELOPER's half (1/2) of the road (80 foot right of way) including but not limited to pavement (3 inches deep), base (8 inches deep), 8' sidewalk, curb gutter and storm drainage to meet City Standards plus any additional roadway width deemed necessary in the Improvement Drawings to facilitate two lane traffic.

S-C 7.00. Construction of South Fork Boulevard. DEVELOPER shall construct South Fork Boulevard (typical 80'; right of way with additional width at the Intersection of Sunnyside where necessary). Said street section shall consist of three (3") inches of asphalt over eight (8") inches of crushed gravel base, the sidewalk, curb gutter on each side of such street section and utilities all as shown on the approved Improvement Plans and in accordance with the CITY of Idaho Falls Standard Drawings and Engineering Specifications.

The intersection of South Fork Boulevard and Sunnyside Road may eventually require a signal when a Signal Warrant is met at this location. In that event, and subject to the sharing of costs with other property owners as described below, DEVELOPER (and not CITY or ITD) shall be responsible for the costs of permitting with the ITD, Design and Construction of the signal, at the time the signal is deemed necessary by CITY or the ITD.

In the event that any property owner bordering the Sunnyside Road right-of-way (other than DEVELOPER) directly or indirectly uses the South Fork/Sunnyside intersection for access and enters a Development Agreement with CITY subsequent to this Agreement, CITY shall, to the extent permitted by law, require such property owner(s) to pay their fair share of the permitting, design and construction costs of a fully functioning signal. Such property owner(s) total costs shall not to exceed one-half of the signal costs, because DEVELOPER's fair share is one half of the total signal cost.

In the event that DEVELOPER initially bears the entire cost to permit, design, or construct the

signal, CITY shall use any payment made by any property owner who has entered into a subsequent Development Agreement with CITY to pay for the South Fork Boulevard and Sunnyside Road signal to reimburse DEVELOPER up to one-half of DEVELOPER's signal costs, as required by this Agreement. CITY makes no warranty with respect to its authority to require other property owners to pay for their respective share of the signal as provided herein. DEVELOPER agrees to indemnify and hold CITY harmless for any claim, action, suit, or proceeding (including attorney's fees and court costs), brought against CITY challenging CITY's authority to require other property owners to pay for their respective share of the signal as provided herein (but not for any other claim). CITY's obligation to require other property owners to pay for their respective share of the signal, as provided herein, shall expire automatically and without further action ten (10) years from the date of this Agreement.

Nothing herein will be construed to imply that DEVELOPER is responsible for the costs of the signal that are attributable to other users of the signal, including contiguous and adjacent property owners or developers. Instead, CITY and DEVELOPER intend by the Special Condition 7.00 to make it clear that other direct and indirect users of the South Fork/Sunnyside intersection, including but not limited to contiguous and adjacent property owners and developers, should be required to pay their fair share of signal costs as part of development on their respective lands, which affects a warrant for signalization of the southern approach to this Development.

S.C. 8.00 Existing Infrastructure – When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY Right-of-Way, DEVELOPER will coordinate such activities with the applicable owner, e.g. poles owned by PacifiCorp dba Rocky Mountain Power. Any existing electrical infrastructure owned by PacifiCorp dba Rocky Mountain Power will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out is to be initiated by DEVELOPER after annexation through Idaho Falls Power.

S-C 9.00. Agency Participation. Under the terms of an owner participation agreement (OPA), the Idaho Falls Redevelopment Agency may agree to financially participate in the costs of certain public improvements within the Subdivision. Participation by the Agency shall not relieve DEVELOPER from completing DEVELOPER's improvements under this Agreement.

S-C 10.00. Access to Sunnyside Road. No additional access will be allowed to Sunnyside Road other than South Fork Boulevard and Pioneer Drive.

S-C 11.00. Sunnyside Road Pathway. DEVELOPER shall, at DEVELOPER's expense, design and construct a twelve (12') foot wide asphalt pedestrian pathway along Sunnyside Road adjacent to DEVELOPER's south property line. The pathway design shall be approved by the City Engineer prior to construction.

A path/canal crossing will be required at the east property line of this Development. DEVELOPER shall be responsible for one-half (½) of the crossing cost of said pathway at the crossing location and will be subject to these costs at such time as CITY makes written request.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF JACKSON HOLE JUNCTION LOCATED GENERALLY SOUTH AND WEST OF INTERSTATE 15, EAST OF PIONEER RD., AND NORTH OF W SUNNYSIDE RD.

WHEREAS, the applicant filed an application for a final plat on December 12, 2017; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on January 9, 2018; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on March 22, 2018; 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 43.42 acre parcel located generally south and west of Interstate 15, east of Pioneer Rd., and north of W Sunnyside Rd.
3. The subdivision includes 24 lots with 22 of them being buildable commercial lots.
4. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance for the HC-1 Zone.
5. The proposed plat is supported by elements of the City Comprehensive Plan.
6. 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 Jackson Hole Junction.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2018

Rebecca L. Noah Casper, Mayor



MEMORANDUM

TO: Honorable Mayor and Council

FROM: Kerry Beutler, Assistant Planning Director

DATE: March 16, 2018

RE: Right-of-Way Vacation – portion of E 16th Street

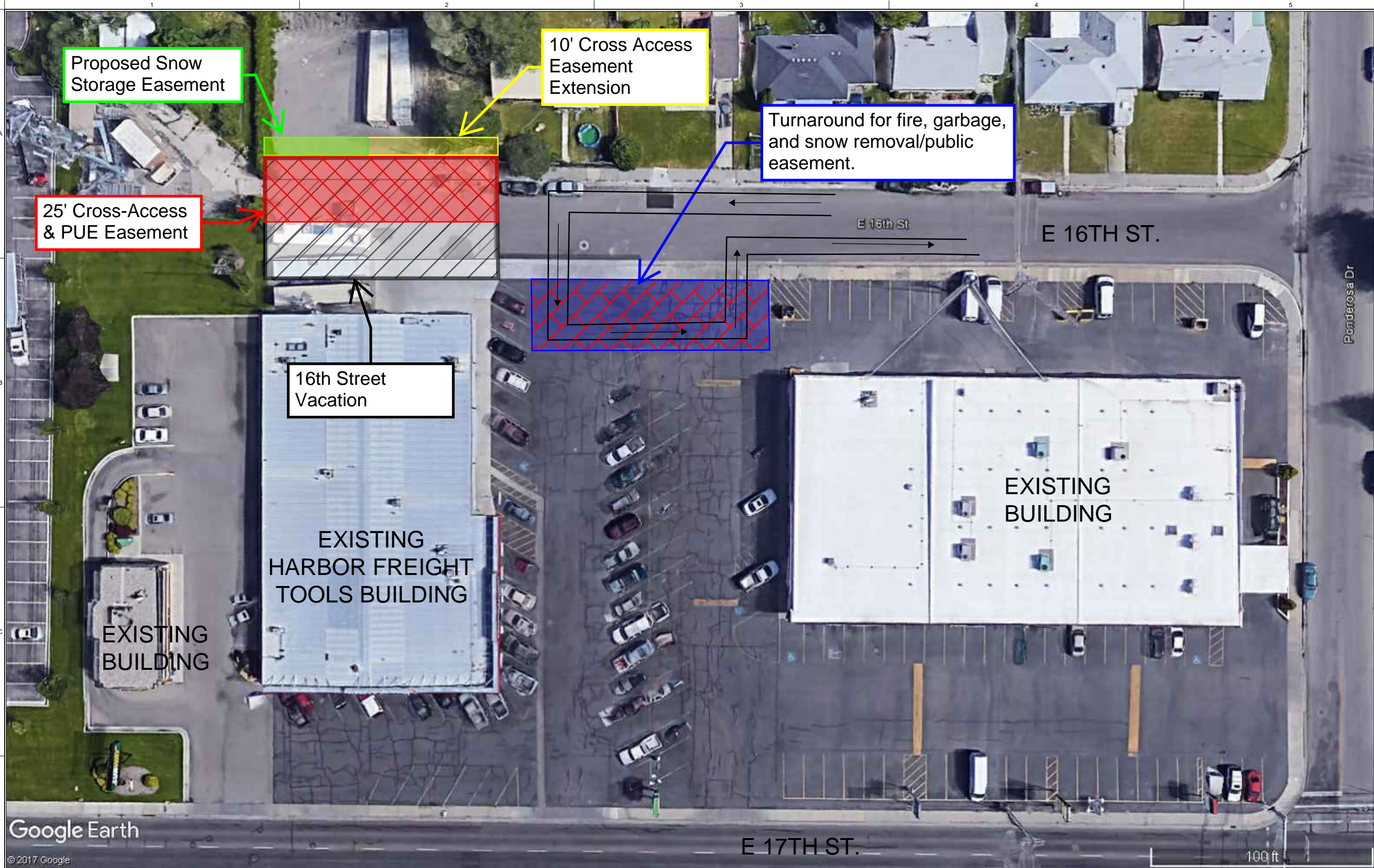
Attached is the request for vacation of a portion of E 16th Street. The portion proposed for vacation includes the area immediately adjacent to 1095 E 16th and behind 999 E 17th Street (Harbor Freight), located generally west of Ponderosa Drive and east of Lowes Home Improvement Store, (see attached exhibit). This item is being submitted to the Mayor and City Council for consideration as a public hearing because all property owners adjacent to the right-of-way have not signed the application. The purpose of the vacation is to accommodate a proposed building addition at 999 E 17th Street. Utilities have no objection to the request and a public utility easement is being retained to protect existing utilities in place.

All adjacent property owners have been noticed of the public hearing. A 25-foot access easement is being provided for the cell tower property at the west end of this portion of E 16th Street. The applicant is also providing an easement through the 999 E 17th Street property to allow for public turn-around, since a cul-de-sac was never constructed in this area. The applicant owns both properties fronting this portion of E 16th Street (1095 E 16th Street and 999 E 17th Street). The applicant has requested that the vacation area revert solely to the southern property, 999 E 17th Street, to accommodate the building addition. It is within the Council's ability to determine whether to revert the vacated property to each property or solely, as requested, to a single property.

Staff has not received any comments from adjacent property owners and would concur with the vacation request as the provided easements will meet the property and public interests.

Attachments: Aerial
 Vacation Ordinance
 Exhibit Maps





HORROCKS

ENGINEERS

901 Pier View Dr, Suite 205
Idaho Falls, ID 83402
(208) 522-1223
www.horrock.com

WARNING

0 1 2
IF THIS BAR DOES NOT
MEASURE 2" THEN
DRAWING IS NOT TO SCALE

| REV # | DATE | REVISIONS |
|-------|------|-----------|
| | | |
| | | |
| | | |
| | | |

DRAWING INFO

DATE 06/16/2017
DESIGNED CJF
DRAWN CJF
CHECKED LTS
PROJECT IF-765-1706

PRELIMINARY

NOT FOR
CONSTRUCTION

SITE EXHIBIT

999 E 17TH STREET
IDAHO FALLS, ID

E 16TH STREET VACATION

IF-765-1706

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION OF A PORTION OF A PUBLIC STREET LOCATED WITHIN THE CITY OF IDAHO FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE; PROVIDING THAT TITLE TO SAID VACATED STREET SHALL VEST AS SPECIFIED IN SECTION 2 OF THIS ORDINANCE; RESERVING TO THE CITY A PUBLIC UTILITY, DRAINAGE, AND PUBLIC CROSS ACCESS EASEMENT AS DESCRIBED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, there is a common owner of Lot 1 Block 2, of the Asper Addition (north of 16th Street) and Lot 2 Block 1, of the Asper Addition (south of 16th Street); and

WHEREAS, the owner of both Lots 1 and 2 of Block 1 in the Asper Addition is planning to construct an addition to the back (north end) of the existing building on Lot 2; and

WHEREAS, the owner is requesting that a portion of 16th Street between Lot 1 Block 2 and Lot 2 Block 1 be vacated to facilitate the addition to the building on Lot 2; and

WHEREAS, the owner is requesting that vacation revert solely to Lot 2 Block 1 be vacated to facilitate the addition to the building on Lot 2; and

WHEREAS, Council finds it in the best interests of the adjoining properties to revert the vacated property solely to Lot 2 Block 1; and

WHEREAS, the City will retain the north twenty-five (25') feet of the vacated portion of 16th Street for a public utility, drainage, and public cross access easement, which will also preserve permanent access to 985 E. 16th Street immediately west of Lot 1; and

WHEREAS, the owner of Lots 1 and 2 has agreed to dedicate an additional ten (10') foot access easement and a snow storage easement on the south of Lot 1 for the benefit of 985 E. 16th Street immediately west of Lot 1 Block 2 and a public turnaround easement located east of Lot 2 Block 1.

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

SECTION 1. Vacation. The following portions of the vacated street, minus the public utility, drainage, and public cross access easement reserved to the City herein, in a portion of the S.E. ¼ of the S.W. ¼ of Section 20, Township 2 North, Range 38 East of the Boise Meridian, to the City of Idaho Falls, Bonneville County, Idaho, as it is recorded with the Office of the Recorder for Bonneville County, Idaho, shown in Exhibit "A" and "B" attached hereto.

SECTION 2. Right-of-Way Vacation. Council deems it expedient for the public good and to be in the best interests of the adjoining properties that the property described in Section 1 of this Ordinance be in the same is hereby vacated and shall revert to Lot 2 Block 1's property owners as follows:

Vacation of property described in Section 1 of this Ordinance to Fuller-Ponderosa, LLC, 25024 Rodeo Flat Road, Auburn, CA 95602.

SECTION 3. The City of Idaho Falls, Idaho, reserves unto itself a public utility, drainage, and public cross access easement as described and shown in Exhibits "C" and "D" attached hereto.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 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 COUNCIL AND APPROVED BY THE MAYOR this ____ day of March, 2018.

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
 : ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled:
“AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL
CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE VACATION
OF A PORTION OF A PUBLIC STREET LOCATED WITHIN THE CITY OF IDAHO
FALLS AND LEGALLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE;
PROVIDING THAT TITLE TO SAID VACATED STREET SHALL VEST AS
SPECIFIED IN SECTION 2 OF THIS ORDINANCE; RESERVING TO THE CITY A
PUBLIC UTILITY, DRAINAGE, AND PUBLIC CROSS ACCESS EASEMENT AS
DESCRIBED IN SECTION 3 OF THIS ORDINANCE; PROVIDING THAT THIS
ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER
PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.”

Kathy Hampton
City Clerk

(SEAL)

Project: IF-765-1706, Harbor Freight

Date: March 16, 2018

Page: 1 of 1

EXHIBIT "A"

PORTION OF 16TH STREET VACATION

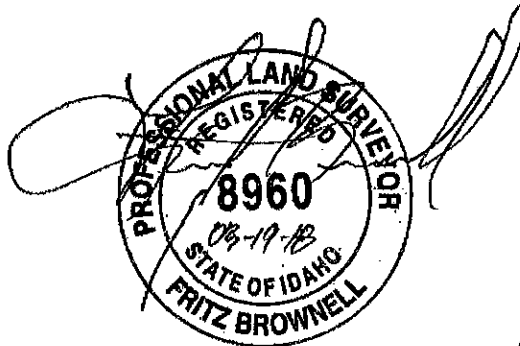
This parcel is situated in a portion of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 20, Township 2 North, Range 38 East of the Boise Meridian, City of Idaho Falls, Bonneville County, Idaho, more particularly described as follows:

COMMENCING at the southeast corner of said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$; thence along the east boundary of said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ to the northeast corner of Lot 2 Block 1 of the Asper Addition, Instrument # 277235, Book 3 Page 36, official records of Bonneville County,

- 1) N.00°04'30"E., 275.00 feet to the **POINT OF BEGINNING**; thence leaving said east boundary and along the north boundary of said Lot 2,
- 2) N.89°23'30"W., 100.74 feet to a point on the west boundary of said Asper Addition; thence along said west boundary,
- 3) N.00°04'30"E., 50.00 feet to a point on the south boundary of Lot 1 Block 2 of said Asper Addition; thence along said south boundary,
- 4) S.89°23'30"E., 100.74 feet to a point on the said east boundary of the said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$, said point also being the southeast corner of said Asper Addition; thence along the said east boundary,
- 5) S.00°04'30"W., 50.00 feet to the **POINT OF BEGINNING**.

Containing 5,037 SQ. FEET, more or less.

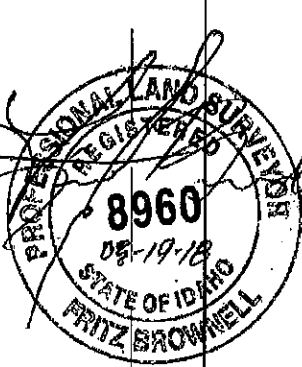
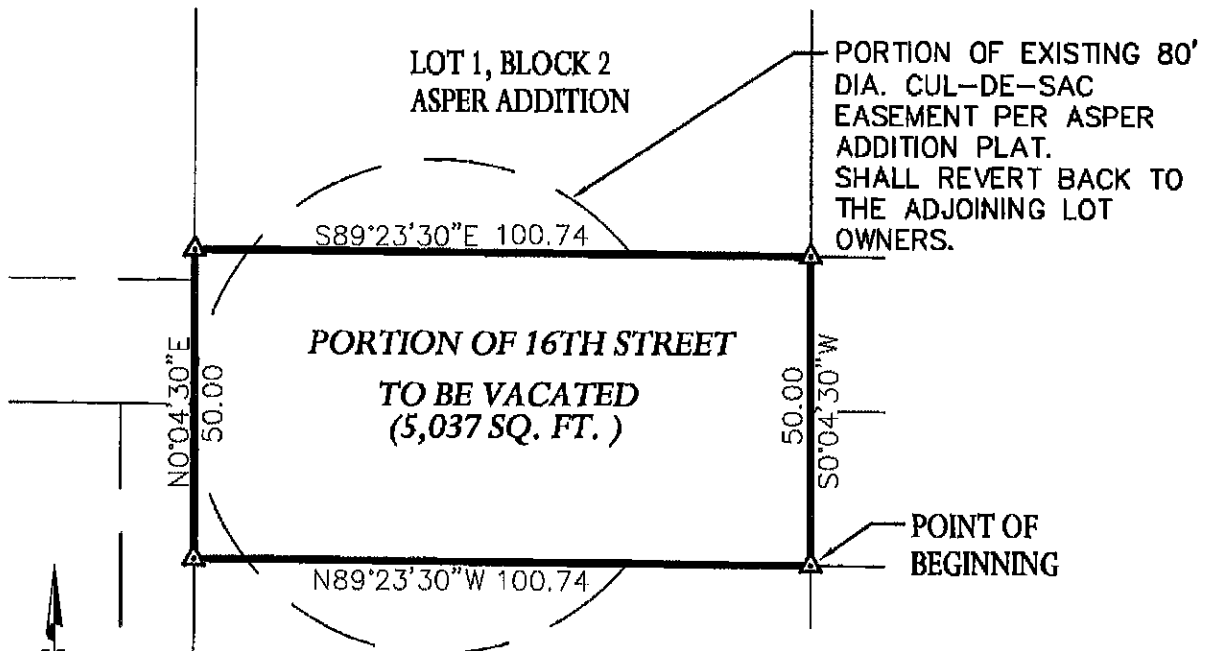
The above described property is to be vacated to Lot 2, Block 1 of said Asper Addition. That portion of any existing 80' diameter Cul-De-Sac Easement shall be reverted back to the adjoining lot owners upon this Vacation.



PAGE 4 OF 7

EXHIBIT "B"

A PORTION OF THE S.E. $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$ OF SECTION 20,
TOWNSHIP 2 NORTH, RANGE 38 WEST, B.M., BONNEVILLE COUNTY, IDAHO



LOT 2, BLOCK 1
ASPER ADDITION

SE $\frac{1}{4}$ SW $\frac{1}{4}$
SEC 20

S.E. COR. OF THE S.E.
 $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$

20



29

FOUND SOUTH $\frac{1}{4}$
CORNER CITY
MONUMENT

HORROCKS
ENGINEERS

6700 East Franklin Rd.
Suite 160
Nampa, Idaho 83887
(208) 483-4197

STREET VACATION EXHIBIT

IF-765-1706

Project: IF-765-1706, Harbor Freight

Date: March 16, 2018

Page: 1 of 1

EXHIBIT "C"

25' WIDE PUBLIC UTILITY, DRAINAGE AND PUBLIC CROSS ACCESS EASEMENT

This parcel is situated in a portion of Book 3 of Plats, Page 36 of Asper Addition and the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$ of Section 20, Township 2 North, Range 38 East of the Boise Meridian, City of Idaho Falls, Bonneville County, Idaho, more particularly described as follows:

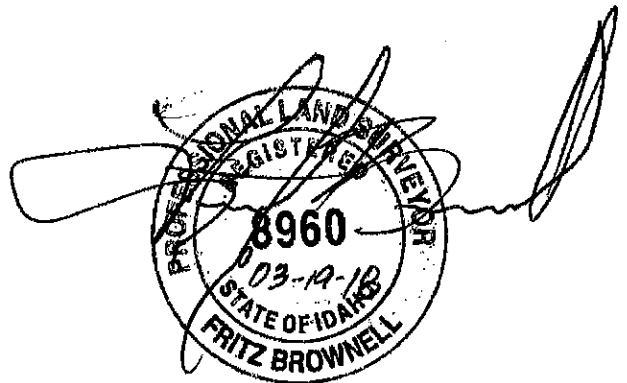
COMMENCING at the southeast corner of said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$; thence along the east boundary of said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$,

- 1) N.00°04'30"E., 300.00 feet to the centerline of 16th Street and the **POINT OF BEGINNING**; thence leaving said east boundary and along said centerline,
- 2) N.89°23' 30"W., 100.74 feet to a point on the west boundary of said Asper Addition; thence along said west boundary,
- 3) N.00°04'30"E., 25.00 feet to a point on the North Right-Of-Way of said 16th Street; thence along said North Right-Of-Way,
- 4) S.89°23' 30"E., 100.74 feet to a point on the east boundary of said S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$, thence along said east boundary,
- 5) S.00°04'30" W., 25.00 feet to the **POINT OF BEGINNING**.

CONTAINING 2,518 square feet, more or less.

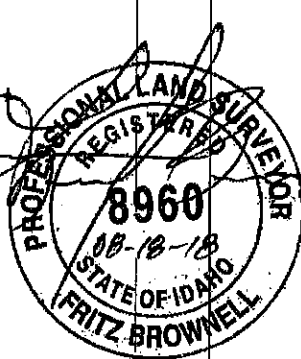
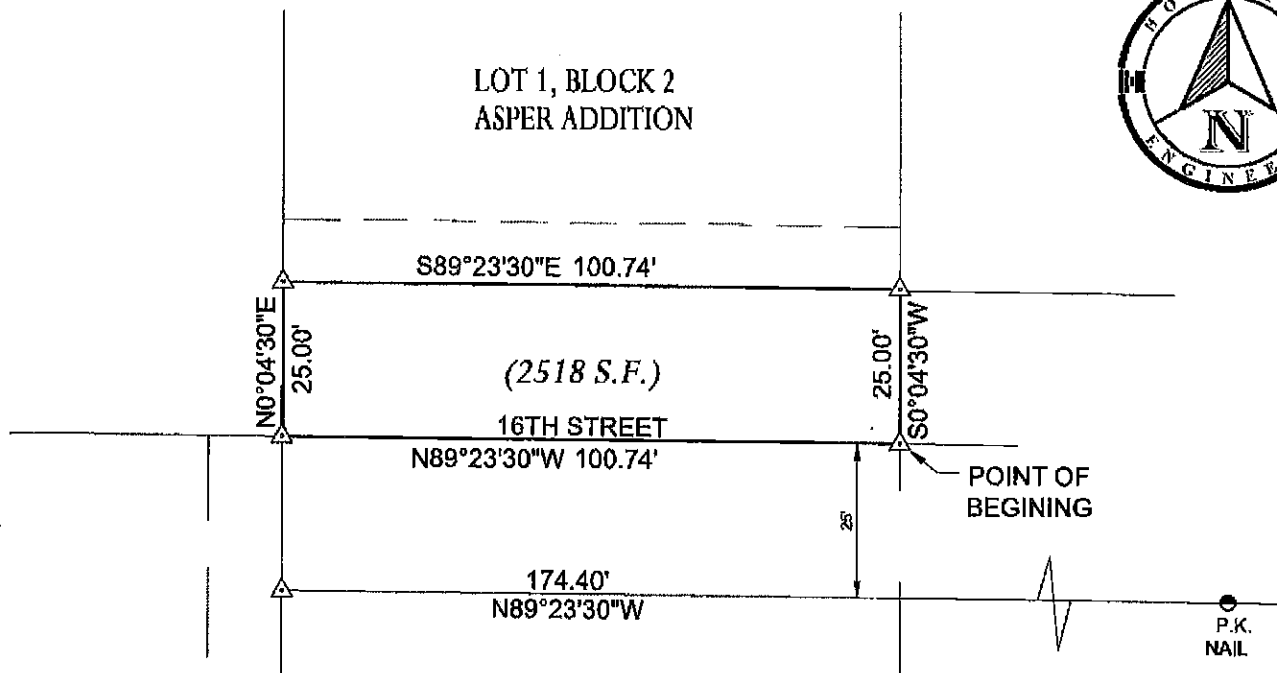
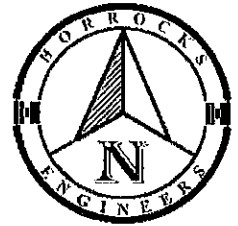
BASIS OF BEARING

The East line of Asper Addition, Book 3 of plats at Page 36 records of Bonneville County, Idaho.



PAGE 6 OF 7

EXHIBIT "D"
25' PUBLIC UTILITIES, DRAINAGE, & PUBLIC CROSS ACCESS EASEMENT
 A PORTION OF THE S.E. 1/4 OF THE S.W. 1/4 OF SECTION 20,
 TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M., BONNEVILLE COUNTY, IDAHO



LOT 2, BLOCK 1
 ASPER ADDITION

SE $\frac{1}{4}$ SW $\frac{1}{4}$
 SEC 20

BASIS OF BEARING

THE EAST LINE OF ASPER ADDITION BOOK
 3 OF PLATS AT PAGE 36 RECORDS OF
 BONNEVILLE COUNTY, IDAHO

S.E. COR. OF THE S.E.
 20 $\frac{1}{4}$ OF THE S.W. $\frac{1}{4}$

LEGEND:



FOUND BRASS CAP AS SHOWN 29
 FOUND P.K. NAIL AS SHOWN
 CALCULATED POINT
 SUBDIVISION BOUNDARY

FOUND SOUTH $\frac{1}{4}$
 CORNER CITY
 MONUMENT

HORROCKS
ENGINEERS

901 Pier View Dr., Suite 206
 Idaho Falls, ID 83402

(208) 622-1223
 www.horrocks.com

25' EASEMENT

EXHIBIT

DRAWING INFO

DATE 03/19/18

SCALE 1" = 30'

REV # DATE

*SEE 2nd SHEET FOR LISTING

PROJ. NO.

1

PAGE 01

PAGE 7 OF 7

H:\2017\15-755-1706 Harbor Freight Tools Expansion\Project Data\EXHIBIT\03-08-2017_20' EASEMENT.dwg Michael Clements 3/19/2018 11:44 AM



MEMORANDUM

TO: Honorable Mayor and Council

FROM: Kerry Beutler, Assistant Planning Director

DATE: March 15, 2018































RE: Annexation and initial zoning of HC-1, Annexation and Zoning Ordinance, and Reasoned Statements of Relevant Criteria & Standards, Carlyle-Erma Subdivision Division 4

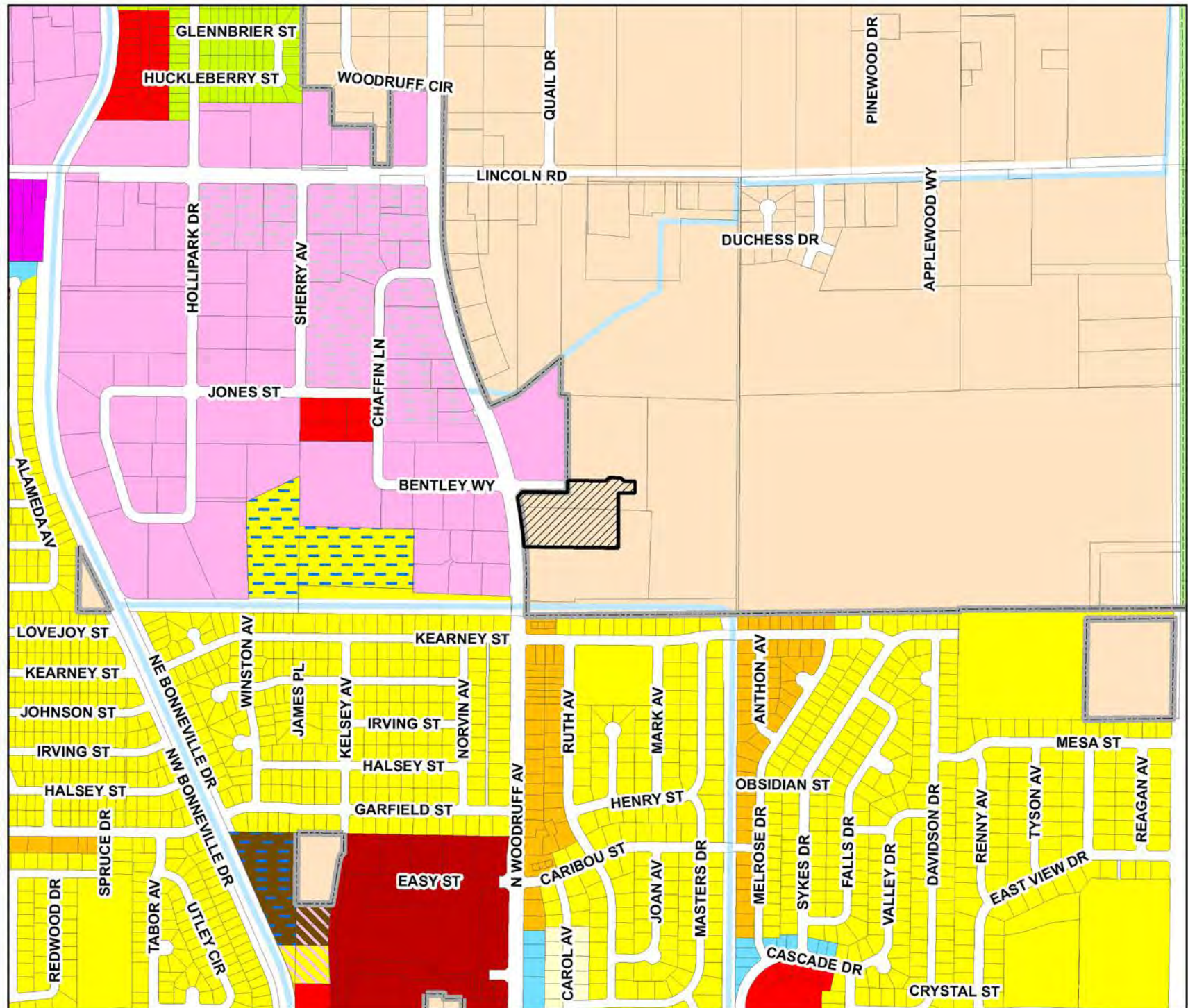
Attached is the application for annexation and initial zoning of R-1, Annexation and Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for Carlyle-Erma Subdivision Division 4. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. This item is now being submitted to the Mayor and City Council for consideration.

Attachments:

- Zoning Map
- Aerial Photo
- Comprehensive Plan Map
- Staff Report, February 6, 2018
- P&Z Minutes, February 6, 2018
- Annexation Ordinance
- Zoning Ordinance
- Reasoned Statement of Relevant Criteria and Standards

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





Bentley Way

Woodruff Park

N Woodruff Ave

Kearney St

Norvin Ave

Ruth Ave

Mark Ave

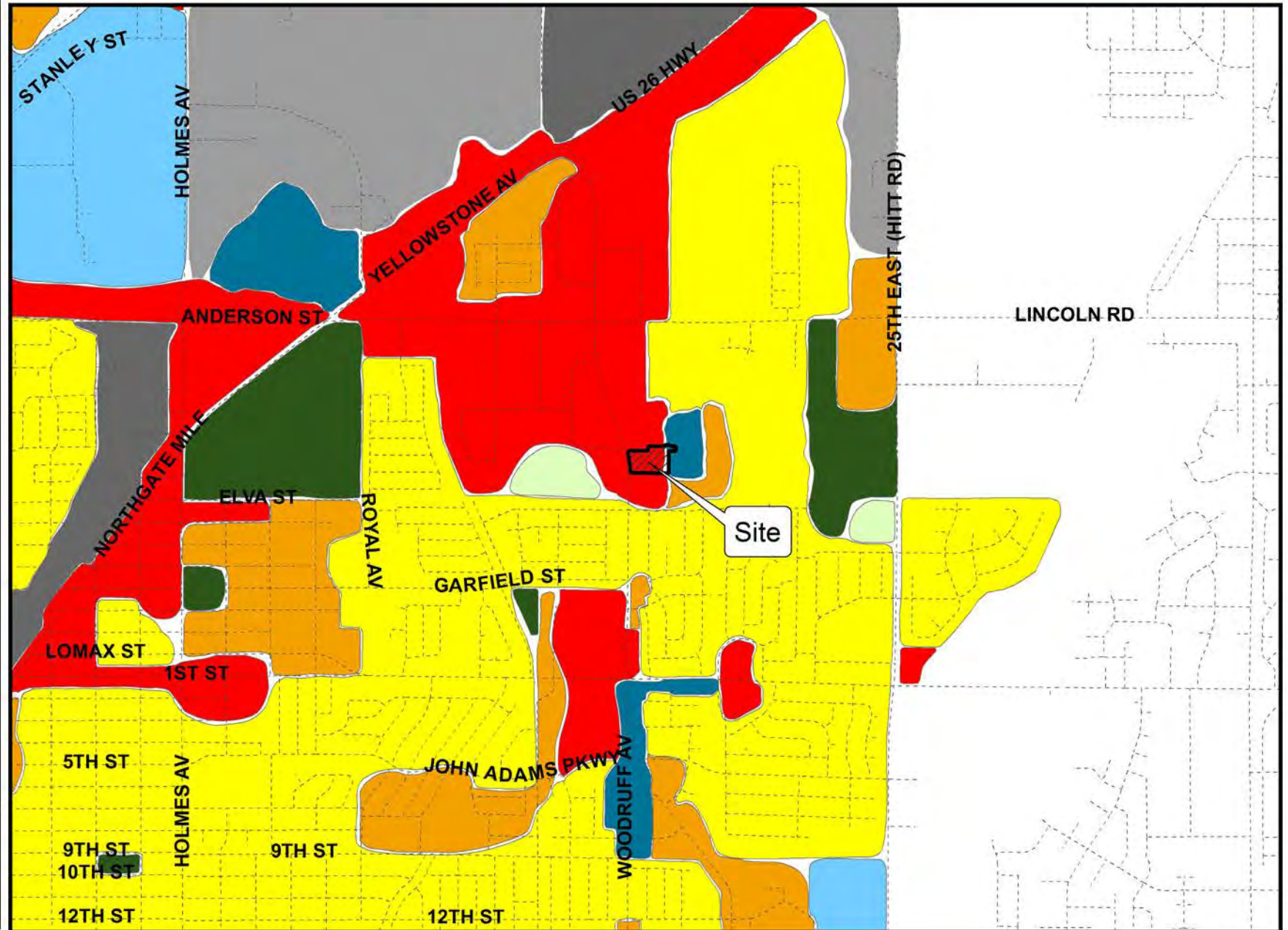
Masters Dr

Annexation & Initial Zoning

M&B: Approximately 5.106 Acres Section 16, T 2N, R 38E

- | | | | | |
|---|--|---|--|---|
|  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

Annexation and Initial Zoning of HC-1
M&B: Approximately 5.106 Acres Section 16, T 2N, R 38E
February 6, 2018



Community
Development
Services

Applicant: Ellsworth & Associates, PLLC.

Location: Generally south of Lincoln Rd., west of N 25th E., north of E 1st St., and east of N Woodruff Ave.

Size: Approx. 5.106 acres

Existing Zoning:

Site: County R-1
North: County R-1 & HC-1
South: County R-1
East: County R-1
West: HC-1

Proposed Zoning:
HC-1

Existing Land Uses:

Site: Vacant/Undeveloped
North: Commercial
South: Vacant/Undeveloped
East: Vacant/Undeveloped
West: Commercial

Future Land Use Map:
Commercial

Attachments:

1. Maps
2. Aerial photos

Requested Action: To **recommend** to the Mayor and City Council approval of the annexation and initial zoning of HC-1 M&B: Approximately 5.106 Acres Section 16, T 2N, R 38E.

Staff Comments: The property is located east of Woodruff and north of Bentley. The parcel is currently vacant undeveloped land. The property has frontage on both city streets both Woodruff and Bentley. Annexation and development of the property will require the development of sidewalks along the frontage. Surrounding land uses include a mix of commercial and agriculture.

Annexation: This is a Category "A" annexation. The City's Comprehensive Plan designates this area as Commercial.

Zoning: The proposed initial zoning is HC-1. This zone is consistent with current zoning and land uses to the north across Bentley and west across Woodruff. The HC-1 zone is consistent with the Comprehensive Plan commercial designation.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of HC-1.

Comprehensive Plan Policies:

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. PG 67

Access to commercial properties shall be designed to minimize disruptive effects on traffic flow.

Every driveway is an intersection. To remove impediments on traffic flow, access should be governed by the principles found in 2012 Updated Access Management Plan prepared by the Bonneville Metropolitan Planning Organization. Besides limiting the number of access drives, shared accesses should also be explored when reviewing new developments. PG 49

Require perimeter landscaping for new commercial development.

Perimeter landscaping is not required for heavier commercial and industrial zones. Perimeter landscaping in all zones along our major highways will reduce the visual impact of parking areas and create more attractive entrance ways. PG 46

Zoning:

10-3-18 – HC-1 LIMITED BUSINESS ZONE

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

- (1) Encourage the development and continued use of the land within the Zone for business purposes.
- (2) To promote safety on the highway.
- (3) To maintain maximum use of highway right-of-way for travel purposes.
- (4) To prohibit uses which tend to thwart or militate against the continued use and development of the land within the zone for its primary purpose. In order to accomplish the objectives and purposes of this Zoning Code and to promote the essential characteristics of this Zone, the following regulations shall apply in the HC-1 Limited Business Zone:

(B) Use Requirements. The following uses shall be permitted in the HC-1 Zone:

- (1) Any use permitted in the RSC-1 Residential Shopping Center Zone, and in the C-1 Limited Business Zone, except that dwellings shall not be permitted unless such dwellings are custodial or caretaker's dwellings incidental to the use of the land for commercial purposes.
- (2) Super service stations.
- (3) Automobile sales lots.
- (4) Drive-in eating establishments.
- (5) Machinery sales establishments.
- (6) Amusement enterprises, such as merry-go-rounds, penny arcades, etc.
- (7) Retail establishments with incidental wholesaling, but excluding establishments the principle activity of which is a storage warehouse.

- (8) Auto body shops.
- (9) Beer parlors, taverns and cocktail lounges.
- (10) Open storage areas, provided they are buffered from public streets by:
 - (a) Site planning that uses structures to buffer open storage areas from public streets, or
 - (b) A minimum seven foot (7') foot wide landscaped buffer, which may include a fence or wall at the rear of the buffer.
- (11) Indoor shooting ranges when approved by the Planning Commission as a conditional use.
- (12) Other uses ruled by the Council to be similar to the above listed uses, and in harmony with the objectives and characteristics of this zone.
- (C) Area, Width, Location, Height, and Size Requirements. No requirements, except that all buildings shall be setback a minimum distance of thirty feet (30') feet from any public street except as herein provided and required under the provisions of this Zoning Code.
- (D) See Supplementary Regulations to Zones.
- (E) Special Provisions.
 - (1) 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.
 - (2) When a development in the HC-1 Zone adjoins land zoned RP, RP-A, RMH, or unincorporated land designated as single-family residential in the Idaho Falls Comprehensive Plan, a thirty foot (30') foot wide landscape buffer with landscaped berm to a height of six feet (6') and trees spaced at twenty foot (20') intervals shall be provided on the property line shared with such residential designation. Natural buffers such as canals may be included within this thirty foot (30') buffer and shall eliminate the need for berms where the canal is elevated or at least twenty feet (20') in width; however, landscaping with trees spaced at twenty foot (20') intervals shall still be provided.
 - (3) A landscaped strip at least twenty feet (20') feet in width with lawn, ground cover, shrubbery, and trees at forty foot (40') centers shall be provided and maintained along the development side of the property line bordering any street, except for permitted driveways.

February 6, 2018

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners George Swaney, Darren Josephson, Margaret Wimborne, Gene Hicks, Arnold Cantu, Natalie Black, Lindsey Romankiw, Julie Foster.

MEMBERS ABSENT: Brent Dixon, Joanne Denney

ALSO PRESENT: Planning Director, Brad Cramer, Assistant Planning Director, Kerry Beutler, Brent McLane, Brian Stevens and interested citizens.

CALL TO ORDER: Margaret Wimborne called the meeting to order at 7:00 p.m. and reviewed the public hearing procedure.

CHANGES TO AGENDA: Wimborne suggested, per Staff's request, that the Agenda be modified to switch places of items 4 and 5. The Commissioners agreed to the modification.

Minutes: Morrison moved to approve the minutes for January 9, 2018, Hicks seconded the motion and it passed.

ANNX 17-010: ANNEXATION/INITIAL ZONING Carlyle Erma Subdivision 4. Stephens presented the staff report, a part of the record.

Wimborne opened the public hearing.

Applicant: Fred Walland, 253 1st Street, Idaho Falls, Idaho. Walland stood for questions.

No one appeared in support or opposition.

Wimborne closed the public hearing.

Morrison moved to recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of HC-1 for M&B Approximately 5.106 acres, Section 16, T 2N, R 38 E as presented, Cantu seconded the motion and it passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.106 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City upon compliance with procedures required in Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands where necessary; and

WHEREAS, the lands to be annexed are contiguous to the City and the City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

- 1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;
- 2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and
- 3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the City Council that the lands described hereinbelow in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as “Commercial”; and

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

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

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

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

SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. That the findings contained in the recitals of this Ordinance be, and the same are hereby, adopted as the official City Council findings for this Ordinance, and that any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this _____ day of _____, 2018.

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
 : ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: “AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 5.106 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

Kathy Hampton, City Clerk

(SEAL)

EXHIBIT A

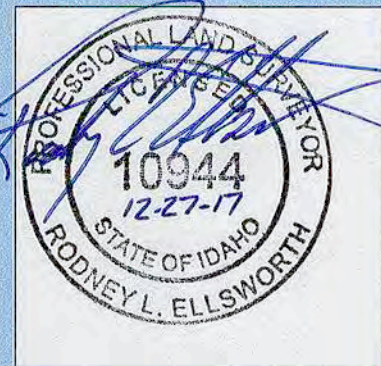
LEGAL DESCRIPTION

Commencing at the Northwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, running thence S.00°28'45"W. along the Section Line 1927.07 feet; thence S.89°31'15"E. 1308.75 feet to the Southwest corner of Carlyle Erma, Division No. 3, an addition to the City of Idaho Falls, Bonneville County, Idaho, said point being the TRUE POINT OF BEGINNING; running thence N.39°38'59"E. along said plat boundary line 43.93 feet; thence S.89°31'15"E. along said plat boundary line 273.29 feet; thence N.00°20'52"E along said plat boundary 70.00 feet; thence S.89°31'15"E. 228.81 feet; thence N.45°28'45"E. 28.28 feet; thence S.89°31'15"E. 70.00 feet; thence S.44°31'15"E. 28.28 feet; thence S.89°31'15"E. 64.35 feet; thence South 70.00 feet; thence N.89°31'15"W. 100.00 feet; thence South 330.00 feet; thence N.89°31'15"W. 564.94 feet to a point on a curve having a radius of 2585.86 feet and a chord that bears N.07°41'00"W. 298.96 feet; thence to the left along said curve 299.13 feet through a central angle of 06°37'40" to the TRUE POINT OF BEGINNING.

CONTAINING 222,396 Sq. Ft. or 5.106 Acres

Submitted by:
Eng/Survey Firm Name: Ellsworth & Associates, PLLC
Contact Name: Steve Ellsworth
Phone Number: 208-522-5414
Email: Sellsworth@ida.net

PLS Seal:



Page ____ of ____

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
APPROVAL OF THE ANNEXATION OF M&B: APPROXIMATELY 5.106 ACRES
SECTION 16, T 2N, R 38E FOR CARLYLE ERMA DIVISION 4

WHEREAS, the applicant filed an application for annexation on December 27, 2017; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 6, 2018; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on March 22, 2018; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximate M&B: Approximately 5.106 acres located generally south of Lincoln Rd., west of N 25th E., north of E 1st St., and east of N Woodruff Avenue.
3. Surrounding properties are zoned County (R-1) and Highway Commercial 1 (HC-1).
4. The Comprehensive Plan designates this area as Commercial.
5. The application is a Category "A" annexation.
6. The proposed Annexation complies with the purposes set forth within 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 annexation as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2018

Rebecca Casper - Mayor

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 5.106 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS HC-1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on February 6, 2018, and recommended approval of zoning the subject property to HC-1 Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on March 22, 2018.

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

SECTION 1: Legal Description. The lands described in Exhibit A are hereby zoned as HC-1 Zone.

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

SECTION 3. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

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

SECTION 5. Effective Date. This Ordinance shall be in full force and effect from and after its

passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho,
this _____ day of _____, 2018.

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

Kathy Hampton, City Clerk

EXHIBIT A

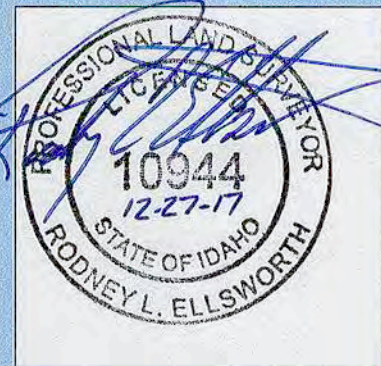
LEGAL DESCRIPTION

Commencing at the Northwest Corner of Section 16, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, running thence S.00°28'45"W. along the Section Line 1927.07 feet; thence S.89°31'15"E. 1308.75 feet to the Southwest corner of Carlyle Erma, Division No. 3, an addition to the City of Idaho Falls, Bonneville County, Idaho, said point being the TRUE POINT OF BEGINNING; running thence N.39°38'59"E. along said plat boundary line 43.93 feet; thence S.89°31'15"E. along said plat boundary line 273.29 feet; thence N.00°20'52"E along said plat boundary 70.00 feet; thence S.89°31'15"E. 228.81 feet; thence N.45°28'45"E. 28.28 feet; thence S.89°31'15"E. 70.00 feet; thence S.44°31'15"E. 28.28 feet; thence S.89°31'15"E. 64.35 feet; thence South 70.00 feet; thence N.89°31'15"W. 100.00 feet; thence South 330.00 feet; thence N.89°31'15"W. 564.94 feet to a point on a curve having a radius of 2585.86 feet and a chord that bears N.07°41'00"W. 298.96 feet; thence to the left along said curve 299.13 feet through a central angle of 06°37'40" to the TRUE POINT OF BEGINNING.

CONTAINING 222,396 Sq. Ft. or 5.106 Acres

Submitted by:
Eng/Survey Firm Name: Ellsworth & Associates, PLLC
Contact Name: Steve Ellsworth
Phone Number: 208-522-5414
Email: Sellsworth@ida.net

PLS Seal:



Page ____ of ____

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

**APPROVAL OF THE INITIAL ZONING OF HC-1 OF PROPERTY LOCATED
GENERALLY SOUTH OF LINCOLN RD., WEST OF N 25TH E., NORTH OF E 1ST
ST., AND EAST OF N WOODRUFF AVENUE.**

WHEREAS, the applicant filed an application for annexation on December 27, 2017; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on February 6, 2018; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public meeting on March 22, 2018; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximate M&B: Approximately 5.106 Acres south of Lincoln Rd., west of N 25th E., north of E 1st St., and east of N Woodruff Avenue.
3. Surrounding properties are zoned County R-1 and HC-1.
4. The Comprehensive Plan designates this area as Commercial.
5. The application is a Category "A" annexation.
6. The proposed Annexation complies with the purposes set forth within 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 initial zoning as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2018

Rebecca Casper - Mayor



MEMORANDUM

TO: Honorable Mayor and Council

FROM: Kerry Beutler, Assistant Planning Director

DATE: March 15, 2018

RE: Annexation and initial zoning of R-1, Annexation and Zoning Ordinance, and Reasoned Statements of Relevant Criteria & Standards, Fairway Estates Divisions 22

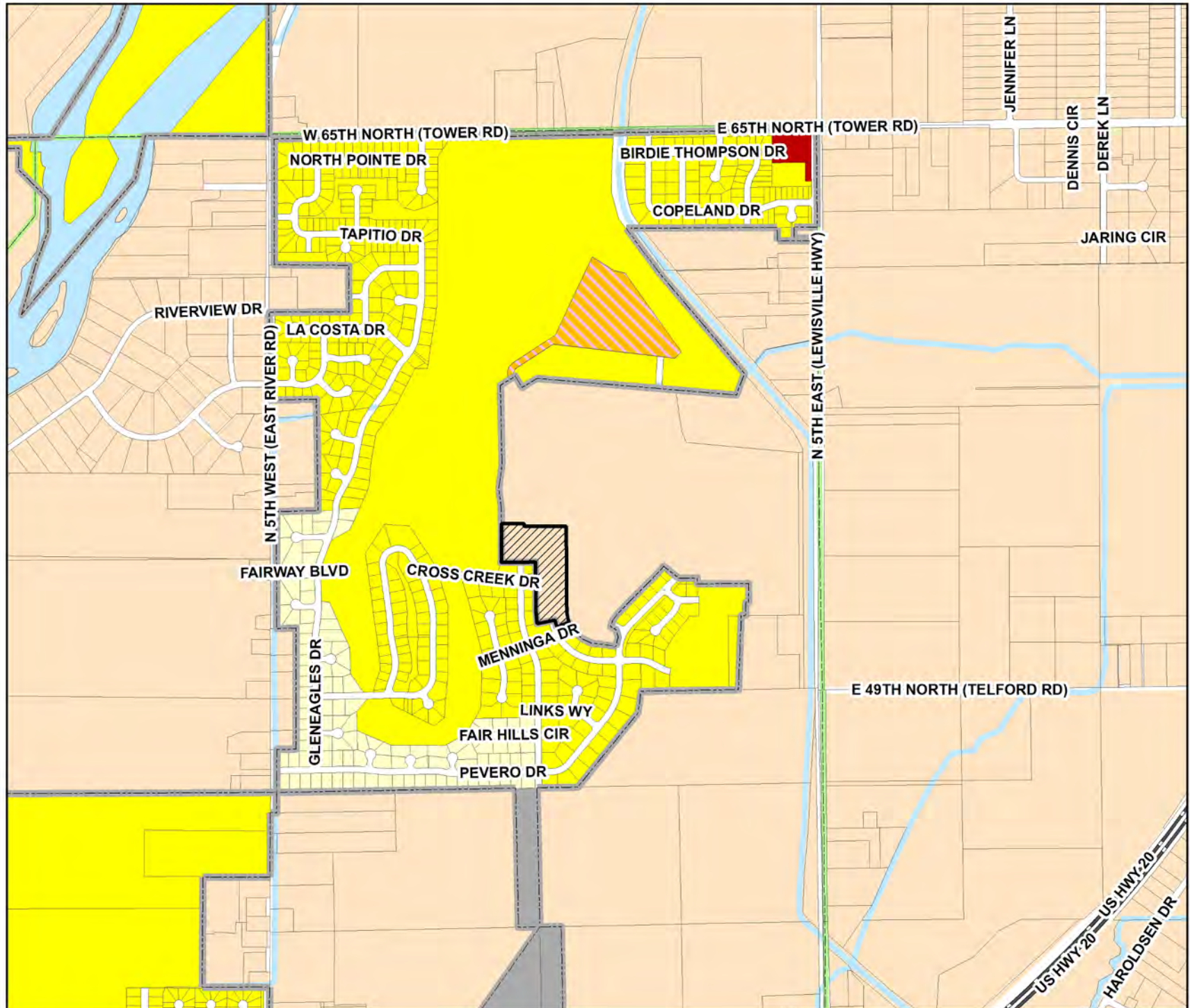
Attached is the application for annexation and initial zoning of R-1, Annexation and Zoning Ordinances and Reasoned Statements of Relevant Criteria and Standards for Fairway Estates Division 22. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. This item is now being submitted to the Mayor and City Council for consideration.

Attachments:

- Zoning Map
- Aerial Photo
- Comprehensive Plan Map
- Staff Report, February 6, 2018
- P&Z Minutes, February 6, 2018
- Annexation Ordinance
- Zoning Ordinance
- Reasoned Statement of Relevant Criteria and Standards

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



Annexation & Initial Zoning

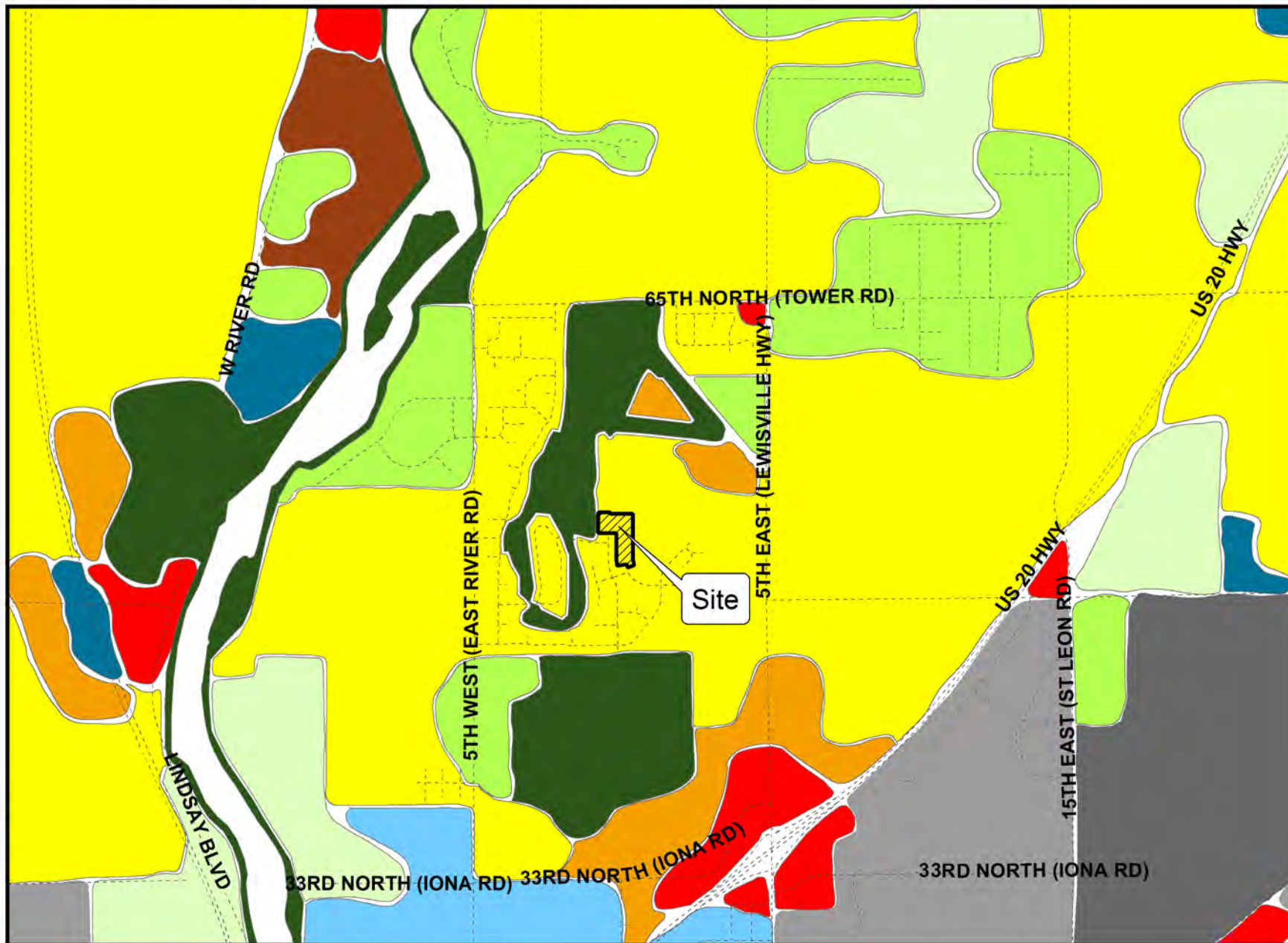
M&B: Approximately 8.619 Acres Section 31, T 3N, R 38E

| | | | | |
|---|--|---|--|---|
|  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

Annexation and Initial Zoning of R-1
M&B: Approximately 8.619 Acres S1/2 Section 31, T 3N R 38E
February 6, 2018



Community
Development
Services

Applicant: HLE

Location: Generally south of E 65th N, west of N 5th E, north of Pevero Dr., and east of N 5th W

Size: 8.619 acres

Existing Zoning:

Site: County A-1
North: County A-1
South: R-1
East: County A-1
West: R-1

Proposed Zoning:
R-1

Existing Land Uses:

Site: Agriculture
North: Agriculture
South: Residential
East: Agriculture
West: Residential

Future Land Use Map:
Low Density Residential

Attachments:

1. R-1 Zoning Requirements
2. Maps
3. Aerial photos

Requested Action: To **recommend** to the Mayor and City Council approval of the annexation and initial zoning of R-1 for M&B: Approximately 8.619 Acres S1/2 Section 31, T 3N R 38E

Staff Comments:

The property is proposed to be zoned R-1. The property currently is being used for agriculture.

Annexation: This is a Category “A” annexation. The parcel is contiguous with the City boundary to the south and west. It is also within the City’s Area of Impact.

Zoning: The proposed zoning is R-1 consistent with development of residential neighborhood to the north and south. The proposed zone will also be consistent with the comprehensive plan designation of low density residential.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of R-1.

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls. Page 40

Low density residential is development at densities of seven dwelling units or less per net acre.

Most of the lands within the future land use map are designated low density residential. This reflects the existing pattern of development of Idaho Falls. Until the market dictates such lands are to be developed and annexed to the City, the goal is the land will be used for agricultural purposes, its historic land use. Page 66

Encourage development in areas served by public utilities or where extensions of facilities are least costly. Page 67

10-3-10: R-1 RESIDENCE ZONE

(A) General Objectives and Characteristics.

The objective in establishing the R-1 Zone is to provide a residential environment within the City which is characterized by somewhat smaller lot widths, and a somewhat denser residential environment than is characteristic of the RP-A Residence Park Zone. Also characteristic of this Zone are residential amenities adequate to maintain desirable residential neighborhoods. The principle permitted uses in the R-1 Residence Zone shall be one (1) family dwelling and certain other public facilities which are necessary to promote and maintain stable residential neighborhoods. In order to accomplish the objectives and purposes of this Zoning Code and to promote the essential characteristics of this Zone, the following regulations shall apply in the R-1 Zone:

(B) Use Requirements.

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

- (1) Any use permitted in the RP Residence Park Zone, and in the RP-A Residence Park Zone.
- (2) Home occupations.
- (3) Cemeteries, when approved by the Planning Commission as a conditional use.
- (4) Day Care Centers when approved by the Planning Commission and City Council as a conditional use.
- (5) Single-family attached dwellings when found to be in accordance with the Special Provisions Regarding Single-Family Attached Dwellings subsection and approved by the Planning Commission and Council as a conditional use.

(C) Area Requirements.

An area of not less than six thousand square feet (6,000 ft²) shall be provided and maintained for each dwelling. No minimum area shall be required for other main buildings, except as may be required for conditional uses permitted in the Zone.

(D) Width Requirements.

The minimum of any building site for a dwelling shall be fifty feet (50') measured at the building setback line.

(E) Location of Buildings and Structures.

- (1) Setback. All buildings shall be set back a minimum distance of thirty feet (30') from any public street, except as herein provided and required under the provisions of this Zoning Code. 56
- (2) Side Yards. For main buildings there shall be a side yard of not less than eight inches (8") for each foot of building height, except that no side yard shall be less than seven feet (7') six inches (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.

Single-family attached dwellings shall have no side yard setback requirement at the property line separating the attached or party wall or walls; however, all accessory buildings shall comply with the setback requirements set forth above.
- (3) Rear Yards. For main buildings there shall be a rear yard of not less than twenty-five feet (25') on both interior and corner lots. For accessory buildings, no rear yard shall be required, except where an alley is located at the rear of a lot, in which case a three foot (3') rear yard is required.

(F) Height Requirements.

No building shall be erected to a height of greater than two (2) stories. Roofs above the square of the building, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy, are excluded in determining height.

(G) Size of Building.

No requirement.

(H) Lot Coverage.

The total area of structures on a lot shall not exceed forty percent (40%) percent of lot area.

(I) See Supplementary Regulations.

(J) Special Provisions Regarding Single-Family Attached Dwellings:

- (1) All lots upon which a single-family home attached dwelling is located shall have frontage upon and vehicular access to a dedicated street.
- (2) No single-family attached dwelling shall be located above another dwelling unit, either in whole or part.
- (3) Each single-family attached dwelling shall have at least one direct pedestrian access from the interior of the dwelling to the exterior boundaries of the lot and no pedestrian access may be held in common with another single-family dwelling unit.
- (4) No more than three (3) single-family dwellings may be attached together.
- (5) Except as noted below, a single-family attached dwelling shall have no facilities or property in common with another single-family attached dwelling and all dwellings shall be structurally and functionally independent from each other. All single-family attached dwellings shall have separate electrical service, water service lines and sanitary sewer service lines. Common facilities or property are allowed for the following:
 - (a) Common party walls constructed in accordance with the Uniform Building Code.
 - (b) Foundations supporting attached or party walls.
 - (c) Flashing at the termination of the roof covering any attached walls.
 - (d) Roofs.
 - (e) Vehicular access to a dedicated street from off-street parking facilities or garages.
- (6) No building permit shall be issued for the construction of a single-family attached dwelling unless a common facilities or party wall agreement for Declaration of Condominium has been filed with the Bonneville County Recorder's Office for each such dwelling which shares common facilities with another unit. Such agreement shall include a legal description of the lots sharing common facilities and shall allocate responsibility as between the owners of such lots for the use, maintenance, and ownership of all common facilities.
- (7) All single-family attached dwellings shall meet the dwelling unit separation requirements of the officially adopted and applicable building codes of Idaho Falls.
- (8) Any lots upon which a single-family attached dwelling is located need not comply with R 1 Residence Zone's Area Requirements and Width Requirements, provided such lot complies

with R-1 Residence Zone Location of Buildings provisions and the side yard requirements of the R-1 Residence Zone's Special Provisions Regarding Single-Family Attached Dwellings.

- (9) The net density of single-family attached projects shall not exceed seven (7) units per acre. The area within public rights-of-way shall not be included in the calculations for net density.
- (10) When applications for single-family attached dwellings are submitted for conditional use review, a plat, site plan showing the location of proposed buildings, driveways, sidewalks, and other improvements, and preliminary elevations of the proposed buildings shall be submitted.
- (11) The side yard adjacent to detached single-family homes shall be fifteen feet (15').

February 6, 2018

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners George Swaney, Darren Josephson, Margaret Wimborne, Gene Hicks, Arnold Cantu, Natalie Black, Lindsey Romankiw, Julie Foster.

MEMBERS ABSENT: Brent Dixon, Joanne Denney

ALSO PRESENT: Planning Director, Brad Cramer, Assistant Planning Director, Kerry Beutler, Brent McLane, Brian Stevens and interested citizens.

CALL TO ORDER: Margaret Wimborne called the meeting to order at 7:00 p.m. and reviewed the public hearing procedure.

CHANGES TO AGENDA: Wimborne suggested, per Staff's request, that the Agenda be modified to switch places of items 4 and 5. The Commissioners agreed to the modification.

Minutes: Morrison moved to approve the minutes for January 9, 2018, Hicks seconded the motion and it passed.

Public Hearing:

ANNX 17-009: ANNEXATION/INITIAL ZONING. M&B 8.619 Acres. Fairway Estates Division 22. McLane presented the staff report, a part of the record.

Wimborne opened the public hearing.

Applicant: Kevin Alcott, 101 Park Ave., Idaho Falls, Idaho. Alcott indicated that he is the owner. Alcott stood for questions.

No one appeared in support or opposition.

Wimborne closed the public hearing.

Black moved to recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of R-1 for M&B 8.619 Acres. S ½ Section 31, T 3N R 38 E (Fairway Estates Division 22), as presented, Josephson seconded the motion and it passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 8.619 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the lands described in Exhibit A of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

WHEREAS, such lands described herein are subject to annexation to the City pursuant to the provisions of Idaho Code Section 50-222, and other laws, as amended; and

WHEREAS, the annexation of the lands described in Exhibit A is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

WHEREAS, the City has authority to annex lands into the City upon compliance with procedures required in Idaho Code Section 50-222, as amended; and

WHEREAS, any portion of a highway lying wholly or partially within the lands to be annexed are included in the lands annexed by this Ordinance; and

WHEREAS, the lands annexed by this Ordinance are not connected to the City only by a "shoestring" or a strip of land which comprises a railroad or right-of-way; and

WHEREAS, all private landowners have consented to annexation of such lands where necessary; and

WHEREAS, the lands to be annexed are contiguous to the City and the City of Idaho Falls Comprehensive Plan includes the area of annexation; and

WHEREAS, after considering the written and oral comments of property owners whose lands would be annexed and other affected persons, City Council specifically makes the following findings:

- 1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;
- 2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and
- 3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

WHEREAS, it appears to the City Council that the lands described hereinbelow in Exhibit A of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

WHEREAS, the City wishes to exercise jurisdiction over the annexed lands in a way that promotes the orderly development of such lands; and

WHEREAS, the City of Idaho Falls Comprehensive Plan sets out policies and strategies designed to promote and sustain future growth within the City; and

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as “Low Density”; and

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

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

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

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

SECTION 2. Amended Map and Legal Description. The City Clerk shall file a certified copy of this Ordinance with the Bonneville County Auditor, Treasurer, and Assessor, within ten (10) days after the effective date hereof. The City Engineer shall, within ten (10) days after such effective date, file an amended legal description and map of the City, with the Bonneville County Recorder and Assessor and the Idaho State Tax Commission, all in accordance with Idaho Code Section 63-2215.

SECTION 3. Findings. That the findings contained in the recitals of this Ordinance be, and the same are hereby, adopted as the official City Council findings for this Ordinance, and that any further findings relative to this Ordinance shall be contained in the officially adopted Council minutes of the meeting in which this Ordinance was passed.

SECTION 4. Savings and Severability Clause. The provisions and parts of this Ordinance are intended to be severable. If any section, sentence, clause or phrase of this Ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Ordinance.

SECTION 5. Publication. This Ordinance, or a summary thereof in compliance with Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication.

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this _____ day of _____, 2018.

Rebecca L. Noah Casper, Mayor

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
 : ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: “AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 8.619 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

Kathy Hampton, City Clerk

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

Part of the South 1/2 of Section 31, Township 3 North, Range 38 East, B.M., Bonneville County, Idaho, described as:

Commencing at the SW corner of said Section 31, a brass cap, C.P. & F. Instrument No. 567818; Thence N 88°49'53" E 2157.01 feet along the South section line; Thence N 00°00'00" E 1238.57 feet to a point on the easterly boundary of Lot 1 Block 2 of Sage Lakes Golf Course Div. 1 and the Point of Beginning; Thence along said easterly line the following (2) courses (1) Thence N15°54'41" E 19.84 feet; (2) Thence N 00°00'17" E 342.12 feet; Thence N 89°42'08" E 213.00 feet; Thence S 00°19'28" E 25.79 feet; Thence N 89°40'00" E 394.41 feet; Thence S 00°16'49" E 785.55 feet; Thence S 02°31'56" E 28.13 feet; Thence S 12°54'58" E 91.24 feet to the northerly boundary of Fairway Estates Div. No. 17; Thence along said division line the following (6) courses; (1) Thence S 69°13'54" W 119.95 feet to a point on a curve; (2) Thence northwesterly 68.29 feet along said curve to the right, Curve Data (Radius = 440.00 feet, Delta = 08°53'32") Chord Bears N 16°12'05" W 68.22 feet; (3) Thence S 78°08'19" W 169.94 feet; (4) Thence N 06°10'04" W 122.43 feet; (5) Thence N 00°18'02" W 455.68 feet; (6) Thence S 89°42'08" W 325.45 feet to the Point of Beginning.

Parcel contains 8.619 acres, more or less.

Submitted by:

Eng/Survey Firm Name: HLE Enginnering

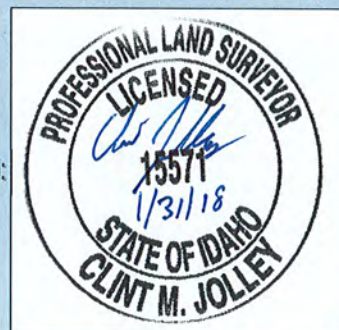
Contact Name: Clint Jolley

Phone Number: (208_ 535-0212

Email: clintj@hleinc.com

Page 1 of 1

PLS Seal:



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

APPROVAL OF THE ANNEXATION OF M&B: APPROXIMATELY 8.619 ACRES S1/2 SECTION 31, T 3N R 38E

WHEREAS, the applicant filed an application for annexation on December 20, 2017; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 6, 2018; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on March 22, 2018; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximate M&B: Approximately 8.619 Acres S1/2 Section 31, T 3N R 38E.
3. Surrounding properties are zoned R-1 and County A-1.
4. The Comprehensive Plan designates this area as Low Density Residential.
5. The application is a Category "A" annexation.
6. The proposed Annexation complies with the purposes set forth within 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 annexation as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2018

Rebecca Casper - Mayor

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 8.619 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R-1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on February 6, 2018, and recommended approval of zoning the subject property to R-1 Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on March 22, 2017.

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

SECTION 1: Legal Description. The lands described in Exhibit A are hereby zoned as R-1 Zone.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "R-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 _____, 2018.

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

Kathy Hampton, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

Part of the South 1/2 of Section 31, Township 3 North, Range 38 East, B.M., Bonneville County, Idaho, described as:

Commencing at the SW corner of said Section 31, a brass cap, C.P. & F. Instrument No. 567818; Thence N 88°49'53" E 2157.01 feet along the South section line; Thence N 00°00'00" E 1238.57 feet to a point on the easterly boundary of Lot 1 Block 2 of Sage Lakes Golf Course Div. 1 and the Point of Beginning; Thence along said easterly line the following (2) courses (1) Thence N15°54'41" E 19.84 feet; (2) Thence N 00°00'17" E 342.12 feet; Thence N 89°42'08" E 213.00 feet; Thence S 00°19'28" E 25.79 feet; Thence N 89°40'00" E 394.41 feet; Thence S 00°16'49" E 785.55 feet; Thence S 02°31'56" E 28.13 feet; Thence S 12°54'58" E 91.24 feet to the northerly boundary of Fairway Estates Div. No. 17; Thence along said division line the following (6) courses; (1) Thence S 69°13'54" W 119.95 feet to a point on a curve; (2) Thence northwesterly 68.29 feet along said curve to the right, Curve Data (Radius = 440.00 feet, Delta = 08°53'32") Chord Bears N 16°12'05" W 68.22 feet; (3) Thence S 78°08'19" W 169.94 feet; (4) Thence N 06°10'04" W 122.43 feet; (5) Thence N 00°18'02" W 455.68 feet; (6) Thence S 89°42'08" W 325.45 feet to the Point of Beginning.

Parcel contains 8.619 acres, more or less.

Submitted by:

Eng/Survey Firm Name: HLE Enginnering

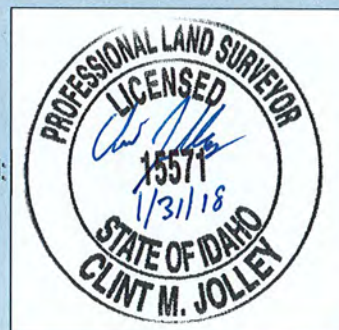
Contact Name: Clint Jolley

Phone Number: (208_ 535-0212

Email: clintj@hleinc.com

Page 1 of 1

PLS Seal:



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS
APPROVAL OF THE INITIAL ZONING OF R-1 FOR PROPERTY LOCATED
GENERALLY SOUTH OF E 65TH N, WEST OF N 5TH E, NORTH OF PEVERO DR.,
AND EAST OF N 5TH W.

WHEREAS, the applicant filed an application for annexation on December 20, 2017; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on February 6, 2018; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on March 22, 2018; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximate M&B: Approximately 8.619 Acres S1/2 Section 31, T 3N R 38E.
3. Surrounding properties are zoned R-1 and County A-1.
4. The Comprehensive Plan designates this area as Low Density Residential.
5. The application is a Category "A" annexation.
6. The proposed Annexation complies with the purposes set forth within 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 annexation as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2018

Rebecca Casper - Mayor



MEMORANDUM

TO: Honorable Mayor and Council

FROM: Kerry Beutler, Assistant Planning Director

DATE: March 15, 2018































RE: Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria & Standards, Fairway Estates Divisions 22

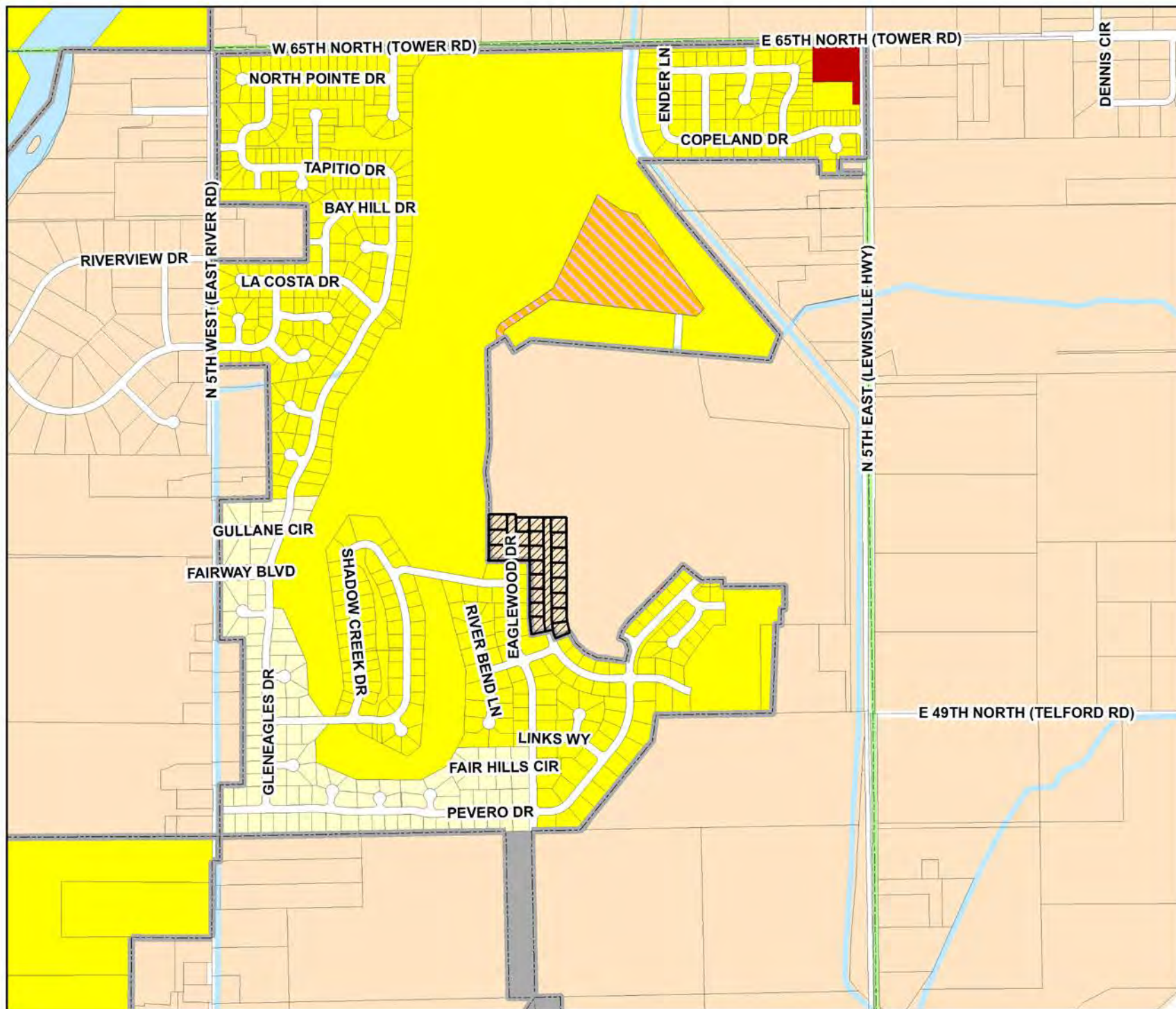
Attached is the application for Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards for Fairway Estates Division 22. The Planning and Zoning Commission considered this item at its February 6, 2018 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. This item is now being submitted to the Mayor and City Council for consideration.

Attachments:

- Zoning Map
- Aerial Photo
- Staff Report, February 6, 2018
- P&Z Minutes, February 6, 2018
- Development Agreement
- Reasoned Statement of Relevant Criteria and Standards

Legend

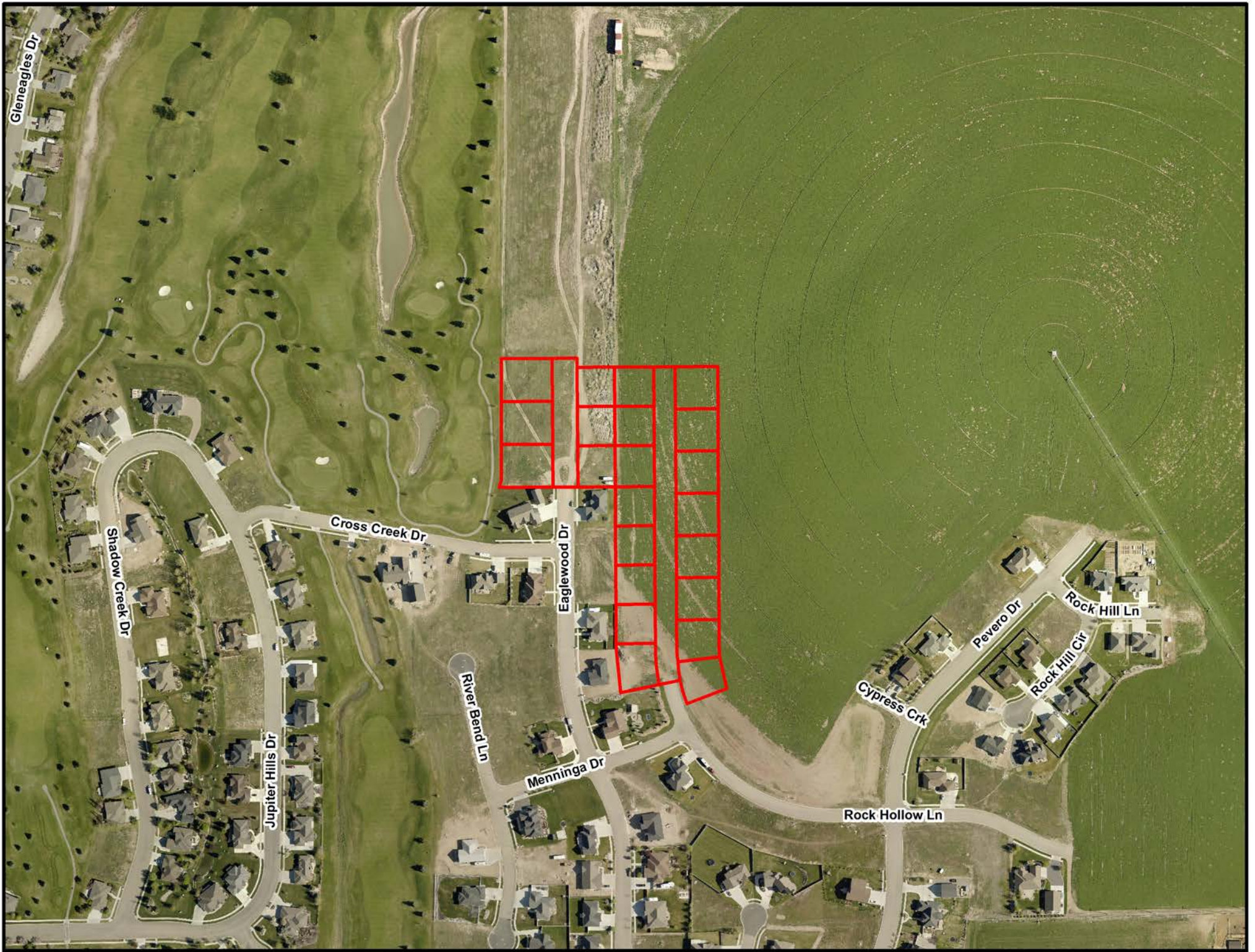
-  Site
-  RP
-  RP-A
-  R-1
-  R-2
-  R2A
-  R-3
-  R-3A
-  PB
-  MS
-  RSC-1
-  C-1
-  HC-1
-  CC-1
-  GC-1
-  R&D-1
-  M-1
-  I&M-1
-  I&M-2
-  RMH
-  PT-1
-  PT-2
-  PT-2 & T-1
-  PUD
-  T-1
-  T-2
-  30' Setback
-  50' Setback
-  City Limits
-  Area of Impact



IDAHO FALLS



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





SW CORNER SEC. 31
FOUND BRASS CAP
C.P.&F. # 567818

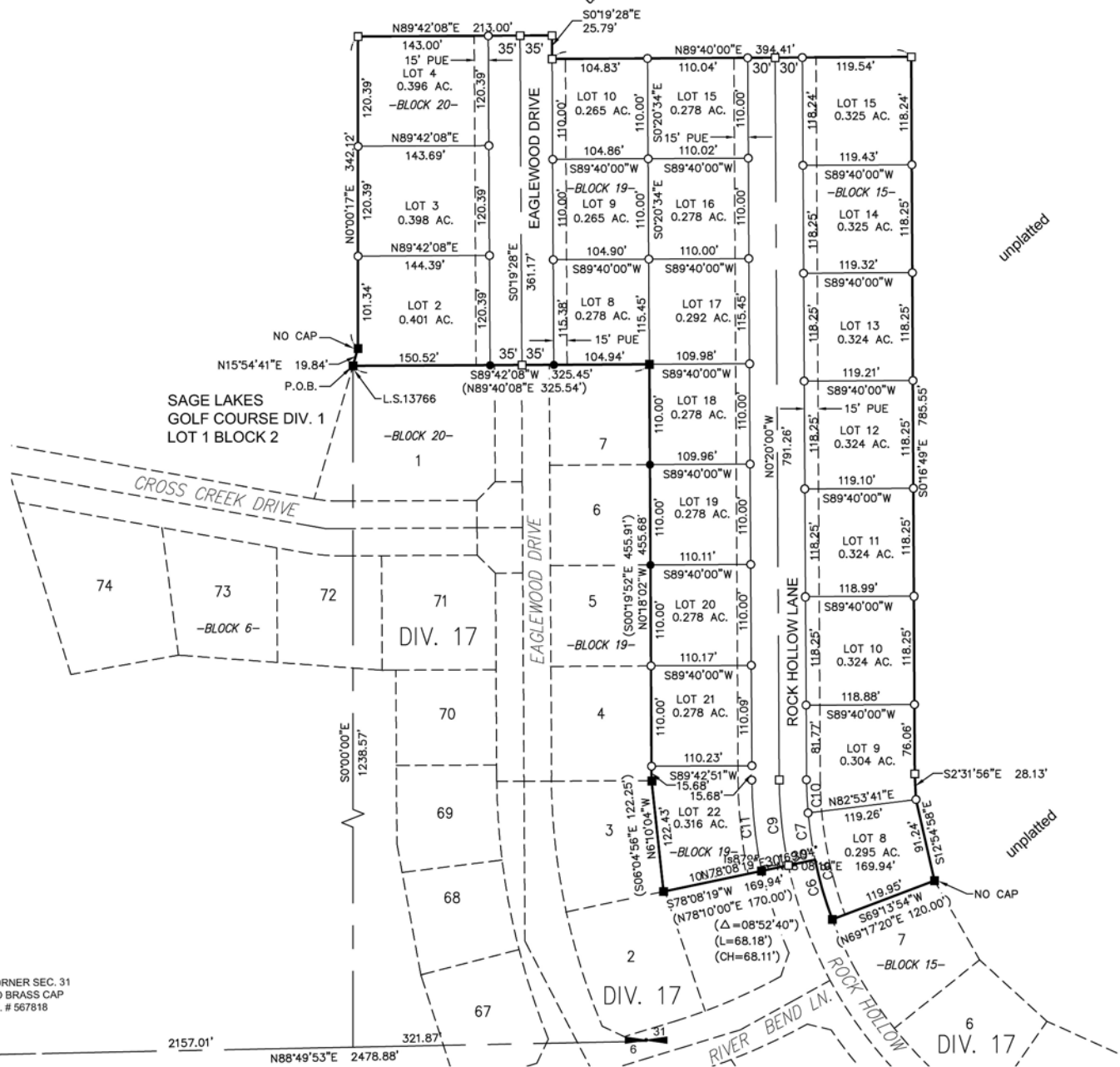
2157.01'

N88°49'53"E 2478.88'

321.87'

BASIS OF BEARINGS CITY OF IDAHO FALLS 2004 CONTROL

S 1/4 CORNER SEC. 31
FOUND ALUMINUM CAP
C.P.&F. #670717



unplatted

unplatted

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Final Plat
Fairway Estates Division 22
February 6, 2018



Community
Development
Services

Applicant: HLE

Location: Generally south of E 65th N, west of N 5th E, north of Pevero Dr., and east of N 5th W

Size: 8.619 acres

Existing Zoning:

Site: County A-1
North: County A-1
South: R-1
East: County A-1
West: R-1

Proposed Zoning:
R-1

Existing Land Uses:

Site: Agriculture
North: Agriculture
South: Residential
East: Agriculture
West: Residential

Future Land Use Map:
Low Density Residential

Attachments:

1. R-1 Zoning Requirements
2. Maps
3. Aerial photos

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat of Fairway Estates Division 22.

Staff Comments: The preliminary plat for this development was approved by the Planning Commission on June 7, 2005. The plat includes approximately 8.619 acres, and includes 22 total lots with all of those as buildable lots. The proposed final plat does not make any significant changes to the preliminary.

The north/south connection of Eaglewood Drive will be developed as a residential collector. The remainder of the rights-of-way in the development will be local streets.

The property proposed to be zoned R-1. The lots will comply with all the requirements of the R-1 zone.

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

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

| REQUIREMENTS | Staff Review |
|--|---|
| • Purposes listed in Section 10-1-1 as follows: | |
| Building envelopes sufficient to construct a building. | X |
| Lot dimensions conform to the minimum standards of Zoning Ordinance. | X |
| Lots have full frontage on, and access to, a dedicated street. | X |
| Residential lots do not have direct access to arterial streets. | X |
| Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection; and 5) The developer or owner agrees to provide all improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the 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. | X |
| All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan. | X |
| The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise. | X |
| Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150ft except where the use of berms, vegetation, and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical, existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers. | NA |
| Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density. | Eaglewood Drive as a Residential Collector all others as local. |

Comprehensive Plan Policies:

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

Low density residential is development at densities of seven dwelling units or less per net acre.

Most of the lands within the future land use map are designated low density residential. This reflects the existing pattern of development of Idaho Falls. Until the market dictates such lands are to be developed and annexed to the City, the goal is the land will be used for agricultural purposes, its historic land use.

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. In the Broadway-Utah Avenue area between I-15 and Snake River Parkway, 42 properties redeveloped in the period from 1989 to 2013, over 1,800 jobs were created, and assessed valuations increased by \$141 million. The City should continue programs which use private/public partnerships to redevelop the land inside the City's boundaries.

Zoning Information:

10-3-10: R-1 RESIDENCE ZONE

(A) General Objectives and Characteristics.

The objective in establishing the R-1 Zone is to provide a residential environment within the City which is characterized by somewhat smaller lot widths, and a somewhat denser residential environment than is characteristic of the RP-A Residence Park Zone. Also characteristic of this Zone are residential amenities adequate to maintain desirable residential neighborhoods. The principle permitted uses in the R-1 Residence Zone shall be one (1) family dwelling and certain other public facilities which are necessary to promote and maintain stable residential neighborhoods. In order to accomplish the objectives and purposes of this Zoning Code and to promote the essential characteristics of this Zone, the following regulations shall apply in the R-1 Zone:

(B) Use Requirements.

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

- (1) Any use permitted in the RP Residence Park Zone, and in the RP-A Residence Park Zone.
- (2) Home occupations.
- (3) Cemeteries, when approved by the Planning Commission as a conditional use.
- (4) Day Care Centers when approved by the Planning Commission and City Council as a conditional use.
- (5) Single-family attached dwellings when found to be in accordance with the Special Provisions Regarding Single-Family Attached Dwellings subsection and approved by the Planning Commission and Council as a conditional use.

(C) Area Requirements.

An area of not less than six thousand square feet (6,000 ft²) shall be provided and maintained for each dwelling. No minimum area shall be required for other main buildings, except as may be required for conditional uses permitted in the Zone.

(D) Width Requirements.

The minimum of any building site for a dwelling shall be fifty feet (50') measured at the building setback line.

(E) Location of Buildings and Structures.

(1) Setback. All buildings shall be set back a minimum distance of thirty feet (30') from any public street, except as herein provided and required under the provisions of this Zoning Code. 56

(2) Side Yards. For main buildings there shall be a side yard of not less than eight inches (8") for each foot of building height, except that no side yard shall be less than seven feet (7') six inches (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.

Single-family attached dwellings shall have no side yard setback requirement at the property line separating the attached or party wall or walls; however, all accessory buildings shall comply with the setback requirements set forth above.

(3) Rear Yards. For main buildings there shall be a rear yard of not less than twenty-five feet (25') on both interior and corner lots. For accessory buildings, no rear yard shall be required, except where an alley is located at the rear of a lot, in which case a three foot (3') rear yard is required.

(F) Height Requirements.

No building shall be erected to a height of greater than two (2) stories. Roofs above the square of the building, chimneys, flagpoles, television antennas, church towers, and similar structures not used for human occupancy, are excluded in determining height.

(G) Size of Building.

No requirement.

(H) Lot Coverage.

The total area of structures on a lot shall not exceed forty percent (40%) percent of lot area.

(I) See Supplementary Regulations.

(J) Special Provisions Regarding Single-Family Attached Dwellings:

(1) All lots upon which a single-family home attached dwelling is located shall have frontage upon and vehicular access to a dedicated street.

(2) No single-family attached dwelling shall be located above another dwelling unit, either in whole or part.

(3) Each single-family attached dwelling shall have at least one direct pedestrian access from the interior of the dwelling to the exterior boundaries of the lot and no pedestrian access may be held in common with another single-family dwelling unit.

(4) No more than three (3) single-family dwellings may be attached together.

- (5) Except as noted below, a single-family attached dwelling shall have no facilities or property in common with another single-family attached dwelling and all dwellings shall be structurally and functionally independent from each other. All single-family attached dwellings shall have separate electrical service, water service lines and sanitary sewer service lines. Common facilities or property are allowed for the following:
- (a) Common party walls constructed in accordance with the Uniform Building Code.
 - (b) Foundations supporting attached or party walls.
 - (c) Flashing at the termination of the roof covering any attached walls.
 - (d) Roofs.
 - (e) Vehicular access to a dedicated street from off-street parking facilities or garages.
- (6) No building permit shall be issued for the construction of a single-family attached dwelling unless a common facilities or party wall agreement for Declaration of Condominium has been filed with the Bonneville County Recorder's Office for each such dwelling which shares common facilities with another unit. Such agreement shall include a legal description of the lots sharing common facilities and shall allocate responsibility as between the owners of such lots for the use, maintenance, and ownership of all common facilities.
- (7) All single-family attached dwellings shall meet the dwelling unit separation requirements of the officially adopted and applicable building codes of Idaho Falls.
- (8) Any lots upon which a single-family attached dwelling is located need not comply with R 1 Residence Zone's Area Requirements and Width Requirements, provided such lot complies with R-1 Residence Zone Location of Buildings provisions and the side yard requirements of the R-1 Residence Zone's Special Provisions Regarding Single-Family Attached Dwellings.
- (9) The net density of single-family attached projects shall not exceed seven (7) units per acre. The area within public rights-of-way shall not be included in the calculations for net density.
- (10) When applications for single-family attached dwellings are submitted for conditional use review, a plat, site plan showing the location of proposed buildings, driveways, sidewalks, and other improvements, and preliminary elevations of the proposed buildings shall be submitted.
- (11) The side yard adjacent to detached single-family homes shall be fifteen feet (15').

February 6, 2018

7:00 p.m.

Planning Department

Council Chambers

MEMBERS PRESENT: Commissioners George Swaney, Darren Josephson, Margaret Wimborne, Gene Hicks, Arnold Cantu, Natalie Black, Lindsey Romankiw, Julie Foster.

MEMBERS ABSENT: Brent Dixon, Joanne Denney

ALSO PRESENT: Planning Director, Brad Cramer, Assistant Planning Director, Kerry Beutler, Brent McLane, Brian Stevens and interested citizens.

CALL TO ORDER: Margaret Wimborne called the meeting to order at 7:00 p.m. and reviewed the public hearing procedure.

CHANGES TO AGENDA: Wimborne suggested, per Staff's request, that the Agenda be modified to switch places of items 4 and 5. The Commissioners agreed to the modification.

Minutes: Morrison moved to approve the minutes for January 9, 2018, Hicks seconded the motion and it passed.

PLAT 17-033: FINAL PLAT. Fairway Estates Division 22. McLane presented the staff report, a part of the record. Swaney confirmed that the lot sizes are consistent with the original plat. McLane agreed with Swaney that the lots will match the existing neighborhood.

Applicant: Kevin Alcott, Cambridge Development, 101 Park, Idaho Falls, Idaho. Alcott stood for questions. Alcott stated that the concept that the City has made the neighborhood collector right of ways wider is crazy. Alcott stated that a street that is built for a distance 60' and now they are required it 70' and it is not a good idea.

Hicks moved to recommend to the Mayor and City Council approval of the Final Plat for Fairway Estates Division 22 as presented, Foster seconded the motion and it passed unanimously.

DEVELOPMENT AGREEMENT
FAIRWAY ESTATES, DIVISION NO. 22

This DEVELOPMENT AGREEMENT, FAIRWAY ESTATES, DIVISION NO. 22, (hereinafter called "AGREEMENT"), is made this _____ day of March, 2018, by and between the CITY OF IDAHO FALLS, IDAHO, a municipal corporation of the State of Idaho, (hereinafter called "CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and CAMBRIDGE DEVELOPMENT, INC., (hereinafter called "DEVELOPER"), 533 W. 2600 S., Ste. 275, Bountiful, UT 84010.

WITNESSETH:

WHEREAS, DEVELOPER is the sole owner, in law or equity, of a certain tract of land in the County of Bonneville, State of Idaho, which land (hereafter referred to as "Subdivision"), is more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and,

WHEREAS, DEVELOPER desires to develop the Subdivision within CITY and has submitted a plat bearing the Subdivision name described in the caption of this AGREEMENT; and,

WHEREAS, CITY Engineer, and the Idaho Falls Planning and Zoning Commission, have recommended such development be allowed subject to certain requirements and obligations on the part of DEVELOPER; and

WHEREAS, CITY is willing to allow the development of the Subdivision within City of Idaho Falls, Idaho, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto; and

WHEREAS, CITY has authority to approve subdivision plats and the construction of streets, utility lines and other public improvements within the CITY; and

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City and are authorized by Idaho Code § 67-6513 and 67-6518; and

WHEREAS, DEVELOPER and CITY believe that without the public improvements required herein, CITY would not be able to otherwise provide for mitigation of the effects of the subdivision development on the ability of CITY to deliver services without compromising quality of such service delivery to current CITY residents, or without imposing substantial additional costs upon current CITY residents to accommodate the proposed subdivision; and,

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this Agreement, including special conditions, are constructed; and,

WHEREAS, DEVELOPER understands that a waiver of public improvements is available pursuant to Idaho Falls City Code, but DEVELOPER specifically does not wish to request such a waiver and wishes to enter into this AGREEMENT; and,



WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and,

WHEREAS, DEVELOPER has read this AGREEMENT, have understood it, and have had the opportunity to avail itself of legal and other counsel prior to entering into this AGREEMENT and prior to signing it; and,

NOW, THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

1. Approval of Subdivision. CITY hereby approves the Subdivision plat and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement Plans. DEVELOPER anticipates that development of the entire Subdivision will occur in phases or divisions. DEVELOPER has filed, and CITY Engineer has approved, Improvement Plans for the public improvements to be constructed within public rights of way exterior to the Subdivision, (hereafter referred to as the "Exterior Improvement Plans") showing the width, location and alignment of all streets, sewer lines and water lines within the subdivision and the size and materials specifications for such water and sewer lines. Prior to the commencement of any construction or development within any phase or division of the Subdivision, DEVELOPER shall also file with, and obtain the approval of, CITY Engineer of final Improvement Plans (hereafter the "Interior Improvement Plans") for all streets, sewer lines, water lines, storm drainage facilities, street signs, traffic control devices, barricades and other public improvements contemplated within such phase or division of the Subdivision. The final Improvement Plans shall also show the proposed location of other public utilities (telephone, gas, and electricity,) and irrigation facilities affected by the development of such phase or division of the Subdivision. Such Preliminary Improvement Plans are incorporated herein by reference as though set out in full and the final Improvement Plans shall also, upon approval by CITY Engineer, be deemed to be incorporated herein by reference.

3. Construction of Public Improvements. Unless otherwise agreed in the Special Conditions, DEVELOPER shall, at its expense, design and construct all public improvements shown in the Improvement Plans and Interior Improvement Plans. Unless otherwise agreed in writing by City Engineer, DEVELOPER shall construct all required public improvements within such Improvement Plans in strict accordance with the approved preliminary and final Improvement Plans and CITY Standard Engineering Drawings and Specifications (hereafter referred to as the "Standard Specifications") in effect at the time the construction is accomplished. The Standard Specifications are incorporated herein by reference as though set out in full and compliance to the Standard Specifications is a condition of this AGREEMENT.

4. Permits. DEVELOPER shall obtain all right-of-way, excavation, and/or other permits required by local ordinance and comply with all requirements therein with respect to the timely performance of the work governed by such permits.

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred



to as the "Project Engineer") licenses within the State of Idaho to supervise, inspect and test the construction of all public improvements within the Subdivision in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans, and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

6. Corrected Improvement Plans. Prior to acceptance of any phase or division of the Subdivision, DEVELOPER will file "As Constructed" Improvement Plans (hereafter referred to as the "Corrected Improvement Plans") with City Engineer. Such Corrected Improvement Plans shall be prepared by the Project Engineer and shall show the actual constructed location of all public improvements within the Subdivision including the horizontal and vertical location of all water, sewer and storm drain lines, individual building service lines curb and gutter alignment and street grades. Such Corrected Improvement Plans shall also specifically show all changes between the original Improvement Plans and the public improvements as actually constructed. The Project Engineer shall also certify upon the Corrected Improvement Plans that such Corrected Improvement Plans correctly show all public improvements as actually constructed and that such public improvements have been constructed in accordance with the Standard Specifications in effect at the time such construction was accomplished. The Project Engineer shall also deliver to City Engineer all compaction reports, daily construction logs, reports, written tests, analysis, and other data as may be necessary to verify or support the certification of the Project Engineer.

7. Acceptance of Subdivision. Upon satisfactory completion of such public improvements and facilities, DEVELOPER's delivery of Corrected Improvement Plans and the filing and approval by CITY of a final plat, CITY will accept that portion of the Subdivision for which a final plat has been approved. Such acceptance shall not be valid unless expressly acknowledged in writing by City Engineer. Except as otherwise expressly provided in the Special Conditions, upon acceptance of any phase or division within the Subdivision, CITY shall assume ownership and control of all public facilities within any dedicated street or public utility right-of-way within the Subdivision. Acceptance of the Subdivision shall not be deemed as a waiver of DEVELOPER's agreement herein to fully and completely perform the terms and conditions of this AGREEMENT, or as a waiver or release of the warranty set forth below in this AGREEMENT.

8. Warranty. DEVELOPER warrants that the materials and workmanship employed in the construction of all public improvements within the Subdivision shall be good and sound, and shall conform to generally accepted standards within the construction industry. Such warranty shall extend for a period of one (1) year after acceptance of any phase or division of the Subdivision within which such improvements are located, by CITY, provided nothing herein shall limit the time within which CITY may bring an action against DEVELOPER on account of DEVELOPER's failure to construct such improvements in accordance with this AGREEMENT, the Improvement Plans or the Standard Specifications. DEVELOPER, and DEVELOPER's heirs, successors, and assigns, shall and do hereby warrant and agree, to defend the quiet and peaceful possession of CITY in all easements, rights-of-way, street dedications or other estates conveyed pursuant to the terms of this AGREEMENT or pursuant to the subdivision plat which is the subject hereof, from and against all claims against DEVELOPER and DEVELOPER's successors or assigns and against every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises as of the date of this AGREEMENT.



9. Water and Sewer Main Connection Charges. Subject to Section 12 of this Agreement, DEVELOPER agrees to pay to CITY at the time any separate sanitary sewer service or culinary water service connection to CITY sanitary sewer system or culinary water system is requested, all connection fees, main connection charges, and main charges as set forth in the City Code in effect at the time such request for service is made.

10. Failure to Pay Fees, Charges, and Costs. In the event DEVELOPER fails or refuses to pay any of the fees, charges, or costs set forth herein, specifically including but not limited to the amounts shown in Exhibit B, CITY may declare the entire unpaid balance to be immediately due and payable and may collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho.

11. Participation by CITY. The parties agree that those portions of the water main, the sanitary sewer line, storm drains and street section work (hereafter collectively referred to as the "Shared Work"), the cost of which CITY has expressly agreed to pay pursuant to the Special Conditions, including any water or sewer line or stormline extensions, increased line size or capacity and road width or thickness, are required because of future service needs originating from properties not owned by DEVELOPER and located within the vicinity of the Subdivision, and that sound planning requires construction thereof at the present time in order to accommodate future expansion and development. In recognition of the cost savings which can be accomplished by construction of such excess capacity and improvements concurrently with the facilities to be constructed for DEVELOPER's purposes, and the impracticality or impossibility of constructing such excess capacity and improvements separately or at a later time, DEVELOPER agrees to design and construct such facilities subject to CITY's agreement to reimburse DEVELOPER for a portion of such costs, all as set forth in the Special Conditions. Prior to the commencement of the Shared Work, DEVELOPER shall obtain and deliver to CITY three (3) independent bona fide bids for the performance of such work from qualified and responsible contractors. Such bids shall be solicited and itemized in a manner which allows clear and specific identification of that portion of the construction work for which CITY is responsible. CITY shall have no obligation to pay for any portion of the costs of the Shared work unless prior to the commencement of the work, the parties have expressly agreed in writing to a specific amount for which CITY will reimburse the DEVELOPER. Payment of such costs by CITY shall be due within thirty (30) days from acceptance of the Subdivision by CITY and delivery of an itemized statement to CITY setting forth in detail the total amount of the costs for which CITY is responsible.

12. Special Conditions. In recognition of the unique circumstances relative to this Subdivision the parties agree to the Special Conditions attached hereto as Exhibit "B" and by this reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct all ditches, headgate structures, culverts, siphons, drywells, or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such



structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

14. Relocation of Power Lines. Subject to Section 12 of this Agreement, DEVELOPER shall relocate at its expense, all existing electric utility poles or other utility lines or fixtures necessary to construct the public improvements within this Subdivision as shown on the Improvement Drawings.

15. Construction Schedule Change. Any modification to the public improvements shown in the Improvement Drawings or to the construction phase limits shall be approved by CITY Engineer. Prior to said approval, revised Improvement Drawings shall be resubmitted to CITY Engineering Department showing the proposed changes.

16. Taxes and Assessments. DEVELOPER shall pay all real property taxes and assessments levied or assessed against any interest in real property which DEVELOPER has agreed to convey to CITY pursuant to this AGREEMENT. Such taxes and assessments shall be paid prior to the acceptance by CITY of the public improvements within any phase or division of the Subdivision.

17. Occupancy. No building or structure within the Subdivision shall be used or occupied for any purpose other than for the construction of such building or structure, unless a final plat has been filed and approved and all public improvements within the plat have been completed and accepted by City Engineer. CITY may withhold Certificates of Occupancy until all such work has been completed. Nothing herein shall prevent the use of a model building for the purpose of DEVELOPER's sales promotional efforts provided the building is not occupied for commercial or industrial purposes.

18. Default. In the event DEVELOPER fails to comply with the terms and conditions hereof in any material respect, CITY may, without further notice to DEVELOPER, exercise any or all of the following remedies:

- A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;
- B. Withhold the connection of water, sewer, or electric service to any property located within any phase or division of the Subdivision affected by such default;
- C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;
- D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;

- E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

19. Notices. Any notice required by this AGREEMENT shall be mailed to the receiving party at the address set forth above or such other address as may be delivered to the sending party in writing. Such notice shall be mailed by certified mail, return receipt requested, postage prepaid and addressed as set forth above and shall be deemed received upon its deposit in the United States mail in such manner.

20. Recording Fees. Prior to the execution and approval of this AGREEMENT, DEVELOPER shall pay to CITY all recording fees necessary to record this AGREEMENT with the Bonneville County Recorder's office. Prior to the approval of any final plat within the Subdivision, DEVELOPER shall pay to CITY all recording fees necessary to record such final plat with the Bonneville County Recorder's office.

21. Water Rights Disclosure Prior to the approval of the Subdivision plat, DEVELOPER shall provide notice upon the plat identifying the irrigation district that includes all lots within the plat and declares that that all property within the plat will remain subject to assessments levied by the irrigation district.

22. Storm Water Discharge Certification. Prior to the acceptance and approval of final Improvement Plans for any division or phase of the Subdivision, DEVELOPER shall obtain the certification of any Irrigation District, canal company or other entity into which any storm water from such phase or division will be discharged. The certification shall state that such water delivery entity has reviewed and approved the final Improvement Plans for such phase or division and that the discharge of storm waters from such area into their canal or ditch in the manner shown in the final Improvement Plans is approved and accepted by such entity.

23. Conflict With Standard Specifications. In the event of any conflict between the terms of this AGREEMENT or the Improvement Plans and the Standard Specifications, the terms of this AGREEMENT or the Improvement Plans shall prevail over any contrary provision of the Standard Specifications. In the event of any conflict between the terms of this AGREEMENT and the Improvement Plans, the terms of this AGREEMENT shall prevail.

24. Covenants Appurtenant to the Land. All covenants and conditions set forth herein shall be appurtenant to and run with the Subdivision and shall be binding upon DEVELOPER's heirs, successors or assigns.

25. Governing Law. This AGREEMENT shall be governed by the laws of the State of Idaho. The venue for any action arising out of this Agreement shall be exclusively in the District Court of the Seventh Judicial District of the State of Idaho, Bonneville County or in the United States District Court for the District of Idaho.

26. Entire Development Agreement. This writing evidences the final and complete development agreement between the parties regarding this development and no other prior statement, representation or understanding shall be binding upon the parties unless expressly set

forth herein.

27. Effective Date. This AGREEMENT shall become valid and binding only upon its approval by CITY Council of CITY and upon its execution by the Mayor.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

ATTEST:

CITY OF IDAHO FALLS

Kathy Hampton, City Clerk

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

DEVELOPER

By  _____
Kevin Allcott

STATE OF IDAHO)
)ss.
County of Bonneville)

On this _____ day of _____, 2018, before me, the undersigned, a notary public, in and for said State, personally appeared REBECCA L. NOAH CASPER, Ph.D., known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that such City executed the same.

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

(Seal)

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

Utah
STATE OF ~~IDAHO~~)
Davis) ss:
County of ~~Bonneville~~)

On this 13th day of March, 2018, before me, the undersigned, a notary public, in and for said State, personally appeared Kevin Allcott, known or identified to me to be the person whose name is subscribed to the foregoing document, and acknowledged to me that he is authorized to do so.

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

Peggy Gustafson
Notary Public of ~~Idaho~~ Utah
Residing at: Davis County, Utah
My Commission Expires: 01-14-2021

(Seal)



"EXHIBIT A"

FAIRWAY ESTATES DIVISION NO. 2

Part of the South 1/2 of Section 31, Township 3 North, Range 38 East, B.M., Bonneville County, Idaho, described as:

Commencing at the SW corner of said Section 31, a brass cap, C.P. & F. Instrument No. 567818; Thence N 88°49'53" E 2157.01 feet along the South section line; Thence N 00°00'00" E 1238.57 feet to a point on the easterly boundary of Lot 1 Block 2 of Sage Lakes Golf Course Div. 1 and the Point of Beginning; Thence along said easterly line the following (2) courses (1) Thence N 15°54'41" E 19.84 feet; (2) Thence N 00°00'17" E 342.12 feet; Thence N 89°42'08" E 213.00 feet; Thence S 00°19'28" E 25.79 feet; Thence N 89°40'00" E 394.41 feet; Thence S 00°16'49" E 785.55 feet; Thence S 02°31'56" E 28.13 feet; Thence S 12°54'58" E 91.24 feet to the northerly boundary of Fairway Estates Div. No. 17; Thence along said division line the following (6) courses; (1) Thence S 69°13'54" W 119.95 feet to a point on a curve; (2) Thence northwesterly 68.29 feet along said curve to the right, Curve Data (Radius = 440.00 feet, Delta = 08°53'32") Chord Bears N 16°12'05" W 68.22 feet; (3) Thence S 78°08'19" W 169.94 feet; (4) Thence N 06°10'04" W 122.43 feet; (5) Thence N 00°18'02" W 455.68 feet; (6) Thence S 89°42'08" W 325.45 feet to the Point of Beginning.

Parcel contains 8.619 acres, more or less.



EXHIBIT "B"

SPECIALS CONDITIONS FOR FAIRWAY ESTATES DIVISION NO. 22

S-C 1.00 Arterial Street and Bridge Fee. The Bridge and Arterial Streets fee for this Subdivision is Four Thousand Four Hundred Dollars, (\$4,400) (22 lots zoned residential at \$200 per lot) payable as follows:

| | |
|----------------------------------|------------------|
| Upon execution of this Agreement | \$ 440.00 |
| May 1, 2018 | \$ 990.00 |
| August 1, 2018 | \$ 990.00 |
| November 1, 2018 | \$ 990.00 |
| February 1, 2019 | <u>\$ 990.00</u> |
| TOTAL | \$4,400.00 |

S-C 2.00 Surface Drainage Fee. The surface drainage fee for this Subdivision is Two Thousand Two Hundred Thirty Two Dollars and Thirty-Two Cents (\$2,232.32) (297,643 square feet net area at \$.0075 per square foot) payable as follows:

| | |
|----------------------------------|------------------|
| Upon execution of this Agreement | \$ 223.23 |
| May 1, 2018 | \$ 502.27 |
| August 1, 2018 | \$ 502.27 |
| November 1, 2018 | \$ 502.27 |
| February 1, 2019 | <u>\$ 502.28</u> |
| TOTAL | \$2,232.32 |

S-C 3.00 Access. Access to this Development shall conform to the Idaho Falls Access Management Policy. If access is to be shared with adjacent properties, DEVELOPER shall enter into cross access easements with the adjacent property owners.

S-C 4.00 Storm Drainage. Storm Drainage will be designed and constructed to accommodate drainage of the lots within the Development by DEVELOPER. The storm drainage system shall meet the CITY Storm Drainage Policy.

S.C. 5.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within City Right-of-Way, DEVELOPER will coordinate such activities with the applicable owner, (e.g. poles owned by PacifiCorp dba Rocky Mountain Power). Any existing electrical infrastructure owned by PacifiCorp dba Rocky Mountain Power will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out is to be initiated by DEVELOPER after annexation.

S-C 6.00 Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Subdivision. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by the City Engineer. DEVELOPER also agrees to pay the sum of seventy-five dollars (\$75) simultaneously upon execution of this Agreement, in consideration of the installation by CITY of all traffic control signs necessary for the control of vehicular and pedestrian traffic within the Subdivision.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF BROOKSIDE DIVISION NO 5 LOCATED GENERALLY SOUTH OF E 65TH N, WEST OF N 5TH E, NORTH OF PEVERO DR., AND EAST OF N 5TH W.

WHEREAS, the applicant filed an application for a final plat on December 20, 2017; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on February 6, 2018; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on March 22, 2018 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 8.619 acres parcel located generally south of E 65th N, west of N 5th E, north of Pevero Dr., and east of N 5th W.
3. The subdivision includes 22 residential lots.
4. The plat complies with all requirements of the Subdivision Ordinance and Zoning Ordinance for the R-1 Zone.
5. The proposed development complies with and supports many principles of the Comprehensive Plan.
6. 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 Fairway Estates, Division No. 22.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2018

Rebecca L. Noah Casper, Mayor