



CITY COUNCIL MEETING

Thursday, March 26, 2020

7:30 p.m.

CITY COUNCIL CHAMBERS

680 Park Avenue

Idaho Falls, ID 83402

To observe appropriate social distancing guidelines, as recommended by the Centers for Disease Control and Prevention (CDC), the public is encouraged to view this meeting via livestream on the City's website at <https://www.idahofallsidaho.gov/429/Live-Stream>.

*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 city 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 Idaho Falls Power:

- 1) Statement of Qualifications for 161 kV Transmission Construction Bidders

B. Items from Municipal Services:

- 1) Bid IF-20-11, Purchase of Distribution Transformers for Idaho Falls Power
- 2) Bid IF-20-13, Purchase of Mowers for the Parks and Recreation Department
- 3) Agreement for Marketing Services for Idaho Falls Power Fiber Network
- 4) Minutes from the March 9, 2020 Council Work Session; March 12, 2020 Council Meeting; and, March 19, 2020 Council Work Session
- 5) License Applications, all carrying the required approvals

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

5. **Regular Agenda.**

A. Municipal Services

- 1) **City License Renewal Extension:** The resolution would authorize the extension of certain City license renewals pursuant to Title 50 of Idaho Code to May 31, 2020 (or as otherwise determined by the Council).

RECOMMENDED ACTION: Approve the resolution providing for an extension for certain City license renewals due to the current COVID-19 public health crisis and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

B. Community Development Services

1) Annexation and Initial Zoning, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, Approximately 196 acres of City-owned parcels: For consideration is the application to annex and zone approximately 196 acres consisting of parcels owned by the City of Idaho Falls. Community Development Staff has worked with Public Works staff to identify and legally describe all City-owned property which is contiguous to existing City limits so the annexation documents could be presented to the Council. Proposed zones are recommended based on adjacent zoning of other properties, existing uses on the parcels, and the Comprehensive Plan map and policies. The Planning and Zoning Commission considered this application at its January 8, 2019 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. In some cases with private development, applications that have gone more than one year have been sent back through staff review and to a new recommendation by Planning and Zoning. However, in this case, staff has already re-reviewed everything multiple times and with City-owned parcels there is no proposed development and a new recommendation did not seem necessary.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance annexing 196 acres of City-owned parcels under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, or reject the Ordinance).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 196 acres of City-owned parcels and give authorization for the Mayor to execute the necessary documents.
- c. Assign a Comprehensive Plan Designation of Low Density, Parks and Recreation, and Public Facilities and Open Space, and approve the Ordinance establishing the initial zoning for 196 acres of City-owned parcels under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office.
- d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for 196 acres of City-owned parcels and give authorization for the Mayor to execute the necessary documents.

6. Announcements.

7. Adjournment.



MEMORANDUM

FROM: Bear Prairie, General Manager

DATE: Monday, March 16, 2020

RE: Statement of Qualifications for 161 kV Transmission Construction Bidders

Council Action Desired

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

Approve the Statement of Qualifications (SOQ) for the construction of the Idaho Falls / Rocky Mountain Power owned 161 kV transmission project (or take other action deemed appropriate).

Description, Background Information & Purpose

Idaho Falls Power wishes to pre-qualify potential contractors who will bid on the construction of the Idaho Falls / Rocky Mountain Power owned 161 kV transmission project from Sugarmill to Paine substations. Idaho Code 67-2805 allows for a SOQ that will ensure interested bidders comport to a high standard of applicable construction expertise. This SOQ effort will also ensure a selection of qualified contractors acceptable to Rocky Mountain Power who is a joint owner of the project. This project is anticipated to bid in the third quarter of 2020.

Relevant PBB Results & Department Strategic Plan



This action supports our readiness for strong, stable, and healthy economic growth by ensuring access to reliable and affordable power to support new and existing customers. It also supports the growth element of the IFP Strategic Plan.

Interdepartmental Coordination

Idaho Fall Power, Municipal Services and Legal Services have agreed a SOQ is appropriate.

Fiscal Impact

There is no cost to the IFP budget to issue a SOQ.

Legal Review

Legal has reviewed and approved the SOQ.

STATEMENT OF QUALIFICATIONS INFORMATIONAL PACKET

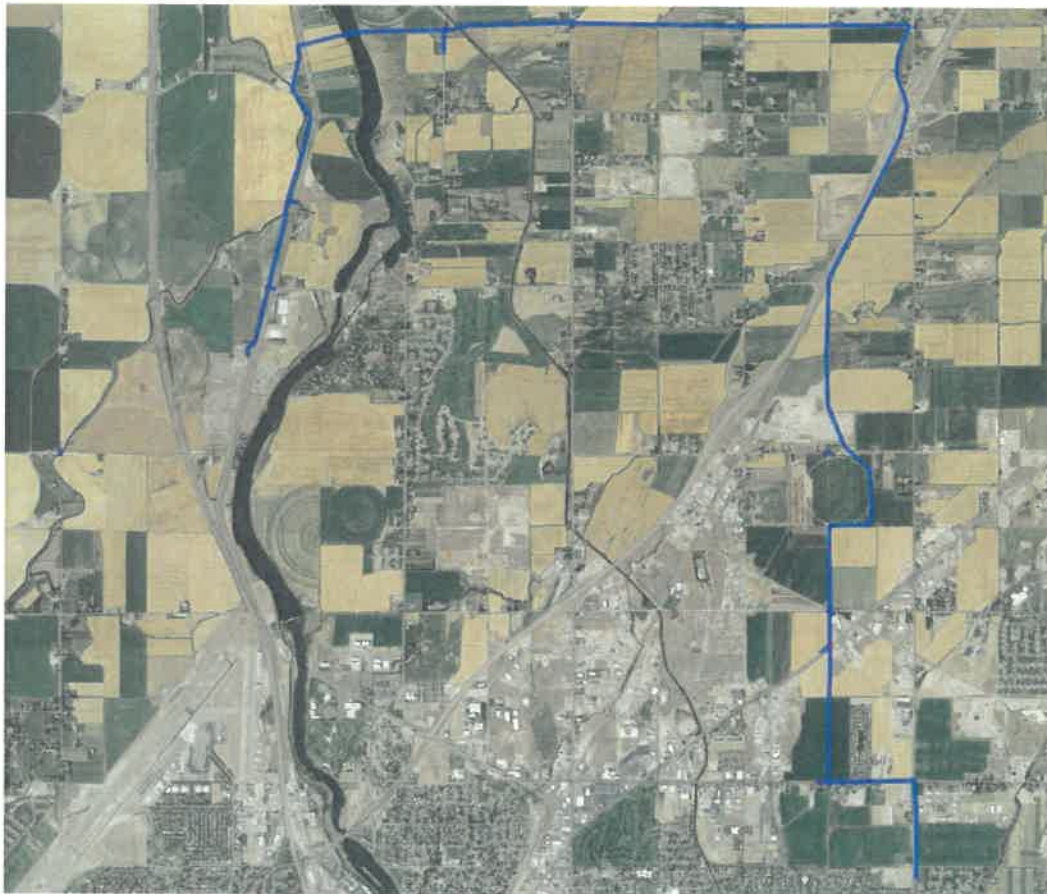
for the

Idaho Falls 161kV Sugarmill to Paine – Labor and Materials

for

IDAHO FALLS POWER – City of Idaho Falls, Idaho

Project No. ELEC-2021-01



1 Idaho Falls 161kV Sugarmill to Paine

STATEMENT OF QUALIFICATIONS INFORMATIONAL PACKET

for the

Idaho Falls 161kV Sugarmill to Paine – Labor and Materials

for

IDAHO FALLS POWER – City of Idaho Falls, Idaho

Project No. ELEC-2021-01

Pursuant to IC 67-2805, "Procurement of Public Works Construction," the City of Idaho Falls (City), Idaho is requesting Statements of Qualifications (SOQs) from General/Prime Contractors who are interested in bidding on the above referenced project.

The purpose of this solicitation is to pre-qualify Contractors for the subject project.

The following outline the expectations of Idaho Falls Power (IFP) and the expected Scope of Work for the Contractor.

The successful Contractor will construct over 11 miles of jointly owned (Idaho Falls Power and Rocky Mountain Power) 161kV transmission line with river crossing per the supplied construction drawings and specifications. All other elements of the construction must be addressed by the successful contractor. These elements include, but are not limited to, the following:

- Boring of foundations
- Placement of concrete and rebar cages
- Erection of steel towers
- Experience and precautionary knowledge of working in road right-of-way
- Stringing and proper sagging of conductors
- Experience of attachment pertinent equipment to structures
- All work to be accomplished in accordance with applicable safety codes; NEC, NESC, OSHA, etc.
- All work to be accomplished in accordance with applicable environmental regulations; SPCC, SWPPP and best current industry management practices

Engineering plans and specifications for the subject project have been prepared and will be issued to those Contractors deemed qualified based upon the responses to this SOQ.

While IFP will provide a staff point-of-contact for the successful Contractor, the role of IFP will be that of an owner's representative rather than an active project manager. In that role, IFP will be supplying only the major equipment (structures). It is the expectation that the general contractor will provide active oversight of construction activities and any subcontractors.

The successful Contractor will manage all aspects of the civil, mechanical and electrical work using the design package provided.

IFP prefers a Contractor capable of meeting the following criteria:

- Experience in construction of similar projects.
- Experience with transmission projects exceeding \$10 million in construction costs.
- Demonstrate experience wherein relevant projects were completed on time and within budget.
- Demonstrate direct competency in construction of transmission projects.
- Capability to provide all necessary equipment to complete the project.
- Capability to provide as-built CAD drawings and all equipment documentation upon project completion.
- Demonstrate the ability to maintain close communication with an owner through regular stakeholder meetings. These meetings are to allow the owner input and approval of various project facets.

Warranty

Contractor must warranty all workmanship for a period of 12 months from acceptance of the project in accordance with the contract documents.

Schedule

The project is estimated to bid in the 3rd quarter of 2020 and is expected to have duration of approximately ten (10) months. Only bids from qualified contractors will be considered for the proposed Idaho Falls 161kV Sugarmill to Paine Project because of the advanced nature of the elements in this project.

SOQ Response

Contractors interested in becoming qualified are responsible for all costs incurred in preparing or responding to this request and must submit a response in the format and time identified.

SOQ submittals will be received at the office of the Idaho Falls Power Compliance Manager, Idaho Falls, Idaho until May 29th, 2020 at 10:00 am.

Submittals shall be in a sealed envelope in which the qualification response is enclosed and must be marked with: Statement of Qualifications for Project No. ELEC-2021-01 and addressed to the Idaho Falls Power Compliance Manager, 140 South Capital; P.O. Box 50220; Idaho Falls, ID 83405. Three (3) copies of the SOQ submittal are to be submitted. Any response may be withdrawn prior to the scheduled time below for the opening of the responses or authorized postponement thereof.

SOQ submittals are to be signed using the Certification Page provided in Exhibit B

Upon receipt of SOQs, the City will evaluate and determine which contractors are qualified. The City reserves the right to reject any, and all, qualification responses, to waive any irregularities in the responses received, and to accept the responses deemed most advantageous to the best interest of the City. Any protest of determination of qualifications or bidding procedures will be handled in accordance with procedures delineated in IC 67-2805.

All firms deemed qualified by the City will be invited to submit formal bids for the project. The Contract Documents will generally conform to the format specified in the most recent Engineers Joint Contract Documents Committee (EJCDC) Contract Documents.

SOQ Format

The SOQ shall be submitted in 8-1/2 inch by 11-inch bound report form with a cover identifying the firm submitting and the project. The Contractor Qualification Application (Exhibit A) contains the bulk of the information requested. Answers to the questions on this form must be typed. The completed form is to be submitted as part of the SOQ. Attachments may also be included in the SOQ, but only as necessary to respond to specific questions either where an attachment is specifically required or if additional space is needed.

SOQ Evaluation

The General Contractor Qualification Application (Exhibit A) is composed of three distinct sections. The first section consists of general information about the contractor (firm size, years in business, firm type, contact information, etc.).

The second section is considered "Minimum Requirements" for a contractor to be considered qualified. Only contractors able to meet these requirements will be considered as qualified to bid.

The third section of Exhibit A includes questions that the City will use to further evaluate the Contractor's qualifications based on past performance relative to quality of work, schedule and budget compliance, safety, dispute history, etc.

The following can result in a contractor being found not qualified:

1. Failure to meet the "Minimum Requirements";
2. Failure to sign the SOQ submittal using the Signature page provided in Exhibit B;
3. Failure to submit any material information required;
4. Deliberate submission of false information;
5. Inability of City to verify or contact references;
6. Any combination of substantive factors including, but not limited to, history of failure to perform in contracts, disregard of laws and regulations, inferior quality control and safety programs, etc., which in the sole discretion of the City, do not meet the standards of fitness or reliability expected from firms wishing to do business with the City; or,
7. **Failure to provide a valid Idaho Public Works Contractors License.**

Questions/Clarifications

Please address questions in writing regarding the requirements or how to submit a qualification response to:

Richard Malloy
Compliance Manager
(208) 612-8428
rmalloy@ifpower.org
Idaho Falls Power
P.O. Box 50220
Idaho Falls, ID 83405

Bidding Requirements

Competitive bid prices for construction of the named project is important to the City. Contractors determined qualified to bid on this project are excluded from forming joint ventures or teams on this project.

Public Information

SOQs may be considered a public record and, except as noted below, will be available for inspection and copying by any person after the approval of qualified applicants. The City will take reasonable efforts to protect any information marked "confidential," to the extent allowed by Idaho Public Records Law. It is understood, however, that the City will have no liability for disclosure of such information. Any proprietary or otherwise sensitive information contained in or accompanying any SOQ is subject to potential disclosure.

CONTRACTOR QUALIFICATION APPLICATION

for the

Idaho Falls 161kV Sugarmill to Paine – Labor and Materials

for

IDAHO FALLS POWER – City of Idaho Falls, Idaho

Project No. ELEC-2021-01

SECTION 1 - General Information

- 1.1. Firm Name:
- 1.2. Firm Type:
- 1.3. Business Address:
- 1.4. Telephone Number:
- 1.5. Fax Number:
- 1.6. Years in business:
- 1.7. Name of current Owner, CEO or president:
- 1.8. Number of permanent in-house employees:
- 1.9. Number of permanent field employees:
- 1.10. Has the firm ever operated under another name? If so, list all previous and current company names and years in business under each name:
- 1.11. Provide a list of categories of work that your firm normally performs with its own forces.

SECTION 2 - Minimum Requirements

- 2.1. List three (3), transmission projects that your company has completed in the last 10 years.

A completed Project Reference Form (Exhibit C) must be completed and provided for each of the three (3) relevant projects cited

- 2.2. Complete and include a signed Certification Page (Exhibit B) in your Statement of Qualifications.

- 2.3. At the time of SOQ submission, your firm must be on the Rocky Mountain Power's approved bidders list for transmission construction projects in Idaho.

SECTION 3 - Performance Information

3.1. Complete and attach a Project Reference Form (Exhibit C) for each project listed in response to sections 2.1 and 2.3.

3.2. Did your firm routinely self-perform this amount of work on similar projects?

☐YES

☐NO

3.3. Has your firm, or any of its parents or subsidiaries, in the last 10 years:

- Had any projects with any claims requiring mediation, arbitration, litigation or other formal dispute resolution from ongoing or former projects?

☐YES

☐NO

- Failed to complete a construction contract or been terminated for any reason?

☐YES

☐NO

- Been refused surety, bond or liability insurance?

☐YES

☐NO

- Had a bankruptcy petition filed in its name, voluntary or involuntary?

☐YES

☐NO

- Had insurance terminated by a carrier?

☐YES

☐NO

- Received any citations from OSHA?

☐YES

☐NO

If you answered 'Yes' to any of the questions above, provide the project, dates, circumstances, resolution, and/or other pertinent details on a separate page.

CERTIFICATION PAGE

for the

Idaho Falls 161 Sugarmill to Paine – Labor and Materials

for

IDAHO FALLS POWER – City of Idaho Falls, Idaho

Project No. ELEC-2021-01

I hereby certify that:

1. The information provided in this Statement of Qualifications is true, accurate and complete.
2. I am authorized to sign this form on behalf of the submitting firm.

Contractor: _____

Authorized Representative: _____

Title: _____

Signature: _____

Date: _____

Phone: _____ FAX: _____

Idaho Public Works License No.: _____

PROJECT REFERENCE FORM

for the

Idaho Falls 161kV Sugarmill to Paine – Labor and Materials

for

IDAHO FALLS POWER – City of Idaho Falls, Idaho

Project No. ELEC-2021-01

Project References: Please provide at least three (3) relevant electrical substation project references. References will be contacted. Inability to verify contact information may disqualify applicant.

Project Name:

Project Description:

Contractor's Project Manager:

Contractor's Superintendent:

Original Contract Value (\$):

Change Order Amount (\$):

Original Project Schedule (days):

Revised/Final Project Schedule (days):

Describe Change Orders (cost, schedule impact, and reason for change):

List the trades required for the job, the approximate percentage of total project amount associated with each trade, and the name of the subcontractor used (if applicable).

**Were liquidated damages assessed or were there any claims on this project?
If yes, describe amounts and details.**

Owner's Contact Information (Entity, Name, Role and Phone Number):



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Friday, March 20, 2020

RE: Bid IF-20-11, Purchase of Distribution Transformers for Idaho Falls Power

Council Action Desired

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

Accept and approve the lowest responsive and responsible bidders, Central Maloney for \$3,852.00, Brown Corporation for \$76,148.00, General Pacific for \$62,745.00 and Anixter for \$207,079.90 for a total of \$349,824.90 (or take other action deemed appropriate).

Description, Background Information & Purpose

The purchase of the inventory of distribution transformers will be used for the Idaho Falls electrical power distribution system.

Relevant PBB Results & Department Strategic Plan



The distribution transformers support the safety and livable results by having an inventory of equipment and supplies for field use.

Interdepartmental Coordination

Idaho Falls Power concurs with the recommendation.

Fiscal Impact

Funds to purchase the transformers are within the Idaho Falls Power 2019/20 budget.

Legal Review

This purchase complies with State Statute §67-2806(1).

CITY OF IDAHO FALLS

Date of Bid Opening: February 21, 2020

Bid IF-20-11 Tabulation for DistributionTransformers

		Central Moloney, Inc	Border States Electric Supply	Wesco Distribution Bid A	Wesco Distribution Bid B	Brown Corporation	General Pacific, Inc.	Codale Electric Supply Bid A	Codale Electric Supply Bid B	Codale Electric Supply Inc. Bid C	Anixter, Inc.
	City	Pine Bluff, Arkansas	Meridian, ID	Portland, OR	Portland, OR	Oakland Township, MI	Fairview, OR	Salt Lake City, UT	Salt Lake City, UT	Salt Lace City, UT	Salt Lake City, UT
	Manufacturer	CMI	Howard	PPI	WEG	WEG	Howard	ABB	PPI	Howard	ERMCO
	Addenda #'s 1 & 2	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Item 1:	12470 GrdY/7200 - 240/120V										
15	Price/Each	\$1,380.00	\$1,296.00	\$1,239.00	NO BID	NO BID	\$1,282.00	\$2,058.00	\$1,239.00	\$1,310.00	\$1,291.20
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks	July, 2020			11-14 Weeks	8-10 Weeks	16-18 Weeks	10-12 Weeks	12-14 Weeks
15KVA	Sub Total	\$20,700.00	\$19,440.00	\$18,585.00			\$19,230.00	\$30,870.00	\$18,585.00	\$19,650.00	\$19,368.00
Item 2:	12470 GrdY/7200 - 240/120V										
15	Price/Each	\$1,628.00	\$1,400.00	\$1,264.00	NO BID	NO BID	\$1,386.00	\$2,137.00	\$1,265.00	\$1,416.00	\$1,394.50
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks	July, 2020			11-14 Weeks	8-10 Weeks	16-18 Weeks	10-12 Weeks	12-14 Weeks
25 KVA	Sub Total	\$24,420.00	\$21,000.00	\$18,960.00			\$20,790.00	\$32,055.00	\$18,975.00	\$21,240.00	\$20,917.50
Item 3:	12470 GrdY/7200 - 240/120V										
15	Price/Each	\$1,732.00	\$1,532.00	\$1,414.00	NO BID	NO BID	\$1,515.00	\$2,269.00	\$1,414.00	\$1,548.00	\$1,528.60
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks	July, 2020			11-14 Weeks	8-10 Weeks	16-18 Weeks	10-12 Weeks	12-14 Weeks
37.5KVA	Sub Total	\$25,980.00	\$22,980.00	\$21,210.00			\$22,725.00	\$34,035.00	\$21,210.00	\$23,220.00	\$22,929.00
Item 4:	12470 GrdY/7200 - 240/120V										
1	Price/Each	\$2,019.00	\$2,726.00	\$1,901.00	NO BID	NO BID	\$2,698.00	\$2,695.00	\$1,902.00	\$2,755.00	\$2,037.40
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks	July, 2020			11-14 weeks	8-10 Weeks	16-18 Weeks	10-12 Weeks	12-14 Weeks
75KVA	Sub Total	\$2,019.00	\$2,726.00	\$1,901.00			\$2,698.00	\$2,695.00	\$1,902.00	\$2,755.00	\$2,037.40
Item 5:	12470 GrdY/7200 - 240/120V										
11	Price/Each	\$2,964.00	\$2,894.00	\$2,319.00	NO BID	NO BID	\$2,864.00	\$3,211.00	\$2,319.00	\$2,925.00	\$2,569.20
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks	July, 2020			11-14 Weeks	8-10 Weeks	16-18 Weeks	10-12 Weeks	12-14 Weeks
100KVA	Sub Total	\$32,604.00	\$31,834.00	\$25,509.00			\$31,504.00	\$35,321.00	\$25,509.00	\$32,175.00	\$28,261.20
Item 6:	12470 GrdY/7200 - 240/120V										
5	Price/Each	\$1,699.00	\$1,640.00	NO BID	NO BID	NO BID	\$1,622.00	\$2,479.00	NO BID	\$1,657.00	\$1,470.30
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks				11-14 Weeks	8-10 Weeks		10-12 Weeks	12-14 weeks
25KVA	Sub Total	\$8,495.00	\$8,200.00				\$8,110.00	\$12,395.00		\$8,285.00	\$7,351.50
Item 7:	12470 GrdY/7200 - 240/120V										
4	Price/Each	\$1,929.00	\$2,216.00	NO BID	NO BID	NO BID	\$2,192.00	\$2,843.00	NO BID	\$2,239.00	\$1,734.10
1 Ph u/g	Delivery	10-12 Weeks ARO	10-12 Weeks				11-14 Weeks	8-10 Weeks		10-12 Weeks	12-14 Weeks

CITY OF IDAHO FALLS

Date of Bid Opening: February 21, 2020

Bid IF-20-11 Tabulation for DistributionTransformers

		Central Moloney, Inc	Border States Electric Supply	Wesco Distribution Bid A	Wesco Distribution Bid B	Brown Corporation	General Pacific, Inc.	Codale Electric Supply Bid A	Codale Electric Supply Bid B	Codale Electric Supply Inc. Bid C	Anixter, Inc.
50KVA	Sub Total	\$7,716.00	\$8,864.00				\$8,768.00	\$11,372.00		\$8,956.00	\$6,936.40

CITY OF IDAHO FALLS

Date of Bid Opening: February 21, 2020

Bid IF-20-11 Tabulation for DistributionTransformers

		Central Moloney, Inc	Border States Electric Supply	Wesco Distribution Bid A	Wesco Distribution Bid B	Brown Corporation	General Pacific, Inc.	Codale Electric Supply Bid A	Codale Electric Supply Bid B	Codale Electric Supply Inc. Bid C	Anixter, Inc.
Item 8:	12470 GrdY/7200 – 208Y/120V										
3	Price/Each	\$7,037.00	\$7,168.00	NO BID	\$5,180.00	\$5,176.00	\$7,094.00	\$7,158.00	NO BID	\$7,245.00	\$5,142.90
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020m September	2020, September	15-18 Weeks	10-11 Weeks		14-16 Weeks	12-14 Weeks
45KVA	Sub Total	\$21,111.00	\$21,504.00		\$15,540.00	\$15,528.00	\$21,282.00	\$21,474.00		\$21,735.00	\$15,428.70
Item 9:	12471 GrdY/7200 – 208Y/120V										
4	Price/Each	\$8,206.00	\$8,917.00	NO BID	\$6,718.00	\$6,711.00	\$8,824.00	\$8,653.00	NO BID	\$9,011.00	\$6,262.50
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020, September	2020, September	15-18 Weeks	10-11 Weeks		14-16 Weeks	12-14 Weeks
150KVA	Sub Total	\$32,824.00	\$35,668.00		\$26,872.00	\$26,844.00	\$35,296.00	\$34,612.00		\$36,044.00	\$25,050.00
Item 10:	12472 GrdY/7200 – 208Y/120V										
6	Price/Each	\$9,230.00	\$9,294.00	NO BID	\$7,788.00	\$7,770.00	\$9,197.00	\$10,085.00	NO BID	\$9,392.00	\$7,085.70
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020, September	2020, September	15-18 Weeks	10-11 Weeks		14-16 Weeks	12-14 Weeks
225KVA	Sub Total	\$55,380.00	\$55,764.00		\$46,728.00	\$46,620.00	\$55,182.00	\$60,510.00		\$56,352.00	\$42,514.20
Item 11:	12473 GrdY/7200 – 208Y/120V										
3	Price/Each	\$10,828.00	\$11,134.00	NO BID	\$9,009.00	\$9,001.00	\$11,018.00	\$10,953.00	NO BID	\$11,251.00	\$7,963.70
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020, September	2020, September	15-18 Weeks	10-11 Weeks		14-16 Weeks	12-14 Weeks
300KVA	Sub Total	\$32,484.00	\$33,402.00		\$27,027.00	\$27,003.00	\$33,054.00	\$32,859.00		\$33,753.00	\$23,891.10
Item 12:	12474 GrdY/7200 – 208Y/120V										
1	Price/Each	\$15,998.00	\$14,462.00	NO BID	\$12,263.00	\$12,252.00	\$14,314.00	\$13,974.00	NO BID	\$14,616.00	\$10,850.50
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020, September	2020, September	15-18 Weeks	10-11 Weeks		14-16 Weeks	12-14 Weeks
500KVA	Sub Total	\$15,998.00	\$14,462.00		\$12,263.00	\$12,252.00	\$14,314.00	\$13,974.00		\$14,616.00	\$10,850.50
Item 13:	12470 GrdY/7200 – 480Y/277V										
1	Price/Each	\$7,877.00	\$7,970.00	NO BID	\$5,659.00	\$5,654.00	\$8,226.00	\$7,695.00	NO BID	\$8,054.00	\$5,372.50
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020, September	2020, September	15- 18 Weeks	10-11 Weeks		14-16 Weeks	10-12 Weeks
75KVA	Sub Total	\$7,877.00	\$7,970.00		\$5,659.00	\$5,654.00	\$8,226.00	\$7,695.00		\$8,054.00	\$5,372.50
Item 14:	12470 GrdY/7200 – 480Y/277V										
1	Price/Each	\$11,067.00	\$13,658.00	NO BID	\$10,446.00	\$10,437.00	\$13,517.00	\$12,743.00	NO BID	\$13,803.00	\$9,301.10
3 Ph u/g	Delivery	10-12 Weeks ARO	14-16 Weeks		2020, September	2020, September	15-18 Weeks	10-11 Weeks		14-16 Weeks	10-12 Weeks
500KVA	Sub Total	\$11,067.00	\$13,658.00		\$10,446.00	\$10,437.00	\$13,517.00	\$12,743.00		\$13,803.00	\$9,301.10
Item 15:	12470 GrdY/7200 – 480Y/277V										

CITY OF IDAHO FALLS

Date of Bid Opening: February 21, 2020

Bid IF-20-11 Tabulation for DistributionTransformers

		Central Moloney, Inc	Border States Electric Supply	Wesco Distribution Bid A	Wesco Distribution Bid B	Brown Corporation	General Pacific, Inc.	Codale Electric Supply Bid A	Codale Electric Supply Bid B	Codale Electric Supply Inc. Bid C	Anixter, Inc.
4	Price/Each	\$21,317.00	\$20,880.00	NO BID	\$15,169.00	\$15,155.00	\$20,663.00	\$20,406.00	NO BID	\$21,099.00	\$15,394.50
3 Ph u/g	Delivery	10-12 Weeks ARO	16-18 Weeks		2020, September	2020, September	17-20 Weeks	10-12 Weeks		16-18 Weeks	10-12 Weeks
1000KVA	Sub Total	\$85,268.00	\$83,520.00		\$60,676.00	\$60,620.00	\$82,652.00	\$81,624.00		\$84,396.00	\$61,578.00
Item 16:	12470 GrdY/7200 – 480Y/277V										
2	Price/Each	\$32,656.00	\$31,024.00	NO BID	\$22,437.00	\$22,417.00	\$30,700.00	\$25,106.00	NO BID	\$31,347.00	\$20,084.60
3 Ph u/g	Delivery	10-12 Weeks ARO	16-18 Weeks		2020, September	2020, September	17-20 Weeks	11-12 Weeks		16-18 Weeks	10-12 Weeks
1500KVA	Sub Total	\$65,312.00	\$62,048.00		\$44,874.00	\$44,834.00	\$61,400.00	\$50,212.00		\$62,694.00	\$40,169.20
Item 17:	12470 GrdY/7200 – 480Y/277V										
1	Price/Each	NO BID	\$46,113.00	NO BID	\$42,384.00	\$42,345.00	\$45,638.00	NO BID	NO BID	\$46,599.00	NO BID
3 Ph u/g	Delivery		18-20 Weeks		2020, September	2020, September	19-22 Weeks			18-20 Weeks	
3750KVA	Sub Total		\$46,113.00		\$42,384.00	\$42,345.00	\$45,638.00			\$46,599.00	
Item 18:	12470 GrdY/7200 – 120Y/240V										
8	Price/Each	\$843.00	\$685.00	\$663.00	NO BID	NO BID	\$678.00	NO BID	\$665.00	\$693.00	\$668.10
1 Ph o/h	Delivery	12-14 Weeks	10-12 Weeks	July, 2020			11-14 Weeks		6-8 Weeks	10-12 weeks	8-10 Weeks
15KVA	Sub Total	\$6,744.00	\$5,480.00	\$5,304.00			\$5,424.00		\$5,320.00	\$5,544.00	\$5,344.80
Item 19:	12470 GrdY/7200 – 120Y/240V										
2	Price/Each	\$1,926.00	\$3,058.00	\$2,720.00	NO BID	NO BID	\$3,026.00	NO BID	\$2,720.00	\$3,091.00	\$2,124.20
1 Ph o/h	Delivery	12-14 Weeks	10-12 Weeks	May, 2020			11-14 Weeks		10-12 Weeks	10-12 Weeks	8-10 Weeks
100KVA	Sub Total	\$3,852.00	\$6,116.00	\$5,440.00			\$6,052.00		\$5,440.00	\$6,182.00	\$4,248.40
	Bid Total	\$459,851.00	\$500,749.00	\$96,909.00	\$292,469.00	\$292,137.00	\$495,862.00	\$474,446.00	\$96,941.00	\$506,053.00	\$351,549.50
	Low Bid Total	\$3,852.00	\$0.00	\$0.00	\$0.00	\$76,148.00	\$62,745.00	\$0.00	\$0.00	\$0.00	\$207,079.90
	Recommended Award Grand Total	\$349,824.90									
		Stated Total on Bid Submission					Stated Total on Bid Submission				
		\$311,494					\$357,589.00				



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Thursday, March 19, 2020

RE: IF-20-13, Mowers for Parks and Recreation Department

Council Action Desired

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

Approve the purchase of five replacement mowers from Turf Equipment for \$124,391.11 and RMT Equipment for \$128,080.00 for a total of \$252,471.11.00 or take other action deemed appropriate.

Description, Background Information & Purpose

The low bid provided in Section IV for a Jacobsen, AR331 model did not meet the bid specifications and therefore the lowest responsive responsible bid is recommended to Turf Equipment for a total of \$33,451.61 for the Toro, GM 3500-D model. This purchase will replace units 9114, 9115, 9124, 9306 and 9518 that have reached their useful life and are scheduled for replacement.

Relevant PBB Results & Department Strategic Plan



The purchase of the mowers supports the reliable public infrastructure and transportation community-oriented result by acquiring or replacing equipment required in the field.

Interdepartmental Coordination

Parks and Recreation concurs with Municipal Services Department recommendation for award.

Fiscal Impact

Funds for the mowers are budgeted within the 2019/20 Municipal Equipment Replacement Fund (MERF).

Legal Review

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

City of Idaho Falls
PO BOX 50220
IDAHO FALLS, IDAHO 83405
PHONE: (208) 612-8433

Office of Purchasing Agent

Opening Date: February 20, 2020

TABULATION BID IF-20-13

Two (2) New 2020 Tri-Plex Mowers, Two (2) New 2020 Rotary Mowers and One (1) New HR600 Mower

BIDDER	Turf Equipment Bid “A” Salt Lake City, UT	Turf Equipment Bid “B” Salt Lake City, UT	RMT Equipment Murray, UT		
<u>SECTION I:</u> One (1) New 2020 Tri-Plex Mower (Pinecrest Unit #9140)					
Manufacturer	Toro	Toro	Jacobsen		
Model	04520 GM3400 Tri-Flex	04384 GM 3250-D Tri-Plex	GP400 Diesel with 3WD		
Year	2020	2020	2020		
Delivery Time	45 Days ARO	45 Days ARO	45 Days ARO		
PRICE WITHOUT TRADE-IN	\$47,469.75	\$45,521.21	\$41,620.00		
Trade-in Allowance #9114	\$2,000.00	\$2,000.00	\$1,000.00		
PRICE WITH TRADE-IN	\$45,469.75	\$43,521.21	\$40,620.00		
<u>SECTION II:</u> One (1) New 2020 Tri-Plex Mower (Pinecrest Unit #9141)					
Manufacturer	Toro	Toro	Jacobsen		
Model	04520 GM3400 Tri-Flex	04384 GM 3250-D Tri-Plex	GP400 Diesel 3WD		
Year	2020	2020	2020		
Delivery Time	45 Days ARO	45 Days ARO	45 Days ARO		
PRICE WITHOUT TRADE-IN	\$47,469.75	\$45,521.21	\$41,620.00		
Trade-in Allowance #9115	\$2,000.00	\$2,000.00	\$1,000.00		
PRICE WITH TRADE-IN	\$45,469.75	\$43,521.21	\$40,620.00		

TABULATION BID IF-19-17

BIDDER	Turf Equipment Bid “A”	Turf Equipment Bid “B”	RMT Equipment		
	Salt Lake City, UT	Salt Lake City, UT	Murray, UT		
<hr/>					
SECTION III: One (1) New 2020 Rotary Mower (Pinecrest Unit #9145)					
Manufacturer	Toro	Toro	Ventrac		
Model	31200 GM360	31200 GM 360	4500Z, Model 3951208 w/ all options in specs		
Year	2020	2020	2020		
Delivery Time	45 Days ARO	45 Days ARO	45 Days ARO		
PRICE WITHOUT TRADE-IN	\$97,984.64	\$97,984.64	\$64,650.00		
Trade-in Allowance #9124	\$800.00	\$800.00	\$1,500.00		
PRICE WITH TRADE-IN	\$97,184.64	\$97,184.64	\$63,150.00		
 SECTION IV: One (1) New 2020 Rotary Mower (Sand Creek Unit #9333)					
Manufacturer	Toro	Toro	Jacobsen		
Model	30807 GM 3500-D	30807 GM 3500-D	AR331		
Year	2020	2020	2020		
Delivery Time	45 Days ARO	45 Days ARO	30 Days ARO		
PRICE WITHOUT TRADE-IN	\$34,251.61	\$34,251.61	30,445.00		
Trade-in Allowance #9306	\$800.00	\$800.00	\$3,500.00		
PRICE WITH TRADE-IN	\$33,451.61	\$33,451.61	\$26,945.00		

TABULATION BID IF-19-17

BIDDER	Turf Equipment Bid “A” Salt Lake City, UT	Turf Equipment Salt Lake City, UT	RMT Equipment Murray, UT		
<hr/>					
SECTION V: One (1) New 2020 Mower HR600 (Sage Lakes Unit #9535)					
Manufacturer	NO BID	NO BID	Jacobsen		
Model			HR600		
Year			2020		
Delivery Time			30 Days ARO		
PRICE WITHOUT TRADE-IN			\$66,930.00		
Trade-in Allowance #9518			\$3,500.00		
PRICE WITH TRADE-IN			\$63,430.00		
Vendor recommendation totals	\$124,391.11		\$128,080.00		
Total both vendors	\$252,471.11				



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Wednesday, March 18, 2020

RE: Agreement for Marketing Services for Idaho Falls Power Fiber Network

Council Action Desired

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

Approve the agreement for marketing services with RED, Inc., for a total of \$65,000 and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

Description, Background Information & Purpose

The agreement for marketing services will provide a variety of promotion and outreach campaigns for the City's new fiber network.

Relevant PBB Results & Department Strategic Plan



The marketing services agreement supports the economic growth and livable community oriented results by providing outreach and education of the City's fiber network.

Interdepartmental Coordination

Idaho Falls Power, Municipal Services and Legal reviewed and coordinated the agreement for City Council action.

Fiscal Impact

Funds to purchase the professional services are within the Idaho Falls Power 2019/20 budget.

Legal Review

Legal has reviewed the professional agreement and concurs the council action desired is within State Statute.

**AGREEMENT FOR PERSONAL SERVICES FOR
MARKETING SERVICES FOR THE FIBER NETWORK
AND PUBLIC OUTREACH FOR ELECTRIC SAFETY
CITY OF IDAHO FALLS, IDAHO**

THIS AGREEMENT FOR PERSONAL SERVICES RELATED TO MARKETING CAMPAIGN THE FIBER NETWORK AND POWER PUBLIC OUTREACH FOR IDAHO FALLS POWER, IDAHO (hereinafter "Agreement"), is made and entered into this ____ day of March, 2020, by and between the City of Idaho Falls, Idaho, a municipal corporation of the State of Idaho, P.O. Box 50220, Idaho Falls, Idaho 83405 (hereinafter "CITY"), and RED Inc., 510 Energy Pl., Idaho Falls, Idaho 83401 (hereinafter "CONSULTANT").

W I T N E S S E T H:

WHEREAS, the Fiber Network needs marketing to create awareness of the benefits to our community of our new fiber network expansion; and

WHEREAS, Idaho Falls Power has used various public outreach campaigns and prefers to consolidate services into one company; and

WHEREAS, the Idaho Falls Power desires to continue to promote electric safety and awareness of your energy efficiency programs; and

WHEREAS, Idaho Falls Power performed a request for services from four different established marketing companies in the area; and

WHEREAS, RED Inc., as CONSULTANT, was the choice of the request for services review committee for the services requested based upon their diverse skills and expertise to perform the work requested; and

WHEREAS, CITY wishes utilize the personal services offered by the CONSULTANT, pursuant to this Agreement and for the compensation set out in this Agreement; and

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

SECTION I: SCOPE OF WORK

A. Services provided by CONSULTANT, and its associates, shall be as follows:

1. Idaho Falls Fiber Network marketing:
 - a. Create educational videos for the public that explains the benefits of joining the fiber network.
 - b. Create educational videos that explain the process to sign up for the network
 - c. Create educational videos that explain the process to have the fiber connection

brought into the home.

- d. Create a marketing plan and associated materials to help promote the network benefits to the community.

2. Idaho Falls Power public outreach and education:

- a. Create and develop consistent outreach plan for power and fiber.
- b. Develop educational material on various programs and services for customers to use.
- c. Consult on best avenues to direct spending to reach target audience to promote our programs and services offered.

B. Services provided by CITY:

The parties agree that CITY will provide access to CITY documents that may be necessary to support their work.

SECTION II:

A. Independent Contractor.

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

B. Fees and Conditions for Personnel Services.

1. Payment for all services described in this Agreement is provided in accordance with the cost described in Section II.B.2. of this Agreement.
2. The cost for CONSULTANTS' services as described in Section I, Scope of Work, is "not-to-exceed" sixty-five thousand dollars (\$65,000), and billed on a cost of materials plus an as used hourly basis for personal services, as is more particularly described in Exhibit "A" to this Agreement and is made part of this Agreement.
3. Payment is due upon receipt of CONSULTANT's statement(s).
4. CITY and CONSULTANT may mutually agree to re-allocate scope of work, providing the fixed "not-to-exceed" price described in Section II.B.2. of this Agreement is unchanged.

C. Right to Use Images and Published Materials.

CITY and CONSULTANT agree that CITY, with this Agreement, acquires the right to use the results of the products created and its image(s), including any portion of its image(s). The use of image(s) may include, but is not limited to, electronic and print promotion of CITY sponsored programs and functions. Image(s) may be provided to other entities, such as newspapers or other publishers, for inclusion in print

advertisements, without cost to CITY or payment to CONSULTANT for use of such image(s).

Nothing in this section shall constrain CONSULTANT from using the materials for other trainings or projects with other entities.

The parties acknowledge that any published materials or images received by CITY are subject to public disclosure under the Idaho Public Records Act Law, Chapter 1 of Title 74 of the Idaho Code.

SECTION III:

A. Termination of Agreement.

This Agreement may be terminated by CONSULTANT upon thirty (30) days written notice, should CITY fail to substantially perform in accordance with its terms through no fault of CONSULTANT. CITY may terminate this Agreement with thirty (30) days notice without cause and without further liability to CONSULTANT except as designated by this section. In the event of termination, CONSULTANT shall be paid for services performed to termination date, based upon the work completed. All work including reports, shall become the property of, and shall be surrendered to, CITY.

B. Extent of Agreement.

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

C. Project Timeline.

CITY and CONSULTANT agree that the start date for this work commences one day after execution of the Agreement. CITY shall make available to CONSULTANT all technical data of record in CITY's possession, including financial, operations, and other information necessary for their work.

D. Termination of Project.

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

E. CONSULTANT's Insurance.

In performance of personal services, CONSULTANT will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession; and no other warranty, either expressed or implied, is made in connection with rendering CONSULTANT's services.

F. CONSULTANT's Additional Insurance.

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

G. Indemnification.

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

H. Costs and Attorney Fees.

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

I. Jurisdiction and Venue.

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

J. Binding of Successors.

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

K. Modification and Assignability of Agreement.

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

L. CITY's Representatives.

CITY shall designate a representative authorized to act in behalf of CITY. The authorized representative shall examine the documents of the work as necessary, and shall render

decisions related thereto in a timely manner so as to avoid unreasonable delays.

M. Conflict of Interest.

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

N. Ownership and Publication of Materials.

CITY and CONSULTANT agree that CITY, with this Agreement, acquires the right to use all reports, information, data and other materials prepared by CONSULTANT pursuant to this Agreement and shall have the authority to release, publish, or otherwise use them, in whole or in part. Nothing in this section shall constrain CONSULTANT from using created materials for other trainings or projects with other entities.

O. Non-discrimination.

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

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

ATTEST:

"CITY"

City of Idaho Falls, Idaho

By _____
Kathy Hampton, City Clerk

By _____
Rebecca L. Noah Casper, Mayor

"CONSULTANT"

RED Inc.

By Brad Hudson
Brad Hudson, Director, Business
Development

STATE OF IDAHO)
) ss.
County of Bonneville)

On this _____ day of _____, 2020, before me, the undersigned, a notary public for Idaho, personally appeared Rebecca L. Noah Casper, known to me to be the Mayor of the City of Idaho Falls, Idaho, a municipal corporation that executed the foregoing document, and acknowledged to me that she is authorized to execute the same for and on behalf of said City.

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

Notary Public of Idaho
Residing at: _____

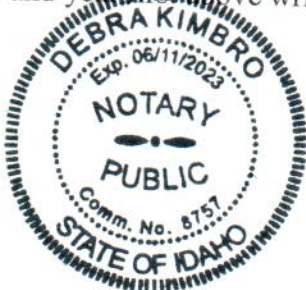
My Commission Expires: _____

(Seal)

STATE OF IDAHO)
) ss:
County of Bonneville)

On this 18th day of March, 2020, before me, the undersigned, a notary public, in and for said State, personally appeared Brad Hudson, known or identified to me to be the Director of Business Development for RED Inc. and whose name is subscribed to the within instrument and acknowledged to me that he is authorized to execute the same for and on behalf of said RED Inc.

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



Debra Kimbro
Notary Public of Idaho
Residing at: Idaho Falls
My Commission Expires: _____

Exhibit "A"

RED, Inc. Communications

Hourly Rates

Graphic Design	\$55.00 per hour
Animation	\$65.00 per hour
Account Services	\$55.00 per hour
Materials	Actual cost of materials
Outside Services	Actual cost of services

March 9, 2020 - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Monday, March 9, 2020, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 3:00 p.m.

Call to Order and Roll Call:

There were present:

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

Also present:

Duane Nelson, Fire Chief
Pamela Alexander, Municipal Services Director
Bryce Johnson, Police Chief
Royce Clements, Police Captain
Jeremy Galbreath, Police Captain
Chris Fredericksen, Public Works Director
Reggie Fuller, Building Official
Kerry Hammon, Public Information Officer
Chandra Witt, General Services Administrator
Brad Cramer, Community Development Services Director
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 3:01 p.m. with the following items:

Acceptance and/or Receipt of Minutes:

It was moved by Councilmember Radford, seconded by Councilmember Francis, to receive recommendations from the Planning and Zoning Commission dated March 3, 2020, pursuant to the Local Land Use Planning Act (LLUPA). Roll call as follows: Aye – Councilmembers Radford, Freeman, Smede, Francis, Dingman, Hally. Nay – none. Motion carried.

Calendars, Announcements and Reports:

Mayor Casper stated a water line replacement will be occurring on Broadway on March 10; Idaho Business Review will be recognizing Women of the Year on March 11, Mayor Casper recognized Dana Briggs as one of the recipients; and, Jordan Rechenmacher, Sanitation Superintendent, was recognized for his recent *Waste360 40 Under 40* National Award. Mayor Casper reviewed current legislation issues with general comments including, House Bill (HB) 408 (redistribution of sales tax), HB409 (property taxes), HB489 (repeals and replaces LLUPA regarding annexation), HB490 (broadband), HB583 (whistleblower bill), HB601 (public records), and, Senate Bill (SB)1314 (State-wide distracted driving ordinance). She reminded the Council of the legislative call on March 12.

Liaison Reports and Council Concerns:

Councilmember Dingman had no items to report.

Councilmember Radford stated there will be a Board review at the forthcoming Idaho Falls Power Board Meeting. Councilmember Francis stated there has been an issue with the mobility carts at the Library. Library Director Robert Wright is taking steps to address the issue. Councilmember Francis also stated Parks and Recreation is working with the War Bonnet Round Up Association to formalize an agreement; and, Captain Royce Clements retirement reception will be held March 26.

March 9, 2020 - Unapproved

Councilmember Freeman stated he recently attended the first public meeting regarding the Northgate and 1st Street corridor. He noted this meeting was very well attended.

Councilmember Smede stated preparation is underway for the April 3 budget workshop.

Councilmember Hally stated the Idaho Fall Fire Department (IFFD) annual report is in progress. He also stated Amy Lientz, Idaho National Laboratory (INL), will be speaking at Rotary on March 11.

US Digital Designs Equipment Purchase Discussion:

Chief Nelson stated Fire Station 1 is currently the only station with the G2 US Digital system, which operates through the fiber network. He stated radio frequency issues, including tones, voice, and, speakers, have been identified with other stations. Due to these interfaces colliding, Information Technology (IT) constantly tries to create delays in the system to prevent the communication from overlapping each other. Chief Nelson stated this issue has been occurring since 2017. He requested the remaining Stations, 2-5, be retrofitted with the G2 Digital system which would integrate with the system at Station 1. This would allow operation in a redundant system and, would allow a third wave through the radio frequency system if the digital feed is lost through hardware failure. The system will also reduce alert times for call-outs, turnout times, and, will capture data to utilize personnel for staffing purposes. Chief Nelson stated \$80,000 was funded and approved in the budget however, the bid received was higher than expected. Bonneville County Fire District has agreed to retrofit Station 2 in the amount of \$33,127.55. The remaining cost to retrofit Stations 3-5 amounts to \$97,010.36. Chief Nelson stated other budget equipment items have been reprioritized as he believes this project is more important. To the response of Councilmember Freeman, Chief Nelson stated Emergency Medical Service (EMS) grants are mainly used for training equipment, the grant is not able to be used for this item. To the response of Mayor Casper, Chief Nelson stated delayed items include personal protective equipment (PPE) turnouts. He reviewed the schedule of the PPE. This item will be included on the March 12 Council Meeting agenda.

Police Complex Conceptual Design and Process Discussion:

Director Alexander expressed her appreciation to the team effort of the evaluation panel, consisting of Chief Johnson, Captain Clements, Captain Galbreath, Director Fredericksen, and, Mr. Fuller. She also expressed her appreciation for the assistance of the Public Information Officer (PIO). She stated ten (10) proposals were received and each proposal was evaluated based on four (4) basis of criteria. Director Alexander reviewed the evaluation process. She stated next steps include negotiating a contract; approving a contract; 3-4 months to develop an estimated cost; and, design and funding decision. Due to the significance of this project, Mayor Casper believed the Council should be aware of the process. Director Alexander stated the Request for Qualifications (RFQ) indicated a preference for a local firm. She noted the interest from local and national architects for this project. To the response of Councilmember Radford, Director Alexander clarified the RFQ was an estimated cost for only the conceptual design. Director Fredericksen stated in Idaho the most qualified individual is hired for engineering or architectural work. The four (4) criteria within the RFQ included: Relevant Project Experience and Certifications; Project Team and Organizational Chart; Project Manager; and, Familiarity with Local Area. He also stated each panelist individually reviewed and independently scored each proposal. Interviews and presentations will then be conducted with the top four (4) candidates. He noted most proposals involved partnerships and, there were a number of proposals that were specialized in Police structures. To the response of Councilmember Dingman, Director Alexander stated the data from the previous Police consultant was attached to the RFQ as a sample for background information. To the response of Councilmember Radford, Chief Johnson stated this part of the project was budgeted in the Police Department budget. To the response of Mayor Casper, Director Fredericksen indicated a protest may occur however, there was interaction with Legal Staff prior to the proposed contract. General comments and discussion followed. Chief Johnson expressed his appreciation to the evaluation panel.

Review and Update of City Area of Impact (AOI) and Annexation Legislation Discussion:

Mayor Casper noted discussion with Bonneville County regarding AOI is scheduled for April 6. Director Cramer believes this discussion will determine if the draft document regarding extension of City utilities should be returned to the Planning and Zoning (P&Z) Commission. He stated the P&Z recommended the City consider extending utilities into the County on a very limited basis with established criteria including, sole discretion of the City, the cost would be on the developer, within the AOI, property becoming contiguous, a development agreement, and, the County requiring annexation once contiguous, etc. He believed the City departments and the Council were not comfortable

March 9, 2020 - Unapproved

with this recommendation. Staff removed this section per the Council's decision. Director Cramer noted all the red-lines in the draft document ultimately refers to the utility extension discussion. The compromise was the Utility Extension Pilot Project Parameters. Director Cramer stated since that time the Legislative session has been very negative to City-initiated annexations. Therefore, it was decided to wait until the outcome of Legislative session to have additional discussions. Currently, the Legislative session has presented another HB489 to repeal annexation. Director Cramer believes this bill would eliminate implied consent and the various categories of annexation. It would also wipe out the easy path for those who want to be annexed and, lumps all types of annexations together. If HB489 is passed any utility extension and pilot project discussions should be discontinued. Director Cramer stated, from the staff perspective, it is unwise to discuss utility extension into the County as there may not be any ability to annex in the future. The utilities are built for City residents and to service the City. Director Cramer questioned if the draft agreement could move forward without being returned to the P&Z. He identified the 'positives' in the agreement: the City has accomplished the majority of the Comprehensive Plan section; adoption of a written annexation policy which has worked well; and, change for County-encouraged annexation – County should not approve requests for rezoning unless the applicant has filed a request for annexation to the City and the City has acted upon it. Director Cramer stated this is a major change and is positive for County landowners that have existing development rights; clarifies existing developments; and, sets up a process for periodic review from County and City P&Z for minor or major amendments to the AOI agreement. Director Cramer believes the 'negatives' in the agreement include no recommendation of City or County to reduce the scope of the Comprehensive Plan maps to protect agriculture land. One of the original recommendations by P&Z was to reduce the City's Comprehensive Plan to the boundaries of the AOI line and the County, in partnership, would reduce urban development in their Comprehensive Plan. Those recommendations are not included in the draft agreement. Director Cramer believes the AOI lines are not as important as the agreement although it does not provide additional room for City growth. He reviewed the current AOI line and the proposed AOI line which would add area on the north east (Quarter Circle property), the south (Sand Creek Golf Course), and, the west (Silverleaf Estates). This was based that the City AOI should not have more than 20-25 years of growth. Director Cramer noted several spaces were recently filled in with City-initiated annexations. However, he stated cities can grow beyond the AOI line with Category A annexations. Director Cramer believes the subdivision ordinance section in the draft agreement needs discussed/developed. He expressed his concern/recommendation if both bodies agree to send the draft agreement back to P&Z including establishing specific questions for specific directions and, putting a time limit on responses. He recommended the draft agreement not go back to P&Z. Mayor Casper recommended possible Council discussion with Amy Lientz to project the potential rate of growth involving the INL. Councilmember Freeman believes adding acreage only may be a flawed method, growth needs to be added as well as this may be underestimated. Councilmember Dingman believes there are different perspectives between the City and the County. She also believes the City is working toward a relationship and a compromise. To the response of Councilmember Dingman, Director Cramer stated the formula for other communities are different. Councilmember Francis believes the elected officials should not send this back to P&Z. Mayor Casper suggested specific topics be submitted for discussion with the County. Councilmember Freeman questioned potential lawsuits regarding utility extensions as he does not believe the document is black and white. Mr. Fife stated the City has control over the City's jurisdiction. It is legal to act outside of City limits although there is risk from the authority of the State or the agreement. Mayor Casper believes the City's reputation could be impacted. She concurs with the difficulty of the wording. To the response of Councilmember Francis, Director Cramer stated he has not heard any specific reason for County discussion although he believes it may be in regard to utilities. Mayor Casper believes the discussion may be for clarification of the service areas and growth projections. Councilmember Radford believes annexation could be problematic, he does not believe this is easily solvable.

There being no further business, the meeting adjourned at 4:34 p.m.

CITY CLERK

MAYOR

March 12, 2020 - Unapproved

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, March 12, 2020, 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 Michelle Ziel-Dingman
Councilmember John Radford
Councilmember Thomas Hally
Councilmember Jim Freeman
Councilmember Jim Francis
Councilmember Shelly Smede

Also present:

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

Pledge of Allegiance:

Mayor Casper requested Paul White, Idaho Falls resident, to lead those present in the Pledge of Allegiance.

Mayor Casper noted the room has been reconfigured to allow social distancing in a public setting due to the Coronavirus (COVID-19).

Public Comment:

Mayor Casper requested any public comment. No one appeared.

Mayor Casper requested to add an item to the end of the agenda, an update and Q&A regarding COVID-19. It was moved by Councilmember Freeman, seconded by Councilmember Dingman, to amend the agenda with Mayor Casper's Good Faith Reason that this information has been received since the posting of the Council Meeting agenda. Roll call as follows: Aye – Councilmembers Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Consent Agenda:

The Airport requested approval of minutes from the February 8, 2020 Airport Leadership Workshop.

Idaho Falls Power requested approval of minutes from the February 27, 2020 Idaho Falls Power Board Meeting.

The Police Department requested approval of the Idaho Shelter Coalition Memorandum of Understanding.

Municipal Services requested approval of Bid IF-20-12, Purchase of Tractors for Parks and Recreation Department; Bid IF-20-M, Server Upgrades for Information Technology; Sole Source Purchase for G2 Fire Station Alerting System; Quote, Software and License Renewal for Information Technology; Treasurer's Report for January 2020; minutes from the February 24, 2020 Council Work Session and February 27, 2020 Council Meeting and Executive Session; and, license applications, all carrying the required approvals.

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

Regular Agenda:

Idaho Falls Power

Subject: Underground Sewer Crossing License Agreement

The Idahoan Foods plant on N. River Road is located across the street from the Idaho Falls Power Upper Plant. Through this agreement, Idahoan Foods will run a conduit carrying nutrient rich potato waste water under the road of the Upper Plant to an adjacent farm where it will connect to a center pivot irrigation system to water the farm.

Councilmember Freeman stated the road is a dirt service road which is only an access road for the plant. Mayor Casper clarified this waste water is not black water, it is common waste water in the potato industry. She stated this process must be permitted by the State. To the response of Councilmember Francis, Idaho Falls Power Compliance and Engineering Manager Richard Malloy stated this agreement is similar to a lease which can be revoked at any time.

It was moved by Councilmember Radford, seconded by Councilmember Freeman, to approve the Underground Sewer Crossing License Agreement with Idahoan Foods, LLC for \$1.00 and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Dingman, Radford, Francis, Smede, Hally, Freeman. Nay – none. Motion carried.

Community Development Services

Subject: Public Hearing – Rezone From R2 and PB to LC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, 4.695 acres including Lots 18-23, Block 22, Highland Park Addition and a portion of Park Village Division No. 1

For consideration is a request to rezone 4.695 acres including Lots 18-23, Highland Park Addition and a portion of Park Village Division No. 1, from R2 and Professional Business (PB) to Limited Commercial (LC). The Planning and Zoning Commission considered this item at its February 4, 2020 meeting and recommended denial by a 5-1 vote. Staff's recommendation at the time was for approval. However, the Commission believed commercial was more appropriate along Fremont which is an arterial street instead of in the interior part of the neighborhood. In reviewing the Comprehensive Plan, this is a case where both options can be supported by various policies. Staff recommended the applicant consider any other alternatives that might work for their proposal and be more consistent with the comprehensive plan. They have requested the item be brought to the Council for consideration as originally described.

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

Community Development Services Director Brad Cramer reiterated the request is to rezone from a Residential zone to a Limited Commercial zone. He stated staff originally recommended approval, P&Z recommended denial, and, an alternative proposal is being presented from the applicant.

Slide 1 – Property under consideration in current zoning

Director Cramer stated the property is just over 4½ acres and has been zoned a number of different times, including Higher-density Residential as part of the original development, Professional Business, and, is currently R2 due to a City-initiated zoning from staff due to no activities occurring on the property. He indicated staff approved LC due to LC to the south and Planned Transition (PT) which suggests limited neighborhood commercial services or high-density residential and, commercial development to the east. He also stated a number of Comprehensive Plan policies suggested commercial could be appropriate in this area.

Slide 2 – Comprehensive Plan Future Land Use Map

Director Cramer stated PT is not strictly commercial or residential designation. It came to the City in the mid-1980's following a study of land uses along arterials that were changing from residential to commercial. He noted

March 12, 2020 - Unapproved

this pattern is along 17th Street. The consultants recommended arterials accommodate PT to protect existing residents in the block behind the commercial and, to consolidate access points on a busy road into a single point. Fremont Avenue was included in the study although it was only marked as a place to watch due to some limited change at that time. Director Cramer stated there is a pattern of this PT zone in this area – the first block has traditionally been commercial and, beyond that first block has traditionally been higher-density residential. At the time there were two (2) different PT Overlay zones, one (1) strictly for residential and one (1) for either residential or commercial. P&Z's denial was due to this reasoning.

Slide 3 – Aerial photo of property, currently undeveloped

Slide 4 – Additional aerial photo of property

Director Cramer indicated P&Z believed Latah Avenue and Higham Street was the natural break point between commercial and residential.

Slide 5 – Photo looking west down Higham Street

Slide 6 – Photo looking north along Latah Avenue

Slide 7 – Photo looking northwest across the property

Slide 8 – Considerations for rezoning (11-6-5.I.): 1-Consistent with the principles of the Comprehensive Plan; 2-Evaluation of the potential effect on the following: Traffic congestion as a result of development or changing land use in the area; Exceeding the capacity of existing public services; Nuisances or health and safety hazards that could have an adverse effect on adjoining properties; Recent changes in land use on adjoining parcels or in the neighborhood of the proposed Zoning Map amendment.

Director Cramer stated the roads could accommodate the traffic, however there was a recent rezone of R3A on Fremont Avenue to allow residential at a height greater than two (2) stories. The PT was limited to two (2) stories. Therefore, the R3A zone is an alternative.

Slide 9 – Zones which may be considered consistent with the Comprehensive Plan including LC, R3A (primarily a residential zone), TN (not written very well for a large, single parcel and is more of a form-based code), R3, and, R2 (the current zone)

Slide 10 – LC Development Requirements: 20' landscape along all streets, 10' if parking is to rear or side of building; 20% of site must be landscaped; 20' landscape buffer adjacent to residential, 10' if includes 8' masonry wall or opaque fence; 24' height limit on buildings next to single-unit residential unless building is moved an additional 2' from property line for every 1' of extra height; No blank walls facing a street; Residential development must meet R3A standards.

Director Cramer stated the height limit does not apply as these are not single-unit residential dwellings.

Slide 11 – R3A Development Requirements: 15' landscape along all streets; 20% of site must be landscaped; 10' landscape buffer adjacent to residential, 7' if includes 8' masonry wall or opaque fence; 24' height limit on buildings next to single-unit residential unless building is moved an additional 2' from property line for every 1' of extra height. Director Cramer stated there is no height limit. He also stated he agrees with the P&Z logic to deny the LC. He understands Latah Avenue and Higham Street work as a natural break between commercial and residential. He believes the R3 and R2 would be appropriate zones. He also noted there were no requirements for height, buffer, and landscaping when the PT was written. Most of these standards are currently in normal development practice and have been included in the code.

To the response of Councilmember Francis, Director Cramer stated PT is meant to blend arterial to new development to existing neighborhoods and, the other referenced zones could be considered or the applicant could withdraw the application if these zones are not acceptable. To the response of Councilmember Freeman, Director Cramer stated access to the river would remain by the City's right-of-way; he is unsure when the property became owned by the current owner, and, he deferred the zoning question at the time of purchase to the owner.

Mayor Casper requested public comment from the applicant/applicant's representative.

Blake Jolley, Connect Engineering, appeared on behalf of applicant. Mr. Jolley stated, per discussion with City staff, the PT does fit with the zone. He stated the initial request was LC as the LC seemed to fit within the area however, the P&Z brought to light some different issues. Mr. Jolley stated the request is now taking LC to R3A as most of the uses in the LC were not favorable to the adjacent neighbors. He believes the R3A would still allow professional business offices as a non-evasive use. Mr. Jolley believes the R3A around the corner would be similar

March 12, 2020 - Unapproved

to this development and would be utilized in many different ways. He believes this zone would allow for residential uses and professional offices and, the PT would help soften the transition. To the response of Councilmember Freeman, Mr. Jolley deferred the time of ownership and the zone at the time of ownership to the owner. To the response of Councilmember Francis, Mr. Jolley stated the Traditional Neighborhood (TN) was discussed in depth, although the TN didn't give the preferred options. The R3A allows for both uses without the restrictions. Councilmember Radford questioned the interest of TN if three (3) stories and small amounts of limited commercial were allowed. Mr. Jolley deferred this question to the owner.

David Kingston, property owner, appeared. Mr. Kingston reviewed the history of property, stating he has owned the property for 25-30 years. He stated the purpose of acquiring the property was to build an office building similar to the building on the south. He indicated the zoning request, which he believes was R3, was approved. Ultimately, the building did not occur due to cost and partnership. Mr. Kingston stated approximately 50 tax notices have been received for this property, which was difficult from an administrative standpoint, so there was a request for one (1) parcel designation. This request is for that zoning. Mr. Kingston believes any concerns from the neighbors were dispelled at that time. He indicated he has been contacted by the Department of Energy (DOE) due to a shortage of housing. He believes some commercial could also be constructed although options are needed. Mr. Kingston stated his intent is to live on this property. Mayor Casper clarified the public hearing is for the zone, not for the intended development. She noted the staff report outlines the zoning history of the property. To the response of Councilmember Radford's previous TN question, Mr. Kingston stated the TN is not economically feasible.

Mayor Casper requested additional public comment.

Greg Crockett, Idaho Falls attorney, appeared. Mr. Crockett stated he is representing the residents and owners of North Park Village. There are 42 condominium units and approximately 70+ residents at North Park Village. The density is approximately 13 units per acre. Mr. Crockett stated these residents are opposing the rezoning application of LC and request the P&Z recommendation that the zoning not be changed. North Park Village is contiguous to property on the south and the east that is applied to be re-zoned. Mr. Crockett stated he recently heard of the R3A possibility as this re-zone request has been closely followed. He indicated R3A is different although density is the issue being 35 units per acre. He suggested this area does not accommodate buffering. He noted this area is an exceptionally unique neighborhood, including Freeman Park, the extension of the Riverwalk, Idaho State University (ISU) campus, etc. Mr. Crockett understands housing is needed and the residents are not opposed to well-planned housing development at this location although they believe 35 units per acre is too much and not compatible. He believes adjacent 4-plexes also have 13 units per acre which is consistence. He also believes the characteristics of this neighborhood deserve to be preserved and not degraded. Mr. Crockett read the definition of the R2 zone from the staff report. He believes the R2 zone fits perfectly for this property. He stated his remarks for this hearing were based on the application of LC. He requested, if the application has changed, that this item be remanded back to P&Z and be considered on a new application as R3A. He indicated the residents are happy with their location. He stated there is no intent for development although, due to the uniqueness of this neighborhood, it shares no purpose to rezone without an idea of what is intended. Nothing has been offered by the developer. Mr. Crockett pointed out, per staff report, he was unsure if a neighborhood meeting was held or will be held. An informational neighborhood meeting with Mr. Kingston might be the right first step. Mr. Crockett is unsure if the neighbors will like what's developed. He requested the zone remain as R2.

Per Mayor Casper's request, Director Cramer stated the official application has not changed from LC to R3A. As is typical in rezone hearings, ideas and options are explored with other options that may fit the developer's plan which is a less-intense zone. These decisions may be made before or at the meeting. Historically it has been okay to modify if less-intense than the original request. Director Cramer stated, per discussion with the applicant, the applicant believed the R3A would be acceptable and is being proposed as an alternative as it is less-intense than originally requested. To the response of Councilmember Francis, Director Cramer believes TN should not be considered as TN is very difficult on this site as it is one (1) large parcel. To the response of Councilmember Freeman, Director Cramer confirmed R3A has less landscape buffering than LC. He also confirmed there are no height limits other than constraints/restrictions of the site. To the response of Councilmember Radford, Director Cramer reviewed the density requirements: R2 allows 17 units per acre with a limitation of no more than four (4)

March 12, 2020 - Unapproved

units in a building and a height limit of two (2) stories; R3 and R3A allow 35 units an acre, have no height limitations, buffering and landscaping are the same although R3 does not allow professional office; and, all residential in LC reverts to the R3A standards.

Mr. Crockett reappeared. He noted the density in R3A and LC is the same – 35 units per acre total 164 units on the site. He believes this is too crowded. He requested the Council consider what could happen under this rezone.

Dr. Paul Brook, Presto, appeared. Dr. Brook stated he has resided here for 30 years. He reiterated Mr. Kingston's comments regarding the previous building plans and, a majority of the residents agreed with the building. Approximately 15 years later another meeting occurred with Mr. Kingston who indicated he would construct high-end condos, which was also accepted. It was later stated there would be approximately 100 units. Several residents believed the neighborhood was being destroyed. Dr. Brook stated the residents understand and are in favor of development in the flavor of the neighborhood. He believes there is a lot of land south of John's Hole Bridge to accommodate DOE requested housing. He is hopeful the Council will support the P&Z decision.

Ralph Francis, Presto and president of North Park Village condos, appeared. Mr. Francis stated he questioned the zoning office regarding the LC and was told the buildings could not exceed three (3) stories although he is now hearing this is unlimited. He expressed his concern of blending high-density condos, constructed to 6-7 stories, with the current 2-story buildings. Mr. Francis stated he agrees with Dr. Brook regarding development although he believes this should remain a pristine area to enjoy. He questioned the number of vehicles based on the number of 164 units. He believes there should be a presented plan. He is unsure how to approve the rezone when they don't know what could be built and plans could change. The R2 would allow plush condos and there would be no problems selling plush condos in the area. An eye sore will be there for a long time.

Sheila Montague, Presto, appeared. Ms. Montague stated she is against the LC. This would buffer against the greenbelt and Freeman Park that the City has spent millions of dollars to make pristine. Ms. Montague does not believe high-rises fit in Idaho Falls and would look out of place. She considers this space special and is part of the main draw. Ms. Montague believes the zoning should stay R2.

Brett Hutchins, Presto, appeared. Mr. Hutchins stated he rides his bicycle and he drives very little. He believes the City has done a wonderful job creating walkable/bike-able paths. He also believes the City has the power to control what is next to the greenbelt path. He expressed his appreciation for the paths.

Robert Hiramoto, North Park Village, appeared. Mr. Hiramoto stated he has lived here for ten (10) years. He indicated he read staff comments and is nervous about the LC zone. This is a unique residential area. Diversified housing does not enhance, balance, or build a community. There is a need for partnership for developers and the community. Mr. Hiramoto questioned the goal of development. He prefers to see something that fits into the area. He pointed out the service store and the restaurant on Fremont, stating the restaurant has struggled for several years. These few services are not used when Idaho National Laboratory (INL) staff is not there. Mr. Hiramoto believes services must be viable, he does not believe this will happen. He emphasized a partnership in the area that has aesthetic beauty and adds to the special place that currently exists.

Dillon Johnson, Idaho Falls, appeared. Mr. Johnson stated there is consistency with the previous established plan. He also stated Fremont has substantial undeveloped land. He questioned pushing LC into the current residential.

To the response of Councilmember Francis, Mr. Kingston stated this property is divided into two (2) different zones. He indicated the zoning was requested as an option although any development plans are not far enough along to get the neighbors' blessings. He believes he must have the zoning first. To the response of Councilmember Francis, Director Cramer confirmed the R3A zone fits the standards. Councilmember Smede questioned a new zone request from the applicant that P&Z did not discuss. Director Cramer stated this is not typical but not unprecedented. Mayor Casper questioned if the Council is limited to the recommended actions or could this item be sent back to P&Z. Director Cramer stated the item could go back to P&Z. To the response of Councilmember Freeman, Director Cramer stated R2 with a PT overlay is a possibility as it would allow commercial uses.

March 12, 2020 - Unapproved

Councilmember Radford questioned the height restrictions in the R3A in this area. Director Cramer stated it would depend how the buildings are built. He stated apartments are typically 13-15 units per acre due to the site constraints unless parking is vertical. Each unit must have two (2) parking stalls provided. As the number of units grow, the size of the parking grows, and, the amount of landscaping grows. If structured parking is built, which is incredibly expensive, the building could be as tall as wanted although there are other limitations/factors, including lumber construction and firefighting concerns. He stated any restraints would be economic and design-based and not from the zone. To the response of Councilmember Francis, Director Cramer confirmed a portion of this parcel is currently zoned PB.

Mr. Jolley reappeared. As a follow-up to Councilmember Radford, Mr. Jolley stated 35 units per acre on five (5) acres equals approximately 174 units. A minimum of two (2) beds per dwelling requires 340 parking spaces with roughly 320 square feet per parking space which equates to approximately 3.15 acres. The landscaping would add .99 acres. The five (5) acres has already been met with no buildings. This is not a possibility without extreme vertical parking. 13-15 units per acre is a reality and is typical within five (5) acres. Mr. Jolley stated economics is driving this development to be amenable and also fit in the area. He pointed out R3A is immediately adjacent around the corner.

Mayor Casper closed the public hearing.

Councilmember Hally stated he is normally pro-development although he considers Freeman Park and the river crown jewels. He expressed his concern for development along the river and the density. He prefers to see most of this area remain residential. He is in favor of R2. Councilmember Freeman expressed his concern regarding the height issue although he is not completely satisfied with Mr. Jolley's explanation. He concurred this area is the crown jewel of the City and he prefers residential due to the proximity of the river. He also expressed his concern for the uncertainty of the property, even with the R3A. He prefers to leave as is until there is a more certain plan moving forward. Councilmember Francis sees the reasoning for the R3A since R3A is adjacent. He also realizes the parking would limit the number of units per acre. Councilmember Dingman concurs with staff that there could be several ways to deal with this property. She also believes there are mixed messages in the Comprehensive Plan when applied to particular pieces of land, specifically regarding development of niches along the Snake River, seeking compatible uses adjacent to the Riverwalk, and, seeking diversity of housing. She stated the Comprehensive Plan recommends neighborhood meetings. She also stated she is in support of denying the rezone. She believes the diversity of housing applies as well as other zoning designations in the Comprehensive Plan. She also believes it fits better with R2. Mayor Casper stated decisions are based on laws, rules, preferences and sentiments, and, principles and there is a long-held respect for the tradition of land ownership. The right to own land is special and is typically respected however, there may be community limitations during a deliberative and representative process. Property is not typically developed in order to lose money or be outlandish that becomes undesirable property. Mayor Casper indicated all growing cities are experiencing extreme housing shortages. She stated in-fill development is not easy to come by and she believes the difference between R2 and R3A is not significant enough to overcome. Councilmember Francis believes he would be reluctant with LC. He also believes there is a fear of the future and although the development is unknown there is still a risk. Mayor Casper believes a neighborhood meeting should be more encouraged or required. She also questioned the possibility of adding a third-story allowance to R2. Councilmember Radford stated the plan cannot be seen prior to determination of zone which creates a 'chicken and egg' process. He agrees there is a need for mixed use along this area and density is needed in beautiful places including the river. There needs to be a way to solve these problems. Councilmember Radford also agrees with neighborhood meetings. His preference is to send this item back to P&Z and, let the neighborhood meeting take place. Councilmember Hally believes in the density in zoning. He also believes the use of the land for the developer and marketplace will take care of the density. Councilmember Smede stated she has been comparing R2 and R3A and she does not believe there are a lot of differences, however, she believes a new zoning that has not been previously discussed is awkward. It was moved by Councilmember Radford, seconded by Councilmember Freeman, to remand this back to the Planning and Zoning Commission. Councilmember Francis believes the P&Z notes based on commercial versus residential emphasis are helpful, however, he is not in favor of sending this back to P&Z. Mr. Fife believes clarification is needed for the P&Z. Councilmember Radford prefers the P&Z to consider LC to R3A and request a neighborhood meeting be held. Mr. Fife stated City Code does not

March 12, 2020 - Unapproved

require a neighborhood meeting therefore the Council does not have that authority for request. It was then moved by Councilmember Radford, seconded by Councilmember Freeman, to remand this back to the Planning and Zoning Commission to consider the change from a R2 and PB to R3A as presented by the applicant. Councilmember Freeman believes the natural break is still germane to a different zone. He also believes the discussion will present options to move forward. Roll call as follows: Aye – Councilmembers Radford, Freeman, Smede, Francis. Nay – Councilmembers Dingman, Hally. Motion carried.

Amended Item – Update and Q&A Regarding Coronavirus COVID-19

Mayor Casper stated the City has received many inquiries regarding COVID-19. She emphasized Idaho has yet to have a verified case of COVID-19. She stated the best practice for the public's response is to be led by Eastern Idaho Public Health (EIPH). She also stated the City is working behind the scenes to be prepared for the impacts of the virus so City services will continue. She detailed steps being taken for health and safety. Mayor Casper stated cancellations have started to occur in the area and the City will follow recommendations of the Governor or Public Health officials to limit large gatherings or to close City offices. She emphasized cancellations have been voluntary at this point. She believes it is possible to host some gatherings responsibly, the Council meeting is an example. She noted there needs to be a balance around cancellations as cancellations can cause other problems. She stated it is essential to not panic and to adjust to the new hygiene practices. She noted all City services will not stop. Public Information Officer Bud Cranor reiterated the City will obtain information from EIPH. He reviewed information available on the City's website. Mayor Casper stated a decision was made to move to a Unified Command (UC) Response. She noted that model was used in planning for the eclipse. Idaho Falls Fire Department Fire Chief Duane Nelson stated the UC has been in close contact with EIPH which covers eight (8) counties in the region. He stated various players and groups have come together to plan and coordinate as communities are affected and, exercises have taken place in preparation for cases in Idaho. He reiterated there is no known case in Idaho although changes will occur when the first case in the community is confirmed. He emphasized the UC is actively engaged to provide safety for the community. Chief Nelson stated it is important to continue normal business with good hygiene and not to panic. He also stated EIPH is the authority over the pandemic although the City will be part of the solution. The UC will rely on large agency information to create strategies and objectives to move forward. Although there is a standing UC in Bonneville County, where EIPH resides, the UC will be moving toward an area command to involve other counties and regions. Chief Nelson believes this is the right step at the right time to prepare for a community event. Councilmember Radford questioned if there is a budgetary item to request employees to stay home. Mayor Casper stated there is City Code and State law that grants limited emergency powers to appropriate funds as a stop gap until there is a unified command to address the concern. Steps can be taken, however, dialogue may be needed to consider certain steps. Mr. Fife stated the Council has the ultimate authority. The Mayor has authority over staff and can send staff home in an emergency on a day-to-day basis. To the response of Councilmember Radford, Chief Nelson stated protocols from the Centers for Disease Control and Prevention (CDC) guidelines are in place to transport patients. Emergency services has also implemented additional questions at dispatch to minimize interactions with patients at their homes. Following a transport, equipment to decontaminate the ambulance and the contents prior to the next call are in place. Chief Nelson stated there is no need to worry about cross-contamination when contacting emergency services. He reiterated there are no positive tests in the community. Mayor Casper stated Teladoc can also be used. To the response of Councilmember Freeman, Chief Nelson stated test kits are available in the community but are only being used based on the necessity of the patient and symptoms. He believes test results are received within a day.

Announcements: There were no announcements.

Adjournment:

There being no further business, the meeting adjourned at 9:52 p.m.

CITY CLERK

MAYOR

March 19, 2020 - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Thursday, March 19, 2020, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 7:30 a.m.

Call to Order and Roll Call:

There were present:

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

Also present:

Bear Prairie, Idaho Falls Power Director
Chris Fredericksen, Public Works Director
Duane Nelson, Fire Chief
Pamela Alexander, Municipal Services Director
Mark Hagedorn, Controller
Carla Bruington, Mayor's Executive Assistant
Joseph Nilsson, Chief Information Technology Officer
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 7:30 a.m. The following items were reviewed with general comments and discussion throughout:

Update on Coronavirus (COVID-19) Unified Command, Community Response and City Contingency Planning:

Mayor Casper stated the White House has been taking this issue more serious over the previous two (2) weeks. President Donald Trump will be meeting with governors and activating a response.

Primary Objectives:

- Be informed – State of our community
- Be prepared – State of readiness (physical, financial, legal policy)

State of our Community:

Idaho – currently 11 cases, limited testing availability (the hospitals have their own protocol), Governor is not mandating closures (following the Centers for Disease Control and Prevention (CDC))

Unified Command (UC) – this was set up on March 13 and has been reorganized since that time. The UC is heavily supported by Idaho Falls with six (6) personnel, including Public Information Office (PIO) skills that will be important. Unique in the State - most efficient way to distribute information.

Chief Nelson stated the UC is built around emergencies. A pandemic is not practiced as it is an 'unknown enemy' although a typical plan is being slightly modified and is working well. He believes the UC is a step ahead with logistics, planning and operations, and, is heavily invested in the community and the region. Liaisons have been established and will report daily from other counties, hospitals, and, businesses. Information will be compiled daily with new objectives set for the State and the community. Mayor Casper commended the organization. Chief Nelson stated it is very important to capture the financial information/financial impact to the City as the declarations will open the availability for State and Federal funding. These costs will be reimbursable through the government. This will protect taxpayers' money and will help recover costs as much as possible. Director Alexander stated work orders are being created.

March 19, 2020 - Unapproved

UC priority is accurate messaging to the public – there is emphasis on protecting the vulnerable and slowing the spread, NOT preventing the illness (want to ensure hospital care is available). There is also sensitivity to optics, concerns, etc.

Other Concerns/Questions – self-appointed volunteers (precautions may be needed); Social Services Agencies (currently these efforts are self-coordinated, Chief Nelson stated the UC has not been linked with these agencies); and, economic impacts to area businesses (Mayor Casper believes the economic recession will be impacted for future years, this will be difficult to help everyone. The Small Business Administration has a program to help although this does not apply to cities or any employer with more than 500 employees.)

Temporary City Policy Considerations/Recommendations:

Idaho Falls Readiness:

City department planning – master plans are being collected on a shared spreadsheet, located where Tier-1 employees can access

Exercise: identifying essential personnel – this is also being collected on a spreadsheet, used for estimating numbers and costs if quarantining goes critical

Policy Review:

Council-level decisions – Mayor Casper reviewed upcoming meetings schedule

State-level policy concerns – open meetings (only one (1) person is required to be presented, all others can be remote); public hearings (technology can be tricky, law does not just allow written testimony, timeframe of public hearings for appeals, etc. may need to be addressed)

Temporary Personnel Policy Adjustments:

Regular employees with diagnosed cases of COVID-19 and who have been instructed to stay home by public health authorities may receive up to 80 hours of paid leave. Use of this leave will not affect existing paid leave balances (supervisor approved work-from-home arrangements do not require use of leave).

Employees may use existing sick leave to care for children who are required to be at home due to school or daycare closures. Use of such leave will depend upon existing staffing levels and, as always, employees must coordinate use of leave or absences with supervisors.

For the present, supervisors and directors will manage instances of employee illness and quarantines, etc. on a case-by-case basis with advice from Human Resources (HR) and Legal Services.

Implications of proposed temporary sick-leave policy modifications: General Fund, Enterprise Fund, morale, other impacts.

Director Tew reiterated this will be as a case-by-case basis. HR will be referring those employees back to the director, the director will then have discussion with HR. HR will not be making those difficult calls. Director Alexander stated Mr. Hagedorn has researched preliminary estimates for those out of the office. She reiterated work orders have been created to document and track costs. Mr. Hagedorn stated granting additional time off does not affect the budget as personnel are already planned to be paid. He also stated paying someone not to work could be significant. One of those significant costs is back-filling for public safety personnel. These costs will be ranged based on the necessary positions and the number of personnel. Costs of other personnel are unknown. Director Fredericksen stated Public Works would be skeleton staff although the basic utilities will be met. Cross training is occurring with sanitation drivers. Director Prairie concurred. He also stated there are routine safety checks to ensure compliance and capital projects are typically adjusted. Mayor Casper believes other back-filling is minimal. Councilmember Freeman questioned City projects being delayed. Mayor Casper stated as of March 16 the work of the City is not changing although this could impact the future budget. She also stated a balance of morale, safety, and, fiscal economics must be created. To the response of Councilmember Radford, Mayor Casper stated a hiring freeze is in effect. Director Tew stated assurance must be provided to prevent sickness in the work place. Mayor Casper stated decisions must be made realistically.

March 19, 2020 - Unapproved

Discussion: Declaration of Emergency:

Mayor Casper stated a State of Emergency has been declared by the president and the governor. The County will issue a declaration by the end of the week. This must be declared for funding for disaster emergencies. A declaration of Local Disaster Emergency has been declared for the City. This declaration has the ability to diminish liability, has access to the budget for purchasing, and, has access to funding-split 75/15/10 for qualified expenditures. This declaration is in effect for seven (7) days. The Council can choose to extend the declaration by a resolution. Mayor Casper stated Mr. Fife has recommended to extend the declaration for 30 days. The declaration could be extended beyond that if needed. To the response of Councilmember Freeman, Mr. Fife stated the declaration could also be stopped before the 30 days. Councilmember Hally questioned personnel being paid for self-quarantine. Mayor Casper believes this needs to be tracked prior to determining the cost. Councilmember Dingman questioned non-essential personal and work-related travel. Mayor Casper stated most work-related travel has been cancelled although the City cannot restrict personal travel. Mr. Fife confirmed the City has no authority to control personal lives, there can only be a request or suggestion. Councilmember Smede noted school employees have been asked to follow CDC guidelines. Chief Nelson stated direct personal costs are not covered under the declaration. He believes all City travel has been discontinued and, essential travel due to Federal Aviation Administration (FAA) operations may be cancelled. Personal travel is being handled on a case-by-case basis and any employee who may have to self-quarantine following travel from a confirmed COVID-19 area will be required to use their own leave time although there could be a difference of nuisances. There was recommendation to follow CDC guidelines for personal travel. Mayor Casper stated WebEx will be available for future meetings. Training for WebEx will occur at the March 23 Council Work Session.

Other Policy-related Discussion:

Utilities – customer account management policies, this will be discussed at the March 26 Idaho Falls Power (IFP) Board Meeting.

City Childcare policy, State and local – Mayor Casper stated the City ordinance was adopted to protect children. The State standard is less stringent than Idaho Falls although Ammon is more stringent. Due to school and business closures there is a need for childcare. State ratios have been relaxed for school-aged children, however, standards established were based on safety for children. This will require future discussion including possible reciprocity with Ammon.

IF Fiber Development – will also be discussed at the upcoming IFP Board Meeting.

Councilmember Dingman questioned closure of the library. Mayor Casper stated the library is sequestering materials. Councilmember Dingman stated she is not supportive of the current direction of library. This will require future discussion. To the response of Councilmember Radford, Mayor Casper recommended the Council monitor their email on a regular basis regarding future meetings.

Chief Nelson stated, through UC discussions, as closures are considered with directors there should be a mind-set of using bench marks. Actions impact people and create a concept of being worse than they really are. This is already being seen in the community with hoarding. This community is currently at low-risk. The City has several open-area locations and citizens are encouraged to get out, use hygiene, and, social distancing. Mayor Casper noted the zoo and the golf courses are planning to open with social distancing.

There being no further business, the meeting adjourned at 8:51 a.m.

CITY CLERK

MAYOR



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Tuesday, March 24, 2020

RE: City License Renewal Extension

Council Action Desired

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

Adopt the resolution providing for an extension for certain City license renewals due to the current COVID-19 public health crisis.

Description, Background Information & Purpose

The resolution would authorize the extension of certain City license renewals pursuant to Title 50 of Idaho Code to May 31, 2020 (or as otherwise determined by the Council).

Relevant PBB Results & Department Strategic Plan



The license renewal extension supports the good governance community oriented results by providing certain license renewals to be extended through the COVID-19 public health crisis.

Interdepartmental Coordination

Municipal Services, Legal and the Mayor's Office coordinated the development of the resolution.

Fiscal Impact

This action will have no known fiscal impact to city finances.

Legal Review

Legal has developed the resolution and concurs the Council action desired is within State Statute.

RESOLUTION NO. 2020-

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR AN EXTENSION UNTIL MAY 31, 2020, FOR CERTAIN CITY LICENCE RENEWALS DUE TO CURRENT PUBLIC HEALTH CRISIS; AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE AND APPROVAL ACCORDING TO LAW.

WHEREAS, authority to license is granted to the City by the Idaho Constitution, Title 50 of the Idaho Code, and the Idaho Falls City Code; and

WHEREAS, the City Code currently licenses a number of occupations and activities within City limits; and

WHEREAS, Mayor Rebecca L. Noah Casper, Ph.D., issued a Declaration of Emergency on March 18, 2020, based upon the current COVID-19 public health crisis; and

WHEREAS, the federal and state government have also recognized the COVID-19 public health crisis as one which disrupts the normal personal and business activities of citizens within and without the state of Idaho; and

WHEREAS, City staffing changes, general business and supply disruptions, social distancing, and illness have created atypical stresses on both public and City staff functions; and

WHEREAS, in order to support social distancing, recognize the fact of personal and business disruptions, and lessen the burden of strict compliance on those licensed to do business or activities within the City, the Council desires to extend the license and temporarily postpone the renewal of current City licenses (except for alcohol and catering licenses) until after May 31, 2020, or as otherwise determined by the Council.

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

1. That the Council hereby extends the license and postpones until May 31, 2020 (or as otherwise determined by the Council), license renewal for licenses required by the Idaho Falls City Code, except for licenses to serve, sale, purvey, cater, and/or serve liquor, beer, or wine by the drink.

2. That all extended licenses hereunder shall be renewed before July 1, 2020 (or as otherwise determined by the Council).

3. That this Resolution shall be effective immediately.

ADOPTED by the Council of the City of Idaho Falls, Idaho, this _____ day of March,
2020.

CITY OF IDAHO FALLS, IDAHO

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

ATTEST:

Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the
Resolution entitled, "A RESOLUTION OF THE CITY OF IDAHO
FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE
STATE OF IDAHO, PROVIDING FOR AN EXTENSION UNTIL
MAY 31, 2020, FOR CERTAIN CITY LICENCE RENEWALS
DUE TO CURRENT PUBLIC HEALTH CRISIS; AND
PROVIDING THAT THIS RESOLUTION BE EFFECTIVE
UPON ITS PASSAGE AND APPROVAL ACCORDING TO
LAW."

Kathy Hampton, City Clerk

(SEAL)



MEMORANDUM

FROM: Brad Cramer, Community Development Services Director

DATE: Friday, March 20, 2020

RE: Annexation and Initial Zoning, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, Approximately 196 acres of City-owned parcels

Council Action Desired

☒ Ordinance

☐ Resolution

☐ Public Hearing

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

1. Approve the Ordinance annexing 196 acres of City-owned parcels under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, or reject the Ordinance).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the annexation of 196 acres of City-owned parcels and give authorization for the Mayor to execute the necessary documents.
3. Assign a Comprehensive Plan Designation of Low Density, Parks and Recreation, and Public Facilities and Open Space, and approve the Ordinance establishing the initial zoning for 196 acres of City-owned parcels under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office.
4. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning for 196 acres of City-owned parcels and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

For consideration is the application to annex and zone approximately 196 acres consisting of parcels owned by the City of Idaho Falls. Community Development Staff has worked with Public Works staff to identify and legally describe all City-owned property which is

contiguous to existing City limits so the annexation documents could be presented to the Council. Proposed zones are recommended based on adjacent zoning of other properties, existing uses on the parcels, and the Comprehensive Plan map and policies. The Planning and Zoning Commission considered this application at its January 8, 2019 meeting and recommended approval by unanimous vote. Staff concurs with this recommendation. In some cases with private development, applications that have gone more than one year have been sent back through staff review and to a new recommendation by Planning and Zoning. However, in this case, staff has already re-reviewed everything multiple times and with City-owned parcels there is no proposed development and a new recommendation did not seem necessary.

Relevant PBB Results & Department Strategic Plan



Annexation and zoning is generally related to goals for growth and governance. In this case, it is especially relevant to goals for good governance as it places City-owned properties within the City's jurisdiction.

Interdepartmental Coordination

This project was a joint effort between Community Development Services and Public Works.


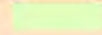














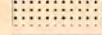





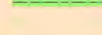
Fiscal Impact

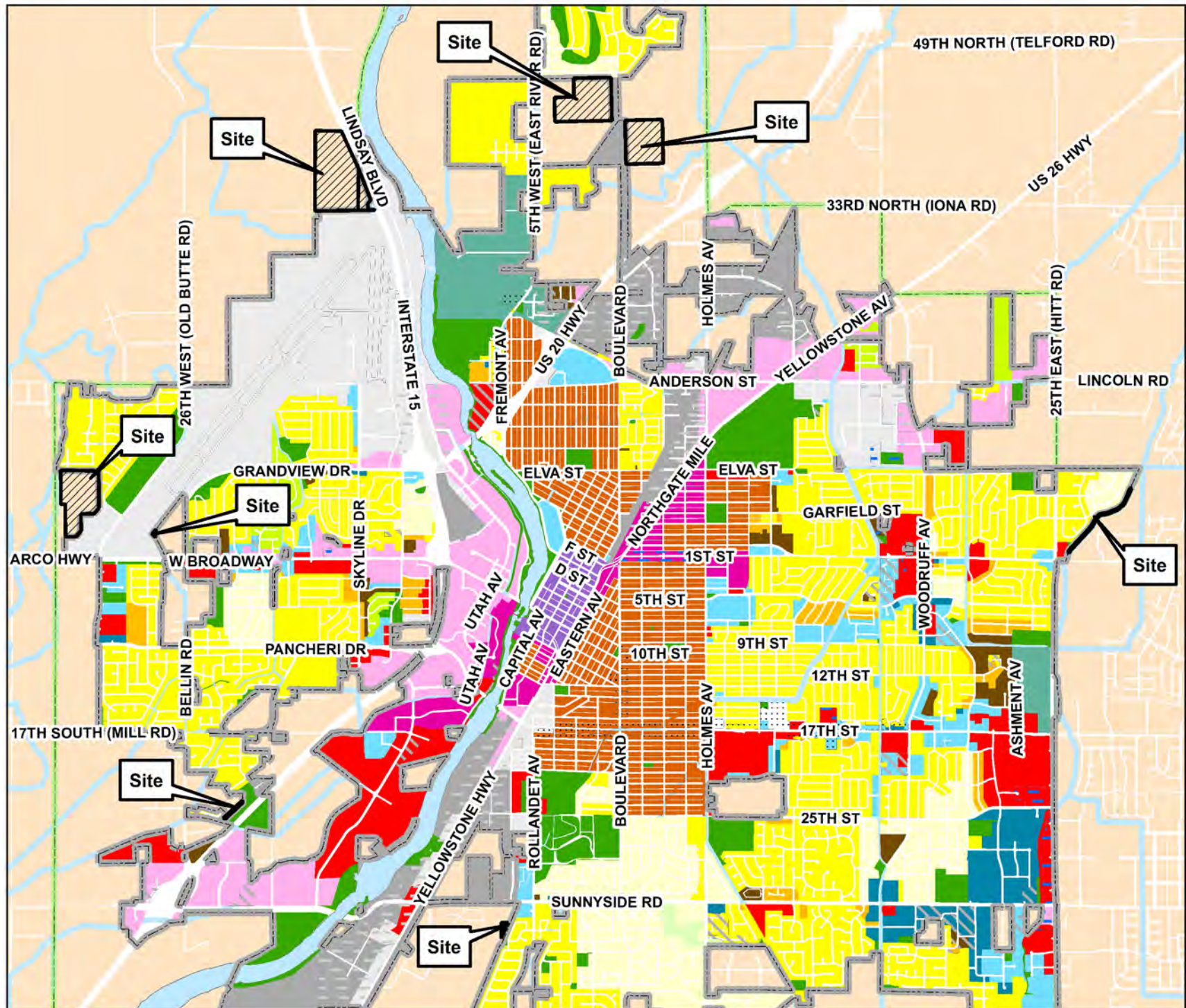
NA

Legal Review

Legal has reviewed the application

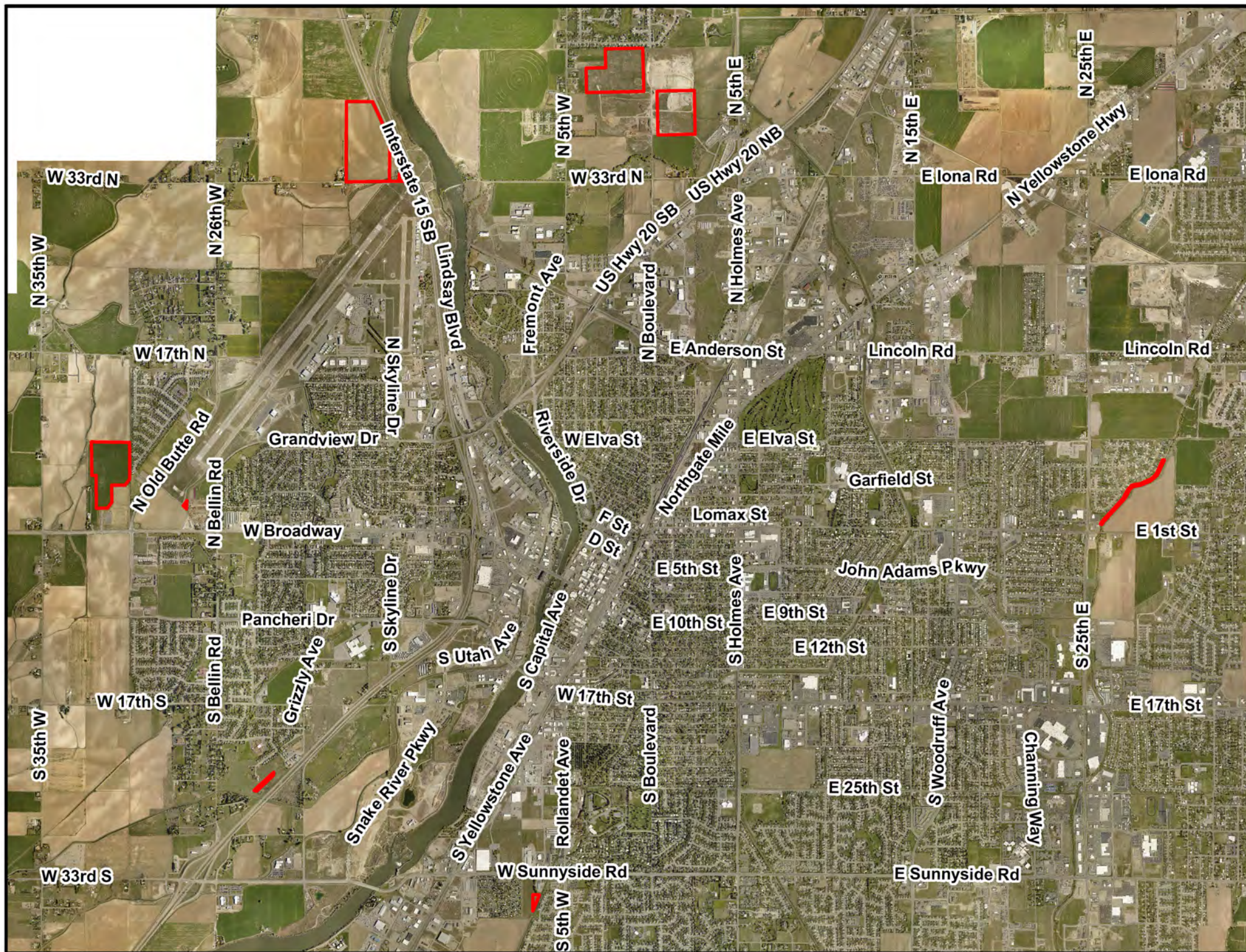
Legend

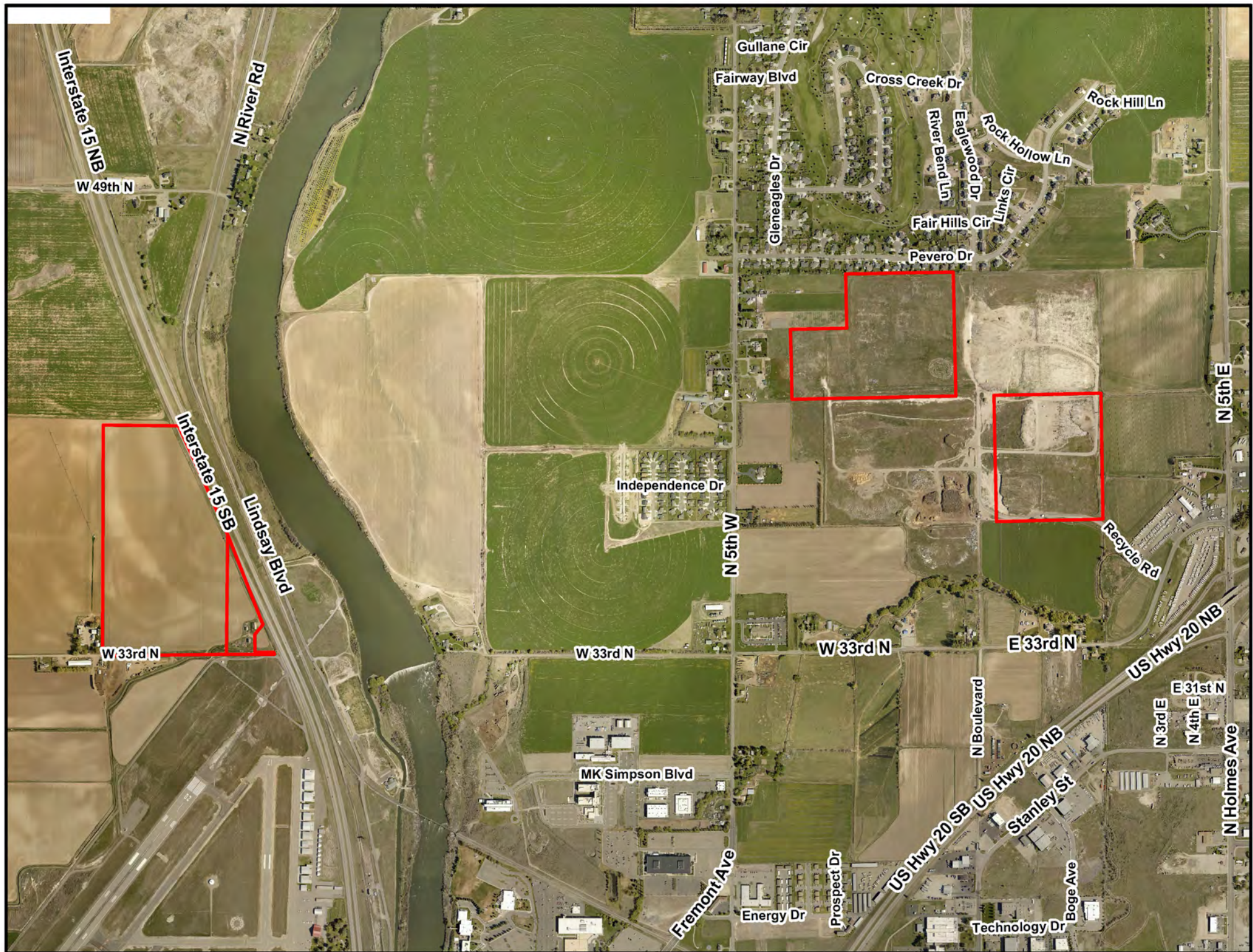
-  Site
 RE
 RP
 R1
 R2
 TN
 RMH
 R3
 R3A
 PB
 DT
 CC
 LC
 HC
 R&D
 LM
 I&M
 P
- Overlays**
-  PT
 PT&T-1
 PUD
 T-1
 T-2
 City Limits
 Area of Impact



IDAHO FALLS









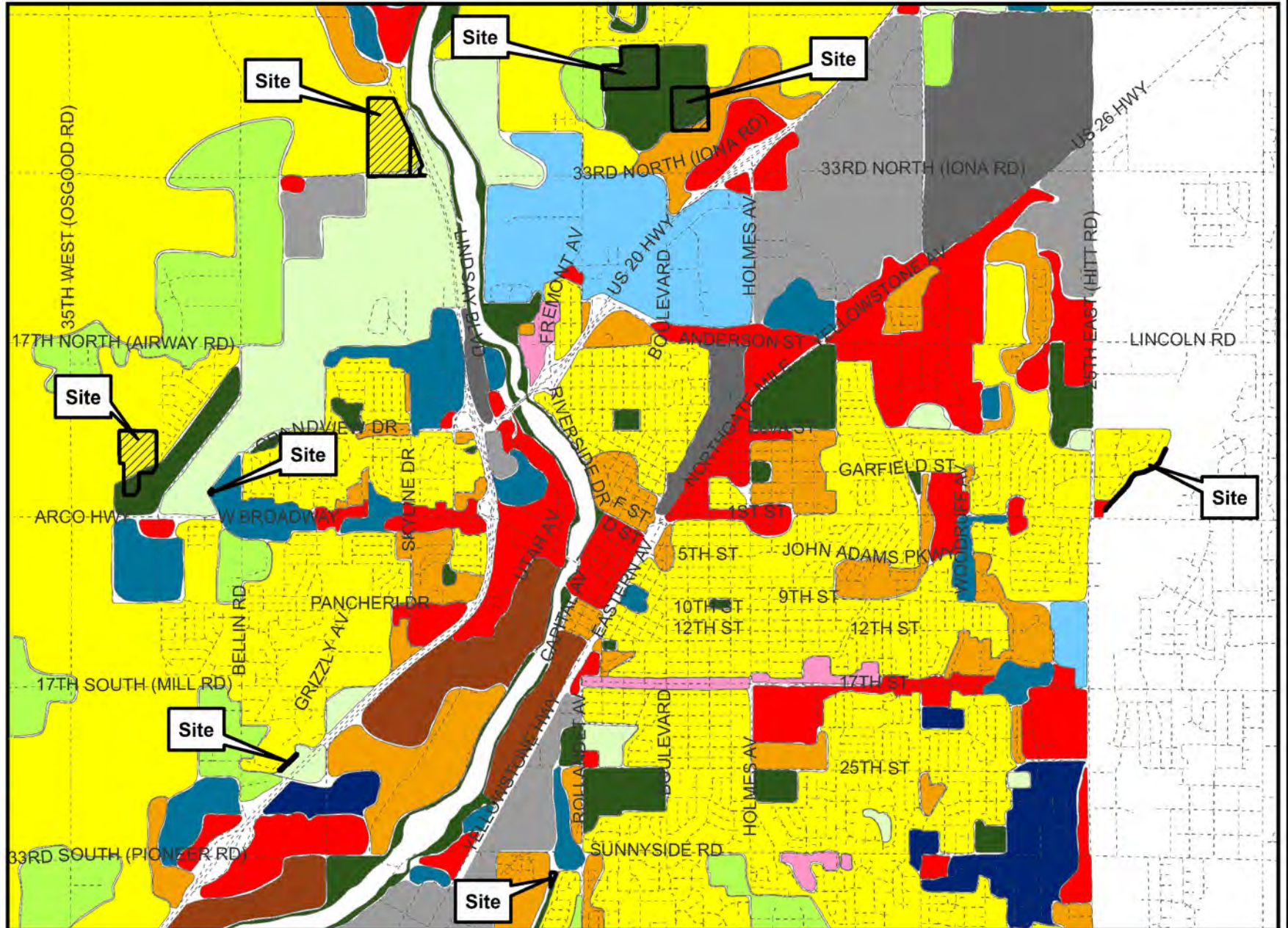


Annexation & Initial Zoning

Approximately 196 Acres Sections 1,2,15,26,& 36 T 2N R 37E, & Sections 6 & 15 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 P, LM and I&M
City Owned Parcels M&B: Apprx. 196 Acres Sections 1,2,15,26,&
36 T 2N R 37E, & Sections 6 & 15 T 2N R 38E ~ January 8, 2019**



Community
Development
Services

Applicant: City of Idaho Falls

Location: Throughout the City

Size: Apprx. 196 acres
Parcels: 11

Existing Zoning: County A-1

Proposed Zoning:
P, Park
LM, Light Manufacturing
I&M, Industrial & Manufacturing

Existing Land Uses:
Sites: Vacant Land, Ag Land, Sand Creek, Storm Drainage,

Future Land Use Map: Low and High Density, Parks and Recreation, Public Facilities, Open Space

Attachments:
1. Zoning Information
2. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of P, LM and I&M to the Mayor and City Council for M&B: Apprx. 196 Acres in Sections 1,2,15,26,& 36 T 2N R 37E, & Sections 6 & 15 T 2N R 38E.

Staff Comments: These parcels are being considered for annexation as part of the overall effort to clean up city municipal boundaries. The annexation includes 11 parcels and approximately 196 acres of city owned property.

Annexation: This is a Category “A” annexation as it is requested by the property owner. All of the parcels are contiguous on enclaved by the city. Annexation of the property is consistent with the city’s Comprehensive Plan.

Initial Zoning: The proposed initial zoning is P, LM and I&M Zones. The zones are consistent with the current use of the property, surrounding zoning and land uses. The proposed zones are compatible with the Comprehensive Plan.

Properties proposed to be zoned P, Park include the following:

- Sand Creek on the east side of town adjacent to Ivan’s Acres.
- Two storm pond areas, one south of Sunnyside Road and one just west of I-15.
- Large parcel on the west side of town near the airport and Old Butte Soccer Fields.

Properties to be zoned LM include properties near the airport. There is one small triangle shaped parcel at the south end of the airport and two larger parcels at the north end of the airport property near I-15.

Properties proposed to be zoned I&M include two large properties south of Fairway Estates and include the Hatch Pit.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of P, LM and I&M.

Zoning:

11-3-7: PURPOSE OF INDUSTRIAL ZONES

(A) LM Light Manufacturing and Heavy Commercial Zone. This zone provides a light industrial zone in which the primary use of land is for non-nuisance industries, and heavy commercial establishments. This Zone is characterized by a wide variety of businesses, warehouses, equipment yards, and light manufacturing and industrial uses, and located convenient to transportation systems.

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

11-3-9: PURPOSE OF SPECIAL PURPOSE ZONES

(B) Parks and Open Space. This zone provides a park zone and protects open space within the City for preservation and recreational use. Another purpose of this zone is to identify the appropriate location and efficient layout of public parks and playgrounds. This zone will harmonize the various features and facilities of parks and playgrounds with the surrounding area. This zone also interconnects park and open space systems linked by trails, greenways, or other public corridors.

11-2-5: ALLOWED USES IN INDUSTRIAL AND SPECIAL PURPOSE ZONES.

Table 11-2-3: Allowed Uses in Industrial Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.				
*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.				
Proposed Land Use Classification	Industrial		Special Purpose	
	LM	I&M	R&D	P
Accessory Use, Day Care*	P		P	
Accessory use, Fuel Station*	P	P	P	
Accessory use, Wholesale	P	P	P	
Accessory Use, Storage Yard*	P	P	P	
Accessory Use	P	P	P	
Airport	P			
Agriculture*	C ₂	P		C ₂
Agriculture Tourism	C ₂	P		C ₂
Amusement Center	P	P		
Amusement Center, Indoor Shooting Range*	P	P		
Amusement Center, Outdoor*	P	P		C ₂
Adult Business*		P		
Animal Care Clinic*	P	P		
Animal Care Facility*	P	P		
Artist Studio	P	P		
Auction, Livestock		C ₂		
Building Contractor Shop	P	P		
Building Material, Garden and Equipment	P	P		
Cemetery*				C ₂
Club*	P	P		
Communication Facility	P	P	P	
Correctional Facility or Jail	C ₂	P		
Day Care*	P	P	P	
Drinking Establishment	P	P		
Drive-through establishment*	P	P		
Dwelling, accessory unit*	P	P		
Eating establishment	P	P		
Eating Establishment, limited	P	P	P	
Equipment assembly and sales	P	P		
Financial Institution	P	P	P	
Food Processing, small scale processing with or without sales	P	P		
Food Products, Processing, with or without retail sales		P		
Food store	P	P		
Fuel Station, Super	P	P		

Proposed Land Use Classification	LM	I&M	R&D	P
Health Care and Social Services			P	
Higher Education Facilities	P		P	
Hospital*	C ₂	C ₂	C ₂	
Industry, Craftsman	P	P		
Industry, Heavy		P		
Industry, Light	P	P		
Information Technology	P	P	P	
Laundry and Dry Cleaning	P	P		
Lodging Facility	P		C ₂	
Medical Support Facilities	P		P	
Parking Facility	P	P	P	
Park and Recreation Facility*				P
Pawn Shop	P	P		
Personnel Service	P	P		
Professional Service	P	P	P	
Public Service Facility*	P	P	C ₂	C ₂
Public Service Facility, Limited	P	P	P	P
Public Service Use	P	P	P	P
Railroad Freight Terminal and Station		P		
Recreational Vehicle Park*				C ₂
Research and Development Business	P	P	P	
Retail	P	P		
Storage Facility, self-service	P	P		
Storage Yard*	P	P		
Terminal Yard, Trucking and Bus		P		
Transit Station	P	P	P	
Vehicle and Equipment Sales	P	P		
Vehicle Body Shop	P	P		
Vehicle Sales	P	P		
Vehicle Washing Facility	P	P		
Warehouse	P	P		
Warehouse, Wholesale with flammable materials	P	P		

(Ord. 3218, 9-13-18)

January 8, 2019

7:00 p.m.

Planning Department
Council Chambers

MEMBERS PRESENT: Commissioners Joanne Denney, George Morrison, Gene Hicks, Lindsey Romankiw, Brent Dixon, Arnold Cantu. (6 present 5 votes).

MEMBERS ABSENT: Julie Foster, Darren Josephson, George Swaney, Natalie Black.

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

CALL TO ORDER: Joanne Denney called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Morrison moved to approve the December 4, 2018 minutes, Dixon seconded the motion and it passed unanimously.

Morrison moved to amend the minutes of December 4, 2018 to indicate that the officers that were nominated were elected by a unanimous vote, Cantu seconded the motion passed unanimously.

Business:

1. ANNEX 18-017: ANNEXATION/INITIAL ZONING OF P, LM AND I&M. City Owned Parcels. Beutler presented the staff report, a part of the record.

Applicant: City of Idaho Falls

Dixon moved to recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of P, LM and I&M as presented, Morrison 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 186 ACRES DESCRIBED IN SECTION 1 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 Section 1 of this Ordinance are contiguous and adjacent to the City limits of the City of Idaho Falls, Idaho; and

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

WHEREAS, the annexation of the lands described in Section 1 is reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services; to enable the orderly development of private lands which benefit from a cost-effective availability of City services in urbanizing areas; and to equitably allocate the costs of City/public services in management of development on the City's urban fringe; and

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

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

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

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

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

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

WHEREAS, it appears to the City Council that the lands described hereinbelow in Section 1 of this Ordinance should be annexed to and become a part of the City of Idaho Falls, Idaho; and

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

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

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as “Low Density,” “Parks and Recreation,” “and “Public Facilities and Open Space”; 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 below are hereby annexed to the City of Idaho Falls, Idaho.

M&B: Approximately 186 Acres Sections 1,2,15,26,& 36 T 2N R 37E, & Sections 6 & 15 T 2N R 38E As described in Exhibits A-E attached with this Ordinance.

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 _____, 2020.

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 186 ACRES DESCRIBED IN SECTION 1 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"

Tract 1

A parcel of land lying in a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 6, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the Southeast corner of said Section 6; and running **THENCE** along the East Line of said Section 6 $N00^{\circ}47'08''W$ 2637.66 feet to the East $\frac{1}{4}$ Corner of said Section 6; **THENCE** $S88^{\circ}52'26''W$ 1324.65 feet along the East-West Center line of said Section 6 to the Northeast Corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** $S00^{\circ}57'52''E$ 1320.86 feet along the East Line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Southeast Corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; **THENCE** $S88^{\circ}47'06''W$ 1120.54 feet along the southerly line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said point being a southeast corner of City of Idaho Falls Annexation Ordinance No. 2054; **THENCE** $N01^{\circ}08'34''W$ 1322.59 feet along the easterly line of said Annexation Ordinance No. 2054 to a point on said East-West Center line of Section 6; **THENCE** $N88^{\circ}52'26''E$ 1124.65 feet along said East-West Center line to the **TRUE POINT OF BEGINNING**, and containing 34.062 acres, more or less.



EXHIBIT "A"

Tract 2

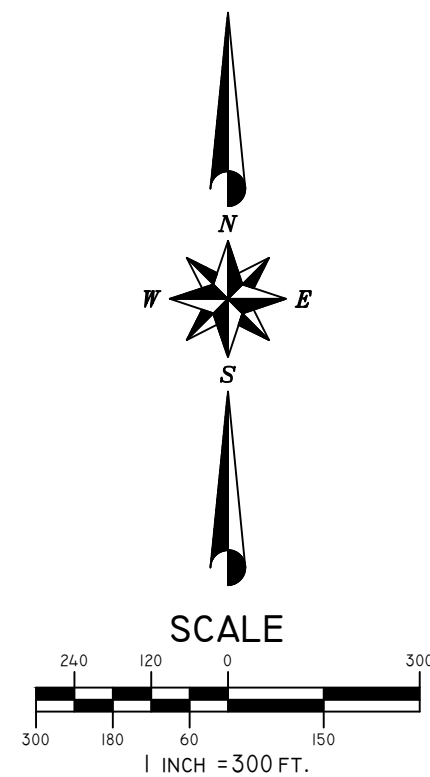
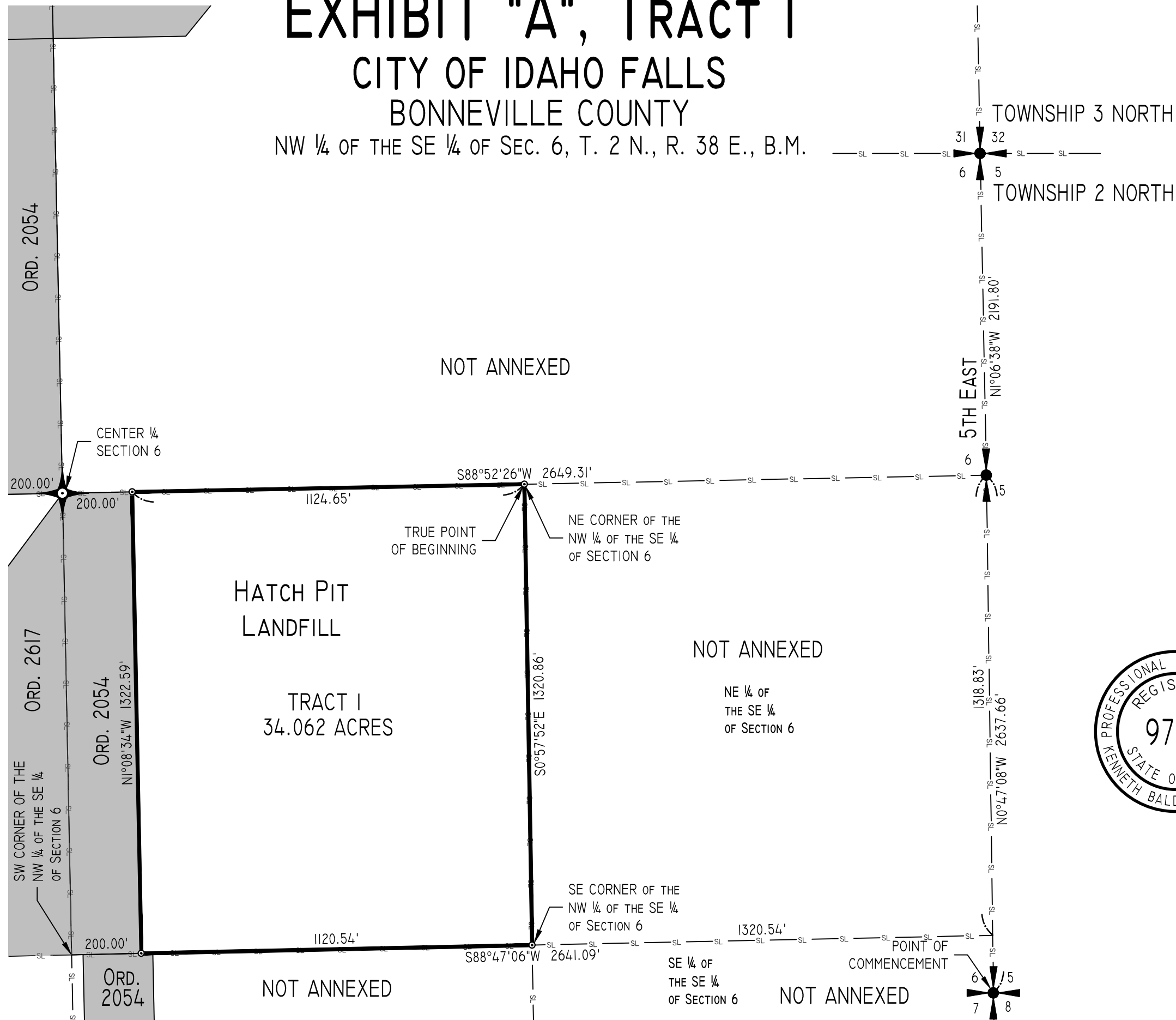
A parcel of land lying in a portion of the Northwest ¼ of Section 6, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the Northwest corner of said Section 6; and running **THENCE** S00°14'39"W 2183.05 feet along the West Line of said Section 6 to the West ¼ Corner of said Section 6; **THENCE** N88°52'59"E 609.82 feet along the East-West Center line of said Section 6 to the **TRUE POINT OF BEGINNING**; and running **THENCE** N01°09'40"W 735.63 feet to a point on the Southerly Line of City of Idaho Falls Annexation Ordinance No. 3291; **THENCE** N88°58'32"E 591.39 feet to the Southeast Corner of said Annexation Ordinance No. 3291; **THENCE** N01°09'40"W 570.86 feet along the Easterly Line of City of Idaho Falls Annexation Ordinance No. 3291 to the Northeast Corner of said Annexation Ordinance No. 3291 and a point on the Southerly Line of City of Idaho Falls Annexation Ordinance No. 2225; **THENCE** N88°58'32"E 1131.28 feet along the Southerly Line of said Annexation Ordinance No. 2225, and the Southerly Lines of City of Idaho Falls Annexation Ordinances 2239 and 2534 to a point on the Westerly Line of City of Idaho Falls Annexation Ordinance No. 2054; **THENCE** S01°09'54"E 1303.70 feet along said Westerly Line to a point on said East-West Center Line of Section 6; **THENCE** S88°52'59"W 1722.74 feet along said East-West Center Line of Section 6 to the **TRUE POINT OF BEGINNING**, and containing 43.863 acres, more or less.



EXHIBIT "A", TRACT I
CITY OF IDAHO FALLS
BONNEVILLE COUNTY
NW ¼ OF THE SE ¼ OF SEC. 6, T. 2 N., R. 38 E., B.M.

ANNEXATION
ORDINANCE
No. _____



ANNEXATION OF
CITY OWNED PARCELS
IN A PORTION OF THE
NW¼ SE¼ OF SECTION 6
T. 2 N., R. 38 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\SURVEY\3-ANNEXATION\DRAWINGS\CITY OWNED PROPERTIES 2020\T2N R38E SEC. 6.DWG

SCALE:
1" = 300'

PROG. NO.	199-2
-----------	-------

PLOT DATE:
2020-03-24

SHEET NO. _____
OF 3

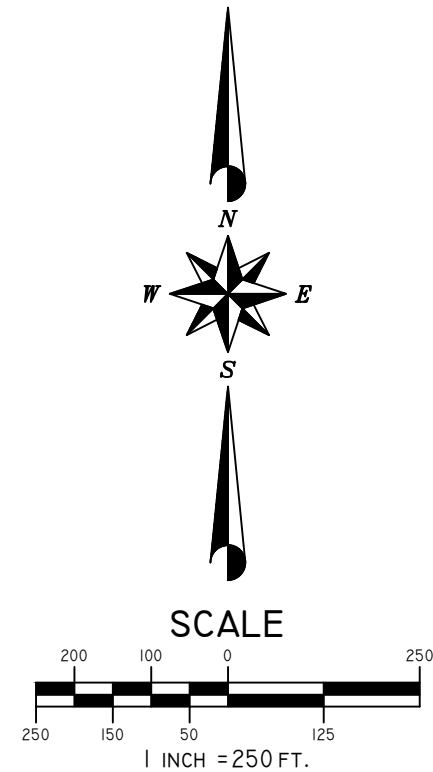
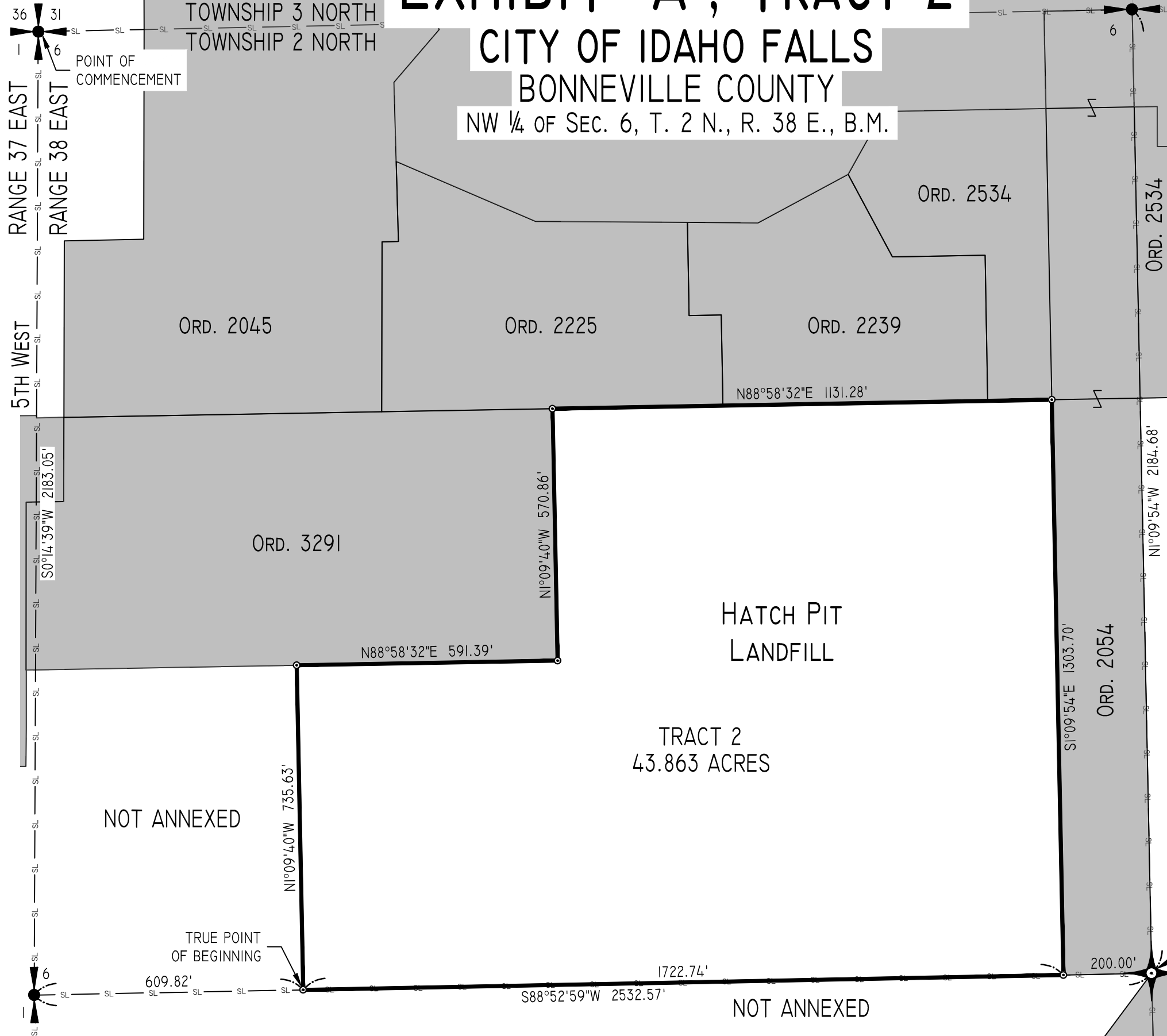
EXHIBIT "A", TRACT 2

CITY OF IDAHO FALLS

BONNEVILLE COUNTY

NW ¼ OF SEC. 6, T. 2 N., R. 38 E., B.M.

ANNEXATION
ORDINANCE
No. _____



ANNEXATION OF
CITY OWNED PARCELS
IN A PORTION OF THE
NW ¼ OF SECTION 6
T. 2 N., R. 38 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\SURVEY\3-ANNEXATION\DRAWINGS\CITY OWNED PROPERTIES 2020\T2N R38E SEC. 6.DWG

SCALE: 1" = 250'	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. 2 OF 3
---------------------	--------------------	--------------------------	---------------------

EXHIBIT "A", LEGALS
CITY OF IDAHO FALLS
BONNEVILLE COUNTY
Sec. 6, T. 2 N., R. 38 E., B.M.

ANNEXATION
ORDINANCE
No. _____

TRACT 1

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; AND RUNNING THENCE ALONG THE EAST LINE OF SAID SECTION 6 N00°47'08"W 2637.66 FEET TO THE EAST ¼ CORNER OF SAID SECTION 6; THENCE S88°52'26"W 1324.65 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 6 TO THE NORTHEAST CORNER OF SAID NORTHWEST ¼ OF THE SOUTHEAST ¼, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND RUNNING THENCE S00°57'52"E 1320.86 FEET ALONG THE EAST LINE OF SAID NORTHWEST ¼ OF THE SOUTHEAST ¼ TO THE SOUTHEAST CORNER OF SAID NORTHWEST ¼ OF THE SOUTHEAST ¼; THENCE S88°47'06"W 1120.54 FEET ALONG THE SOUTHERLY LINE OF SAID NORTHWEST ¼ OF THE SOUTHEAST ¼, SAID POINT BEING A SOUTHEAST CORNER OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2054; THENCE N01°08'34"W 1322.59 FEET ALONG THE EASTERLY LINE OF SAID ANNEXATION ORDINANCE No. 2054 TO A POINT ON SAID EAST-WEST CENTER LINE OF SECTION 6; THENCE N88°52'26"E 1124.65 FEET ALONG SAID EAST-WEST CENTER LINE TO THE TRUE POINT OF BEGINNING, AND CONTAINING 34.062 ACRES, MORE OR LESS.


TRACT 2

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; AND RUNNING THENCE S00°14'39"W 2183.05 FEET ALONG THE WEST LINE OF SAID SECTION 6 TO THE WEST ¼ CORNER OF SAID SECTION 6; THENCE N88°52'59"E 609.82 FEET ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 6 TO THE TRUE POINT OF BEGINNING; AND RUNNING THENCE N01°09'40"W 735.63 FEET TO A POINT ON THE SOUTHERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3291; THENCE N88°58'32"E 591.39 FEET TO THE SOUTHEAST CORNER OF SAID ANNEXATION ORDINANCE No. 3291; THENCE N01°09'40"W 570.86 FEET ALONG THE EASTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3291 TO THE NORTHEAST CORNER OF SAID ANNEXATION ORDINANCE No. 3291 AND A POINT ON THE SOUTHERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2225; THENCE N88°58'32"E 1131.28 FEET ALONG THE SOUTHERLY LINE OF SAID ANNEXATION ORDINANCE No. 2225, AND THE SOUTHERLY LINES OF CITY OF IDAHO FALLS ANNEXATION ORDINANCES 2239 AND 2534 TO A POINT ON THE WESTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2054; THENCE S01°09'54"E 1303.70 FEET ALONG SAID WESTERLY LINE TO A POINT ON SAID EAST-WEST CENTER LINE OF SECTION 6; THENCE S88°52'59"W 1722.74 FEET ALONG SAID EAST-WEST CENTER LINE OF SECTION 6 TO THE TRUE POINT OF BEGINNING, AND CONTAINING 43.863 ACRES, MORE OR LESS.

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS INSTRUMENT
NO. _____





ANNEXATION OF
CITY OWNED PARCELS
IN PORTIONS OF
NW ¼ OF SECTION 6
T. 2 N., R. 38 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\SURVEY\3-ANNEXATION\DRAWINGS\CITY OWNED PROPERTIES 2020\T2N R38E SEC. 6.DWG			
SCALE:	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. 3 OF 3

EXHIBIT "B"

Tract 1

A parcel of land lying in a portion of the Southeast $\frac{1}{4}$ of Section 2, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

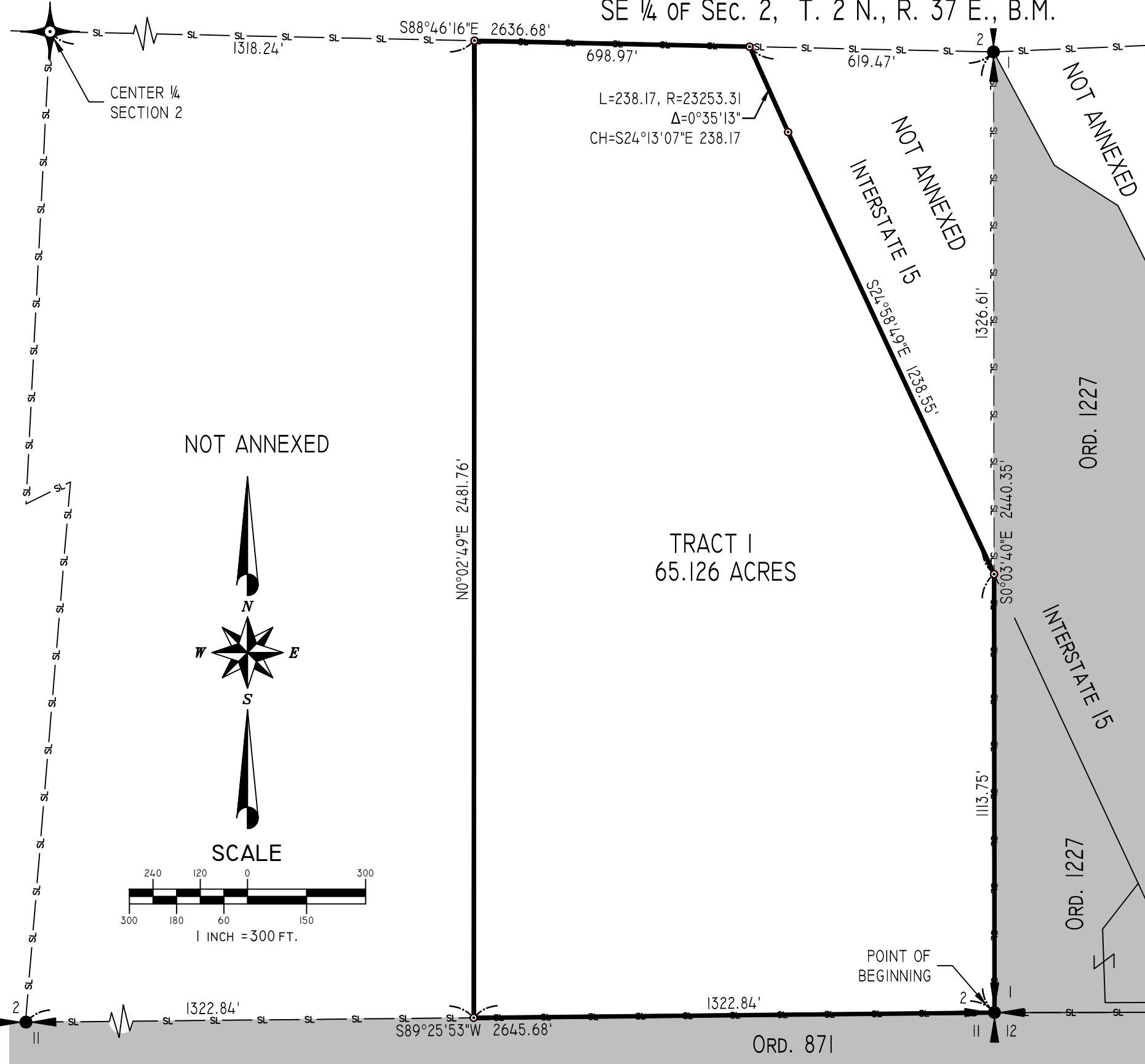
BEGINNING at the Southeast Corner of said Section 2; and running THENCE S89°25'53"W 1322.84 feet along the South Line of said Section 2; THENCE N00°02'49"E 2481.76 feet to a point on the East-West Center line of said Section 2; THENCE S88°46'16"E 698.97 feet along said East-West Center line to a point on a Westerly Right-of-Way Curve of Interstate 15; THENCE to the left along said westerly Right-of-Way curve having a radius of 23253.31 feet, the chord of which bears S24°13'07"E 238.17 feet, having a central angle of 00°35'13", for an arc distance of 238.17 feet; THENCE S24°58'49"E 1238.55 feet along said Westerly Right-of-Way Line to a point on the East Line of said Section 2 and the West Line of City of Idaho Falls Annexation Ordinance No. 1227; THENCE S00°03'40"E 1113.75 feet along said East Line of said Annexation Ordinance No. 1227 and said East Line of Section 2 to the **POINT OF BEGINNING**, and containing 65.126 acres, more or less.



EXHIBIT "B" TRACT I CITY OF IDAHO FALLS BONNEVILLE COUNTY

SE ¼ OF SEC. 2, T. 2 N., R. 37 E., B.M.

ANNEXATION
ORDINANCE
No. _____



TRACT I

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 2; AND RUNNING THENCE S89°25'53"W 1322.84 FEET ALONG THE SOUTH LINE OF SAID SECTION 2; THENCE N00°02'49"E 2481.76 FEET TO A POINT ON THE EAST-WEST CENTER LINE OF SAID SECTION 2; THENCE S88°46'16"E 698.97 FEET ALONG SAID EAST-WEST CENTER LINE TO A POINT ON A WESTERLY RIGHT-OF-WAY CURVE OF INTERSTATE 15; THENCE TO THE LEFT ALONG SAID WESTERLY RIGHT-OF-WAY CURVE HAVING A RADIUS OF 23253.31 FEET, THE CHORD OF WHICH BEARS S24°13'07"E 238.17 FEET, HAVING A CENTRAL ANGLE OF 00°35'13", FOR AN ARC DISTANCE OF 238.17 FEET; THENCE S24°58'49"E 1238.55 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT ON THE EAST LINE OF SAID SECTION 2 AND THE WEST LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE NO. 1227; THENCE S00°03'40"E 1113.75 FEET ALONG SAID EAST LINE OF SAID ANNEXATION ORDINANCE NO. 1227 AND SAID EAST LINE OF SECTION 2 TO THE POINT OF BEGINNING, AND CONTAINING 65.126 ACRES, MORE OR LESS.

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS INSTRUMENT NO. _____



ANNEXATION OF
CITY OWNED PARCELS
IN A PORTION OF THE
SE ¼ OF SECTION 2
T. 2 N., R. 37 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\Survey\3-ANNEXATION\DRAWINGS\City Owned Properties 2020\T2N R37E Secs 1&2 .dwg

SCALE: 1" = 300'	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. OF
---------------------	--------------------	--------------------------	-----------------

EXHIBIT "C"

Tract 1

A parcel of land lying in a portion of the Southeast ¼ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at Southeast Corner of said Section 15; and running **THENCE** N00°21'34"W 1878.08 feet along the East Line of said Section 15; **THENCE** N52°04'34"W 31.85 feet to a point on the West Line of City of Idaho Falls Annexation Ordinance 1735, said point being the **TRUE POINT OF BEGINNING**; and continuing **THENCE** N52°04'34"W 88.64 feet to a point on the Southeasterly Line of City of Idaho Falls Annexation Ordinance No. 1181; **THENCE** N37°55'27"E 112.31 feet along said Annexation Ordinance No. 1181 and the Southeasterly Line of City of Idaho Falls Annexation Ordinance No. 1004 to the Northwesterly Corner of said Annexation Ordinance No. 1735; **THENCE** S00°21'34"E 143.07 feet along the Westerly Line of said Annexation Ordinance No. 1735 to the **TRUE POINT OF BEGINNING**, and containing 0.114 acres, more or less.



EXHIBIT "C"

Tract 2

A parcel of land lying in a portion of the Southwest ¼ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the South ¼ Corner of said Section 15; and running **THENCE** N00°15'25"W 1542.00 feet to a Northeast Corner of City of Idaho Falls Annexation Ordinance No. 2754 and a point on the West Line of City of Idaho Falls Annexation Ordinance No. 1988, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** along the Boundary Line of said Annexation Ordinance No. 2754 the following five (5) bearings and distances: (1) **THENCE** S37°56'47"W 224.87 feet; (2) **THENCE** S89°30'22"W 403.51 feet; (3) **THENCE** S00°29'38"E 508.37 feet; (4) **THENCE** S37°56'47"W 219.12 feet; (5) **THENCE** S89°30'22"W 331.60 feet; **THENCE** N00°29'38"W 980.00 feet; **THENCE** S89°30'22"W 132.77 feet; **THENCE** N00°29'30"W 1012.32 feet to a point on the East-West Centerline of said Section 15; **THENCE** S89°07'41"E 1148.78 feet along said East-West Centerline to the Center ¼ Corner of said Section 15 and a point on the West Line of City of Idaho Falls Annexation Ordinance No. 2995; **THENCE** S00°15'25"E 1108.82 feet along the West Lines of said Annexation Ordinance No. 2995, City of Idaho Falls Annexation Ordinance No. 2117, 2218 and said Annexation Ordinance No. 1988 to the **TRUE POINT OF BEGINNING**, and containing 40.000 acres, more or less.



EXHIBIT "C"

Tract 3

A parcel of land lying in a portion of the Southeast $\frac{1}{4}$ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, described as follows:

COMMENCING at the Southeast Corner of said Section 15; and running **THENCE** N89°42'21"W 1031.98 feet along the South Line of said Section 15; **THENCE** N00°17'39"E 764.48 feet to a point on a Southeast Line of City of Idaho Falls Annexation Ordinance No. 1181 and a Northeast Line of City of Idaho Falls Annexation Ordinance No. 2349, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** N37°55'27"E 192.39 feet along said Southeast Line; **THENCE** S03°32'38"W 251.03 feet to a Northeast Corner of said Annexation Ordinance No. 2349; **THENCE** N46°05'45"W 141.92 feet along the said Northeasterly Line of Annexation Ordinance No. 2349; **THENCE** N52°11'27"W 0.60 feet along the said Northeasterly Line of Annexation Ordinance No. 2349 to the **TRUE POINT OF BEGINNING**, and containing 0.313 acres, more or less.



EXHIBIT "C", TRACT I
CITY OF IDAHO FALLS
BONNEVILLE COUNTY
SE ¼ OF SEC. 15, T. 2 N., R. 37 E., B.M.

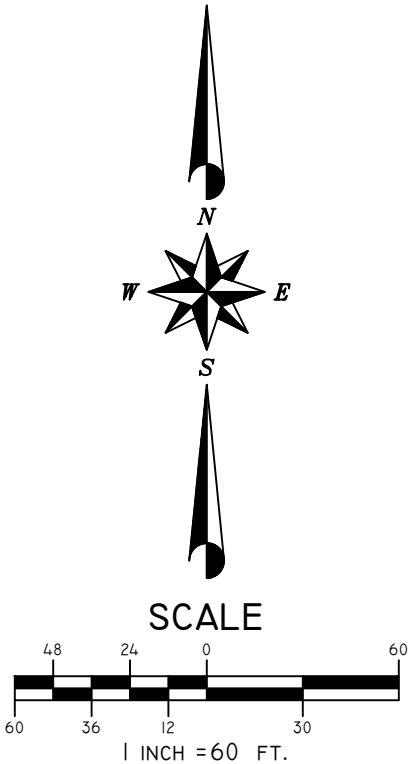
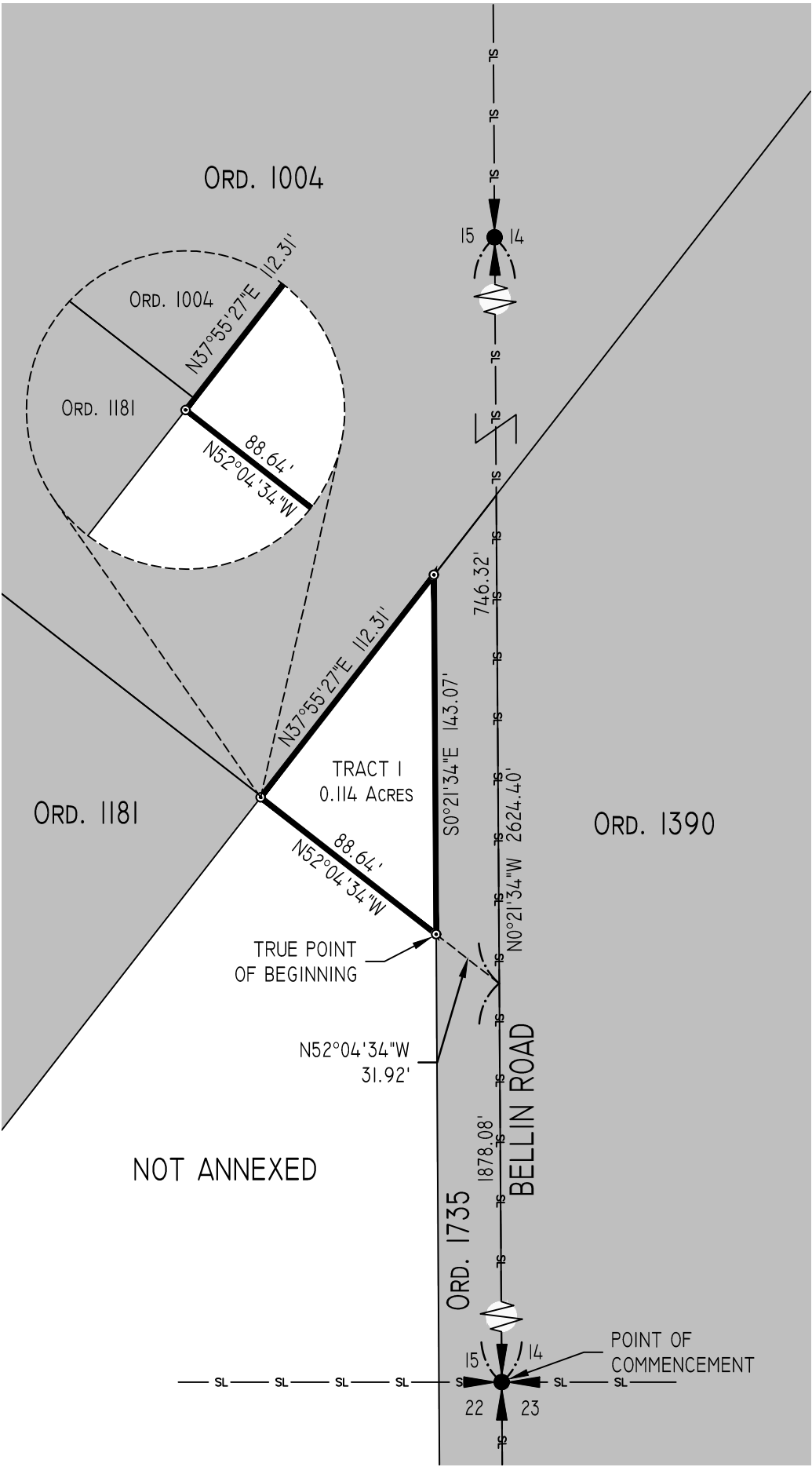
ANNEXATION
ORDINANCE
No. _____

TRACT I

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE N00°21'34"W 1878.08 FEET ALONG THE EAST LINE OF SAID SECTION 15; THENCE N52°04'34"W 31.85 FEET TO A POINT ON THE WEST LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE 1735, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND CONTINUING THENCE N52°04'34"W 88.64 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 1181; THENCE N37°55'27"E 112.31 FEET ALONG SAID ANNEXATION ORDINANCE No. 1181 AND THE SOUTHEASTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 1004 TO THE NORTHWESTERLY CORNER OF SAID ANNEXATION ORDINANCE No. 1735; THENCE S00°21'34"E 143.07 FEET ALONG THE WESTERLY LINE OF SAID ANNEXATION ORDINANCE No. 1735 TO THE TRUE POINT OF BEGINNING, AND CONTAINING 0.114 ACRES, MORE OR LESS.

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS
INSTRUMENT NO. _____



ANNEXATION OF
CITY OWNED PARCEL
IN A PORTION OF
SE ¼ OF SECTION 15
T. 2 N. R. 37 E., B.M.
BONNEVILLE COUNTY, IDAHO

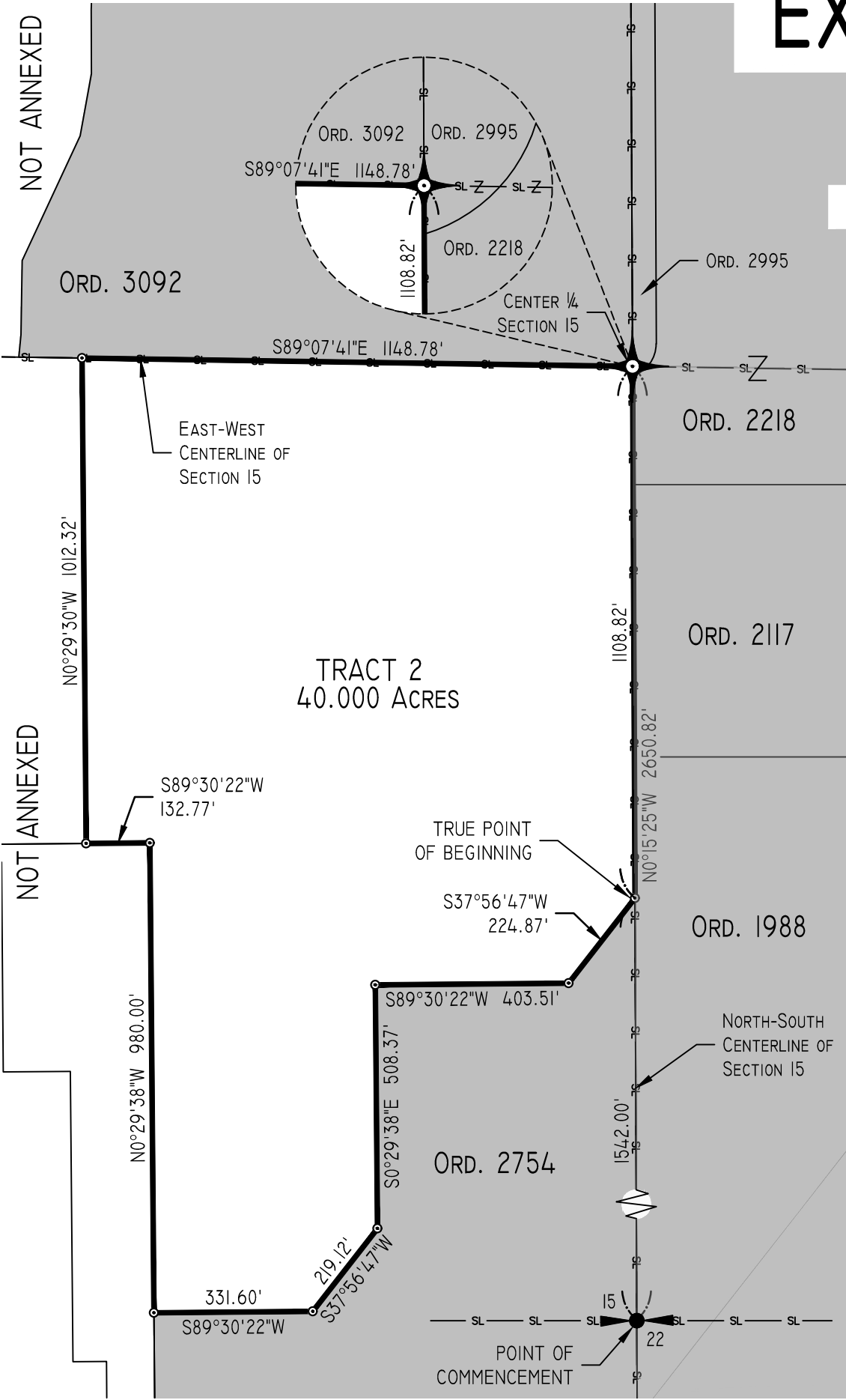
DWG: F:\Survey\3-ANNEXATION\DRAWINGS\City Owned Properties 2020\T2N R37 Sec.14,15,23.dwg

SCALE: 1" = 60'	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. 1 OF 3
--------------------	--------------------	--------------------------	---------------------

EXHIBIT "C", TRACT 2
CITY OF IDAHO FALLS
BONNEVILLE COUNTY

SW ¼ OF SEC. 15, T. 2 N., R. 37 E., B.M.

ANNEXATION
ORDINANCE
No. _____

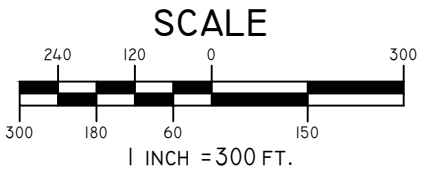
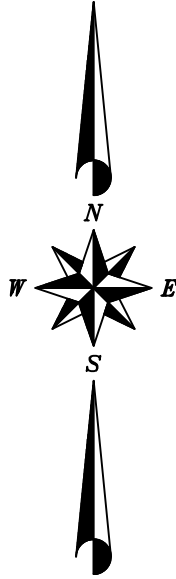


TRACT 2

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 15; AND RUNNING THENCE N00°15'25"W 1542.00 FEET TO A NORTHEAST CORNER OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2754 AND A POINT ON THE WEST LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 1988, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND RUNNING THENCE ALONG THE BOUNDARY LINE OF SAID ANNEXATION ORDINANCE No. 2754 THE FOLLOWING FIVE (5) BEARINGS AND DISTANCES: (1) THENCE S37°56'47"W 224.87 FEET; (2) THENCE S89°30'22"W 403.51 FEET; (3) THENCE S00°29'38"E 508.37 FEET; (4) THENCE S37°56'47"W 219.12 FEET; (5) THENCE S89°30'22"W 331.60 FEET; THENCE N00°29'38"W 980.00 FEET; THENCE S89°30'22"W 132.77 FEET; THENCE N00°29'30"W 1012.32 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF SAID SECTION 15; THENCE S89°07'41"E 1148.78 FEET ALONG SAID EAST-WEST CENTERLINE TO THE CENTER ¼ CORNER OF SAID SECTION 15 AND A POINT ON THE WEST LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2995; THENCE S00°15'25"E 1108.82 FEET ALONG THE WEST LINES OF SAID ANNEXATION ORDINANCE No. 2995, CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2117, 2218 AND SAID ANNEXATION ORDINANCE No. 1988 TO THE TRUE POINT OF BEGINNING, AND CONTAINING 40.000 ACRES, MORE OR LESS.

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS INSTRUMENT
NO. _____



ANNEXATION OF
CITY OWNED PARCEL
IN A PORTION OF
SW ¼ OF SECTION 15
T. 2 N. R. 37 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\Survey\3-ANNEXATION\DRAWINGS\City Owned Properties 2020\T2N R37 Sec.14,15,23.dwg			
SCALE: 1"=300'	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. 2 OF 3

EXHIBIT "C", TRACT 3
CITY OF IDAHO FALLS
BONNEVILLE COUNTY
SE ¼ OF SEC. 15, T. 2 N., R. 37 E., B.M.

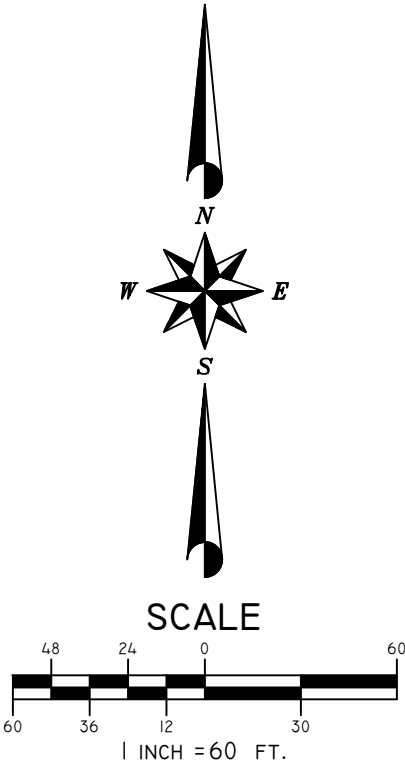
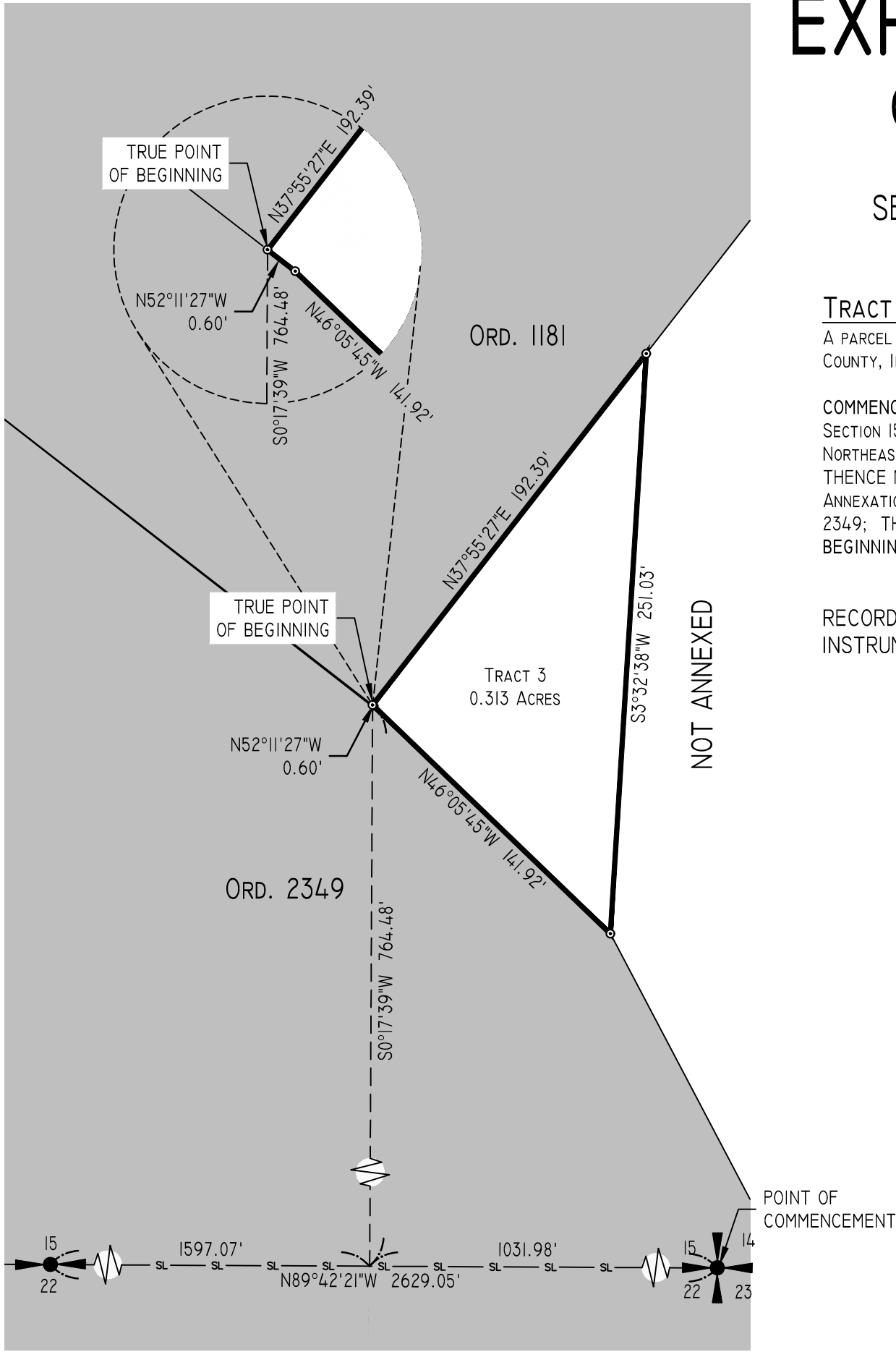
ANNEXATION
ORDINANCE
No. _____

TRACT 3

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; AND RUNNING THENCE N89°42'21"W 1031.98 FEET ALONG THE SOUTH LINE OF SAID SECTION 15; THENCE N00°17'39"E 764.48 FEET TO A POINT ON A SOUTHEAST LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 1181 AND A NORTHEAST LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2349, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND RUNNING THENCE N37°55'27"E 192.39 FEET ALONG SAID SOUTHEAST LINE; THENCE S03°32'38"W 251.03 FEET TO A NORTHEAST CORNER OF SAID ANNEXATION ORDINANCE No. 2349; THENCE N46°05'45"W 141.92 FEET ALONG THE SAID NORTHEASTERLY LINE OF ANNEXATION ORDINANCE No. 2349; THENCE N52°11'27"W 0.60 FEET ALONG THE SAID NORTHEASTERLY LINE OF ANNEXATION ORDINANCE No. 2349 TO THE TRUE POINT OF BEGINNING, AND CONTAINING 0.313 ACRES, MORE OR LESS.

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS
INSTRUMENT NO. _____



ANNEXATION OF
CITY OWNED PARCEL
IN A PORTION OF
SE ¼ OF SECTION 15
T. 2 N. R. 37 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\Survey\3-ANNEXATION\DRAWINGS\City Owned Properties 2020\T2N R37 Sec.14,15,23.dwg			
SCALE: 1" = 60'	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. 3 OF 3

EXHIBIT "D"

Tract 1

A parcel of land lying in a portion of the Northwest ¼ of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the Northwest Corner of said Section 26; and running **THENCE** S00°11'23"W 2608.14 feet along the West Line of said Section 26; **THENCE** S89°48'37"E 1140.90 feet to a point on a Southeasterly Line of City of Idaho Falls Annexation Ordinance No. 2610 and a point on a Northeasterly Line of City of Idaho Falls Annexation Ordinance No. 2528, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** N47°03'42"E 789.24 feet along said Southeasterly Line of Annexation Ordinance No. 2610 extended to a point on a Westerly Line of said Annexation Ordinance No. 2528; **THENCE** along the Boundary Line of said Annexation Ordinance No. 2528 the following three (3) bearings and distances: (1) **THENCE** S01°14'13"W 95.18 feet; (2) **THENCE** S46°51'14"W 677.33 feet; (3) **THENCE** N75°44'46"W 84.14 feet to the **TRUE POINT OF BEGINNING**, and containing 1.170 acres, more or less.

(Note that the coincident political boundaries of City of Idaho Falls Annexation Ordinance No. 2610 and 2528 overlap each other.)



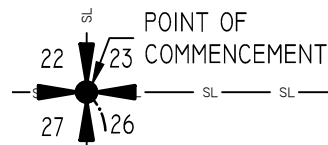


EXHIBIT "D"

CITY OF IDAHO FALLS

BONNEVILLE COUNTY

NW ¼ OF SEC. 26, T. 2 N., R. 37 E., B.M.

ANNEXATION
ORDINANCE
No. _____

TRACT I

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 26; AND RUNNING THENCE S00°11'23"W 2608.14 FEET ALONG THE WEST LINE OF SAID SECTION 26; THENCE S89°48'37"E 1140.90 FEET TO A POINT ON A SOUTHEASTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2610 AND A POINT ON A NORTHEASTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2528, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND RUNNING THENCE N47°03'42"E 789.24 FEET ALONG SAID SOUTHEASTERLY LINE OF ANNEXATION ORDINANCE No. 2610 EXTENDED TO A POINT ON A WESTERLY LINE OF SAID ANNEXATION ORDINANCE No. 2528; THENCE ALONG THE BOUNDARY LINE OF SAID ANNEXATION ORDINANCE No. 2528 THE FOLLOWING THREE (3) BEARINGS AND DISTANCES: (1) THENCE S01°14'13"W 95.18 FEET; (2) THENCE S46°51'14"W 677.33 FEET; (3) THENCE N75°44'46"W 84.14 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 1.170 ACRES, MORE OR LESS.

(NOTE THAT THE COINCIDENT POLITICAL BOUNDARIES OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2610 AND 2528 OVERLAP EACH OTHER.)

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS INSTRUMENT NO. _____

S00°11'23"W 2667.83'
2608.14'
BELLIN ROAD

NOT ANNEXED

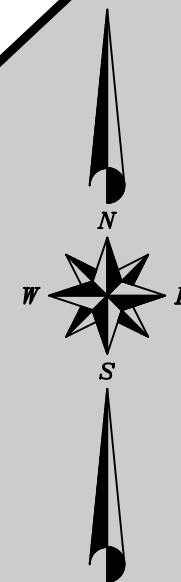
TRACT I
1.170 ACRES

ORD. 2610

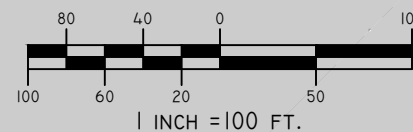
AREA OF OVERLAPPING
ANNEXATION ORDINANCE
2610 AND 2528

TRUE POINT
OF BEGINNING

ORD. 2528



SCALE



NOT ANNEXED



ANNEXATION OF
CITY OWNED PARCELS
IN A PORTION OF THE
NW ¼ OF SECTION 26
T. 2 N., R. 37 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\SURVEY\3-ANNEXATION\DRAWINGS\CITY OWNED PROPERTIES 2020\T2N R37E SEC. 26.DWG

SCALE: 1" = 100'	PROG. NO. 199-2	PLOT DATE: 2020-03-24	SHEET NO. OF
---------------------	--------------------	--------------------------	-----------------

EXHIBIT "E"

Tract 1

A parcel of land lying in a portion of the Northeast $\frac{1}{4}$ of Section 36, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, described as follows:

COMMENCING at the Northeast Corner of said Section 36; and running **THENCE** N89°40'14"W 976.12 feet along the North Line of said Section 36; **THENCE** S00°19'46"W 630.00 feet to the Southwest Corner of City of Idaho Falls Annexation Ordinance No. 3289, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** S89°40'14"E 277.39 feet along the Southerly Line of said Annexation Ordinance No. 3289 to the southeast corner of said Annexation Ordinance 3289 and a point on the Northwesterly Line of City of Idaho Falls Annexation Ordinance No. 2107; **THENCE** S22°12'46"W 526.36 feet along said Northwesterly Line; **THENCE** N89°40'14"W 81.21 feet ; **THENCE** N00°19'46"E 488.43 feet to the **TRUE POINT OF BEGINNING**, and containing 2.010 acres, more or less.



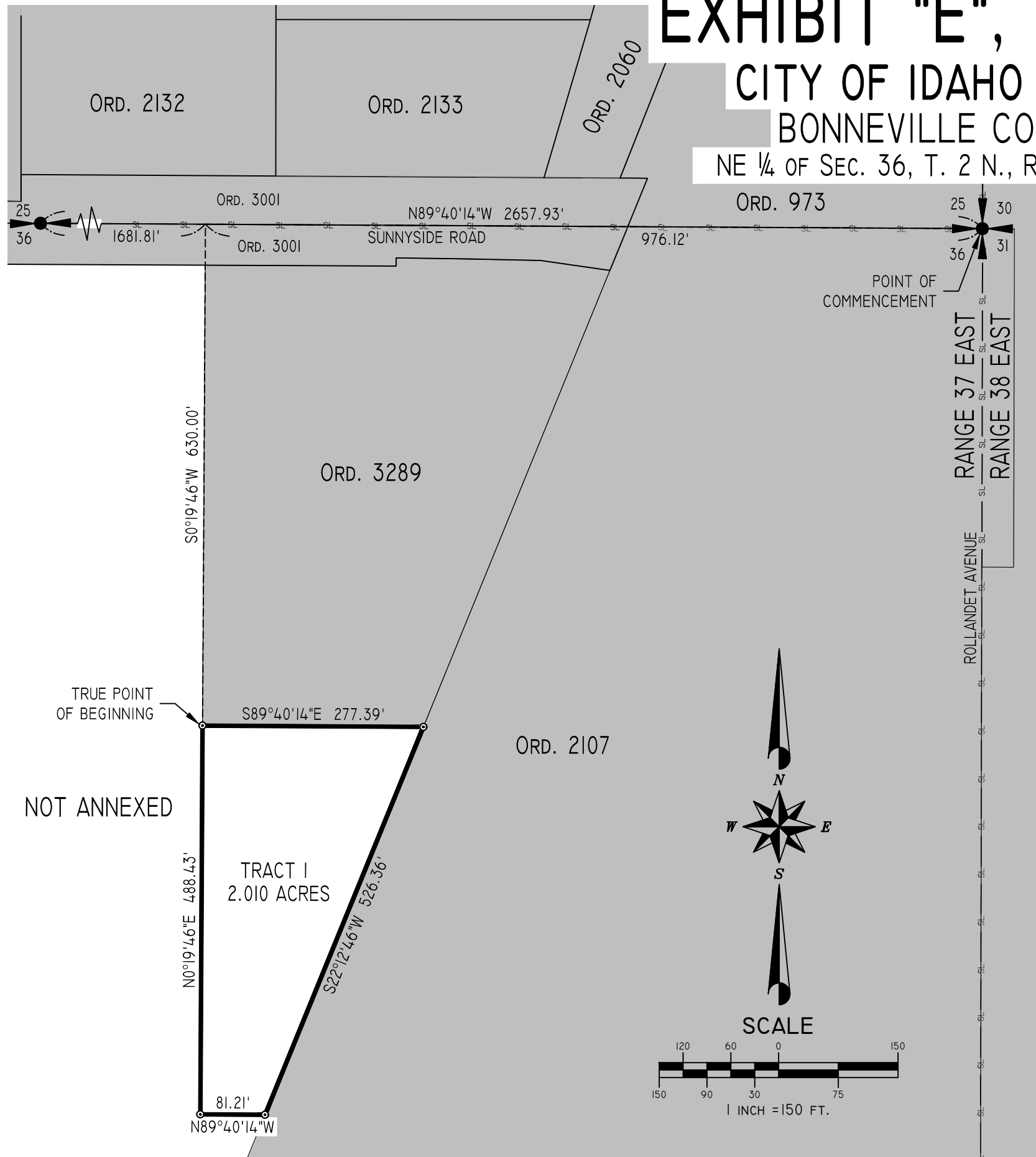
EXHIBIT "E", TRACT I

CITY OF IDAHO FALLS

BONNEVILLE COUNTY

NE ¼ OF SEC. 36, T. 2 N., R. 37 E., B.M.

ANNEXATION
ORDINANCE
No. _____



TRACT I

A PARCEL OF LAND LYING IN A PORTION OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 2 NORTH, RANGE 37 EAST OF THE BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 36; AND RUNNING THENCE N89°40'14"W 976.12 FEET ALONG THE NORTH LINE OF SAID SECTION 36; THENCE S00°19'46"W 630.00 FEET TO THE SOUTHWEST CORNER OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 3289, SAID POINT BEING THE TRUE POINT OF BEGINNING; AND RUNNING THENCE S89°40'14"E 277.39 FEET ALONG THE SOUTHERLY LINE OF SAID ANNEXATION ORDINANCE No. 3289 TO THE SOUTHEAST CORNER OF SAID ANNEXATION ORDINANCE 3289 AND A POINT ON THE NORTHWESTERLY LINE OF CITY OF IDAHO FALLS ANNEXATION ORDINANCE No. 2107; THENCE S22°12'46"W 526.36 FEET ALONG SAID NORTHWESTERLY LINE; THENCE N89°40'14"W 81.21 FEET ; THENCE N00°19'46"E 488.43 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 2.010 ACRES, MORE OR LESS.

RECORDED WITH THE OFFICE OF THE RECORDER FOR BONNEVILLE COUNTY AS INSTRUMENT NO. _____



ANNEXATION OF
CITY OWNED PARCELS
IN A PORTION OF THE
NE ¼ OF SECTION 36
T. 2 N., R. 37 E., B.M.
BONNEVILLE COUNTY, IDAHO

DWG: F:\SURVEY\3-ANNEXATION\DRAWINGS\CITY OWNED PROPERTIES 2020\T2N R37E SEC.36.DWG

SCALE:
1" = 150'

PROG. NO.
199-2

PLOT DATE:
2020-03-24

SHEET NO.
1 OF 1

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF M&B: APPROXIMATELY 186 ACRES LOCATED IN SECTIONS 1, 2, 15, 26, & 36 T 2N R 37E, & SECTIONS 6 & 15 T 2N R 38E

WHEREAS, the applicant filed an application for annexation on November 29, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on January 8, 2019; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public meeting on March 26, 2020; 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 area is approximate 186 acres located Sections 1, 2, 15, 26, & 36 T 2N R 37E, & Sections 6 & 15 T 2N R 38E
3. This is a Category “A” annexation requested by the applicant.
4. The parcels are owned by the City of Idaho Falls.
5. The Comprehensive Plan designates these areas as Low and High Density, Parks, Recreation, Public Facilities, Open Space.
6. The proposed Annexation complies with the purposes set forth within the Comprehensive Plan of the City of Idaho Falls.
7. Annexation of these areas will allow for the orderly development and efficient, equitable and economical delivery of municipal services within the urbanizing area.

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 _____, 2020

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 186 ACRES DESCRIBED IN SECTION 1 AND EXHIBITS A-E OF THIS ORDINANCE AS P, LM AND I&M ZONES AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Section 1 and Exhibits A-E is P, LM and I&M Zones for such annexed lands such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation “Low and High Density, Parks and Recreation, Public Facilities, Open Space”; and

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

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public meeting on January 8, 2019, and recommended approval of zoning the subject property to P, LM and I&M Zones; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public meeting and passed a motion to approve this zoning on March 26, 2020.

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 as approximately 186 Acres Sections 1, 2, 15, 26, & 36 T 2N R 37E, & Sections 6 & 15 T 2N R 38E and shown on the map in Exhibits A-E is hereby zoned as P, LM, and I&M.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned “P, LM and I&M Zones” 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 _____, 2020.

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 186 ACRES DESCRIBED IN
SECTION 1 AND EXHIBITS A-E OF THIS ORDINANCE AS HC ZONE AND
PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND
ESTABLISHING EFFECTIVE DATE.”

Kathy Hampton, City Clerk

EXHIBIT "A"

Tract 1

A parcel of land lying in a portion of the Northwest ¼ of the Southeast ¼ of Section 6, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the Southeast corner of said Section 6; and running **THENCE** along the East Line of said Section 6 N00°47'08"W 2637.66 feet to the East ¼ Corner of said Section 6; **THENCE** S88°52'26"W 1324.65 feet along the East-West Center line of said Section 6 to the Northeast Corner of said Northwest ¼ of the Southeast ¼, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** S00°57'52"E 1320.86 feet along the East Line of said Northwest ¼ of the Southeast ¼ to the Southeast Corner of said Northwest ¼ of the Southeast ¼; **THENCE** S88°47'06"W 1120.54 feet along the southerly line of said Northwest ¼ of the Southeast ¼, said point being a southeast corner of City of Idaho Falls Annexation Ordinance No. 2054; **THENCE** N01°08'34"W 1322.59 feet along the easterly line of said Annexation Ordinance No. 2054 to a point on said East-West Center line of Section 6; **THENCE** N88°52'26"E 1124.65 feet along said East-West Center line to the **TRUE POINT OF BEGINNING**, and containing 34.062 acres, more or less.



EXHIBIT "A"

Tract 2

A parcel of land lying in a portion of the Northwest ¼ of Section 6, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the Northwest corner of said Section 6; and running **THENCE** S00°14'39"W 2183.05 feet along the West Line of said Section 6 to the West ¼ Corner of said Section 6; **THENCE** N88°52'59"E 609.82 feet along the East-West Center line of said Section 6 to the **TRUE POINT OF BEGINNING**; and running **THENCE** N01°09'40"W 735.63 feet to a point on the Southerly Line of City of Idaho Falls Annexation Ordinance No. 3291; **THENCE** N88°58'32"E 591.39 feet to the Southeast Corner of said Annexation Ordinance No. 3291; **THENCE** N01°09'40"W 570.86 feet along the Easterly Line of City of Idaho Falls Annexation Ordinance No. 3291 to the Northeast Corner of said Annexation Ordinance No. 3291 and a point on the Southerly Line of City of Idaho Falls Annexation Ordinance No. 2225; **THENCE** N88°58'32"E 1131.28 feet along the Southerly Line of said Annexation Ordinance No. 2225, and the Southerly Lines of City of Idaho Falls Annexation Ordinances 2239 and 2534 to a point on the Westerly Line of City of Idaho Falls Annexation Ordinance No. 2054; **THENCE** S01°09'54"E 1303.70 feet along said Westerly Line to a point on said East-West Center Line of Section 6; **THENCE** S88°52'59"W 1722.74 feet along said East-West Center Line of Section 6 to the **TRUE POINT OF BEGINNING**, and containing 43.863 acres, more or less.



EXHIBIT "B"

Tract 1

A parcel of land lying in a portion of the Southeast $\frac{1}{4}$ of Section 2, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

BEGINNING at the Southeast Corner of said Section 2; and running THENCE S89°25'53"W 1322.84 feet along the South Line of said Section 2; THENCE N00°02'49"E 2481.76 feet to a point on the East-West Center line of said Section 2; THENCE S88°46'16"E 698.97 feet along said East-West Center line to a point on a Westerly Right-of-Way Curve of Interstate 15; THENCE to the left along said westerly Right-of-Way curve having a radius of 23253.31 feet, the chord of which bears S24°13'07"E 238.17 feet, having a central angle of 00°35'13", for an arc distance of 238.17 feet; THENCE S24°58'49"E 1238.55 feet along said Westerly Right-of-Way Line to a point on the East Line of said Section 2 and the West Line of City of Idaho Falls Annexation Ordinance No. 1227; THENCE S00°03'40"E 1113.75 feet along said East Line of said Annexation Ordinance No. 1227 and said East Line of Section 2 to the **POINT OF BEGINNING**, and containing 65.126 acres, more or less.



EXHIBIT "C"

Tract 1

A parcel of land lying in a portion of the Southeast ¼ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at Southeast Corner of said Section 15; and running **THENCE** N00°21'34"W 1878.08 feet along the East Line of said Section 15; **THENCE** N52°04'34"W 31.85 feet to a point on the West Line of City of Idaho Falls Annexation Ordinance 1735, said point being the **TRUE POINT OF BEGINNING**; and continuing **THENCE** N52°04'34"W 88.64 feet to a point on the Southeasterly Line of City of Idaho Falls Annexation Ordinance No. 1181; **THENCE** N37°55'27"E 112.31 feet along said Annexation Ordinance No. 1181 and the Southeasterly Line of City of Idaho Falls Annexation Ordinance No. 1004 to the Northwesterly Corner of said Annexation Ordinance No. 1735; **THENCE** S00°21'34"E 143.07 feet along the Westerly Line of said Annexation Ordinance No. 1735 to the **TRUE POINT OF BEGINNING**, and containing 0.114 acres, more or less.



EXHIBIT "C"

Tract 2

A parcel of land lying in a portion of the Southwest ¼ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the South ¼ Corner of said Section 15; and running **THENCE** N00°15'25"W 1542.00 feet to a Northeast Corner of City of Idaho Falls Annexation Ordinance No. 2754 and a point on the West Line of City of Idaho Falls Annexation Ordinance No. 1988, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** along the Boundary Line of said Annexation Ordinance No. 2754 the following five (5) bearings and distances: (1) **THENCE** S37°56'47"W 224.87 feet; (2) **THENCE** S89°30'22"W 403.51 feet; (3) **THENCE** S00°29'38"E 508.37 feet; (4) **THENCE** S37°56'47"W 219.12 feet; (5) **THENCE** S89°30'22"W 331.60 feet; **THENCE** N00°29'38"W 980.00 feet; **THENCE** S89°30'22"W 132.77 feet; **THENCE** N00°29'30"W 1012.32 feet to a point on the East-West Centerline of said Section 15; **THENCE** S89°07'41"E 1148.78 feet along said East-West Centerline to the Center ¼ Corner of said Section 15 and a point on the West Line of City of Idaho Falls Annexation Ordinance No. 2995; **THENCE** S00°15'25"E 1108.82 feet along the West Lines of said Annexation Ordinance No. 2995, City of Idaho Falls Annexation Ordinance No. 2117, 2218 and said Annexation Ordinance No. 1988 to the **TRUE POINT OF BEGINNING**, and containing 40.000 acres, more or less.



EXHIBIT "C"

Tract 3

A parcel of land lying in a portion of the Southeast $\frac{1}{4}$ of Section 15, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, described as follows:

COMMENCING at the Southeast Corner of said Section 15; and running **THENCE** N89°42'21"W 1031.98 feet along the South Line of said Section 15; **THENCE** N00°17'39"E 764.48 feet to a point on a Southeast Line of City of Idaho Falls Annexation Ordinance No. 1181 and a Northeast Line of City of Idaho Falls Annexation Ordinance No. 2349, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** N37°55'27"E 192.39 feet along said Southeast Line; **THENCE** S03°32'38"W 251.03 feet to a Northeast Corner of said Annexation Ordinance No. 2349; **THENCE** N46°05'45"W 141.92 feet along the said Northeasterly Line of Annexation Ordinance No. 2349; **THENCE** N52°11'27"W 0.60 feet along the said Northeasterly Line of Annexation Ordinance No. 2349 to the **TRUE POINT OF BEGINNING**, and containing 0.313 acres, more or less.



EXHIBIT "D"

Tract 1

A parcel of land lying in a portion of the Northwest ¼ of Section 26, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho described as follows:

COMMENCING at the Northwest Corner of said Section 26; and running **THENCE** S00°11'23"W 2608.14 feet along the West Line of said Section 26; **THENCE** S89°48'37"E 1140.90 feet to a point on a Southeasterly Line of City of Idaho Falls Annexation Ordinance No. 2610 and a point on a Northeasterly Line of City of Idaho Falls Annexation Ordinance No. 2528, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** N47°03'42"E 789.24 feet along said Southeasterly Line of Annexation Ordinance No. 2610 extended to a point on a Westerly Line of said Annexation Ordinance No. 2528; **THENCE** along the Boundary Line of said Annexation Ordinance No. 2528 the following three (3) bearings and distances: (1) **THENCE** S01°14'13"W 95.18 feet; (2) **THENCE** S46°51'14"W 677.33 feet; (3) **THENCE** N75°44'46"W 84.14 feet to the **TRUE POINT OF BEGINNING**, and containing 1.170 acres, more or less.

(Note that the coincident political boundaries of City of Idaho Falls Annexation Ordinance No. 2610 and 2528 overlap each other.)



EXHIBIT "E"

Tract 1

A parcel of land lying in a portion of the Northeast $\frac{1}{4}$ of Section 36, Township 2 North, Range 37 East of the Boise Meridian, Bonneville County, Idaho, described as follows:

COMMENCING at the Northeast Corner of said Section 36; and running **THENCE** N89°40'14"W 976.12 feet along the North Line of said Section 36; **THENCE** S00°19'46"W 630.00 feet to the Southwest Corner of City of Idaho Falls Annexation Ordinance No. 3289, said point being the **TRUE POINT OF BEGINNING**; and running **THENCE** S89°40'14"E 277.39 feet along the Southerly Line of said Annexation Ordinance No. 3289 to the southeast corner of said Annexation Ordinance 3289 and a point on the Northwesterly Line of City of Idaho Falls Annexation Ordinance No. 2107; **THENCE** S22°12'46"W 526.36 feet along said Northwesterly Line; **THENCE** N89°40'14"W 81.21 feet ; **THENCE** N00°19'46"E 488.43 feet to the **TRUE POINT OF BEGINNING**, and containing 2.010 acres, more or less.



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF P, PARK, LM, LIGHT MANUFACTUREING, AND I&M, INDUSTRIAL MANUFACTURING, M&B: APPROXIMATELY 186 ACRES SECTIONS 1,2,15,26,& 36 T 2N R 37E, & SECTIONS 6 & 15 T 2N R 38E

WHEREAS, the applicant filed an application for annexation on November 29, 2018; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on January 8, 2019; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on March 26, 2020; 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 186 acres located in Sections 1, 2, 15, 26, & 36 T 2N R 37E, & Sections 6 & 15 T 2N R 38E
3. The Comprehensive Plan identifies these areas as Low and High Density, Parks and Recreation, Public Facilities, Open Space.
4. The proposed zoning of P, LM, and I&M is consistent with the current land uses and existing zoning in the area.
5. The application is a Category “A” annexation, initiated by the applicant.
6. The proposed initial zoning in consistent with the principles of the Comprehensive Plan 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 _____, 2020

Rebecca Casper - Mayor