



CITY COUNCIL MEETING

Thursday, June 18, 2020

7:30 p.m.

CITY COUNCIL CHAMBERS

680 Park Avenue

Idaho Falls, ID 83402

Thank you for your interest in City Government. In compliance with the Idaho Rebounds Stage 4 guidelines, which discourage public gatherings, the City of Idaho Falls hereby provides reasonable means for citizens to participate in the above-noticed meeting. *Citizens are strongly encouraged to wear face masks for the protection of others.* The City believes strongly in public participation and has therefore identified the following ways to participate in this meeting:

General Meeting Participation.

1. Livestream on the Internet. The public may view the meeting at www.idahofallsidaho.gov. Meetings are also archived for later viewing on the City's website.
2. Email. Public comments may be shared with the Mayor and members of the City Council via email at any time. Electronic addresses for elected officials are located at <https://www.idahofallsidaho.gov/398/City-Council>.

Official Public Hearing Participation. Members of the public wishing to participate in a public hearing noticed on this agenda may do so. Public testimony on an agenda item will be taken only for public hearings indicated on this agenda. Please note that not all meeting agenda items include a public hearing or the opportunity for public comment.

1. Written Public Hearing Testimony. The public may provide written comments via postal mail sent to City Hall or via email sent to the City Clerk at IFClerk@idahofallsidaho.gov. Comments will be distributed to the members of the Council and become a part of the official public hearing record. Written testimony must be received no later than 4:00 p.m. the date of the hearing.
2. Live Public Hearing Testimony. The public may provide live testimony remotely via the WebEx meeting platform with a phone or a computer. This platform will allow citizens to provide hearing testimony at the appropriate time. Those desiring public hearing access MUST send a valid and accurate email address to PAlexander@idahofallsidaho.gov no later than 4:00 p.m. the day of the hearing so log-in information can be sent to you prior to the meeting. Please indicate for which public hearing you wish to offer testimony.
3. In-person Testimony. Live testimony will be received in the Council Chambers at the appropriate time throughout the meeting. To comply with the Centers for Disease Control and Prevention (CDC) social distancing guidelines, appropriate seating will be provided in the Council Chambers and in a nearby overflow room. Such seating is available on a first-come, first-served basis.

Please be aware that an amendment to this agenda may be made in the meeting upon passage of a motion that states the reason for the amendment and the good faith reason why the desired change was not included in the original agenda posting. All regularly scheduled City Council Meetings are live-streamed and then archived on the city website (barring electronic failure). If communication aids, services or other physical accommodations are needed to facilitate participation or access for this meeting, please contact City Clerk Kathy Hampton at 208-612-8414 or the ADA Coordinator Lisa Farris at 208-612-8323 as soon as possible so they can seek to accommodate your needs.

1. **Call to Order.**
2. **Pledge of Allegiance.**
3. **Public Comment.** *Members of the public are invited to address the City Council regarding matters that are **not** on 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. **Coronavirus (COVID-19) Update.**

5. **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) Minutes from the May 14, 2020 Idaho Falls Power Board Meeting

B. Items from Public Works:

- 1) Bid Award – Street Overlays - 2020
- 2) Bid Award – Sewer Spot Repairs - 2020
- 3) Bid Award – Sewer Line Rehabilitation - 2020
- 4) Bid Award – Thermoplastic - 2020

C. Items from Municipal Services:

- 1) Quote 20-027, Purchase Steel Power Poles with Cross Arms for Idaho Falls Power
- 2) Moss Adams, LLC Financial Audit Services for Fiscal Year Ending September 30, 2020
- 3) Treasurer’s Report for April 2020
- 4) Minutes from the May 18, 2020 City Council Work Session; May 21, 2020 City Council Meeting; and, May 28, 2020 City 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).

6. **Regular Agenda.**

A. Municipal Services

1) Sole Source Purchase for ZVent Portable Ventilator for Fire Department: This request is to purchase twelve portable ventilators for the Fire Department. The portable ventilator criteria for purchase was the equipment’s ability to filtrate exhaled air, ability to mix air and oxygen, and equipment resource availability. All three criteria are required elements to treat and transport patients with COVID-19 symptoms and/or compromised respiratory systems.

RECOMMENDED ACTION: Authorization to advertise the City’s intent to make a sole source procurement following a 14-day period, as per Idaho Code §67-2808, and then to issue a purchase order to ZOLL Medical Corporation for a total of \$195,779.60 (or take other action deemed appropriate).

2) IF-20-02, Two Roll-Off Container Tilt Frame, Cab and Chassis for Public Works: This request is to purchase two roll-off container tilt frame, cab and chassis. Unit 7006 is a 2006 Freightliner Tilt Frame scheduled for replacement next fiscal year. The second purchase is an addition to the fleet requested in the upcoming 2020/21 Public Works budget. Director Fredericksen is requesting the addition to the fleet to be included in the replacement purchase request to take advantage of purchase savings estimated at \$10,000 per unit and lead-in for build times by ordering two units.

RECOMMENDED ACTION: Accept and approve the bid from the lowest responsive and responsible bidder, Rush Truck Centers of Jerome, Idaho for a total of \$279,418.00 (or take other action deemed appropriate).

B. Human Resources

1) Vote to Amend City Personnel Manual: At the May 11, 2020 Council meeting, the Human Resources (HR) Department discussed with the Mayor and City Council proposed changes to Personnel Policy – XV – Shift Differential. HR then submitted the proposed changes to all employees for their feedback. After the required 30 days, no feedback was received requiring modifications to the proposed changes.

RECOMMENDED ACTION: Amend the City Personnel Manual (or take other action deemed appropriate).

C. Idaho Falls Power

1) Renewal of BPA Enabling Agreement, No. 20PM-16359: Renewal of the Enabling Agreement with the Bonneville Power Administration (BPA) enables Idaho Falls Power to continue to enter into wholesale short term energy transactions with BPA. The current agreement expires on July 17, 2020. This is a replacement agreement with all the same terms as the previous agreement including a three-year termination.

RECOMMENDED ACTION: Approve renewal of the Bonneville Power Association's (BPA) Enabling Agreement, No. 20PM-16359, and give authorization for the Mayor to execute the necessary documents (or take other action deemed appropriate).

D. Legal Services

1) Day Care Licensing Amendments: The proposed amendments to the City's daycare licensing regulations are intended to clarify what past criminal acts will limit an individual's ability to receive a day care license. The amendments also mirror the State's approach to background checks and update the City's daycare licensing requirements to comply with 2020 House Bill No. 549, which was adopted in the most recent legislative session.

RECOMMENDED ACTION: Approve the Ordinance amending City's daycare licensing requirements in the City Code under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

E. Community Development Services

1) Amended development agreement for Belmont Estates Subdivision, Division No. 2: For consideration is an amended development agreement for Belmont Estates Subdivision, Division No. 2. The agreement was approved in 2017 with a special condition that a three-foot tall berm and six-foot opaque fence be built along the perimeter of the development. This is the type of condition the City no longer puts in development agreements, but in this case, it was consistent with the agreement for Division 1 and the original preliminary plat. Also, the berm was considered important because the adjacent County residents had flood irrigated their properties for many years and wished to continue to do so, but were worried the water would flood properties in the new subdivision. Most of the berm and fencing has been constructed. However, on some of the remaining lots the owners have requested to build a more transparent fence. Per the agreement, this is not possible. Therefore, the developer, in coordination with the lot owners and adjacent County residents have requested to

strike the word “opaque” from the agreement. Staff has reviewed the request and recommends approval.

RECOMMENDED ACTION: Approve the Second Amendment to Development Agreement for Belmont Estates Subdivision, Division No. 2 Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents (or take other action deemed appropriate).

2) Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Sandstone Estates Division 2: For consideration is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Sandstone Estates Division 2. This project was originally approved on January 8, 2019 but enough time has elapsed that the approval has expired. The Planning and Zoning Commission re-considered this item at its May 5, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Development Agreement for Sandstone Estates Division 2 Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents.
- b. Accept the Final Plat for Sandstone Estates Division 2 Subdivision, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.
- c. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Sandstone Estates Division 2 Subdivision, and give authorization for the Mayor to execute the necessary documents.

3) Amendment to City Code 4-7-3 regarding licensing requirements: For consideration is an ordinance amending City Code 4-7-3, which amends licensing requirements for small, pre-manufactured storage buildings. This is specifically related to homeowners who purchase pre-manufactured buildings such as storage sheds. Structural specifications are provided by the manufacturer so the Building Division knows the buildings meet the code. However, the way the code is currently written, a homeowner is not allowed to install the pre-manufactured building. They must hire a licensed contractor to do so. Whereas the Building Division already requires the specifications to ensure code compliance and a site plan to ensure zoning compliance, staff does not believe there is a need for a licensed contractor to place the building. The proposed code change will rectify this issue by allowing a homeowner to installed pre-manufactured storage buildings without a licensed contractor. Staff respectfully requests approval of the ordinance.

RECOMMENDED ACTION: Approve the Ordinance amending City Code 4-7-3 to exempt licensing for placement or installation of small pre-manufactured structures where structures otherwise meet local International Building Code standards, under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

4) Public Hearing – Zoning Ordinance Amendments R2 height, and the Airport Overlay: For consideration is an Ordinance amending various sections of the Zoning Ordinance related to section 11-3-4 Standards for Residential Zones, Table 11-3-1: Standards for Residential Zones, maximum

building height in the R2 Zone, and Section 11-5-3, Airport Overlay Zone. Full details and reasoning of the changes are included in the attached staff report. The Planning and Zoning Commission considered this item at its April 21, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTION: Approve the Ordinance Amending the Zoning Ordinance modifying maximum height in the R2 zone and language in the Airport Overlay Zone under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

5) Public Hearing – Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Coachman Place: For consideration is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Coachman Place. This project was originally approved in 2017 but the developer has revised the project and enough time has elapsed that the approval has expired. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Planned Unit Development for Coachman Place as presented.
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Coachman Place, and give authorization for the Mayor to execute the necessary documents.

6) Public Hearing – Rezone from LC to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38: For consideration is the application for Rezoning from LC to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38. The Planning and Zoning Commission considered this item at its April 21, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

- a. Approve the Ordinance Rezoning M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38 from LC to HC under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
- b. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from LC to HC of M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38, and give authorization for the Mayor to execute the necessary documents.

7. **Announcements.**

8. **Adjournment.**

May 14, 2020 Unapproved

The Idaho Falls Power Board of the City of Idaho Falls met Thursday, May 14, 2020, at the Idaho Falls Power Energy Center, 140 S. Capital, Idaho Falls, Idaho at 7:00 a.m.

Call to Order, Roll Call, and Announcements

There were present:

Mayor Rebecca L. Noah Casper

Board Member Thomas Hally

Board Member Jim Francis (by WebEx)

Board Member Shelly Smede (by WebEx)

Board Member Jim Freeman (by WebEx)

Board Member John Radford (by WebEx)

Board Member Michelle Ziel-Dingman (by WebEx)

Also present:

Bear Prairie, Idaho Falls Power (IFP) General Manager

Stephen Boorman, IFP Assistant General Manager

Michael Kirkham, Assistant City Attorney (by WebEx)

David Smith, City Accountant (by WebEx)

Pam Alexander, Municipal Services Director (by WebEx)

Josh Roos, Treasurer (by WebEx)

Linda Lundquist, IFP Executive Assistant

Mayor Casper called the meeting to order at 7:04 a.m.

Board Member Radford gave a short briefing from a recent American Public Power Association's (APPA) Policy Makers Council meeting and mentioned that the Democrats had released a fourth Stimulus Package for three trillion dollars that could aid state, county and local city governments. APPA recommends that Policy Maker members reach out to their states to initiate funding dollars. He noted that Idaho Low Income Home Energy Assistance Program (LIHEAP) would receive extra funding. Mayor Casper recapped some of the bill's other highlights. Board Member Hally added that phase two of Idaho Rebound begins on Saturday at noon and Mayor Casper mentioned that Governor Little's press conference later today would signal if the state would be moving forward or not.

Polling sheets were reviewed and circulated to Board members on their availability to tour the IFP transmission line and upcoming summer meetings. GM Prairie explained that polling is helpful to event organizers in determining an appropriate method of delivering the 2020 annual summer meetings to its members.

2020/21 Budget

GM Prairie gave a high-level overview of the proposed 2020/21 budget and mentioned that it's about 90 percent (90%) complete with some minor refinement currently taking place. He highlighted areas in the budget with proposed increases and reductions. GM Prairie explained that rate adjustments are not likely, but mentioned the possibility of a small increase in the residential base charge. He reviewed the IFP open positions and the marketing in place to fill them. Land use needs and remodeling plans were briefly described. There was a discussion on substation upgrades and expansions. GM Prairie stated there will likely be more capital project and cost of service information presented in June.

May 14, 2020 Unapproved

Q2 Financials

GM Prairie reviewed the second quarter year-over-year power supply revenues and said that they fall in line with the prior year, but noted that wholesale prices were 30 percent (30%) lower this year than last with retail selling more and at higher prices. He explained that the cost of service model is accurate from a retail revenue standpoint and added that there are no hedges on the books after this summer. David M. Smith, City Accountant reviewed the first six months of revenue and expenditures and noted that six million dollars in profit will go to capital expenditures. He explained items from the balance sheet and reviewed each chart, explaining how cash-on-hand is determined. He reviewed budgeting and spending authority practices and emphasized the importance of planning. There was a brief discussion on budgets for capital planning and how bad debts are charged in audits. Mr. Smith recommended that the City adopt a bad debt policy.

International Brotherhood of Electrical Workers (IBEW) Agreement – May 10, 2020 to May 8, 2021

GM Prairie reviewed the union contract and noted that most of the changes this year were focused on cleanup, correcting minor grammatical errors and aligning the union policy with City policy. He explained that healthcare is viewed as a benefit and is paid out the same as nonunion employees, whereby overages go into Health Retirement Accounts and underages are covered by the employees in the union through a co-pay. GM Prairie added that the union voted in favor of the agreement on May 7, 2020. Mayor Casper said she appreciated the efforts to shrink and simplify the contract and attributed a successful outcome to excellent relations with the union.

It was moved by Board Member Radford and seconded by Board Member Freeman to approve the 2020/21 IBEW Agreement. With unanimous approval, the motion was passed.

Power Supply/Long-Term Resource Planning

GM Prairie reviewed power supply costs. He noted how the utility is surplus electricity 85 percent (85%) of the year or more. He continued to explain that we are deficit energy in the cold winter mornings, evenings and in the hot summer afternoons in July and August. He noted how since the utility is surplus on an annual basis, that wholesale prices going up helps lower overall power supply costs by the additional revenue offsetting other expenses. He presented a cost comparison on adding the Small Nuclear Reactor (SMR) to the IFP portfolio in the next few years versus waiting and risking higher wholesale prices. He noted how under most all scenarios the SMR will raise power supply costs as opposed to status quo of going to the market to purchase energy when deficit over peak periods. There was general discussion on the decision to pursue the SMR back in 2018. He continued and explained that the load projections from 2012/13 haven't been realized yet and with all of the renewables combined with inexpensive natural gas coming online, it might seem harder to justify an SMR investment right now. However, GM Prairie estimates an SMR investment now at 2018 prices will be less expensive than in 2035, and past high capital projects have shown that it pays itself off over time and could become more cost effective as you pay down the fixed costs. There was a discussion about the different types of energy options available now and on the horizon and how studies have shown their costs decreasing over time as newer technologies emerge. GM Prairie reviewed a Capital Cost Comparison graph that compare the costs of building different types of plants based on kWh. GM Prairie and the Board reviewed the Lizard Study and discussed variable costs versus capital costs of different generation assets. Board Member Radford commented on the risks of relying too heavily on the Bonneville Power Administration (BPA) for energy purchases and noted that the risks of building for a future has high payoffs in the long run. GM Prairie stated that the studies and information presented could help inform the Board's decision making process on when and what energy sources should be added to the IFP portfolio. Board Member Hally asked if there was a commitment date for the SMR and GM Prairie stated nothing firm yet but likely in the next three months the Board will need to make the

May 14, 2020 Unapproved

commitment to continue with the project or take an off-ramp with the impending budget amendment from Utah Associated Municipal Power Systems (UAMPS) this likely this summer.

Utility Disconnect Policy

AGM Boorman reviewed Idaho Rebound's staged reopening plan, disconnect schedules and the City's current disconnect policy. He mentioned that interdepartmental collaboration was needed and appreciated to arrive at solutions that could help get customers caught up on their bills before the winter months. He reviewed the proposed changes to the current policy and noted there is payment assistance available through programs like Low Income Home Energy Assistance Program (LIHEAP). There was a general head nod from the Board to send a policy resolution to the May 21, 2020 City Council meeting for a vote.

Utility Reports

Transmission and Distribution - GM Prairie explained there was a BPA owned CT at the Sugarmill substation that was scheduled for replacement two years ago and subsequently failed. This failure resulted in a large outage for IFP. IFP is working on a replacement for the metering transformer in which IFP would own this equipment and operation and maintenance responsibilities. GM Prairie believes that from his experience IFP owning these assets as opposed to BPA, will result in better reliability through better maintenance and more routine replacements.

Generation – GM Prairie announced that there is a Hydro Generation Insurance Policy renewal for ratification in tonight's City Council meeting.

Fiber – GM Prairie asked the board to review the fiber information that was included in packet for homework. AGM Boorman announced there is a fiber/electric boring bidding project in tonight's City Council meeting, meant to address failing underground that is mostly occurring on the Westside. He noted that 20 percent (20%) of the cost is to run fiber through the electric conduit in the same area.

There being no further business, the meeting adjourned at 11:03 a.m.

Linda Lundquist, EXECUTIVE ASSISTANT

Rebecca L. Noah Casper, MAYOR



MEMORANDUM

FROM: Chris H Fredericksen, Public Works Director
DATE: Wednesday, May 20, 2020
RE: Bid Award – Street Overlays - 2020

Council Action Desired

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

Public Works recommends approval of the plans and specifications, awarding the bid to the lowest responsive, responsible bidder, Knife River Corporation - Northwest., in an amount of \$488,797.40 and authorization for the Mayor and City Clerk to sign contract documents.

Description, Background Information & Purpose

On Tuesday, May 19, 2020, bids were received and opened for the Street Overlays – 2020 project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to prolong street integrity in the form of asphalt overlay on prioritized city streets.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					

This project supports the community-oriented results of reliable public infrastructure and sustainability by increasing the longevity of multiple City streets.

Interdepartmental Coordination

Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact

The cost allocations for this project will be provided primarily by the Street Fund. Sufficient funding and budget authority exist to complete the proposed improvements.

Legal Review

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

City of Idaho Falls

Engineering Department Bid Tabulation

Project: STREET OVERLAY - 2020

Submitted: Kent J. Fugal, P.E., PTOE

Number: 0-00-00-0-STR-2020-01

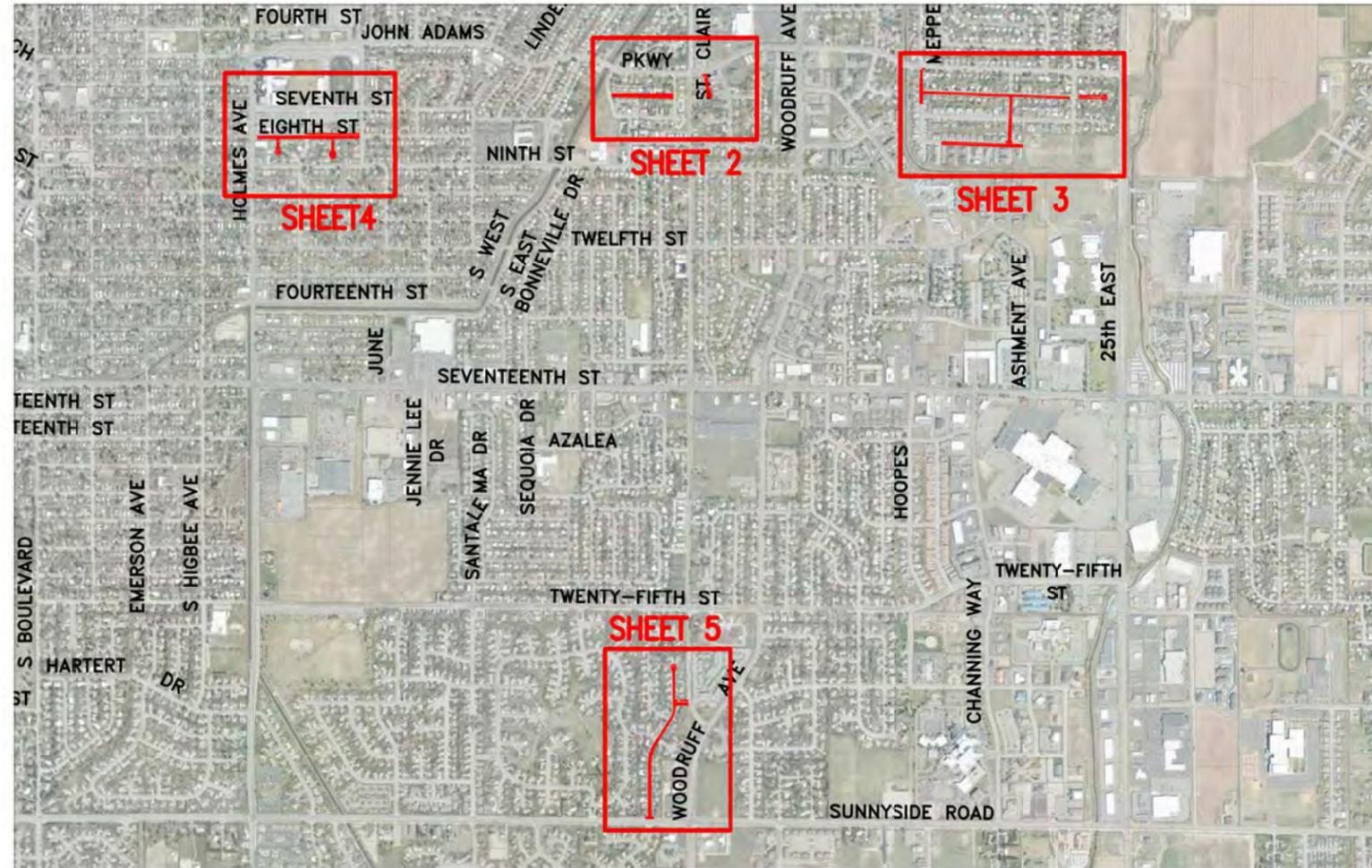
Date: May 19, 2020

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Knife River Corporation - Northwest		HK Contracotrs, Inc.		DePatco, Inc.	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
DIVISION 200 - EARTHWORK												
2.01	201.4.1.D.1	Removal of Concrete	538	SY	\$15.00	\$8,070.00	\$17.35	\$9,334.30	\$14.75	\$7,935.50	\$10.00	\$5,380.00
2.02	201.4.1.E.1	Removal of Curb & Gutter	984	LF	\$10.00	\$9,840.00	\$5.80	\$5,707.20	\$6.25	\$6,150.00	\$8.50	\$8,364.00
DIVISION 700 - CONCRETE												
7.01	706.4.1.A.7	Curb & Gutter, Type Standard	984	LF	\$40.00	\$39,360.00	\$35.75	\$35,178.00	\$39.75	\$39,114.00	\$37.00	\$36,408.00
7.02	706.4.1.E.1.a	Concrete Sidewalks, Thickness 4"	201	SY	\$80.00	\$16,080.00	\$96.50	\$19,396.50	\$115.25	\$23,165.25	\$160.00	\$32,160.00
7.03	706.4.1.E.1.b	Concrete Sidewalks, Thickness 5"	303	SY	\$90.00	\$27,270.00	\$101.00	\$30,603.00	\$125.50	\$38,026.50	\$150.00	\$45,450.00
7.04	706.4.1.B.1.a	Concrete Valley Gutter	36	LF	\$100.00	\$3,600.00	\$40.75	\$1,467.00	\$87.00	\$3,132.00	\$84.00	\$3,024.00
DIVISION 800 - AGGREGATES & ASPHALT												
8.01	810.4.1.A.1.a	1.5" Plant Mix Pavement 1/2", PG 58-34	3246	TON	\$80.00	\$259,680.00	\$83.70	\$271,690.20	\$81.00	\$262,926.00	\$77.00	\$249,942.00
DIVISION 2000 - MISCELLANEOUS												
20.01	2010.4.1.A.1	Mobilization	1	LS	\$45,000.00	\$45,000.00	\$50,800.00	\$50,800.00	\$58,844.70	\$58,844.70	\$30,000.00	\$30,000.00
20.02	2030.4.1.A.1	Manhole, Adjust to Grade	47	EA	\$800.00	\$37,600.00	\$675.00	\$31,725.00	\$455.00	\$21,385.00	\$1,100.00	\$51,700.00
20.03	2030.4.1.C.1	Valve Box, Adjust to Grade	39	EA	\$700.00	\$27,300.00	\$367.00	\$14,313.00	\$350.00	\$13,650.00	\$750.00	\$29,250.00
SPECIAL PROVISIONS												
SP-1	S0605	Inlet Box (Frame & Grate Only)	2	EA	\$2,000.00	\$4,000.00	\$554.00	\$1,108.00	\$770.00	\$1,540.00	\$1,350.00	\$2,700.00
SP-2	S0803	Milling (Cold) 1.25"	6233	SY	\$2.50	\$15,582.50	\$2.40	\$14,959.20	\$1.85	\$11,531.05	\$1.35	\$8,414.55
SP-3	S2020	Lower Manhole Ring	4	SY	\$500.00	\$2,000.00	\$329.00	\$1,316.00	\$300.00	\$1,200.00	\$1,000.00	\$4,000.00
SP-4	S2025	Lower Water Valve Box	4	EA	\$400.00	\$1,600.00	\$300.00	\$1,200.00	\$300.00	\$1,200.00	\$500.00	\$2,000.00
TOTAL						\$496,982.50	\$488,797.40		\$489,800.00		\$508,792.55	

STREET OVERLAYS - 2020

PROJECT # 0-00-00-0-STR-2020-01

PROJECT LOCATIONS



Digitally signed by Kent Fugal
 DN: E=kfugal@idahofallsidaho.gov, CN=Kent Fugal, OU=Public Works, O=City of Idaho Falls, L=Idaho Falls, S=ID, C=US
 Reason: I attest to the accuracy and integrity of this document
 Date: 2020.05.01 15:16:14-06'00'



MAYOR
 REBECCA L. NOAH CASPER
CITY COUNCIL

MICHELLE ZIEL-DINGMAN
 SHELLY SMEDE
 THOMAS HALLY

JIM FRANCIS
 JOHN B. RADFORD
 JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
 CHRIS H FREDERICKSEN, P.E.

CITY ENGINEER
 KENT J. FUGAL, P.E., PTOE

2020

AS BUILT:		
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY		
ENGINEERING DIVISION	STREET OVERLAYS 2020	
CHK BY: K.J.F.	DSG BY: Y.G.	DWN BY: Y.G.
FILE NO. 0-00-00-0-STR-2020-01	DATE PLOTTED: 05/01/20	SHEET NO. 1 OF 5
DWG NO. STR-2020-01 Title Page		



MEMORANDUM

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, June 4, 2020
RE: Bid Award – Sewer Spot Repairs - 2020

Council Action Desired

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

Public Works recommends approval of the plans and specifications, awarding the bid to the lowest responsive, responsible bidder, Pipeline Inspection Services, in an amount of \$87,350.00 and authorization for the Mayor and City Clerk to sign contract documents.

Description, Background Information & Purpose

On Thursday, May 28, 2020, bids were received and opened for the Sewer Spot Repairs - 2020 project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to repair various areas of aging sewer lines in the City.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by increasing the longevity of aging sewer lines.

Interdepartmental Coordination

Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact

The cost allocations for this project will be provided by the Sewer Fund. Sufficient funding and budget authority exist to complete the proposed improvements.

Legal Review

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

City of Idaho Falls

Engineering Department Bid Tabulation

Project: SEWER SPOT REPAIRS - 2020

Number: 0-00-00-0-SWR-2020-17

Submitted: Kent J. Fugal, P.E., PTOE

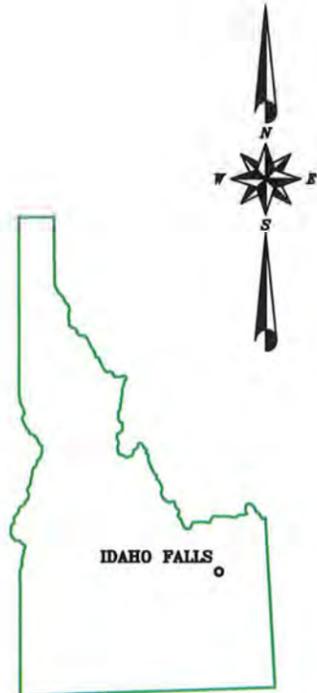
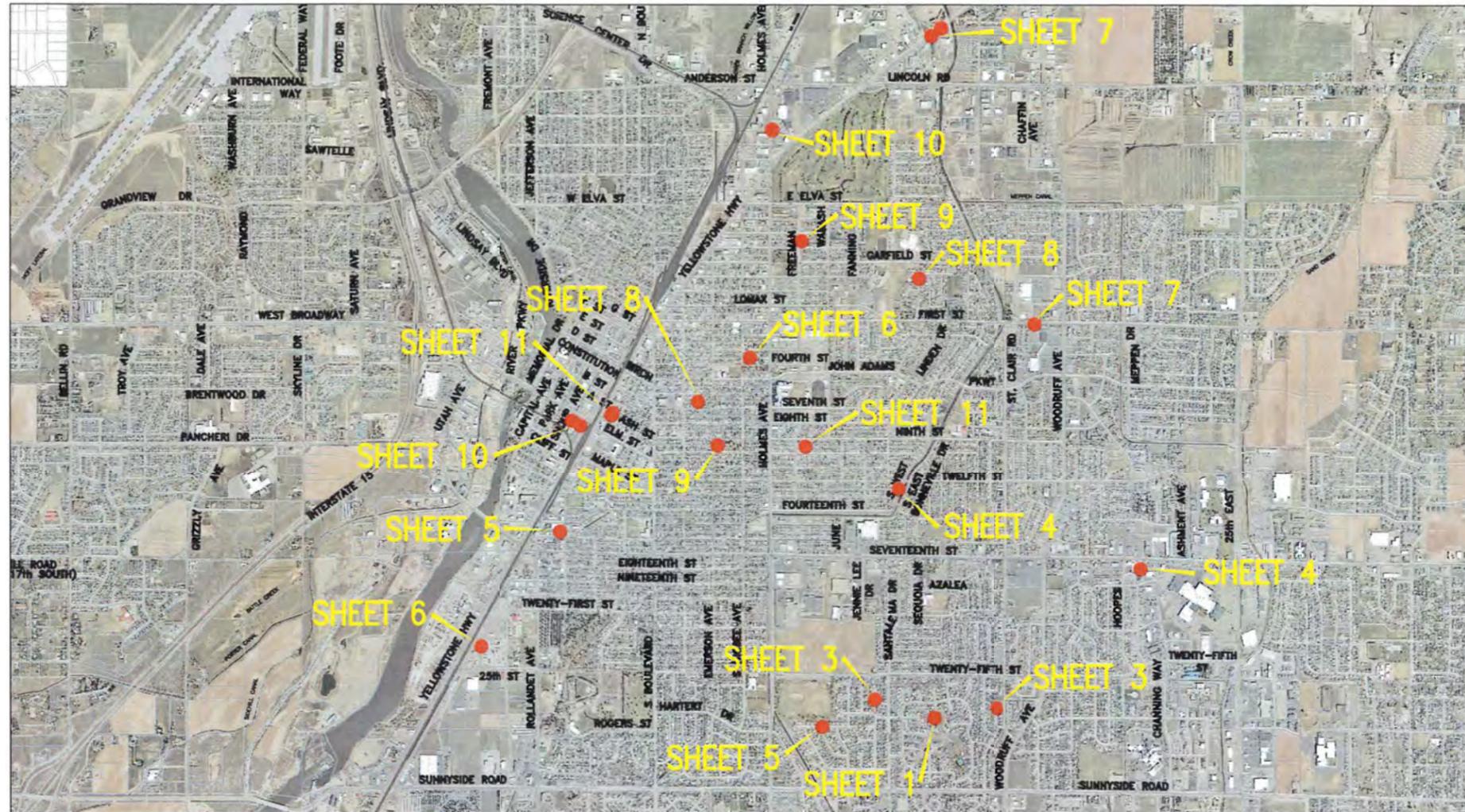
Date: May 28, 2020

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Pipeline Inspection Services		National Power Rodding Corporation	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
DIVISION 500 - SEWER										
5.01	509.4.1.C.1	Cut Off Protruding Services	2	EA	\$500.00	\$1,000.00	\$1,250.00	\$2,500.00	\$1,000.00	\$2,000.00
SPECIAL PROVISIONS										
SP-1	S0520A	Pipe Patch 8"	21	EA	\$3,000.00	\$63,000.00	\$3,350.00	\$70,350.00	\$6,212.00	\$130,452.00
SP-2	S0520B	Pipe Patch 10"	2	EA	\$3,600.00	\$7,200.00	\$3,500.00	\$7,000.00	\$6,212.00	\$12,424.00
SP-3	S0520C	Pipe Patch 12"	2	EA	\$4,000.00	\$8,000.00	\$3,750.00	\$7,500.00	\$6,212.00	\$12,424.00
TOTAL						\$79,200.00		\$87,350.00		\$157,300.00

SEWER SPOT REPAIRS - 2020

PROJECT # 0-00-00-0-SWR-2020-17

PROJECT LOCATIONS



REVIEWED BY: SEWER DIVISION

Carl Utter
DATE: 5-5-2020

Digitally signed by Kent Fugal
DN:
E=kfugal@idahofallsidaho.gov
CN=Kent Fugal, OU=Public Works, O=City of Idaho Falls, L=Idaho Falls, S=ID, C=US
Reason: I attest to the accuracy and integrity of this document
Date: 2020.05.06 14:54:01-06'00'



MAYOR
REBECCA L. NOAH CASPER
CITY COUNCIL

MICHELLE ZIEL-DINGMAN
SHELLY SMEDE
THOMAS HALLY

JIM FRANCIS
JOHN B. RADFORD
JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
CHRIS H. FREDERICKSEN, P.E.

CITY ENGINEER
KENT J. FUGAL, P.E., PTOE

2020

AS BUILT:	
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY	
ENGINEERING DIVISION	
SEWER SPOT REPAIRS - 2020	
CHECK BY: KJF	DESIGN BY: YG
FILE NO. 0-00-00-0-SWR-2020-17	DATE PLOTTED: 5/4/2020
DWG NO. SWR-2020-17 Titlepage	SHEET NO. 1 of 11



MEMORANDUM

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, June 4, 2020
RE: Bid Award – Sewer Line Rehabilitation - 2020

Council Action Desired

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

Public Works recommends approval of the plans and specifications, awarding the bid to the lowest responsive, responsible bidder, Insituform Technologies, LLC, in an amount of \$241,962.00 and authorization for the Mayor and City Clerk to sign contract documents.

Description, Background Information & Purpose

On Thursday, May 28, 2020, bids were received and opened for the Sewer Line Rehabilitation – 2020 project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to rehabilitate aging sewer lines in the City.

Relevant PBB Results & Department Strategic Plan

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by increasing the longevity of aging sewer lines.

Interdepartmental Coordination

Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact

The cost allocations for this project will be provided by the Sewer Fund. Sufficient funding and budget authority exist to complete the proposed improvements.

Legal Review

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

City of Idaho Falls

Engineering Department Bid Tabulation

Project: SEWER LINE REHABILITATION - 2020

Number: 0-00-00-0-SWR-2020-16

Submitted: Kent J. Fugal, P.E., PTOE

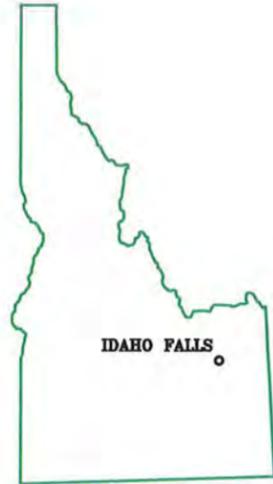
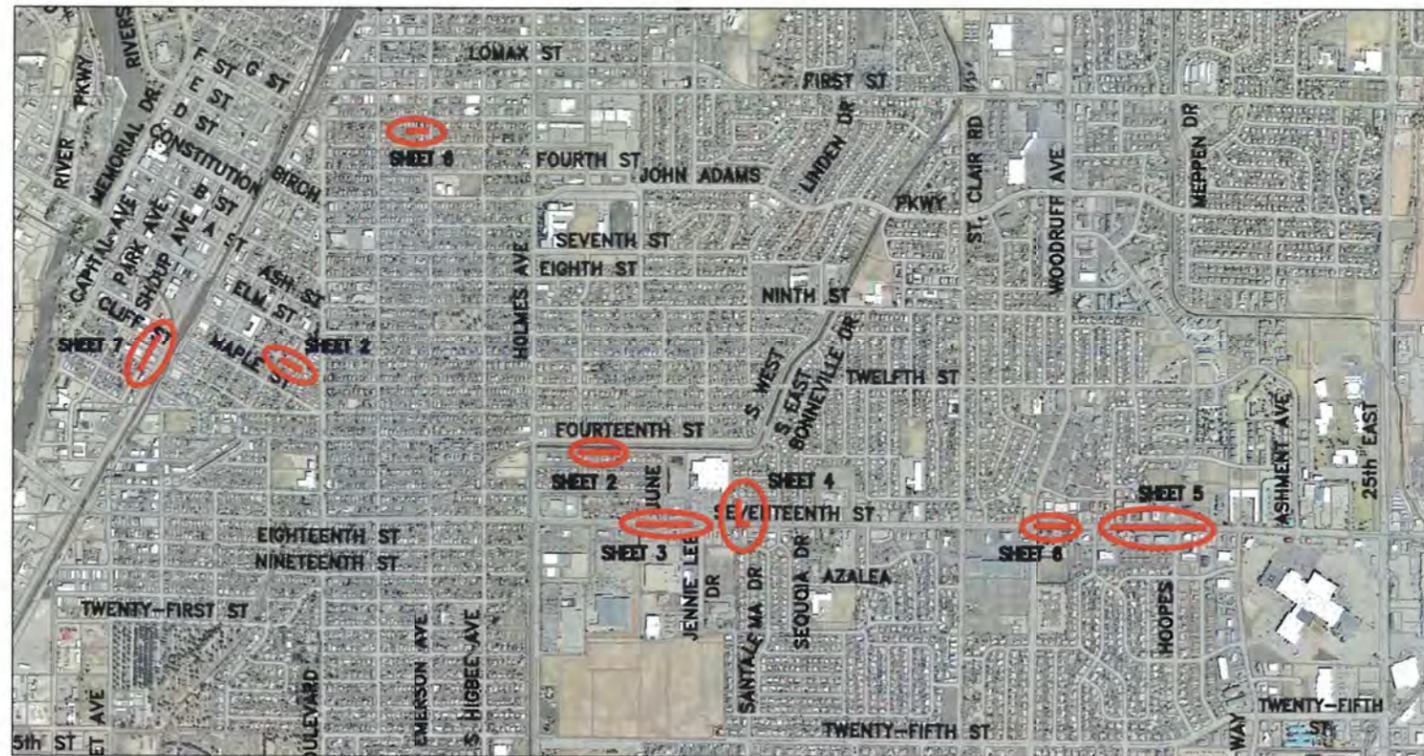
Date: May 28, 2020

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Insituform Technologies, LLC		Planned and Engineered Construction		Michels Corporation	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount
DIVISION 500 - SEWER												
5.01	509.4.1.B.1.a	CIPP Liner 8"	2167	LF	\$40.00	\$86,680.00	\$25.00	\$54,175.00	\$38.00	\$82,346.00	\$60.00	\$130,020.00
5.02	509.4.1.B.1.b	CIPP Liner 10"	275	LF	\$70.00	\$19,250.00	\$35.00	\$9,625.00	\$42.00	\$11,550.00	\$105.00	\$28,875.00
5.03	509.4.1.B.1.f	CIPP Liner 24"	1672	LF	\$150.00	\$250,800.00	\$98.00	\$163,856.00	\$150.00	\$250,800.00	\$131.00	\$219,032.00
5.04	509.4.1.C.1	Cut Off Protruding Services	3	EA	\$450.00	\$1,350.00	\$217.00	\$651.00	\$500.00	\$1,500.00	\$569.00	\$1,707.00
5.05	509.4.1.D.1	Reconnect Service Line	51	EA	\$150.00	\$7,650.00	\$115.00	\$5,865.00	\$200.00	\$10,200.00	\$300.00	\$15,300.00
5.06	509.4.1.E.1	Bypass Sewage Pumping	1	LS	\$40,000.00	\$40,000.00	\$7,790.00	\$7,790.00	\$68,604.00	\$68,604.00	\$135,047.00	\$135,047.00
TOTAL						\$405,730.00		\$241,962.00		\$425,000.00		\$529,981.00

SEWER LINE REHABILITATION 2020

PROJECT # 0-00-00-0-SWR-2020-16

PROJECT LOCATIONS



REVIEWED BY: SEWER DIVISION

Kent Fugal

DATE: 5-5-2020

Digitally signed by Kent Fugal
DN:
E=kfugal@idahofallsidaho.gov,
CN=Kent Fugal, OU=Public
Works, O=City of Idaho Falls,
L=Idaho Falls, S=ID, C=US
Reason: I am approving this
document
Date: 2020.05.06
13:55:10-06'00'



MAYOR

REBECCA L. NOAH CASPER

CITY COUNCIL

MICHELLE ZIEL-DINGMAN
SHELLY SMEDE
THOMAS HALLY

JIM FRANCIS
JOHN B. RADFORD
JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
CHRIS H. FREDERICKSEN, P.E.

CITY ENGINEER
KENT J. FUGAL, P.E., PTOE

2020

AS BUILT:	
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY	
ENGINEERING DIVISION	
SEWER LINE REHABILITATION 2020	
CHEK BY: Y.G.	DESIGN BY: CW
FILE NO. 0-00-00-0-SWR-2020-16	DATE PLOTTED: 5/4/2020
DWG NO. SWR-2020-16-Titlepage	SHEET NO. 1 of 7



MEMORANDUM

FROM: Chris H Fredericksen, Public Works Director
DATE: Thursday, June 4, 2020
RE: Bid Award – Thermoplastic - 2020

Council Action Desired

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

Public Works recommends approval of the plans and specifications, awarding the bid to the lowest responsive, responsible bidder, Falls Striping, LLC. in an amount of \$83,786.40 and authorization for the Mayor and City Clerk to sign contract documents.

Description, Background Information & Purpose

On Tuesday, June 2, 2020, bids were received and opened for the Thermoplastic - 2020 project. A tabulation of bid results is attached. The purpose of the proposed bid award is to enter into contract with the lowest bidder to furnish all tools, labor, equipment, and materials necessary to install numerous pavement markings in the City.

Relevant PBB Results & Department Strategic Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>				

This project supports the community-oriented results of safety by improving the visibility of street markings for motorists and pedestrians.

Interdepartmental Coordination

Project reviews have been conducted with all necessary city departments to ensure coordination of project activities.

Fiscal Impact

The cost allocations for this project will be provided by the Street Fund. Sufficient funding and budget authority exist to complete the proposed improvements.

Legal Review

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

City of Idaho Falls

Engineering Department

Bid Tabulation

Project: THERMOPLASTIC CITYWIDE - 2020

Number: 0-00-00-0-TRF-2020-02

Submitted: Kent J. Fugal, P.E., PTOE

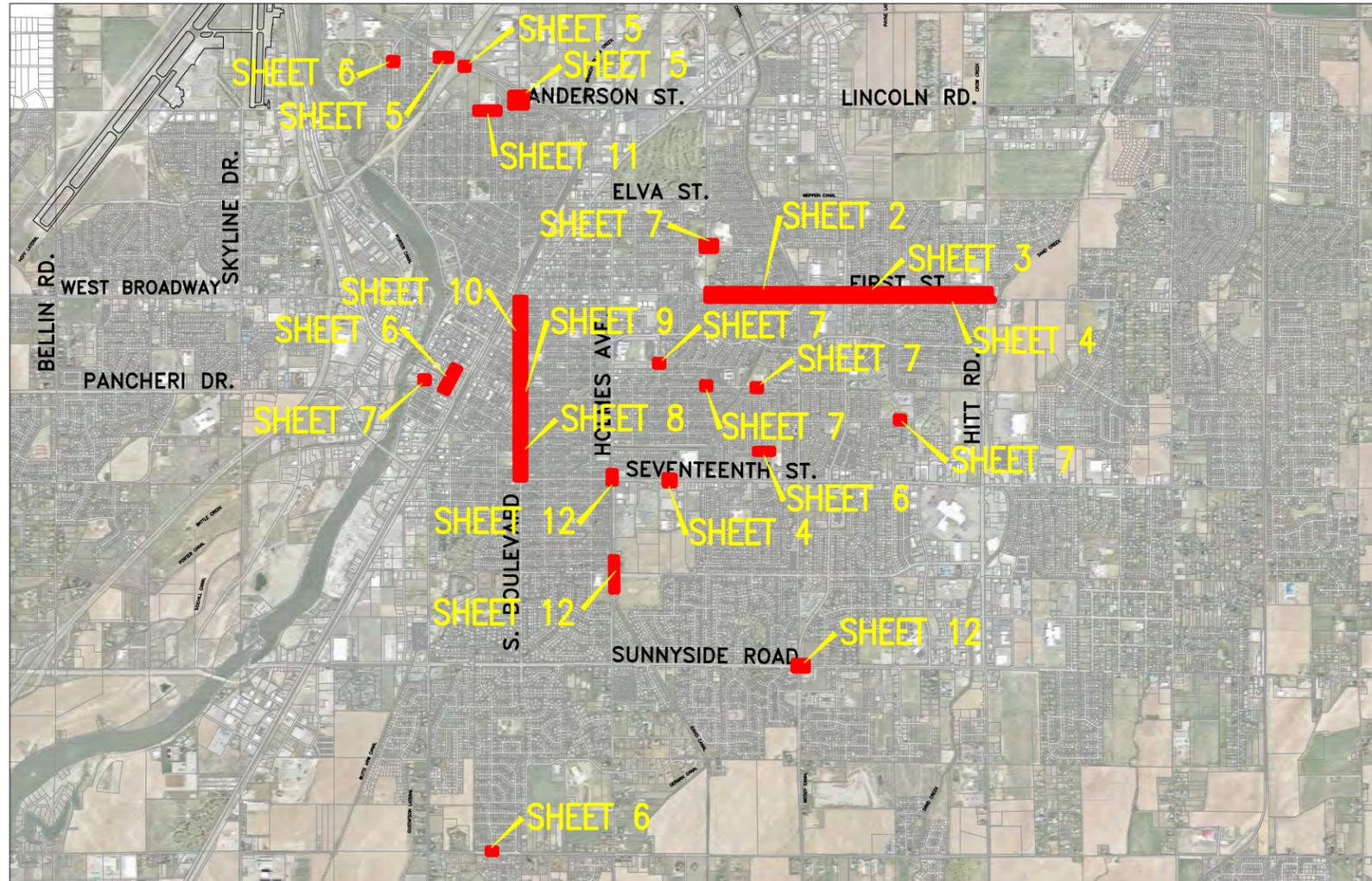
Date: June 2, 2020

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		Falls Striping, LLC	
					Unit Price	Total Amount	Unit Price	Total Amount
DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING								
11.01	1104.4.1.B.1	Thermoplastic Pavement Markings	11637	SF	\$6.50	\$75,640.50	\$7.20	\$83,786.40
TOTAL						\$75,640.50		\$83,786.40

THEρμοPLASTIC CITYWIDE – 2020

PROJECT # 0-00-00-0-TRF-2020-02

PROJECT LOCATION



MAYOR

REBECCA L. NOAH CASPER

CITY COUNCIL

MICHELLE ZIEL-DINGMAN
SHELLY SMEDE
THOMAS HALLY

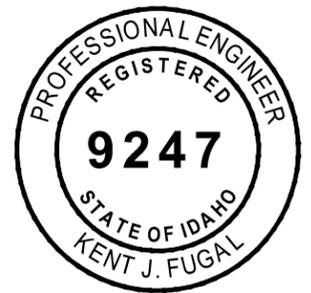
JIM FRANCIS
JOHN B. RADFORD
JIM FREEMAN

ENGINEERING DIVISION

PUBLIC WORKS DIRECTOR
CHRIS H FREDERICKSEN, P.E.

CITY ENGINEER
KENT J. FUGAL, P.E., PTOE

2020



AS BUILT:		
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY		
ENGINEERING DIVISION	THERMOPLASTIC CITYWIDE – 2020	
CHK BY: KJF	DSG BY: YG	DWN BY: YG
FILE NO. 0-00-00-0-TRF-2020-02	DATE PLOTTED: 05/15/20	SHEET NO. 1 OF 11
DWG NO. TRF-2020-02 Title Page		



MEMORANDUM

FROM: Pam Alexander
DATE: Wednesday, June 10, 2020
RE: Quote 20-027, Purchase Steel Power Poles with Cross Arms for Idaho Falls Power

Council Action Desired

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

Accept and approve the lowest quote received from TransAmerican Power Products, Inc. for a total of \$98,273.00, or take other action deemed appropriate.

Description, Background Information & Purpose

This request is to purchase six, direct-embedded and self-supporting steel power poles with cross arms for the Heritage Park power line relocation.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This purchase supports the safe and secure community and livable community oriented results by providing direct embedded and self-supporting power poles for Heritage Park.

Interdepartmental Coordination

Idaho Falls Power published, reviewed and recommended the quote for award. The Municipal Services Department Purchasing division reviewed the quotes and concur that the quote process is within State purchasing guidelines.

Fiscal Impact

Funds for the steel power poles are budgeted within the 2019/20 Idaho Falls Power transmission budget.

Legal Review

Legal concurs the Council action desired is within State Statute.

Heritage Park Steel Poles

Quote Results

<u>Companies</u>	<u>Lump Sum</u>	<u>Delivery Date</u>	
Valmont		non-responsive	
McWane	\$ 166,848.46	16 Weeks	ARO
TransAmerican Power Products	\$98,273.00	11/9/20 to 11/23/20	
Summitt Utility Structure		Incomplete Bid	
Pacific Steel Structure	\$ 136,766.00	14-16 Weeks	ARO



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director
DATE: Wednesday, June 10, 2020
RE: Moss Adams, LLC Financial Audit Services for Fiscal Year Ending September 30, 2020

Council Action Desired

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

Approve the engagement letter and professional services agreement with Moss Adams, LLC for independent financial audit services, 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 original professional services agreement to provide comprehensive annual financial audit services was approved by City Council in September 2016 awarded through request for proposal (RFP#16-026). Prior to fiscal year ending 2016, the City had two independent auditors with Moss Adams, LLC conducting the Idaho Falls Power audit and Rudd and Company conducting the remaining city departments. RFP 16-026 consolidated both audits into one professional services contract. Moss Adams has conducted the City’s comprehensive financial audit services for fiscal years 2016/17, 2017/18 and 2018/19.

Relevant PBB Results & Department Strategic Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>					

The engagement letter and professional services agreement support the good governance result by fostering innovative and sound fiscal management and enables trust and transparency with City finances.

Interdepartmental Coordination

Reviews have been conducted with all necessary city departments to ensure coordination of project activities. Questions regarding the Moss Adams audit services can be directed to me or Mark, City Controller.

Fiscal Impact

The proposed fee for the completion of the annual financial audit is \$118,000, not including travel and other incidental expenses estimated at \$17,000, for a total contract amount of \$135,000. Funds for comprehensive financial audit services are budgeted annually within the annual Municipal Services Department budget.

Legal Review

Legal has reviewed the engagement letter and agreement and has confirmed there are no significant or material changes in the terms of the agreement from last year.

May 19, 2020

Mayor Rebecca Casper
City of Idaho Falls
PO Box 50220
Idaho Falls, ID 83405-0220

Re: Audit and Non-Attest Services

Dear Mayor Casper:

Thank you for the opportunity to provide services to City of Idaho Falls, Idaho. This engagement letter (“Engagement Letter”) and the attached Professional Services Agreement, which is incorporated by this reference, confirm our acceptance and understanding of the terms and objectives of our engagement, and limitations of the services that Moss Adams LLP (“Moss Adams,” “we,” “us,” and “our”) will provide to City of Idaho Falls, Idaho (“you,” “your,” and “City”).

Scope of Services – Audit

You have requested that we audit the City’s financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, as of and for the year ended September 30, 2020, and the related notes to the financial statements, which collectively comprise the basic financial statements of the City. We will also report on whether the schedule of expenditures of federal awards, the combining and individual nonmajor fund financial statements, the budgetary comparison schedules, and the schedule of passenger facility charges collected and expended, presented as supplementary information, is fairly stated, in all material respects, in relation to the financial statements as a whole. We have not been engaged to report on whether the introductory and statistical sections, presented as supplementary information, is fairly stated, in all material respects, in relation to the financial statements as a whole.

Accounting standards generally accepted in the United States of America provide for certain required supplementary information (“RSI”), such as management’s discussion and analysis, to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to City’s RSI in accordance with auditing standards generally accepted in the United States of America. We will not express an opinion or provide assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide assurance. The following RSI will be subjected to certain limited procedures, but will not be audited:

- 1) Management’s discussion and analysis
- 2) Schedule of employer’s share of the net pension liability

3) Schedule of employer contributions

Scope of Services and Limitations – Nonattest

We will provide the City with the following nonattest services:

- 1) Assist you in drafting the City of Idaho Falls Electric Light Fund standalone financial statements and related footnotes as of and for the year ended September 30, 2020.

Our professional standards require that we remain independent with respect to our attest clients, including those situations where we also provide nonattest services such as those identified in the preceding paragraphs. As a result, City management must accept the responsibilities set forth below related to this engagement:

- Assume all management responsibilities.
- Oversee the service by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, and/or experience to oversee our nonattest services. The individual is not required to possess the expertise to perform or reperform the services.
- Evaluate the adequacy and results of the nonattest services performed.
- Accept responsibility for the results of the nonattest services performed.

It is our understanding that Mark Hagedorn, Controller, has been designated by the City to oversee the nonattest services and that in the opinion of the City is qualified to oversee our nonattest services as outlined above. If any issues or concerns in this area arise during the course of our engagement, we will discuss them with you prior to continuing with the engagement.

Timing

Keith Simovic is responsible for supervising the engagement and authorizing the signing of the report. We expect to begin our audit on approximately December 2020, complete fieldwork on approximately January 2021, and issue our report no later than March 31, 2021.

Our scheduling depends on your completion of the year-end closing and adjusting process prior to our arrival to begin the fieldwork. We may experience delays in completing our services due to your staff's unavailability or delays in your closing and adjusting process. You understand our fees are subject to adjustment if we experience these delays in completing our services.

Fees

We estimate that our fees for the services will be \$118,000. You will also be billed for expenses.

In addition to fees, we will charge you for expenses. Our invoices include a flat expense charge, calculated as five percent (5%) of fees, to cover expenses such as copying costs, postage, administrative billable time, report processing fees, filing fees, and technology expenses.

Our ability to provide services in accordance with our estimated fees depends on the quality, timeliness, and accuracy of the City's records, and, for example, the number of general ledger adjustments required as a result of our work. To assist you in this process, we will provide you with a Client Audit Preparation Schedule that identifies the key work you will need to perform in preparation for the audit. We will also need your accounting staff to be readily available during the engagement to respond in a timely manner to our requests. Lack of preparation, poor records, general ledger adjustments, and/or untimely assistance will result in an increase of our fees.

Reporting

We will issue a written report upon completion of our audit of the City's financial statements. Our report will be addressed to the City Council of the City. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement. Our services will be concluded upon delivery to you of our report on your financial statements for the year ended September 30, 2020.

We will make reference to Rudd & Company's audit of Idaho Falls Redevelopment Agency (a component unit of the City) in our report on the City's financial statements

We also will issue a written report on the following upon completion of our audit.

- 1) Report of independent auditors on internal control over financial reporting and on compliance and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards.
- 2) Report on independent auditors on compliance for the major federal program; report on internal control over compliance, and report on the schedule of expenditures of federal awards required by the Uniform Guidance.
- 3) Report of independent auditors on the schedule of passenger facility charges collected and expended.
- 4) Report of independent auditors for the City of Idaho Falls Electric Light Fund financial statements.

At the conclusion of the engagement, we will complete the auditor section of the Data Collection Form and electronically sign the Data Collection Form that summarizes our findings. We will provide electronic copies of our reports to you; however, it is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan, as applicable) along with the Data Collection Form to the Federal Audit Clearinghouse. The Data Collection Form and the reporting package must be submitted within the earlier of 30 days after

receipt of the auditors' reports or nine months after the end of the audit period. At the conclusion of the engagement, we will make arrangements with management regarding Data Collection Form submission procedures.

We appreciate the opportunity to be of service to you. If you agree with the terms of our engagement as set forth in this Agreement, please sign the enclosed copy of this letter and return it to us with the Professional Services Agreement.

Very truly yours,



Keith Simovic, Senior Manager, for
Moss Adams LLP

Enclosures

Accepted and Agreed:

This Engagement Letter and the attached Professional Services Agreement set forth the entire understanding of City of Idaho Falls, Idaho with respect to this engagement and the services to be provided by Moss Adams LLP:

Signature: _____

Print Name: _____

Title: _____

Date: _____

PROFESSIONAL SERVICES AGREEMENT

Single Audit Version (Uniform Guidance)

This Professional Services Agreement (the "PSA") together with the Engagement Letter, which is hereby incorporated by reference, represent the entire agreement (the "Agreement") relating to services that Moss Adams will provide to the City. Any undefined terms in this PSA shall have the same meaning as set forth in the Engagement Letter.

Objectives of the Audit

The objective of our audit is the expression of an opinion on the financial statements and supplementary information. The objective also includes reporting on the following:

- Internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*.
- Internal control related to major federal programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and the audit requirements contained in OMB Title 2 U.S. Code of Federal Regulations (CFR) Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance).

The reports on internal control and compliance will each include a statement that the purpose of the report is solely to: describe the scope of testing of internal control over financial reporting and compliance and the result of that testing and not to provide an opinion on the effectiveness of the entity's internal control over financial reporting or on compliance; describe the scope of testing internal control over compliance for major federal programs and major federal program compliance and the result of that testing and to provide an opinion on compliance but not to provide an opinion on the effectiveness of internal control over compliance; that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control over financial reporting and compliance and the OMB Uniform Guidance in considering internal control over compliance and major federal program compliance; and, accordingly, it is not suitable for any other purpose.

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS); the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the audit provisions of the OMB Uniform Guidance. It will include tests of your accounting records, a determination of major program(s) in accordance with the OMB Uniform Guidance, and other procedures we consider necessary to enable us to express opinions and to render the required reports. If our opinion on the financial statements or the Single Audit compliance opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion we may decline to express an opinion or to issue a report as a result of this engagement.

Procedures and Limitations

Our procedures may include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of certain receivables and certain other assets, liabilities and transaction details by correspondence with selected individuals, funding sources, creditors, and financial institutions. We may also request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. The supplementary information will be subject to certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves. At the conclusion of our audit, we will require certain written representations from management about the financial statements and supplementary information and related matters. Management's failure to provide representations to our satisfaction will preclude us from issuing our report.

An audit includes examining evidence, on a test basis, supporting the amounts and disclosures in the financial statements. Therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. Also, we will plan and perform the audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free from material misstatement. Such material misstatements may include errors, fraudulent financial reporting, misappropriation of assets, or noncompliance with the provisions of laws, regulations, contracts, and grant agreements that are attributable to the entity or to acts by management or employees acting on behalf of the entity that may have a direct financial statement impact. Pursuant to *Government Auditing Standards*, we will not provide reasonable assurance of detecting abuse. As required by the Single Audit Act Amendments of 1996 and the audit provisions of the OMB Uniform Guidance, our audit will include tests of transactions related to major federal award programs for compliance with applicable federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program.

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk exists that some material misstatements and noncompliance may not be detected, even though the audit is properly planned

and performed in accordance with U.S. GAAS, *Government Auditing Standards*, and the OMB Uniform Guidance. An audit is not designed to detect immaterial misstatements or noncompliance with the provisions of laws, regulations, contracts, and grant agreements that do not have a direct and material effect on the financial statements or noncompliance with the provisions of federal statutes, regulations, and the terms and condition of federal awards that do not have a direct and material effect on major federal programs. However, we will inform you of any material errors, fraudulent financial reporting, misappropriation of assets, and noncompliance with the provisions of laws, federal statutes, regulations, contracts grant agreements and federal awards that come to our attention, unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any time period for which we are not engaged as auditors.

We may assist management in the preparation of the City's financial statements and supplementary information. Regardless of any assistance we may render, all information included in the financial statements and supplementary information remains the representation of management. We may issue a preliminary draft of the financial statements and supplementary information to you for your review. Any preliminary draft financial statements and supplementary information should not be relied upon, reproduced or otherwise distributed without the written permission of Moss Adams.

Procedures and Limitations—Internal Control

In planning and performing our audit, we will consider the internal control sufficient to plan the audit in order to determine the nature, timing, and extent of our auditing procedures for the purpose of expressing our opinions on the City's financial statements and on its compliance with requirements applicable to major federal programs.

We will obtain an understanding of the design of the relevant controls and whether they have been placed in operation, and we will assess control risk. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from noncompliance with the provisions of laws, regulations, contract and grant agreements and other noncompliance matters that have a direct and material effect on the financial statements.

An audit is not designed to provide assurance on internal control or to identify deficiencies in the design or operation of internal control and accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*. However, if, during the audit, we become aware of any matters involving internal control or its operation that we consider to be significant deficiencies under standards established by the American Institute of Certified Public Accountants, we will communicate them in writing to management and those charged with governance. We will also identify if we consider any significant deficiency, or combination of significant deficiencies, to be a material weakness.

As required by the audit provisions of the OMB Uniform Guidance, we will perform tests of controls to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the OMB Uniform Guidance.

Procedures and Limitations—Compliance

Our audit will be conducted in accordance with the standards referred to in the section titled "Objectives of the Audit." As part of obtaining reasonable assurance about whether the financial statements are free from material misstatement, we will perform tests of the City's compliance with the provisions of laws, regulations, contracts, and grant agreements that may have a direct and material effect on the financial statements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The audit provisions of the OMB Uniform Guidance require that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with applicable federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major federal program. Our procedures will consist of the applicable procedures described in the OMB Compliance Supplement for the types of compliance requirements that could have a direct and material effect on each of your major federal programs. The purpose of those procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major federal programs in our report on compliance issued pursuant to the OMB Uniform Guidance.

Management's Responsibility for Financial Statements, Internal Control, and Federal Award Compliance

As a condition of our engagement, management acknowledges and understands that management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America. We may advise management about appropriate accounting principles and their application

and may assist in the preparation of your financial statements, including the schedule of expenditures of federal awards, but management remains responsible for the financial statements and the schedule of expenditures of federal awards. Management also acknowledges and understands that management is responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud. This responsibility includes the maintenance of adequate records, the selection and application of accounting principles, and the safeguarding of assets.

You are responsible for informing us about all known or suspected fraud affecting the City involving: (a) management, (b) employees who have significant roles in internal control, and (c) others where the fraud could have a material effect on the financial statements. You are responsible for informing us of your knowledge of any allegations of fraud or suspected fraud affecting the City received in communications from employees, former employees, grantors, regulators, or others. In addition, management is responsible for identifying and ensuring that the City complies with applicable laws and regulations and for taking timely and appropriate steps to remedy any fraud or noncompliance with the provisions of laws, regulations, contract, and grant agreements, that we may report.

Management is responsible for adjusting the financial statements to correct material misstatements and for confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements as a whole.

Management is responsible for establishing and maintaining internal control and for compliance with federal statutes, regulations, and the terms and conditions of federal awards and for identifying and ensuring that the City complies with such provisions. Management is also responsible for informing us of any significant contractor relationships in which the contractor is responsible for program compliance. Management is also responsible for addressing the audit findings and recommendations, establishing and maintaining a process to track the status of such findings and recommendations, and taking timely and appropriate steps to remedy any fraud and noncompliance with federal statutes, regulations, and the terms and conditions of federal awards or abuse that we may report. Additionally, as required by the OMB Uniform Guidance, it is your responsibility to follow up and take corrective action on reported audit findings and to prepare a summary schedule of prior audit findings and a corrective action plan.

Management is responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. Management agrees that as a condition of our engagement, management will provide us with:

- access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, and other matters;
- additional information that we may request from management for the purpose of the audit; and
- unrestricted access to persons within the City from whom we determine it necessary to obtain audit evidence.

Management's Responsibility for Supplementary Information

Management is responsible for the preparation of the supplementary information in accordance with the applicable criteria. Management agrees to include the auditor's report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information. Management is responsible to present the supplementary information with the audited financial statements or, if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by the entity of the supplementary information and the auditor's report thereon. For purposes of this Agreement, audited financial statements are deemed to be readily available if a third party user can obtain the audited financial statements without any further action by management. For example, financial statements on your Web site may be considered readily available, but being available upon request is not considered readily available.

Dissemination of Financial Statements and Reports

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and the financial statements. Our report on the financial statements must be associated only with the financial statements that were the subject of our engagement. You may make copies of our report, but only if the entire financial statements (including related footnotes and supplementary information, as appropriate) are reproduced and distributed with our report. You agree not to reproduce or associate our report with any other financial statements, or portions thereof, that are not the subject of this engagement.

Offering of Securities

This Agreement does not contemplate Moss Adams providing any services in connection with the offering of securities, whether registered or exempt from registration, and Moss Adams will charge additional fees to provide any such services. You agree not to incorporate or reference our report in a private placement or other offering of your equity or debt securities without our express written permission. You further agree we are under no obligation to reissue our report or provide written permission for the use of our report at a later date in connection with an offering of securities, the issuance of debt instruments, or for any other circumstance. We will determine, at our sole discretion, whether we will reissue our report or provide written permission for the use of our report only after we have conducted any procedures we deem necessary in the circumstances. You agree to provide us with adequate time to review documents where (a) our report is requested to be reissued, (b) our report is included in the offering document or referred to therein, or (c) reference to our firm is expected to be made. If we decide to reissue our report or provide written permission to the use of our report, you agree that Moss Adams will be included on each distribution of draft offering materials and we will receive a complete set of final documents. If we decide not to reissue our report or withhold our written permission to use our report, you may be required to engage another firm to audit periods covered by our audit reports, and that firm will likely bill you for its services. While the successor auditor may request access to our engagement documentation for those periods, we are under no obligation to permit such access.

Changes in Professional or Accounting Standards

To the extent that future federal, state, or professional rule-making activities require modification of our audit approach, procedures, scope of work, etc., we will advise you of such changes and the impact on our fee estimate. If we are unable to agree on the additional fees, if any, that may be required to implement any new accounting and auditing standards that are required to be adopted and applied as part of our engagement, we may terminate this Agreement as provided herein, regardless of the stage of completion.

Representations of Management

During the course of our engagement, we may request information and explanations from management regarding, among other matters, the City's operations, internal control, future plans, specific transactions, and accounting systems and procedures. At the conclusion of our engagement, we will require, as a precondition to the issuance of our report, that management provide us with a written representation letter confirming some or all of the representations made during the engagement. The procedures that we will perform in our engagement will be heavily influenced by the representations that we receive from management. Accordingly, false representations could cause us to expend unnecessary efforts or could cause a material error or fraud to go undetected by our procedures. In view of the foregoing, you agree that we will not be responsible for any misstatements in the City's financial statements and supplementary information that we fail to detect as a result of false or misleading representations, whether oral or written, that are made to us by the City's management. While we may assist management in the preparation of the representation letter, it is management's responsibility to carefully review and understand the representations made therein.

In addition, because our failure to detect material misstatements could cause others relying upon our audit report to incur damages, the City further agrees to indemnify and hold us harmless from any liability and all costs (including legal fees) that we may incur in connection with claims based upon our failure to detect material misstatements in the City's financial statements and supplementary information resulting in whole or in part from knowingly false or misleading representations made to us by any member of the City's management.

Fees and Expenses

The City acknowledges that the following circumstances will result in an increase of our fees:

- Failure to prepare for the audit as evidenced by accounts and records that have not been subject to normal year-end closing and reconciliation procedures;
- Failure to complete the audit preparation work by the applicable due dates;
- Significant unanticipated transactions, audit issues, or other such circumstances;
- Delays causing scheduling changes or disruption of fieldwork;
- After audit or post fieldwork circumstances requiring revisions to work previously completed or delays in resolution of issues that extend the period of time necessary to complete the audit;
- Issues with the prior audit firm, prior year account balances or report disclosures that impact the current year engagement; and
- An excessive number of audit adjustments.

We will endeavor to advise you in the event these circumstances occur, however we may be unable to determine the impact on the estimated fee until the conclusion of the engagement. We will bill any additional amounts based on the experience of the individuals involved and the amount of work performed.

Billings are due upon presentation and become delinquent if not paid within 30 days of the invoice date. Any past due fee under this Agreement shall bear interest at the highest rate allowed by law on any unpaid balance. In addition to fees, you may be billed for expenses and any applicable sales and gross receipts tax. Direct expenses may be charged based on out-of-pocket expenditures, per diem allotments, and mileage reimbursements, depending on the nature of the expense. Indirect expenses, such as processing time and technology expenses, may be passed through at our estimated cost and may be billed as a flat charge or a percentage of fees. If we elect to suspend our engagement for nonpayment, we may not resume our work until the account is paid in full. If we elect to terminate our services for nonpayment, or as otherwise provided in this Agreement, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our work. You will be obligated to compensate us for fees earned for services rendered and to reimburse us for expenses. You acknowledge and agree that in the event we stop work or terminate this Agreement as a result of your failure to pay on a timely basis for services rendered by Moss Adams as provided in this Agreement, or if we terminate this Agreement for any other reason, we shall not be liable to you for any damages that occur as a result of our ceasing to render services.

Limitation on Liability

IN NO EVENT WILL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, INDIRECT, INCIDENTAL, OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR OTHERWISE ARISING OUT OF THIS AGREEMENT, EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT SHALL EITHER PARTY BE LIABLE FOR EXEMPLARY OR PUNITIVE DAMAGES ARISING OUT OF OR RELATED TO THIS AGREEMENT.

Subpoena or Other Release of Documents

As a result of our services to you, we may be required or requested to provide information or documents to you or a third-party in connection with governmental regulations or activities, or a legal, arbitration or administrative proceeding (including a grand jury investigation), in which we are not a party. You may, within the time permitted for our firm to respond to any request, initiate such legal action as you deem appropriate to protect information from discovery. If you take no action within the time permitted for us to respond or if your action does not result in a judicial order protecting us from supplying requested information, we will construe your inaction or failure as consent to comply with the request. Our efforts in complying with such requests or demands will be deemed a part of this engagement and we shall be entitled to additional compensation for our time and reimbursement for our out-of-pocket expenditures (including legal fees) in complying with such request or demand.

Pursuant to authority given by law or regulation, we may be requested to make certain engagement documentation available to an applicable entity with oversight responsibilities for the audit or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such engagement documentation will be provided under the supervision of Moss Adams personnel. Furthermore, upon request, we may provide photocopies of selected engagement documentation to the aforementioned parties. These parties may intend, or decide, to distribute the photocopies or information contained therein to others, including other governmental agencies.

Document Retention Policy

At the conclusion of this engagement, we will return to you all original records you supplied to us. Your City records are the primary records for your operations and comprise the backup and support for the results of this engagement. Our records and files, including our engagement documentation whether kept on paper or electronic media, are our property and are not a substitute for your own records. Our firm policy calls for us to destroy our engagement files and all pertinent engagement documentation after a retention period of seven years (or longer, if required by law or regulation), after which time these items will no longer be available. We are under no obligation to notify you regarding the destruction of our records. We reserve the right to modify the retention period without notifying you. Catastrophic events or physical deterioration may result in our firm's records being unavailable before the expiration of the above retention period.

Except as set forth above, you agree that Moss Adams may destroy paper originals and copies of any documents, including, without limitation, correspondence, agreements, and representation letters, and retain only digital images thereof.

Use of Electronic Communication

In the interest of facilitating our services to you, we may communicate by facsimile transmission or send electronic mail over the Internet. Such communications may include information that is confidential. We employ measures in the use of electronic communications designed to provide reasonable assurance that data security is maintained. While we will use our best efforts to keep such communications secure in accordance with our obligations under applicable laws and

professional standards, you recognize and accept we have no control over the unauthorized interception of these communications once they have been sent. Unless you issue specific instructions to do otherwise, we will assume you consent to our use of electronic communications to your representatives and other use of these electronic devices during the term of this Agreement as we deem appropriate.

Use of Third-Party Service Providers

We may use third-party service providers in serving you. In such circumstances, if we need to share confidential information with these service providers, we will require that they maintain the confidentiality of your information.

Enforceability

In the event that any portion of this Agreement is deemed invalid or unenforceable, said finding shall not operate to invalidate the remainder of this Agreement.

Entire Agreement

This Professional Services Agreement and Engagement Letter constitute the entire agreement and understanding between Moss Adams and the City. The City agrees that in entering into this Agreement it is not relying and has not relied upon any oral or other representations, promise or statement made by anyone which is not set forth herein.

In the event the parties fail to enter into a new Agreement for each subsequent calendar year in which Moss Adams provides services to the City, the terms and conditions of this PSA shall continue in force until such time as the parties execute a new written Agreement or terminate their relationship, whichever occurs first.

Use of Moss Adams' Name

The City may not use any of Moss Adams' name, trademarks, service marks or logo in connection with the services contemplated by this Agreement or otherwise without the prior written permission of Moss Adams, which permission may be withheld for any or no reason and may be subject to certain conditions.

Use of Nonlicensed Personnel

Certain engagement personnel who are not licensed as certified public accountants may provide services during this engagement.

Dispute Resolution Procedure, Venue and Limitation Period

This Agreement shall be governed by the laws of the state of Washington, without giving effect to any conflicts of laws principles. If a dispute arises out of or relates to the engagement described herein, and if the dispute cannot be settled through negotiations, the parties agree first to try in good faith to settle the dispute by mediation using an agreed upon mediator. If the parties are unable to agree on a mediator, the parties shall petition the state court that would have jurisdiction over this matter if litigation were to ensue and request the appointment of a mediator, and such appointment shall be binding on the parties. Each party shall be responsible for its own mediation expenses, and shall share equally in the mediator's fees and expenses.

If the claim or dispute cannot be settled through mediation, each party hereby irrevocably (a) consents to the exclusive jurisdiction and venue of the appropriate state or federal court located in King County, state of Washington, in connection with any dispute hereunder or the enforcement of any right or obligation hereunder, and (b) WAIVES ITS RIGHT TO A JURY TRIAL. EACH PARTY FURTHER AGREES THAT ANY SUIT ARISING OUT OF OR RELATED TO THIS AGREEMENT MUST BE FILED WITHIN ONE (1) YEAR AFTER THE CAUSE OF ACTION ARISES.

Termination

This Agreement may be terminated by either party, with or without cause, upon ten (10) days' written notice. In such event, we will stop providing services hereunder except on work, mutually agreed upon in writing, necessary to carry out such termination. In the event of termination, (a) you shall pay us for services provided and expenses incurred through the effective date of termination, (b) we will provide you with all finished reports that we have prepared pursuant to this Agreement, (c) neither party shall be liable to the other for any damages that occur as a result of our ceasing to render services, and (d) we will require any new accounting firm that you may retain to execute access letters satisfactory to Moss Adams prior to reviewing our files.

Hiring of Employees

Any offer of employment to members of the audit team prior to issuance of our report may impair our independence, and as a result, may result in our inability to complete the engagement and issue a report.



MEMORANDUM

FROM: Josh Roos, City Treasurer
DATE: Thursday, June 4, 2020
RE: Treasurer’s Report for April 2020

Council Action Desired

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

Accept and approve the Treasurer’s Report for the month-ending April 2020 (or take other action deemed appropriate).

Description, Background Information & Purpose

A monthly Treasurer’s Report is required pursuant to Resolution 2018-06 for City Council review and approval. For the month-ending April 2020, total cash and investments total \$131.1M. Total receipts received and reconciled to the general ledger were reported at \$13.9M, which includes revenues of \$12M and interdepartmental transfers of \$1.9M. Total disbursements reconciled to the general ledger were reported at \$12.8M, which includes salary and benefits of \$5.4M, operating costs of \$5.5M and inter-departmental transfers of \$1.9M. As reported in the attached investment report, the total investments reconciled to the general ledger were reported at \$118.2M.

Relevant PBB Results & Department Strategic Plan

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The monthly Treasurer’s Report supports the Good Governance result by providing sound fiscal management and enable trust and transparency.

Interdepartmental Coordination

Not applicable.

Fiscal Impact

Not applicable.

Legal Review

Not applicable.

CITY OF IDAHO FALLS MONTHLY TREASURER'S REPORT

April, 2020

FUND	BEGINNING CASH & INVESTMENTS	TOTAL RECEIPTS	TOTAL DISBURSEMENTS	ENDING BALANCE CASH & INVESTMENTS
GENERAL	\$10,848,892.25	\$3,398,935.26	\$4,376,111.07	\$9,871,716.44
STREET	\$2,859,388.80	\$853,682.02	\$313,594.71	\$3,399,476.11
RECREATION	(\$154,218.20)	\$22,407.39	\$96,879.38	(\$228,690.19)
LIBRARY	\$3,479,032.66	\$38,525.40	\$197,204.07	\$3,320,353.99
AIRPORT PFC FUND	\$43.90	\$72,757.28	\$72,801.18	\$0.00
MUNICIPAL EQUIP. REPLCMT.	\$13,632,052.75	\$359,711.81	\$154,318.24	\$13,837,446.32
EL. LT. WEATHERIZATION FD	\$3,208,258.18	\$27,265.49	\$16,140.24	\$3,219,383.43
BUSINESS IMPRV. DISTRICT	\$120,190.78	\$903.26	\$35,000.00	\$86,094.04
GOLF	(\$707,524.28)	\$659,954.88	\$339,779.53	(\$387,348.93)
SELF-INSURANCE FD.	\$2,819,630.48	\$222,330.17	\$104,457.72	\$2,937,502.93
HEALTH & ACCIDENT INSUR.	\$4,607,008.53	\$28,225.97	\$0.00	\$4,635,234.50
WILDLAND	\$203,016.34	\$1,243.83	\$0.00	\$204,260.17
SANITARY SEWER CAP IMP.	\$2,708,767.66	\$43,995.94	\$0.00	\$2,752,763.60
MUNICIPAL CAPITAL IMP.	\$1,637,011.25	\$15,597.69	\$1,419.00	\$1,651,189.94
STREET CAPITAL IMPROVEMENT	\$916,223.49	\$18,100.73	\$43,388.35	\$890,935.87
BRIDGE & ARTERIAL STREET	\$777,942.62	\$7,533.76	\$15,617.19	\$769,859.19
WATER CAPITAL IMPROVEMENT	\$4,663,552.72	\$77,736.41	\$0.00	\$4,741,289.13
SURFACE DRAINAGE	\$200,739.77	\$2,888.22	\$0.00	\$203,627.99
TRAFFIC LIGHT CAPITAL IMPRV.	\$1,033,018.42	\$42,124.87	\$451.24	\$1,074,692.05
PARKS CAPITAL IMPROVEMENT	(\$45,633.12)	\$70,000.00	\$0.00	\$24,366.88
FIRE CAPITAL IMPROVEMENT	(\$2,621,452.07)	\$2,867.48	\$0.00	(\$2,618,584.59)
ZOO CAPITAL IMPROVEMENT	\$109,306.92	\$669.69	\$5,511.30	\$104,465.31
CIVIC AUDITORIUM CAPITAL IMP.	\$195,564.47	\$4,048.18	\$0.00	\$199,612.65
GOLF CAPITAL IMP.	\$29,860.13	\$97,589.29	\$0.00	\$127,449.42
POLICE CAPITAL IMPROVEMENT	(\$667,059.95)	\$0.00	\$0.00	(\$667,059.95)
AIRPORT	(\$332,670.04)	\$134,181.10	\$245,264.05	(\$443,752.99)
WATER	\$6,632,451.23	\$918,360.49	\$619,370.45	\$6,931,441.27
SANITATION	\$3,787,021.51	\$436,562.43	\$414,878.88	\$3,808,705.06
AMBULANCE	(\$1,523,815.82)	\$368,477.33	\$523,003.35	(\$1,678,341.84)
IDAHO FALLS POWER	\$51,348,807.00	\$5,048,382.55	\$4,053,915.59	\$52,343,273.96
FIBER	\$672,498.63	\$62,824.63	\$521,657.25	\$213,666.01
WASTEWATER	\$19,518,079.58	\$912,075.90	\$624,736.62	\$19,805,418.86
TOTAL ALL FUNDS	\$129,955,986.59	\$13,949,959.45	\$12,775,499.41	\$131,130,446.63

CITY OF IDAHO FALLS
 INVESTMENT RECONCILIATION
 Apr-20

	<u>BOND</u>	<u>AGENCY</u>	<u>TREASURY</u>	<u>CERTIFICATES</u>	<u>MONEY MARKET</u>	<u>CASH/EQUIVALENT</u>	<u>TOTAL</u>
LPL				\$1,257,718.65		\$2,737.55	\$1,260,456.20
LGIP					\$20,175,570.27		\$20,175,570.27
WELLS FARGO	\$41,436,513.03	\$13,173,436.70	\$9,898,804.21	\$0.00	\$11,834,612.24		\$76,343,366.18
DA DAVIDSON				\$1,025,667.50		\$250,265.81	\$1,275,933.31
WASHINGTON FEDERAL				\$255,597.82			\$255,597.82
ISU				\$265,134.35			\$265,134.35
KEY BANK	\$1,427,817.45	\$1,573,892.20	\$2,541,517.25			\$161,488.86	\$5,704,715.76
IDAHO CENTRAL				\$4,252,983.99			\$4,252,983.99
BANK OF IDAHO				\$6,619,968.93	\$379.79		\$6,620,348.72
BANK OF COMMERCE				\$2,009,836.06			\$2,009,836.06
	<u>\$42,864,330.48</u>	<u>\$14,747,328.90</u>	<u>\$12,440,321.46</u>	<u>\$15,686,907.30</u>	<u>\$32,010,562.30</u>	<u>\$414,492.22</u>	<u>\$118,163,942.66</u>

May 18, 2020 - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Monday, May 18, 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 (by WebEx)
Councilmember John Radford (joined by WebEx at 3:20 p.m.)
Councilmember Thomas Hally
Councilmember Jim Freeman (by WebEx)
Councilmember Jim Francis (by WebEx)
Councilmember Shelly Smede

Also present:

Pamela Alexander, Municipal Services Director
Ed Morgan, Civic Center for the Performing Arts Manager
Duane Nelson, Fire Chief (by WebEx)
Dana Briggs, Economic Development Coordinator
Bryce Johnson, Police Chief (by WebEx)
Bill Squires, Police Captain (by WebEx)
Chris Fredericksen, Public Works Director (by WebEx)
David Richards, Water Superintendent (by WebEx)
Randy Fife, City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 3:00 p.m. with the following items:

Acceptance and/or Receipt of Minutes:

There were no minutes to receive.

Calendars, Announcements and Reports

Mayor Casper announced the Human Resources item listed on the agenda will not be addressed at this time, this item was listed in error.

May 20, Bonneville Metropolitan Planning Organization (BMPO); Idaho Falls Luncheon presentation; and, Civic Center for the Performing Arts Committee Meeting

May 21, City Council Meeting

May 23-25, Memorial Day weekend including the traditional Field of Honor display at Freeman Park (will be held in a slightly different format due to the Coronavirus)

Mayor Casper stated a series of graduations will be occurring at the Motor-Vu Drive-in Theatre. Councilmember Smede briefly reviewed the schedule for the graduations. Mayor Casper stated community requests are being received for July 4 events (these events will be dependent upon the ideas and needed resources); Director budgets are being developed during the month of May (these discussions will be based on what's best for the community); and, an officer with the Bonneville County Sheriff's Office (BCSO) was killed during a response call on May 18. Chief Johnson has extended an offer for any services needed from the Idaho Falls Police Department (IFPD) to the BCSO.

Coronavirus (COVID-19) Update:

Mayor Casper stated 25-30 new cases have been reported for the State each day in the previous few days, which is a slight up-tick. She believes the wearing of masks makes the situation better. She indicated no changes are expected within the week regarding the Stay Healthy Order. She indicated the Rebound Idaho cash grants, which began being administered on May 11, have been taken from a \$300M fund from the State from the Coronavirus Aid, Relief and

May 18, 2020 - Unapproved

Economic Security (CARES) Act. 2,600 applications were received for these grants. Self-employed individuals can begin applying for grants, in the amount of \$7,500, beginning May 27. Chief Nelson stated three (3) cases have been reported over the course of the previous weekend in Bonneville County. Ms. Briggs believes the Eastern Idaho Public Health (EIPH) weekly calls are continuing.

Liaison Reports and Council Concerns:

Councilmember Dingman stated the Airport continues with their COVID measures and any passengers flying into Idaho Falls are doing so safely. Mayor Casper noted the air fares are currently very low.

Councilmember Francis had no items to report.

Councilmember Freeman had no items to report.

Councilmember Radford had no items to report.

Councilmember Hally stated the Association of Idaho Cities (AIC) has distributed the budget manuals.

Councilmember Smede had no items to report.

Community Partnership Grant Discussion:

Mayor Casper stated this program has been allocated \$130,000 in the previous years. She questioned if the program should be offered during this scarce time. She indicated if the program works as is intended, these funds can help a small organization improve the community in a way that the City could not do by itself, however, the City is trying to save money. Mayor Casper stated this program is typically presented at this time of year in order to make the funds available at the new Fiscal Year (FY) on October 1. She also stated the program dates could be altered pending any budget decision. Ms. Briggs reiterated \$130,000 has been allocated for the previous three (3) years. She believes a lesser amount may not be worth staff time and resources to conduct the program. She noted there is an excess of \$130,000 in requests each year. She reviewed the requested amounts for the previous four (4) years, stating an average of 20-30 organizations apply for these grants each year. She realizes this program may put constraints on the City budget although she also realizes there may be an increased need in this particular year. Ms. Briggs stated program application refinements are occurring each year. Possible changes being implemented in the current year include decreasing the cap of \$35,000 per organization to \$15,000. Ms. Briggs questioned if the Council desires this program to move forward. Councilmember Radford believes many organizations are currently struggling. This money may make or break some organizations. Councilmember Francis believes many organizations may not be receiving an income on a regular basis. He prefers to tentatively move forward. He is also in favor of reducing the cap amount and delaying the application time. Councilmember Freeman concurs with the cap reduction and delaying the application time. He believes this is money well spent and the need is greater now than has ever been. Councilmember Hally believes this is a good investment for the City. He concurs to delay and he believes the program should continue. To the request of Mayor Casper, Ms. Briggs reviewed organizations that have previously received funding including the Idaho Falls Arts Council, the Idaho Falls Downtown Development Corporation (IFDDC), the Museum of Idaho, the symphony, the Humanitarian Center, Habitat for Humanity, the Senior Citizens Center, and, the Snake River Animal Shelter. Councilmember Dingman stated she supports the program to continue as this may be a difficult year to eliminate it. She also stated she is interested in program changes and she is in favor of delaying the timeframe. Councilmember Smede believes this may not be the best year to give money away. She also believes individuals in Idaho Falls are doing a lot of giving and supporting. Ms. Briggs reviewed the timeline of the program. She believes delaying the program would be okay. Mayor Casper recommended delaying the timeline of the program as this would not pre-commit budget dollars. Ms. Briggs stated she will move forward with a delayed process pending any changes of the budget discussion of \$130,000. She will also inform the Council of any changes to the application.

Child Care Licensing Discussion:

Captain Squires stated the proposed ordinance amendment will break down the requirements that did not give allowances to those who have committed a crime with an adequate timeframe. The break down is by the severity of the crime into three (3) tiers. The first tier would never allow a license (crimes including rape, homicide, child molestation), the second tier would allow a 10-year timeframe (crimes including serious felonies such as domestic violence, battery, burglary, robbery), and, the third tier would allow a 5-year timeframe (less serious offenses such as drug possession, misdemeanor battery, misdemeanor assault). Captain Squires stated this would allow to error on the side of child safety and the ability to scrutinize these individuals. Councilmember Francis stated, per follow-up

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discussions, the proposed ordinance has been adjusted versus the ordinance that was included in the packet. Mr. Kirkham stated the proposed ordinance amendments reflect changes that occurred in the State legislature that amended the State licensing requirements, including changing the term of a license from two (2) to five (5) years. To the response of Mayor Casper, Captain Squires stated fingerprint background requirements are set by the State. Councilmember Smede stated she would like the fingerprint background to be a one-time occurrence. Mayor Casper stated she will pursue this issue with the State. Councilmember Francis stated several proposed changes would make the City ordinance more strict than State. Mr. Kirkham stated the State requirements have two (2) levels of crimes and this proposal, in most cases, will double the amount of time for ineligibility of a child care license. He also stated the temporary time restrictions for a license cannot be tied to a desire to punish the person for criminal behavior, it must be tied to a rational reason per the ordinance. He believes the ordinance is for the protection of children. Councilmember Radford questioned the need for this ordinance as he believes the State is doing an adequate job of protecting children. He also believes this is onerous on City businesses. Councilmember Hally believes day care is a competitive enterprise which has a financial impact. He also believes this is the State's responsibility. He is in favor of eliminating the ordinance. Councilmember Smede stated she does not want the City to be more lax than the State, however, she believes the waiting period for a City license is too lengthy for quality individuals. She is in favor of eliminating the ordinance. Mr. Kirkham stated a background check is also required for facilities outside of the City and he does not believe, per the criticism received, there is a long wait time for a City license. He noted the City previously issued a temporary license although this was discontinued per the Attorney General. He also clarified the City cannot have an ordinance that is more lax than what the State would require. To the response of Mayor Casper, Councilmembers Freeman and Dingman requested a comparison of State requirements versus City requirements. Mr. Kirkham stated there are three (3) primary differences with the State and City regulations: 1 – the City licenses individual workers, the State does not. He believes this created a method of enforcement for a background check at a facility. The State only checks for background checks at a facility when the facility is relicensing every five (5) years. This was an unsatisfactory approach to the City. 2 – the City requires green space for larger facilities, the State has no green space requirements. 3 – the City licensing had additional crimes that could make an applicant ineligible. Mr. Kirkham reviewed these crimes with general comments throughout including crimes against nature, felony domestic violence, felony drug-related possession offense (Captain Squires does not believe a drug offense should be a life-time ban), and voluntary/involuntary patient (institutionalized patient). Mr. Kirkham also reviewed changes for a 10-year timeframe with general comments throughout including aggravated assault and aggravated battery. He noted the City regulates small in-home facilities, the State does not. Councilmember Dingman does not remember this item, when originally discussed, being data driven. She believes a more robust discussion may need to occur following the comparison the State and City ordinances. She also believes there is no reason for this ordinance if the State is regulating child care. Mr. Kirkham stated he would provide a comparison of the State and City ordinances. He believes the Code Enforcement officers, based on inspections, would encourage the Council to keep the City ordinance. Mr. Fife stated there are differences about the scope of the State and, the City regulates more than the State. He also stated there have been a number of appeals to the Council after staff determined those individuals did not qualify for a license. Due to the City ordinance language, Council is allowed to override staffs' decision. Mr. Fife believes the ordinance should give an idea of expected behavior with the rarity of Council to change those requirements. Following additional comments, there was consensus to place this item on the June 15 Council Work Session agenda.

Review of Water Tower Public Meeting and Commentary:

Director Fredericksen stated the Public Works Department has been working on public outreach for the previous year. He expressed his appreciation to Public Information Officer Kerry Hammon and the elected officials. Mr. Richards reviewed the Water Tower Recap including existing water tower deficiencies (base coat paint issues, seismic concerns, cracking foundations, deterioration of welds, corroding pipe, undersized to support future growth, spatial constraints, not compliant with current codes); additional water tower considerations (overall age and anticipated design life, cost to refurbish, establishes pressure benchmark for entire water system, provides reliable water in needed times, prevents contamination of water system); four (4) types of water towers (the composite tower was recommended due to the concrete pedestal and lower cost over the life cycle); siting analysis (six (6) preferred sites were reduced to three (3) feasible sites); renderings of the composite tower at the three (3) feasible sites; public outreach (public presentations, open houses, and, public comment period); and, media and social media outreach. Mr.

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Richards reviewed public comment results including total comments received; commenter residence; method of comment; and, site preference/comment. The site preference/comment, as well as staff recommendation, is for Site 1 at South Capital Park. Mr. Richards reviewed the construction schedule, which is currently in the conceptual design and permitting phase (April 2020 to January 2021). To the response of Mayor Casper, Director Fredericksen prefers Council review all public comments and submit any concerns/comments to him for future discussion. Mr. Richards reviewed the construction cost comparison stating new tower costs = \$6M and existing tower project costs = \$2M. It was noted this presentation is included on the City's website. General comments followed regarding the structure and the design of the new tower as well as using a smaller mimicked version of the existing tower at another location.

There being no further business, the meeting adjourned at 5:14 p.m.

CITY CLERK

MAYOR

May 21, 2020 - Unapproved

The City Council of the City of Idaho Falls met in Regular Council Meeting, Thursday, May 21, 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 (by WebEx)
Councilmember John Radford (by WebEx)
Councilmember Thomas Hally (by WebEx)
Councilmember Jim Freeman (by WebEx)
Councilmember Jim Francis (by WebEx)
Councilmember Shelly Smede (by WebEx)

Also present:

All available Department Directors
Michael Kirkham, Assistant City Attorney
Kathy Hampton, City Clerk

Pledge of Allegiance:

Mayor Casper requested Finn Freeman, 8-year old grandson of Councilmember Jim Freeman, to lead those present in the Pledge of Allegiance.

Public Comment:

Public Comment has been temporarily suspended due to coronavirus (COVID-19) concerns.

Coronavirus (COVID-19) Update:

Mayor Casper stated Idaho is currently in Stage 2 (of the Idaho Rebound plan) and the City is in the middle of its implementation plan.

Consent Agenda:

Public Works requested approval of Bid Award – Water Line Replacements – 2020 Phase 2.

Municipal Services requested approval of Quote 20-028, Purchase of Fuse Inventory for Idaho Falls Power; Quote 20-030, Purchase of Transmission Meters for Idaho Falls Power; minutes from the May 11, 2020 Council Work Session and May 14, 2020 Council Meeting; 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 Francis, Dingman, Freeman, Hally, Radford, Smede. Nay – none. Motion carried.

Regular Agenda:

Municipal Services

Subject: City Utility Disconnect Policy Resolution

On March 25, 2020, similar to other Idaho utilities, the City Council approved the suspension of disconnects for non-payment as a result of the COVID-19 public health crisis. This resolution would authorize the current utility

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disconnect policy to be revised to permanently set the amount for disconnect from a balance of \$25.00 to \$50.00 and temporarily change the past due status on July 1 (195 days past due); August 1 (145 days past due); September 1 (95 days past due). Beginning September 1, 2020, the late fee for past due accounts will resume.

Mayor Casper stated this item has implications for three (3) departments – Public Works, Idaho Falls Power (IFP), and, Municipal Services. Councilmember Smede stated this item was discussed at the May 14 IFP Board Meeting. She noted several accounts were already delinquent prior to COVID-19 crisis. IFP Director Bear Prairie expressed his appreciation to the elected officials in finding this balance. He encouraged individuals to take advantage of potential Eastern Idaho Community Action Partnership (EICAP) funds received from the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the Small Business Administration (SBA) loans. He stated 25% of these funds are dedicated to paying rent and utilities.

It was moved by Councilmember Smede, seconded by Councilmember Dingman, to adopt the resolution providing for a revision to the current utility services (electric, water, wastewater and sanitation) disconnect policy due to the current COVID-19 public health crisis, and give authorization for the Mayor and City Clerk to execute the necessary documents. Roll call as follows: Aye – Councilmembers Freeman, Francis, Hally, Radford, Smede, Dingman. Nay – none. Motion carried.

RESOLUTION NO. 2020-12

A RESOLUTION OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO, ADOPTING THE RESIDENTIAL SERVICE DISCONNECT (2020) AND NON-RESIDENTIAL SERVICE DISCONNECT (2020) POLICIES AS MODIFIED, AND PROVIDING THAT THIS RESOLUTION BE EFFECTIVE UPON ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

Announcements:

Mayor Casper announced several unique graduation celebrations will be occurring; the Exchange Club is sponsoring the Field of Honor over the course of the Memorial weekend at Freeman Park with a drive-through version and a radio narrative; and, flags across the State are at half-staff in honor of Deputy Wyatt Maser from the Bonneville County Sheriff's Office who was killed in the line of duty on May 18. The graveside service for Deputy Maser will be held on May 22. Councilmember Freeman reviewed the procession route through the City. He noted individuals can stand along the procession route and can wear blue in his honor.

There being no further business, the meeting adjourned at 7:44 p.m.

CITY CLERK

MAYOR

May 28, 2020 - Unapproved

The City Council of the City of Idaho Falls met in Council Work Session, Thursday, May 28, 2020, in the Council Chambers in the City Annex Building located at 680 Park Avenue in Idaho Falls, Idaho at 6:00 p.m.

Call to Order and Roll Call:

There were present:

Mayor Rebecca L. Noah Casper
Councilmember Michelle Ziel-Dingman (by WebEx)
Councilmember Thomas Hally (by WebEx)
Councilmember Jim Freeman (by WebEx)
Councilmember Jim Francis (by WebEx)
Councilmember Shelly Smede (by WebEx)
Councilmember John Radford (joined by WebEx at 700 p.m.)

Also present:

Chris Fredericksen, Public Works Director
Ryan Tew, Human Resources Director
Eilene Horne, Human Resources Manager
AJ Argyle, Insurance Broker
Pamela Alexander, Municipal Services Director
Mark Hagedorn, Controller
Megan Ricks, Accountant
Duane Nelson, Fire Chief (by WebEx)
Eric Day, Fire Chief (by WebEx)
Josh Roos, (by WebEx)
Ed Morgan, Civic Center for the Performing Arts Manager
Michael Kirkham, Assistant City Attorney
Kathy Hampton, City Clerk

Mayor Casper called the meeting to order at 6:02 p.m. with the following items:

Announcements, Opening Remarks:

Mayor Casper had no announcements.

Consideration of Sole Source Purchase:

Councilmember Freeman stated one (1) of the three (3) clarifiers at the Wastewater Treatment Plant (WWTP) has broken to the point of being unusable. He also stated there is only one (1) company in the world that makes this clarifier. He noted staff is not in favor of waiting to replace this clarifier in the event another clarifier fails. Director Fredericksen stated this is a redundant piece and prefers repairs to occur ASAP to stay in compliance with the discharge permit through the State. He noted this clarifier is approximately 47 years old and is at the end of service life. To the response of Mayor Casper, Director Fredericksen stated subsequent projects will be set up to replace these clarifiers with new mechanisms. It was then moved by Councilmember Freeman, seconded by Councilmember Dingman, to approve the sole source purchase of a drive assembly for the Wastewater Treatment Plant's final clarifier. Roll call as follows: Aye – Councilmembers Hally, Smede, Dingman, Freeman, Francis. Nay – none. Motion carried.

Presentation and Discussion of City Employees' Health Insurance Renewal, Fiscal Year 2020-2021:

Director Tew stated Blue Cross has increased the total cost for medical, dental, and, vision insurance for Program Year 2020-2021 by \$1,458,345, which is approximately 14.6% more than the previous year of 9.9%. If no changes are made to the current structure and plan designs, the City increase would be \$1,316,828 with the employee increase of \$141,517. Director Tew stated the two (2) tools available to adjust costs would be to change the premium ratio splits and, making changes to the plan. He reviewed the following possible scenarios, which are a combination of these two (2) tools, with general discussion throughout:

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Scenario 1 – current ratio split (Preferred Provider Organization (PPO)-89/11, Health Savings Account (HSA)-95/5); no plan changes; City increase = \$1,316,828; employee increase = \$141,517.

Scenario 1-1 – current ratio split (PPO-89/11, HSA-95/5); all plan changes; City increase = \$629,708; employee increase = \$61,263.

Scenario 2-2 – moderate ratio split (PPO-87/13, HSA-94/6); all plan changes; City increase = \$437,813; employee increase = \$253,159.

Scenario 3-3 – 50/50 increase split of Scenario 1 minus plan changes of \$767,000 (PPO-86/14, HSA-94/6); all plan changes; City increase = \$335,262; employee increase = \$355,709.

Plan Option changes include:

PPO 1 Individual out of pocket changed from \$1,750 to \$2,500; family changed from \$5,250 to \$7,500 (3% PPO decrease – \$268,492.82). No change to the medical deductible.

PPO 2 Prescription copays changed from three-tier system to six-tier system and \$250 deductible for name brand prescriptions (3.8% PPO decrease – \$340,090.01). Director Tew noted prescriptions are the highest plan expense.

PPO 3 Office visit copays changed to two-tier system for Choice Doctor/Preferred Network and Non-preferred Network doctors (1% PPO decrease – \$89,497.61)

HSA 4 Individual out of pocket changed from \$4,000 to \$4,800 and from \$8,000 to \$9,600 for family (2.8% HSA decrease – \$69,292.68)

Director Tew reviewed the individual scenarios with current, proposed, and, difference of costs for the City; number of employees on each plan (the majority of employees are on the Family plan); and, the proposed/difference of the monthly plan for employees.

Director Tew reviewed the increase of premiums for employees in the different grades. He stated 50% of employees are in grades 7-11 although there are several employees in grades 2, 3, and, 5. He noted as employees' wages increase the percentage of premiums decrease. He also noted this increase is only for premiums, this does not include the employees' use of the plan.

Mayor Casper stated there were several plan option changes, these four (4) plan options were chosen by the committee. Mr. Argyle concurred. He explained the following: Plan Option 1 – the out of pocket option was the biggest bang for the buck as only 13-17% of the employees are hitting the deductible and, hitting the family out of pocket maximum is rare. Plan Option 2 – the prescription utilization is at 31%, therefore a change is needed. Mr. Argyle believes employees will look for other alternatives for the prescription utilization. Plan Option 3 – most companies are changing the copay option. Plan Option 4 – the HSA out of pocket option was better than changing the deductible. Mr. Hagedorn stated an increase is needed with both the PPO and HSA to keep the same relationship.

Councilmember Dingman believes health care will only get more expensive. She also believes common sense should be used for any monthly employee change and that common sense should be used to apply the impact to the individual and/or families. She indicated she would support Scenario 3-3 as she believes this is very affordable health insurance. Councilmember Hally believes the utilization of health care services may increase with the Coronavirus (COVID-19). He indicated he would support Scenario 2-2. To the request of Mayor Casper, Director Tew stated any employee contracting COVID-19 could have extended family medical leave and two (2) weeks of City-paid leave. Mr. Kirkham indicated these leaves were required by Congress and will expire at year end. Director Tew noted several non-essential medical procedures have been delayed due to COVID-19. He believes these procedures will increase. Mr. Argyle stated there should be a decrease in overall experience although there are currently some large claims which will not help in the next year. He also stated all the large public entities in the area were compiled as one (1) large group that went out to bid to the national and local carriers. No one would bid the group as a whole due to the various experience. Some carriers bid each group individually, however, there were not more competitive quotes than Blue Cross. Councilmember Freeman believes the combination of Scenario 3-3 increases and the out of pocket maximums are too large for employees, he is in favor of Scenario 2-2. Councilmember Smede believes the City is paying an expedient amount of the percentage. She expressed her concern for the taxpayers and ratepayers. She also believes the increase is extremely reasonable, she is in favor of Scenario 3-3. Mr. Argyle stated other cities have a similar

May 28, 2020 - Unapproved

percentage. Mr. Hagedorn stated percentages would only be equal if the ratios are the same split. Director Tew stated the scenarios would shift more of the cost to the employee for the purpose of lowering the impact on the City's budget. He concurred the City's plan is comparable/on par with other cities. He believes the City loses the competitive advantage for recruiting as more of these costs are passed onto the employees. Mayor Casper believes this is a well-managed City. She also believes all cities are in a tough budget year. Director Tew reiterated the increase is higher, approximately 5% higher than other cities, due to the claims cost. Councilmember Francis recommended Scenario 2-2. He expressed his concern for Plan Option 3 and the choice of doctors. Mr. Hagedorn clarified the increase is only for a specialty doctor. To the response of Councilmember Radford, Mayor Casper stated the cost of service model includes personnel costs and is included in the Enterprise Fund budgets. Mr. Kirkham stated fees could not be legally adjusted to capture the General Fund employees. Councilmember Radford believes health care costs are a legislative issue. Mayor Casper questioned purchasing power and unemployment rates during recessions. Director Alexander believes the COVID-19 crisis is uncharted territory and other recessions have other reasons. She is not comfortable relying on past experiences of recessions for this particular case. Director Tew believes the economy cycles fluctuate due to health care and wages. Brief discussion followed regarding the HSA (Mr. Argyle noted approximately one-third of the employees are on HSA) and a network of the new community hospital. To the response of Councilmember Francis, Ms. Ricks stated if any of the four (4) options were eliminated the amounts to the City and the employees would increase. Following additional discussion, Scenario 3-3 will be used moving forward with the option of Scenario 2-2 if additional funding becomes available.

There being no further business, the meeting adjourned at 7:52 p.m.

CITY CLERK

MAYOR



MEMORANDUM

FROM: Pam Alexander, Municipal Services Director
DATE: Wednesday, June 10, 2020
RE: Sole Source Purchase for ZVent Portable Ventilator for Fire Department

Council Action Desired

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

Authorization to advertise the City’s intent to make a sole source procurement following a 14-day period, as per Idaho Code §67-2808, and then to issue a purchase order to ZOLL Medical Corporation for a total of \$195,779.60 or take other action deemed appropriate.

Description, Background Information & Purpose

This request is to purchase twelve portable ventilators for the Fire Department. The portable ventilator criteria for purchase was the equipment’s ability to filtrate exhaled air, ability to mix air and oxygen, and equipment resource availability. All three criteria are required elements to treat and transport patients with COVID-19 symptoms and/or compromised respiratory systems.

Relevant PBB Results & Department Strategic Plan

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

The portable ventilators are essential in treating patients by emergency personnel and the purchase supports the safe and secure community-oriented result by having life and safety equipment available in the field.

Interdepartmental Coordination

Municipal Services and the Fire Department coordinated the procurement processes for this project.

Fiscal Impact

The funds to purchase the ventilators are identified in the Fire Department, Ambulance fund and are eligible for COVID-19 reimbursement.

Legal Review

Legal has reviewed the sole source process and concurs the Council action desired is within State Statute.



ZOLL Medical Corporation

Worldwide HeadQuarters
269 Mill Rd
Chelmsford, Massachusetts 01824-4105
(978) 421-9655 Main
(800) 348-9011
(978) 421-0015 Customer Support
FEDERAL ID#: 04-2711626

TO: Idaho Falls Fire Department
343 E Street
Idaho Falls, ID 83405

Attn: **Brandon Rich**

Tel: 208-521-9350

QUOTATION 343887 V:1

DATE: May 15, 2020

TERMS: Net 30 Days

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE	
1	8660-001401-01	ZVent Portable Ventilator. Kit Consisting of: 1ea- Circuit, Vent, Single Limb, WYE, Adult/Pedi 1ea- Circuit, Vent, Single Limb, WYE, Infant 1ea- Assembly Oxygen Hose 6" Long 2ea - Filter, Foam, Inlet, 1.08" dia. X 1/2" Long, Individually Bagged 2ea- Filter, Disk, Fresh Gas/Emergency. Air Intake, Individually Bagged 1ea - Power Cord, 6". 18AWG 3 SPT-2, NEMA 5- 15P, IEC60320-C5 (Check MFR) 1ea- 1 ea -Power Supply, 100-240 VAC, 100W, 24V, 4.2A, IEC 320 & DT7L Plugs	2	\$17,495.00	\$13,188.00	\$26,376.00	*
2	703-0731-27	Carry Case (white), Eagle II	2	\$395.00	\$335.75	\$671.50	*
3	820-0106-15	Adult Disposable Circuit, Disposable Circuit, EMV+, AEV, Eagle II, 6 foot length, Single patient use, (case of 15)	2	\$224.25	\$190.61	\$381.22	*
4	465-0024-00	Filter, Bacterial/Viral (BV) (Case of 50)	1	\$409.70	\$348.24	\$348.24	*

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <http://www.zoll.com/GTC> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

Jason Holzwarth
Territory Manager
807-307-8069

1. DELIVERY WILL BE ESTIMATED 180 DAYS AFTER RECEIPT OF ACCEPTED PURCHASE ORDER.
2. PRICES QUOTED ARE VALID FOR 60 DAYS.
3. APPLICABLE TAX, SHIPPING & HANDLING WILL BE ADDED AT THE TIME OF INVOICING.
4. ALL PURCHASE ORDERS ARE SUBJECT TO CREDIT APPROVAL BEFORE ACCEPTABLE BY ZOLL.
5. **FAX PURCHASE ORDER AND QUOTATION TO ZOLL CUSTOMER SUPPORT AT 978-421-0015 OR EMAIL TO ESALES@ZOLL.COM.**
6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.



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TO: Idaho Falls Fire Department
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FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE
5	820 - 0132 - 00	Test Lung, plastic/ Silicone	2	\$165.85	\$140.97	\$281.94 *
6	SC- 731 - PM- 5Y	5 Year PM Contract	1	\$2,335.00	\$2,335.00	\$2,335.00
*Reflects Discount Pricing.						

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <http://www.zoll.com/GTC> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

TOTAL \$30,393.90

Jason Holzwarth
Territory Manager
807-307-8069

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2. PRICES QUOTED ARE VALID FOR 60 DAYS.
3. APPLICABLE TAX, SHIPPING & HANDLING WILL BE ADDED AT THE TIME OF INVOICING.
4. ALL PURCHASE ORDERS ARE SUBJECT TO CREDIT APPROVAL BEFORE ACCEPTABLE BY ZOLL.
5. **FAX PURCHASE ORDER AND QUOTATION TO ZOLL CUSTOMER SUPPORT AT 978-421-0015 OR EMAIL TO ESALES@ZOLL.COM.**
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(800) 348-9011
(978) 421-0015 Customer Support
FEDERAL ID#: 04-2711626

TO: Idaho Falls Fire Department
343 E Street
Idaho Falls, ID 83405

Attn: **Brandon Rich**

Tel: 208-521-9350

QUOTATION 343887 V:2

DATE: May 22, 2020

TERMS: Net 30 Days

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE	
1	8660-001401-01	ZVent Portable Ventilator. Kit Consisting of: 1ea- Circuit, Vent, Single Limb, WYE, Adult/Pedi 1ea- Circuit, Vent, Single Limb, WYE, Infant 1ea- Assembly Oxygen Hose 6" Long 2ea - Filter, Foam, Inlet, 1.08" dia. X 1/2" Long, Individually Bagged 2ea- Filter, Disk, Fresh Gas/Emergency. Air Intake, Individually Bagged 1ea - Power Cord, 6". 18AWG 3 SPT-2, NEMA 5- 15P, IEC60320-C5 (Check MFR) 1ea- 1 ea -Power Supply, 100-240 VAC, 100W, 24V, 4.2A, IEC 320 & DT7L Plugs	10	\$17,495.00	\$13,188.00	\$131,880.00	*
2	703-0731-27	Carry Case (white), Eagle II	10	\$395.00	\$335.75	\$3,357.50	*
3	820-0106-15	Adult Disposable Circuit, Disposable Circuit, EMV+, AEV, Eagle II, 6 foot length, Single patient use, (case of 15)	10	\$224.25	\$190.61	\$1,906.10	*
4	465-0024-00	Filter, Bacterial/Viral (BV) (Case of 50)	10	\$409.70	\$348.24	\$3,482.40	*

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <http://www.zoll.com/GTC> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

Jason Holzwarth
Territory Manager
807-307-8069

1. DELIVERY WILL BE ESTIMATED 180 DAYS AFTER RECEIPT OF ACCEPTED PURCHASE ORDER.
2. PRICES QUOTED ARE VALID FOR 60 DAYS.
3. APPLICABLE TAX, SHIPPING & HANDLING WILL BE ADDED AT THE TIME OF INVOICING.
4. ALL PURCHASE ORDERS ARE SUBJECT TO CREDIT APPROVAL BEFORE ACCEPTABLE BY ZOLL.
5. **FAX PURCHASE ORDER AND QUOTATION TO ZOLL CUSTOMER SUPPORT AT 978-421-0015 OR EMAIL TO ESALES@ZOLL.COM.**
6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.



ZOLL Medical Corporation

Worldwide HeadQuarters
269 Mill Rd
Chelmsford, Massachusetts 01824-4105
(978) 421-9655 Main
(800) 348-9011
(978) 421-0015 Customer Support
FEDERAL ID#: 04-2711626

TO: Idaho Falls Fire Department
343 E Street
Idaho Falls, ID 83405

Attn: **Brandon Rich**

Tel: 208-521-9350

QUOTATION 343887 V:2

DATE: May 22, 2020

TERMS: Net 30 Days

FOB: Shipping Point

FREIGHT: Prepay and Add

ITEM	MODEL NUMBER	DESCRIPTION	QTY.	UNIT PRICE	DISC PRICE	TOTAL PRICE
5	820 - 0132 - 00	Test Lung, plastic/ Silicone	10	\$165.85	\$140.97	\$1,409.70 *
6	SC- 731 - PM- 5Y	5 Year PM Contract	10	\$2,335.00	\$2,335.00	\$23,350.00
*Reflects Discount Pricing.						

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at <http://www.zoll.com/GTC> and for software products can be found at <http://www.zoll.com/SSPTC> and for hosted software products can be found at <http://www.zoll.com/SSHTC>. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

TOTAL \$165,385.70

Jason Holzwarth
Territory Manager
807-307-8069

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6. ALL DISCOUNTS OFF LIST PRICE ARE CONTINGENT UPON PAYMENT WITHIN AGREED UPON TERMS.
7. PLACE YOUR ACCESSORY ORDERS ONLINE BY VISITING www.zollwebstore.com.



MEMORANDUM

FROM: Pam Alexander
DATE: Wednesday, June 10, 2020
RE: IF-20-02, Two Roll-Off Container Tilt Frame, Cab and Chassis for Public Works

Council Action Desired

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

Accept and approve the bid from the lowest responsive and responsible bidder, Rush Truck Centers of Jerome, Idaho for a total of \$279,418.00 or take other action deemed appropriate. Bid IF-20-02 was received on November 15, 2019 to purchase a replacement for unit #7039 scheduled for replacement this fiscal year. Rush Truck Centers has agreed to honor the original bid price of \$139,709.00, without a trade-in allowance for the City to purchase two additional units.

Description, Background Information & Purpose

This request is to purchase two roll-off container tilt frame, cab and chassis. Unit 7006 is a 2006 Freightliner Tilt Frame scheduled for replacement next fiscal year. The second purchase is an addition to the fleet requested in the upcoming 2020/21 Public Works budget. Director Fredericksen is requesting the addition to the fleet to be included in the replacement purchase request to take advantage of purchase savings estimated at \$10,000 per unit and lead-in for build times by ordering two units.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>					

The purchase of the roll-off container tilt frame, cab and chassis support the reliable public infrastructure and transportation community-oriented result by acquiring or replacing equipment required in the field.

Interdepartmental Coordination

Public Works concurs with Municipal Services Department recommendation for award.

Fiscal Impact

Funds for the replacement of unit 7006 and addition to the fleet is included in the 2020/21 proposed municipal equipment replacement fund and Public Works, Sanitation division budget for \$150,000 per unit.

Legal Review

Legal has reviewed the bid 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: November15, 2019

BID IF-20-02

One (1) New 2019 or Newer Roll-Off Container Tilt Frame mounted on One (1) New 2020 Cab and Chassis

BIDDER	Rush Truck Centers Bid A Jerome, ID	Rush Truck Centers Bid B Jerome, ID	Metroquip Meridian, ID		
ROLL OFF CONTAINER TILT FRAME					
Manufacturer	Galfab	Galbreath	Stellar Industries		
Model	I0601745072	U5-I/0-174	S160-17410		
Year	2019-2020	2019-2020	2020		
CAB AND CHASSIS					
Manufacturer	International	International	Freightliner		
Model	HV607	HV607	M2		
Year	20-2021	2020-2021	2021		
Delivery Time of Complete Unit	150-200 Days	150-180 Days	180-210 Days		
Price without Trade-In	\$140,504.00	\$139,709.00	\$148,927.29		
Trade-in Allowance #7039	\$25,000.00	\$25,000.00	\$20,500.00		
TOTAL PRICE WITH TRADE-IN	\$115,504.00	\$114,709.00	\$128,427.29		
Idaho Motor Vehicle Dealer's License	169	169	0844-0		
Sub-Bidder Container Refuse Body	Galfab	Galbreath	N/A		



MEMORANDUM

FROM: Ryan Tew, Human Resources Director

DATE: Thursday, June 11, 2020

RE: Vote to Amend City Personnel Manual

Council Action Desired

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

Vote to amend the City Personnel Manual.

Description, Background Information & Purpose

At the May 11, 2020 Council meeting, the Human Resources Department discussed with the Mayor and City Council proposed changes to Personnel Policy – XV – Shift Differential. HR then submitted the proposed changes to all employees for their feedback. After the required 30 days, no feedback was received requiring modifications to the proposed changes.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Click or tap here to enter text.

Interdepartmental Coordination

Completed

Fiscal Impact

minimal

Legal Review

Completed

XV. SHIFT DIFFERENTIAL COMPENSATION

~~A. The City of Idaho Falls shall pay a shift differential premium to employees, (excluding those under separate labor contracts) for full regularly scheduled working shifts that fall outside the hours of 4:00 AM and 2:00 PM. The rate of compensation will be \$.25 per hour for employees who start and work their regularly scheduled shift at or after 2:00 PM and \$.50 per hour for employees who start and work their regularly scheduled shift at or after 7:00 PM.~~

~~B. Shift differential will not be paid for employees whose regularly scheduled shift starts in the non-eligible time of 4:00 AM to 2:00 PM. Employees who are regularly scheduled in non-eligible time who enter the eligible time in an overtime status are not eligible for shift differential. Holidays, sick leave, and vacation hours will not be considered for shift differential.~~

A. The City shall pay a shift differential to nonexempt employees (excluding those under separate collective bargaining agreements) who work during the hours of 7:00 PM to 7:00 AM.

The shift differential compensation shall be added to any hours worked by an employee during the hours from 7:00 PM to 7:00 AM.

The rate of the shift differential compensation shall be \$.50 per hour worked during the shift and shall be added to the employees' base hourly rate.

Shift differential compensation will not be added to any type of leave, holiday, or vacation hours.

Examples:

If the shift worked lasts from 9:00 PM to 7:00 AM, all ten (10) hours of such shift shall be paid as shift differential compensation.

10 hours * \$.50 = \$5.00

If the shift worked lasts from 4:00 PM to 2:00 AM, then 4:00 PM to 6:59 PM shall be paid at the employee's base hourly rate and the hours worked from 7:00 PM to 2:00 AM shall be paid as shift differential compensation.

7 hours * \$.50 = \$3.50

If the shift worked lasts from 6:00 AM to 2:00 PM, then the time worked from 6:00 AM to 6:59 AM shall be paid as shift differential compensation and the hours worked from 7:00 AM to 2:00 PM shall be paid at the employee's base hourly rate.

1 hour * \$.50 = \$.50



MEMORANDUM

FROM: Bear Prairie, General Manager
DATE: Thursday, May 21, 2020
RE: Renewal of BPA Enabling Agreement, No. 20PM-16359

Council Action Desired

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

Approve renewal of the Bonneville Power Association’s (BPA) Enabling Agreement, No. 20PM-16359 (or take other action deemed appropriate).

Description, Background Information & Purpose

Renewal of the Enabling Agreement with the Bonneville Power Administration (BPA) enables Idaho Falls Power to continue to enter into wholesale short term energy transactions with BPA. The current agreement expires on July 17, 2020. This is a replacement agreement with all the same terms as the previous agreement including a three-year termination.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

This action supports our readiness for strong, stable and healthy economic growth and vibrancy to ensure continued access to reliable and affordable power. It also supports the financial element of the IFP Strategic Plan.

Interdepartmental Coordination

N/A

Fiscal Impact

This agreement has no impact to the Idaho Falls Power 2019/20 budget.

Legal Review

Legal has reviewed and approved the renewal agreement.



Department of Energy

Bonneville Power Administration
P.O. Box 3621
Portland, Oregon 97208-3621

POWER SERVICES

May 19, 2020

In reply refer to: PTL-5

Mr. Bear Prarie
General Manager
City of Idaho Falls
140 S. Capital Avenue
Idaho Falls, ID 83405

Dear Bear:

Your existing Agreement to Enable Future Purchases, Sales and Exchanges of Power and Other Services (Agreement) with the Bonneville Power Administration (BPA) is due to expire July 17, 2020. BPA is pleased to offer City of Idaho Falls a replacement Agreement, Contract No. 20PM-16359 (attached), to accommodate the purchase and sale of wholesale power.

This Agreement provides a new three-year term. Please arrange to have both originals signed and return one of the originals to me. The other original is for your files.

In response to COVID-19 BPA employees are working remotely. As a part of this effort all contracts are being electronically signed at BPA. I have prepared the agreement for you to sign electronically if you choose or you can print the agreement to hand sign, scan, and email back. I have included a guide for electronic signatures for your convenience.

Please note that if not signed and returned within 60 days from the date of this letter, the enclosed offered Agreement(s) will expire. We look forward to a continued professional relationship with City of Idaho Falls. For any further questions or discussion regarding this Agreement, please call me at 503.230.5944.

Sincerely,

John D. Wellschlager
Account Executive

Enclosure:
Enabling Agreement, 20PM-16359 (2)

**AGREEMENT TO ENABLE
FUTURE PURCHASES, SALES AND EXCHANGES
OF POWER AND OTHER SERVICES
executed by the
BONNEVILLE POWER ADMINISTRATION
and
CITY OF IDAHO FALLS**

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Exhibit A BPA’s Wholesale Power Rate Schedules and General Rate Schedule Provisions	
Exhibit B BPA Power Services Scheduling Provisions	
Exhibit C WSPP Agreement	

This AGREEMENT TO ENABLE FUTURE PURCHASES, SALES AND EXCHANGES OF POWER AND OTHER SERVICES (Agreement), is executed by the UNITED STATES OF AMERICA, Department of Energy, acting by and through the BONNEVILLE POWER ADMINISTRATION (BPA), and CITY OF IDAHO FALLS (Customer), a mulicipality incorporated under the laws of the state of Idaho. BPA and Customer are sometimes referred to individually as “Party” and collectively as “Parties.”

RECITALS

The Parties wish to provide a contractual mechanism for future purchases, sales and exchanges of Power (firm and nonfirm) and other products and services which the Parties may agree from time to time to make available as specified below.

This Agreement is not a present purchase, sale or exchange of such Power, or other products and services, and does not constitute any advance agreement or obligation for any Party to make available or to purchase or exchange any amount of such Power or other products and services.

BPA is authorized pursuant to law to market electric power and energy generated at various Federal hydroelectric projects in the Pacific Northwest or acquired from other resources, to construct and operate transmission facilities, to provide transmission and other services, and to enter into agreements to carry out such authority.

The Parties agree as follows:

1. **TERM OF AGREEMENT**

This Agreement shall become effective at 2400 hours on the date of execution (Effective Date), and shall terminate three years from the Effective Date, unless terminated earlier in accordance with the termination provisions specified in Section 8. All obligations and liabilities accrued hereunder are preserved until satisfied. Execution of this Agreement shall terminate any prior 'Agreement to Enable Future Purchases, Sales, or Exchanges of Power and Other Services' between the Parties.

2. **UNDERLYING PROVISIONS**

Unless otherwise specified in this Agreement, all provisions required to perform either Party's obligations under this Agreement shall be as described in the WSPP Agreement, attached hereto as Exhibit C. Customer has read such terms of the current WSPP agreement and agrees to the incorporation of the terms referenced in this Agreement, and agrees to review any modification or amendments to the WSPP Agreement as shown on the WSPP website, www.wspp.org. The provisions of the WSPP agreement pertaining to WSPP membership requirements or WSPP administrative matters are not incorporated into this Agreement.

3. **DEFINITIONS**

Capitalized terms in this Agreement shall have the meanings defined below.

- (a) "Excess Federal Power" means excess Federal power as defined in Section 508 of Public Law 104-46.
- (b) "Confirmation Agreement" means an agreement, consistent with Section 32 of the WSPP Agreement, confirming a transaction for the purchase and sale of products and services under the WSPP Agreement.

- (c) “Power” means Excess Federal Power or firm or nonfirm Surplus Power (or both) made available by BPA, and firm or nonfirm capacity or energy or both made available by Customer.
- (d) “Surplus Power” means surplus peaking capacity, or surplus energy or both, as defined in Sections 5(f) and 9(c) of Public Law 96-501, and Sections 1(c) and 1(d) of Public Law 88-552.

4. **REVISION OF EXHIBITS; INTERPRETATION**

- (a) **Revision of Exhibit A**
The Wholesale Power Rate Schedules and General Rate Schedule Provisions included in Exhibit A shall be replaced by successor Wholesale Power Rate Schedules and General Rate Schedule Provisions established in accordance with the provisions of Section 7(i) of the Northwest Power Act and Federal Energy Regulatory Commission rules and is available on BPA’s Website.
- (b) **Revision of Exhibit B**
BPA shall revise and replace Exhibit B in accordance with the provisions contained in Exhibit B.
- (c) **Revision of Exhibit C**
Exhibit C shall include all future WSPP amendments and revisions, unless a Party notifies the other Party in writing that all or a portion of an amendment or revision is unacceptable within 30 days of its effective date. If either Party finds such future amendments and revisions unacceptable, then such amendments or revisions shall not be included in Exhibit C of this Agreement.
- (d) **Interpretation**
In the event of a conflict between the terms of any Exhibit and the terms of the body of this Agreement, the terms of the body of this Agreement shall prevail.

5. **RESALE PROVISIONS**

- (a) Resale by Customer of Surplus Power sold by BPA under this Agreement shall, to the extent required by law, comply with the requirements of Section 5(a) of the Bonneville Project Act, as amended (16 U.S.C. Section 832). This provision shall not apply to sales of Excess Federal Power. BPA will identify in each Confirmation Agreement that the Power it sells to the Customer is either: (1) Surplus Power; or (2) Excess Federal Power.
- (b) Customer may purchase any Surplus Power under this Agreement only pursuant to Section 5(a) of this Agreement. In the event that BPA discovers that Customer violated this Section 5 in the course of its performance pursuant to a Confirmation Agreement, such Confirmation Agreement shall

be immediately terminated; *provided, however*, any and all liabilities incurred prior to such termination shall remain until satisfied.

6. POWER SCHEDULING PROVISIONS

All power transactions under this Agreement shall be scheduled and implemented in accordance with the Scheduling Provisions in Exhibit B.

7. NETTING

Payment amounts under this Agreement shall be netted in accordance with the Parties' Netting Agreement (BPA Contract No. 19PM-15458).

8. TERMINATION PROVISIONS

Each Party shall have the right to terminate this Agreement upon 30 calendar days' written notice to the other Party; *provided, however*, that if any Confirmation Agreement between the Parties remains in effect after the termination date of this Agreement and incorporates by reference, individually or generally, provisions of this Agreement, such provisions shall survive the termination of this Agreement and be binding on the Parties until after the termination of the last such agreement.

9. APPLICABLE LAW

All transactions under this Agreement shall be subject to Federal law governing the sale, exchange, or other disposition of Power and other services, including but not limited to, Public Law 75-329 (the Bonneville Project Act, as amended, 16 U.S.C. 832 et seq.), Public Law 88-552 (the Pacific Northwest Preference Act of August 31, 1964, as amended, 16 U.S.C. 837 et seq.), Public Law 93-454 (the Federal Columbia River Transmission System Act, as amended, 16 U.S.C. 838(a) et seq.), Public Law 96-501 (Pacific Northwest Electric Power Planning and Conservation Act, 16 U.S.C. 839 et seq.), and Section 508 of Public Law 104-46 (codified at 16 U.S.C.A. 832m (West Cum. Ann. Pock. Pt. 1996)).

All sales of Surplus Power for use outside the Pacific Northwest under this agreement are subject to the provisions of Public Law 88-552 and Section 9(c) of Public Law 96-501, and the Parties hereby acknowledge their respective responsibilities thereunder. Pursuant to Public Law 88-552, BPA shall have the right to curtail a portion of, or terminate all of: (a) the capacity associated with a surplus firm peaking capacity sale on 60 months' written notice; or (b) the energy associated with a surplus energy sale on a 60-day written notice specifying the amounts and duration of the curtailment or termination, if such capacity and/or energy is needed to meet the capacity and/or energy requirements in the Pacific Northwest. Such curtailments to Customer shall be limited to the amounts and duration necessary to cover BPA's projected Pacific Northwest needs. The sale of capacity and/or energy to Customer under this Agreement shall continue in months during which such capacity and/or energy is not needed, as determined by BPA, in the Pacific Northwest.

10. NOTICES AND CONTACT INFORMATION

Any notice required under this Agreement that requires such notice to be provided under the terms of this section shall be provided in writing to the other Party in one of the following ways:

- (1) delivered in person;
- (2) by a nationally recognized delivery service with proof of receipt;
- (3) by United States Certified Mail with return receipt requested;
- (4) electronically, if both Parties have means to verify the electronic notice's origin, date, time of transmittal and receipt; or
- (5) by another method agreed to by the Parties.

Notices are effective when received. Either Party may change the name or address for delivery of notice by providing notice of such change or other mutually agreed method. The Parties shall deliver notices to the following person and address:

<p>If to City of Idaho Falls:</p> <p>City of Idaho Falls 140 S. Capital Ave. Idaho Falls, ID 83405 Attn: Bear Prairie General Manager Phone: 208-612-8429 FAX: 208-612-8435 E-Mail: bprairie@ifpower.org</p>	<p>If to BPA:</p> <p>Bonneville Power Administration 905 NE 11th Ave. P.O. Box 3621 Portland, OR 97208-3621 Attn: John D. Wellschlager Account Executive Phone: 503-230-5944 E-Mail: jdwellschlager@bpa.gov</p>
---	---

11. ENTIRE AGREEMENT

This Agreement, including documents expressly incorporated by reference, constitutes the entire agreement between the Parties. It supersedes all previous communications, representations, or contracts, either written or oral, which purport to describe or embody the subject matter of this Agreement.

12. DISPUTE RESOLUTION

Notwithstanding anything to the contrary in the WSPP Agreement, before initiating binding arbitration pursuant to Section 21.3(d), 22.3(e)(i), or 22.3(f) of the WSPP Agreement, or if the Parties elect to pursue binding arbitration of any other dispute, the Parties shall draft and sign an agreement which shall meet the requirements of the Administrative Disputes Resolution Act of 1996, 5 U.S.C. §§ 571-584, including the requirements to set forth the precise issue in dispute, the amount in controversy and the maximum monetary award allowed. Under no circumstances shall specific performance be an available remedy against BPA in arbitration.

13. SIGNATURES

The Parties have executed this Agreement as of the last date indicated below.

CITY OF IDAHO FALLS

UNITED STATES OF AMERICA
Department of Energy
Bonneville Power Administration

By _____

By _____

Name Rebecca L. Noah Casper
(Print/Type)

Name John D. Wellschlager
(Print/Type)

Title Mayor

Title Account Executive

Date _____

Date _____

EXHIBIT A
BPA'S WHOLESALE POWER RATE SCHEDULES AND GENERAL RATE
SCHEDULE PROVISIONS

BPA's Wholesale Power Rate Schedules and General Rate Schedule Provisions are available on the BPA website, www.bpa.gov.

EXHIBIT B
BPA POWER SERVICES SCHEDULING PROVISIONS

1. PURPOSE

Unless otherwise specified, all transactions shall be scheduled in accordance with the WECC, North American Energy Standards Board (NAESB), and the North American Electric Reliability Council (NERC). The purpose of this exhibit is to identify power scheduling requirements and coordination procedures necessary for the delivery of electric power products bought or sold under this Agreement.

2. PRESCHEDULING REQUIREMENTS

Final hourly Schedules must be submitted by the Customer to BPA Power Services Preschedule for the next day(s) transactions by 1100 PT of each Preschedule Day, unless otherwise agreed. After 1100 PT Preschedules can be accepted if mutually agreed to by BPA Power Services Preschedule and the Customer, and the Preschedules are accepted by the transmission provider(s).

3. REVISIONS

BPA may unilaterally revise this Exhibit

- (a) to implement changes that BPA determines are necessary to allow it to meet its power and scheduling obligations under this Agreement, or
- (b) to comply with requirements of WECC, NAESB, or NERC, or their successors or assigns.

BPA shall provide any written material revisions of this exhibit with a reasonable time for comment, prior to BPA providing written notice of the revision. Revisions are effective 2 days after BPA provides written notice of the revisions unless, in BPA's sole judgment, less notice is necessary to comply with an emergency change to the requirements of WECC, NAESB, NERC, or their successors or assigns. In this case, BPA shall specify the effective date of such revisions.

**EXHIBIT C
WSPP AGREEMENT**

The current WSPP Agreement is available from the WSPP website, www.wspp.org.



MEMORANDUM

FROM: Randy Fife
DATE: Tuesday, June 16, 2020
RE: Day Care Licensing Amendments

Council Action Desired

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

Approve the Ordinance amending City’s daycare licensing requirements in the City Code under a suspension of the rules requiring three complete and separate readings and direct that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose

The proposed amendments to the City’s daycare licensing regulations are intended to clarify what past criminal acts will limit an individual’s ability to receive a day care license. The amendments also mirror the State’s approach to background checks and update the City’s daycare licensing requirements to comply with 2020 House Bill No. 549, which was adopted in the most recent legislative session.

Relevant PBB Results & Department Strategic Plan

- | | | | | | | | |
|---|---|---|---|---|--|---|---|
|  |  |  |  |  |  |  |  |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The amendment of the daycare licensing regulations supports the good-governance community oriented result by supporting City’s compliance with State law. The amendment also supports the public safety result by improving the City’s background check procedures.

Interdepartmental Coordination

The ordinance amendments are the result of coordination between Police and Legal Departments.

Fiscal Impact

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

Legal Review

The Legal Department drafted this Ordinance.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 6, CHAPTER 3 TO CLARIFY THE VIOLATIONS OF LAW AND REGULATION THAT PROHIBIT OR REVOKE A CITY CHILD CARE LICENSE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, children are a priceless asset of our community; and

WHEREAS, in order to regulate child care, the City established a child care ordinance pursuant to authority delegated to cities by the Idaho Code; and

WHEREAS, as part of the authority delegated to cities, the City requires a criminal background investigation of persons who will provide child care services to families; and

WHEREAS, the purpose of the criminal background investigation is, in part, to determine whether a child care worker or provider of child care should be allowed to provide such care; and

WHEREAS, recently, there has been some concern that the standards for disqualification for child care are not clear; and

WHEREAS, the City desires to make it clear to all under what conditions child care may be provided; and

WHEREAS, the changes to the City's Day Care Chapter contained in this Ordinance are meant to clarify conditions of disqualification from providing child care.

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

SECTION 1. Title 6, Chapter 3, Section 3, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

...

(D) APPLICATIONS FOR LICENSE: The applicant shall obtain an application for a license from the City Clerk. Once an application for a license has been submitted, the ~~City~~ Clerk shall review the application and determine whether or not the application is complete. If the ~~City~~ Clerk deems that the application is complete, then the applicant and City will arrange for all necessary inspections to obtain the certificates required by such Section in subsection (A), (B) or (C) above. Once all certifications are obtained and all requirements of either subsection (A), (B)

or (C) above ~~and there is compliance with all provisions of this Chapter~~~~are met~~, the ~~City~~-Clerk shall issue a license. If the application is incomplete in any respect, the ~~City~~-Clerk shall promptly notify the applicant that the application is incomplete and shall specify the items which the ~~City~~ Clerk has determined are not complete or which do not otherwise comply with the provisions of subsection (A) hereof. Applications shall be made to the ~~City~~-Clerk in the form and manner prescribed by the ~~City~~-Clerk.

...

(I) RENEWALS: At least thirty (30) days before a License is to expire, the Applicant must apply for a renewal license. The fees for a renewal license are the same as set forth in subsection (H) above. Depending on the type of License, all information required under Sections 6-3-3(A), 6-3-3(B), and 6-3-3(C) and proof of compliance with this Chapter shall be provided with the application in order to qualify for the License. The following items do not need to be shown on renewal licenses:

SECTION 2. Title 6, Chapter 3, Section 4, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

6-3-4: CERTIFICATION OF INDIVIDUAL CHILD CARE WORKERS OR ON-SITE NON-PROVIDERS:

...

(A) No owner or operator of a Child Care Facility shall permit or allow any Child Care Worker or On-Site Non-Provider to provide Child Care or to be in contact with a child at a Child Care Facility unless such Child Care Worker or On-Site Non-Provider possesses a certification issued under the provisions of this Chapter.

(B) Child Care Worker Certification (CCWC). No Child Care Worker or Operator shall provide child care or supervise the rendering of child care at any Child Care Facility unless he or she is at least eighteen (18) years of age and possesses a Child Care Worker's certificate issued under the provisions of this Chapter. Anyone sixteen (16) years or seventeen (17) years old may obtain a CCWC. However, these sixteen (16) and seventeen (17) year old workers must always be supervised by another CCWC who is over eighteen (18) years old. In order to obtain such certification, and for each renewal, applicants shall submit a completed application form to the ~~City~~ Clerk, accompanied by the following certificates and information:

- (1) A current certificate issued by the Red Cross, the Fire Marshal or any certified CPR and First Aid trainer, certifying that the applicant has completed an instructional class for child CPR and First Aid.
- (2) Verification from the Chief of Police or his designee certifying that a criminal background investigation has been completed for the applicant within two (2) years previous.
- (3) A birth certificate ~~and~~or picture identification evidencing the applicant's age.

~~(4) Copies of the applicant's records from the Child Abuse Registry or a letter from the Idaho Department of Health and Welfare that the Child Abuse Registry does not contain any records regarding the applicant.~~

(4) For renewal certification only, a certificate issued by an educational/technical facility, certifying that the applicant has completed at least eight (8) hours of child care training which addresses the following areas: child development, health and safety, and child guidance.

(5) The Clerk shall issue a Provisional CCWC, valid for forty-five (45) days, once the applicant's background check has been completed and cleared. A Child Care Worker may work under a Provisional CCWC.

(6) The Clerk shall issue a CCWC when the applicant delivers to the Clerk a copy of his or her Child Abuse Registry records, provided that the Child Abuse Registry does not contain any records regarding the applicant. The term of a CCWC is five (5) years.

a. In the event that the Child Abuse Registry indicates that the applicant is a child abuser, the applicant's Provisional CCWC shall be immediately revoked.

(5)

(C) On-Site Non-Provider Documentation. No On-Site Non-Provider shall be in unsupervised contact with any child at a Child Care Facility. The following documentation and information for each On-Site Non-provider must be in the facility file:

(1) Verification issued by the Chief of Police or his designee certifying that a criminal background investigation has been completed for the On-Site Non-Provider within two (2) years previous. If the On-Site Non-Provider is a minor, then the parents of the minor must sign a release so that the juvenile justice review may be completed.

~~(2) Copies of the applicant's records from the Child Abuse Registry or a letter from the Idaho Department of Health and Welfare that the Child Abuse Registry does not contain any records regarding the applicant.~~

(2) The name and address of the Child Care Facility where the On-Site Non-Provider is employed or will be present at the Facility.

(3) A birth certificate or picture identification evidencing the applicant's age.

(4) The Clerk shall issue Provisional On-Site Non-Provider Documentation, valid for forty-five (45) days, once the applicant's background check has been completed and cleared. A On-Site Non-Provider may reside or be present at the Child Care Facility under Provisional On-Site Non-Provider Documentation.

(5) The Clerk shall issue On-Site Non-Provider Documentation when the applicant delivers to the Clerk a copy of his or her Child Abuse Registry records, provided that the Child Abuse Registry does not contain any records regarding the applicant. The term of On-Site Non-Provider Documentation is five (5) years.

a. In the event that the Child Abuse Registry indicates that the applicant is a child abuser, the applicant's Provisional On-Site Non-Provider Documentation shall be immediately revoked.

(3)

(D) Location of Certification and Documentation. The certification and documentation shall be kept upon the premises of any Child Care Facility where Child Care Worker or an On-Site Non-Provider works, resides, or regularly visits. The certificate or documentation shall be promptly made available upon request by any member of the public or by the Fire Marshal, Building Official or law enforcement officer.

~~—————(E)—————The term of the certificate is for two (2) years.~~

SECTION 3. Title 6, Chapter 3, Section 6, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

6-3-6 : DENIAL OR REVOCATION OF CHILD CARE FACILITY LICENSE, CHILD CARE WORKER CERTIFICATION OR NON-SITE NON-PROVIDERS CERTIFICATION:

(A) The following shall constitute grounds for denial or revocation of a Child Care Facility license, Child Care Worker certification or On-Site Non-Providers documentation, or shall constitute grounds for a misdemeanor citation:

...

(B) In the event there is good cause to believe that a Child Care Facility, Child Care Worker or On-Site Non-Provider has ~~knowingly~~ violated the provisions of subsection (A) ~~hereof of this Subsection~~, the City Clerk shall notify the licensee or certificate holder of the nature of the alleged violation and shall notify the licensee of the time and place of a hearing before the City Council to consider whether or not the licensee's license or certification should be revoked. At such hearing, the licensee shall be afforded an opportunity to produce witnesses, submit documentary evidence and to otherwise submit testimony and evidence in opposition to the proposed revocation or suspension. At the conclusion of the hearing, the City Council may suspend or revoke the license or certification for such period of time as it deems appropriate. In the event any license or certification is revoked, the licensee or certificate holder shall not apply for or receive a new license or certification within one (1) year after the date of such revocation.

...

SECTION 4. Title 6, Chapter 3, Section 8, of the City Code of the City of Idaho Falls, Idaho, is
ORDINANCE – DAYCARE

hereby repealed in full and replaced with the following language:

6-3-8: LICENSES/CERTIFICATION, DENIAL, SUSPENSION OR REVOCATION: A license or certification applied for or issued under this Chapter shall be denied, suspended, or revoked:

- A. Where Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner:
1. Has been found guilty of, plead guilty to, received a withheld judgment, or admitted to the elements of any offense involving neglect, any physical injury, or other abuse of a child, including the following enumerated crimes, or any substantially similar provision of a foreign criminal violation, notwithstanding the form of judgment(s):
 - a. Felony injury of a child, section 18-1501, Idaho Code.
 - b. The sexual abuse of a child under sixteen (16) years of age, Section 18- 1506, Idaho Code.
 - c. The ritualized abuse of a child under eighteen (18) years of age, Section 18-1506A, Idaho Code.
 - d. The sexual exploitation of a child, section 18-1507 or 18-1507A, Idaho Code.
 - e. Sexual abuse of a child under the age of sixteen (16) years, Section 18- 1506, Idaho Code.
 - f. Lewd conduct with a child under the age of sixteen (16) years, Section 18-1508, Idaho Code.
 - g. The sale or barter of a child for adoption or other purposes, Section 18- 1511, Idaho Code.
 - h. Murder in any degree, Section 18-4001 or 18-4003, Idaho Code.
 - i. Assault with intent to murder, Section 18-4015, Idaho Code.
 - j. Voluntary manslaughter, Section 18-4006, Idaho Code.
 - k. Rape, Section 18-6101, Idaho Code.
 - l. Incest, Section 18-6602, Idaho Code.
 - m. Forcible sexual penetration by use of foreign object, Section 18-6608, Idaho Code.
 - n. Abuse, neglect, or exploitation of a vulnerable adult, Section 18-1505, Idaho Code.
 - o. Aggravated, first degree, second degree, and third-degree arson, Sections 18-801 through 18-805, Idaho Code.
 - p. Nonconsensual sexual contact that is prohibited by Section 18-6605, Idaho Code.

- q. Kidnapping, Sections 18-4501 through 18-4503, Idaho Code.
 - r. Mayhem, Section 18-5001, Idaho Code.
 - s. Poisoning, Section 18-4014 or 18-5501, Idaho Code.
 - t. Robbery, Section 18-6501, Idaho Code.
 - u. Stalking in the first degree, Section 18-7905, Idaho Code.
 - v. Video voyeurism, Section 18- 6609, Idaho Code.
 - w. Enticing of children, Section 18-1509 or 18-1509A, Idaho Code.
 - x. Inducing individuals under eighteen (18) years of age into prostitution, Section 18-5609, Idaho Code.
 - y. Inducing person under eighteen (18) years of age to patronize a prostitute, Section 18-5611, Idaho Code.
 - z. Any felony punishable by death or life imprisonment.
 - aa. Attempt, Section 18-306, Idaho Code, conspiracy, Section 18-1701, Idaho Code, or accessory after the fact, Section 18-205, Idaho Code, to commit any of the crimes designated in this subsection.
 - bb. Felony domestic violence, Section 18-918(2), Idaho Code.
 - cc. Any offense requiring registration on a state sex offender registry or the national sex offender registry.
 - dd. A felony controlled-substance offense.
 - ee. Attempt, Section 18-306, Idaho Code, conspiracy, Section 18-1701, Idaho Code, or accessory after the fact, Section 18-205, Idaho Code, to commit any of the crimes designated in this Subsection.
2. Had his or her parental rights restricted or terminated by a Child protection action under Idaho Code, Section 16-1601 et seq., or Child custody termination action under Idaho Code, Section 16-2001 et seq.
 3. Where a registered sex offender resides on the Premises where Day Care services are provided.
- B. Where Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner has been found guilty of, plead guilty to, or received a withheld judgment, or admitted to the elements of any of the following enumerated crimes, or any substantially similar provision of foreign criminal violation, notwithstanding the form of judgment(s) for any offense involving neglect, any

physical injury to, or other abuse of a child, or any of the following offenses or a similar provision in another jurisdiction, for a period of ten (10) years immediately preceding the date of application for license or renewal:

1. Aggravated assault, Section 18-905, Idaho Code.
2. Aggravated battery, Section 18- 907(1), Idaho Code.
3. Burglary, Section 18-1401, Idaho Code.
4. Felony theft, Sections 18-2403 and 18-2407(1), Idaho Code.
5. Forgery of a financial transaction card, Section 18-3123, Idaho Code.
6. Fraudulent use of a financial transaction card or number, Section 18-3124, Idaho Code.
7. Forgery or counterfeiting, Chapter 36, Title 18, Idaho Code.
8. Misappropriation of personal identifying information, Section 18-3126, Idaho Code.
9. Insurance fraud, Section 41-293, Idaho Code.
10. Damage to or destruction of insured property, Section 41-294, Idaho Code.
11. Public assistance fraud, Section 56-227, Idaho Code.
12. Provider fraud, Section 56-227A, Idaho Code.
13. Attempted strangulation, Section 18-923, Idaho Code.
14. Misdemeanor injury to a child, Section 18-1501(2), Idaho Code.
15. Disseminating obscene material to minors, as defined in Sections 18-1513 through 18-1515, Idaho Code.
16. 18-1701, Idaho Code, or accessory after the fact, Section 18-205, Idaho Code, to commit any of the crimes designated in this Subsection.

C. Where Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner has been found guilty of, plead guilty to, or received a withheld judgment, or admitted to the elements of any of the following enumerated crimes, or any substantially similar provision of foreign criminal violation, notwithstanding the form of judgment(s) for any offense involving neglect, any physical injury to, or other abuse of a child, or any of the following offenses or a similar provision in another jurisdiction, for a period of five (5) years immediately preceding the date of application for license or renewal:

1. Transporting a minor in a motor vehicle while under the influence, Section 18-1501(3), Idaho Code.

2. Violation of a Civil Protection Order or No Contact Order, Section 18-920, Idaho Code
 3. A misdemeanor controlled-substance related offense.
 4. Misdemeanor domestic violence, Section 18-918(3), Idaho Code.
 5. Misdemeanor Assault or Battery, Sections 18-902 and 18-903, Idaho Code
 6. Stalking in the second degree, Section 18-7906, Idaho Code.
 7. Disturbing the Peace, Section 18-6409, Idaho Code
 8. Petit Theft, Section 18-6409
- D. For any Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On- Site Non-Provider; spouse or significant other of an Owner, where there is evidence demonstrating that they have been committed pursuant to Title 66, Chapter 3, Idaho Code, or similar provision in another jurisdiction, as a voluntary or involuntary patient for mental health, drug, or alcohol treatment, within the past year from the date of application.
- E. For any Child Care Facility, unless all applicable codes, and other pertinent provisions of all City ordinances, including health requirements herein, as far as can be determined, are being complied with.
- F. For any Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner, where there is evidence demonstrating to the City that health or safety problems exist or are probable. No Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner shall be qualified to receive a license under this Chapter for a period of no less than one (1) year from the date of the health and/or safety problems which resulted in denial or revocation of a license under this Chapter.
- G. For any Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; Spouse or significant other of an Owner presiding at the Premises, who has supplied false or misleading information, failed or refused to disclose any information required on the application form, or refused to authorize the police investigation required herein. Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner presiding at the Premises shall be able to apply to receive a license under this Chapter for a period of less than six (6) months from the date of the denial, suspension, or revocation of the license under this Subsection.
- H. For any Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner presiding at the Premises, who has violated any of the provisions of this Chapter during licensure other than of 6-3-8(A) of this Chapter. No Applicant; Licensee; Owner; Operator; Child Care Worker; Resident; Volunteer, On-Site Non-Provider; spouse or significant other of an Owner presiding at the Child Care Facility shall be qualified to receive a license under this Chapter for a period of less than six (6) months from the date of the denial or revocation of the license under this

Subsection.

- I. For any applicant who has a current active arrest warrant for a crime which, if convicted, would subject them to the limitations in this section. Nothing in this section shall be interpreted to disqualify any applicant who
 - 1. Is or has been merely charged with a disqualifying crime; or
 - 2. Has had a disqualifying criminal charge dismissed; or
 - 3. Has been found not guilty of a disqualifying crime.
- J. The applicant falsifies, omits, or otherwise intentionally misrepresents any information on the application. An applicant who has falsifies, omits, or otherwise intentionally misrepresents any information on the application shall be ineligible to reapply for licensing for a period of forty-two (42) days.

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

SECTION 5. Codification Clause. The City Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

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

SECTION 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication.

PASSED by the 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, AMENDING TITLE 6, CHAPTER 3 TO CLARIFY THE VIOLATIONS OF LAW AND REGULATION THAT PROHIBIT OR REVOKE A CITY CHILD CARE LICENSE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

(SEAL)

KATHY HAMPTON, CITY CLERK



MEMORANDUM

FROM: Brad Cramer, Director
DATE: Monday, June 8, 2020
RE: Amended development agreement for Belmont Estates Subdivision, Division No. 2.

Council Action Desired

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

Approve the Second Amendment to Development Agreement for Belmont Estates Subdivision, Division No. 2 Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents.

Description, Background Information & Purpose

Attached for consideration is an amended development agreement for Belmont Estates Subdivision, Division No. 2. The agreement was approved in 2017 with a special condition that a three-foot tall berm and six-foot opaque fence be built along the perimeter of the development. This is the type of condition the City no longer puts in development agreements, but in this case, it was consistent with the agreement for Division 1 and the original preliminary plat. Also, the berm was considered important because the adjacent County residents had flood irrigated their properties for many years and wished to continue to do so, but were worried the water would flood properties in the new subdivision. Most of the berm and fencing has been constructed. However, on some of the remaining lots the owners have requested to build a more transparent fence. Per the agreement, this is not possible. Therefore, the developer, in coordination with the lot owners and adjacent County residents have requested to strike the word “opaque” from the agreement. Staff has reviewed the request and recommends approval.

Relevant PBB Results & Department Strategic Plan

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Development agreements are an important part of the subdivision process. Ensuring they contain the necessary elements to require construction of public infrastructure and any other special conditions is part of Good Governance.

Interdepartmental Coordination

The proposed change has been reviewed by CDS, Public Works, and Legal.

Fiscal Impact

NA

Legal Review

This amended development agreement has been reviewed by Legal pursuant to applicable law.

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT
FOR BELMONT ESTATES, DIVISION NO. 2**

This AMENDMENT TO DEVELOPMENT AGREEMENT FOR BELMONT ESTATES DIVISION NO. 2 ("Amendment") is made this ____ day of _____ 2020, by and between CITY OF IDAHO FALLS, a municipal corporation of the State of Idaho ("CITY"), whose mailing address is P.O Box 50220, Idaho Falls, Idaho 83405; and Belmont Second Division, LLC ("DEVELOPER"), whose mailing address is 3943 Willow Ridge Drive, Idaho Falls, Id. 83406.

WITNESSETH

WHEREAS, DEVELOPER is, or will be, the owner, in law or equity, of those certain tracts of land in the County of Bonneville, State of Idaho, which tracts are more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("Property");

WHEREAS, DEVELOPER's 's predecessor and CITY entered into that certain Development Agreement for Belmont Estates, Division No. 2 dated on or about the 13th day of July 2017 (the "Agreement") recorded as Instrument Number 1558281, whereby DEVELOPER and CITY agreed to certain terms and conditions regarding the development of the Property; and

WHEREAS, DEVELOPER has met with CITY and adjacent property owners with discussion pertaining to the berm and fence requirements as specified in S-C 8.00 of the Development Agreement. DEVELOPER and adjacent property owners have expressed the desire to provide an alternative to the berm and fence specified; and

WHEREAS, DEVELOPER and CITY desire to continue all terms and obligations in the July 13, 2017, Agreement, except for the specific amendments contained in this Amendment relative to berm and fence.

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

1. The following revision to S-C 8.00 special condition is to be incorporated in the Agreement. The revision replacer the first paragraph of S-C 8.00 with the following:

DEVELOPER shall provide for the installation and maintenance of a three (3') foot berm with a six (6') foot fence to be installed on top of the berm on the East and North border of the Subdivision.
2. Except as specifically modified, altered, or changed by this Amendment, the Agreement shall remain unchanged and in full force and effect. Capitalized terms used herein that are not defined herein shall have the meanings ascribed to them in the Agreement.

IN WITNESS THEREOF, the parties hereto have executed this Amendment as of the date and year first written above.

ATTEST:

CITY OF IDAHO FALLS

Kathy Hampton, City Clerk

By: _____
Rebecca L. Noah Casper, Mayor

Belmont Second Division, LLC., Developer

By: _____
Brad Pickett

TATE OF IDAHO)
 : ss.
COUNTY OF BONNEVILLE)

On this ____ day of _____ 2020, before me, the undersigned, a notary public, in and for said State, personally appeared Rebecca L. Noah Casper, known to me to be the Mayor of the City of Idaho Falls, Idaho, the municipal corporation that executed the foregoing document, and acknowledged to me that such City executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)

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

STATE OF IDAHO)
 : ss.
COUNTY OF BONNEVILLE)

On the _____ day of _____ 2020, before me, the undersigned, a notary public, in and for said State, personally appeared Brad Pickett, known or identified to me to be the person whose name is subscribed to the forgoing document, and acknowledged to me that he is authorized to do so.

In witness whereof, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

(Seal)

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

**-EXHIBIT A-
Property**

COMMENCING AT A POINT THAT IS S00°16'54"W 340.85 FEET FROM THE NORTHWEST CORNER OF SECTION 5, T.1N., R.38E., B.M., CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO; AND RUNNING THENCE S89°43'19"E 208.00 FEET TO A POINT ON THE WEST LINE OF LOT 1 BLOCK 1 OF THE IONE SIMPSON SUBDIVISION DIVISION No. 1; THENCE ALONG A FENCE LINE TO THE SOUTHWEST CORNER OF LOT 1 BLOCK 1 OF SAID SUBDIVISION S00°16'30"W 13.49 FEET; THENCE ALONG A FENCE LINE AND SOUTH LINE OF SAID SUBDIVISION N88°39'27"E 169.93 FEET TO A FOUND ½" IRON ROD P.L.S.NO827 POINT BEING THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE S00°21'40"W 154.26 FEET ALONG A FENCE LINE TO A FOUND ½" IRON ROD P.L.S.NO827; THENCE N88°40'57"E 283.41 FEET ALONG A FENCE LINE TO A FOUND ½" IRON ROD P.L.S.NO827; THENCE N88°36'37"E 313.04 FEET; THENCE S00°08'53"W 75.16 FEET; THENCE N88°30'47"E 154.36 FEET TO A FOUND 5/8" IRON ROD P.L.S.NO9369; THENCE S00°29'57"W 14.94 FEET; THENCE N88°52'35"E 237.12 FEET TO THE WEST LINE OF CHK ESTATES; THENCE S00°33'39"W 353.98 FEET ALONG THE WEST LINE OF CHK ESTATES TO A FOUND 1/2" IRON ROD P.L.S.NO760; THENCE S00°21'11"W 415.10 FEET ALONG THE WEST LINE OF C.H.K. ESTATES TO A FOUND 5/8" IRON ROD NO CAP; THENCE S00°28'16"W 425.17 FEET ALONG THE WEST LINE OF THE FIRST AMENDED PLAT OF C.H.K. ESTATES TO A FOUND ½" IRON ROD P.L.S.NO760; THENCE S00°35'39"W 10.08 FEET ALONG THE WEST LINE OF THE FIRST AMENDED PLAT OF C.H.K. ESTATES TO A FOUND 5/8" IRON ROD P.L.S.NO9369, SAID POINT ALSO BEING THE NORTHEAST CORNER OF BELMONT ESTATES DIVISION No. 1, THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SUBDIVISION THE FOLLOWING EIGHT (8) COURSES; (1) N89°28'22"W 128.14 FEET; (2) N00°31'38"E 10.64 FEET TO A FOUND 5/8" IRON ROD P.L.S.NO9369; (3) N89°28'22"W 185.19 FEET TO A FOUND 5/8" IRON ROD P.L.S.NO9369; (4) N00°34'18"E 13.70 FEET; (5) N89°08'30"W 414.83 FEET; (6) N89°04'37"W 60.00 FEET; (7) N89°04'08"W 493.62 FEET; (8) N89°59'54"W 80.00 FEET TO A FOUND 5/8" IRON ROS P.L.S.NO9369 POINT BEING ON THE WEST SECTION LINE OF SAID SECTION 5, THENCE ALONG SAID SECTION LINE N00°16'54"E 1393.99 FEET TO THE POINT OF BEGINNING, CONTAINING 39.782 ACRES.

Kerry Beutler

From: Brad Pickett <pickbrad@gmail.com>
Sent: Tuesday, May 12, 2020 10:30 PM
To: Kerry Beutler
Subject: The following emails request

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for your help with this. Let me know if you need something else. We are requesting amendment to dev agreement regarding fence In Belmont Estates. Thanks Brad

--

Brad Pickett
Idaho Falls Idaho
Cell: 208-681-2723
Fax: 888-723-2654

Kerry Beutler

From: Brad Pickett <pickbrad@gmail.com>
Sent: Tuesday, May 12, 2020 10:31 PM
To: Kerry Beutler
Subject: Fwd: Fence for 5395 Thatcher Ave.

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: Ryan <rfuger78@gmail.com>
Date: Tue, May 12, 2020 at 7:51 AM
Subject: Fwd: Fence for 5395 Thatcher Ave.
To: <pickbrad@gmail.com>

Brad,

Here's our statement regarding the change to the development agreement for the fence.
The statements from the county neighbor and our neighbor lew to the north will follow.

I appreciate all your help with this. Hopefully this is all the more that's needed to get this taken care of.

Thanks again
Ryan Fuger
(208)589-8008

----- Forwarded message -----

From: Nicole Schwarz <idahofallsnicole@gmail.com>
Date: Tue, May 12, 2020, 7:43 AM
Subject: Re: Fence for 5395 Thatcher Ave.
To: Ryan <rfuger78@gmail.com>

To whom it may concern,

We would like to inform you with a little bit of information regarding why we are asking to have the amendment made to the agreement for the perimeter fencing, between the City of Idaho Falls and the developer of Belmont Estates, phase 2.

We were not aware of the perimeter fence agreement when we chose & bought our lot in Belmont Estates. We chose our lot based on the fact that we backed up to a pasture, therefor offering no back neighbors, and proceeded in purchasing the lot, based on being able to have an open view of the pasture, animals, trees, etc. We had no desire whatsoever to have a view of a solid vinyl fence from our backyard. Had we known that was going to take place, we would have never purchased the lot to build on.

We have spoken to our neighbor, who owns the pasture behind us, about our thoughts on building a different style of fence and asked him how he feels about it. He was totally open to the idea and agreed with us that it would be a better choice as far as managing weeds between the two property lines, that our choice in fencing material would withstand the wind/weather much better, settling/erosion issues with the berm, etc. He had no objection to the fence being a different style than the rest of the perimeter fence.

Thank you,
Ryan Fuger & Nicole Schwarz

--

Brad Pickett
Idaho Falls Idaho
Cell: 208-681-2723
Fax: 888-723-2654

May 11, 2020

City of Idaho Falls
City Council

RE: Fencing
Ryan Fuger/Brian Fehringer

To Whom it May Concern:

Brian & Teri Fehringer own residential property that borders the property of Ryan Fuger located at 5395 Thatcher Ave.

Ryan Fuger has been in correspondence with myself & has asked for permission to install an open style picket fence vs an opaque fence.

Attached is a picture of the style of fence he is requesting to install. Teri & I will approve an open style picket fence as long as the pickets are spaced to eliminate the possibility of a human or animal to escape through the pickets & enter onto our property & will not hold us liable in any way or form.

We request that the fence be no less than 6' tall & installed on a berm. The installation will also need to meet the other guideline & requirements set forth by the developer; Belmont Sub Division & the City of Idaho Falls.

This permission granted only applies to Ryan Fuger as he has been cordial & considerate in seeking our approval for this style of fence.

Feel free to contact me if you have any questions. I can be reached at (208) 681-0041.

Sincerely,



Brian & Teri Fehringer



Style of fence

Proposed to Beica)

Fehringer

Brian Fehringer
5/11/20



MEMORANDUM

FROM: Brad Cramer, Director
DATE: Monday, June 8, 2020
RE: Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards, Sandstone Estates Division 2.

Council Action Desired

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

1. Approve the Development Agreement for Sandstone Estates Division 2 Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents.
2. Accept the Final Plat for Sandstone Estates Division 2 Subdivision, and give authorization for the Mayor, City Engineer, and City Clerk to sign said Final Plat.
3. Approve the Reasoned Statement of Relevant Criteria and Standards for the Final Plat for Sandstone Estates Division 2 Subdivision, and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for the Final Plat, Development Agreement, and Reasoned Statement of Relevant Criteria and Standards for Sandstone Estates Division 2. This project was originally approved on January 8, 2019 but enough time has elapsed that the approval has expired. The Planning and Zoning Commission re-considered this item at its May 5, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Consideration of the Final Plat must be consistent with the principles of the Comprehensive Plan and Zoning Ordinance, which include many policies and goals related to Good Governance, Growth, Sustainability, Transportation, and Livable Communities.

Interdepartmental Coordination

The Final Plat was reviewed by staff from Fire, Idaho Falls Power, BMPO, Water, Planning, Sewer, Engineering, Survey, and Parks and Rec.

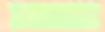
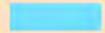
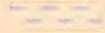
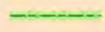
Fiscal Impact

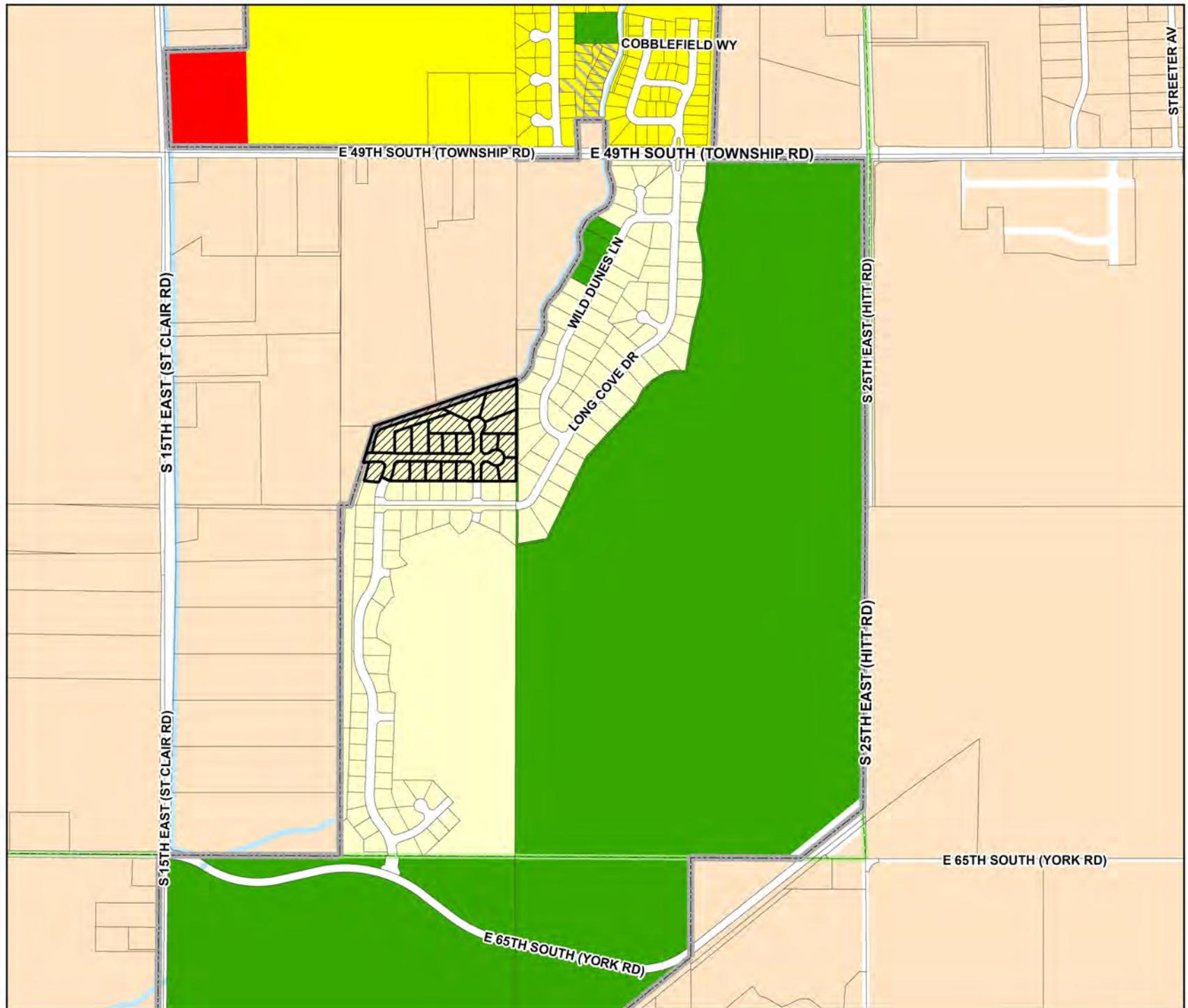
NA

Legal Review

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

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



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





S 15th E

Glass Mountain Blvd

Beach Park Dr

Long Cove Dr

Wild Dunes Ln

S 25th E



Glass Mountain Blvd

Dune Village Way

Long Cove Dr

Dune Village Way

Wild Dunes Ln

**SANDSTONE ESTATES
DIVISION NO. 2**

**AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
IN A PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 4,
TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,**

CITY'S ACCEPTANCE

The accompanying plat was duly accepted and approved by the City Council of Idaho Falls adopted this _____ day of _____, 2019.

MAYOR

CITY CLERK

CITY ENGINEER
KENT L. FUGAL, PE 9247

CITY SURVEYOR
KENNETH BALDWIN ROBERTS, PLS 9755

IRRIGATION WATER RIGHTS RELEASE

Notice is hereby given that all lots or property included in this plat are within the Idaho Irrigation District and that the water delivery system of the City of Idaho Falls, Idaho constitutes a suitable water delivery system for such lots and property. The system installed shall be approved by the City in compliance with I.C. §31-3805. All property within the plat, including streets and individual lots, shall remain subject to assessments levied by the Irrigation District. The City shall pay all assessments for the property in this plat to the Irrigation District unless the City files a petition requesting exclusion from the District, which the City reserves the right to do at any future date. All rights to vote in District matters are transferred to the City and none shall be retained by owners of any lots or property within this plat.

HEALTH DEPARTMENT CERTIFICATE

Sanitary restrictions as required by I.C. §50-1326 have been satisfied based on the Department of Environmental Quality (DEQ) approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water or sewer/septic facilities were constructed. Building construction can be allowed with appropriate building permits if drinking water or sewer facilities have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities or meet the other conditions of DEQ, then sanitary restrictions may be reimposed, in accordance with I.C. §50-1326, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.
EASTERN IDAHO PUBLIC HEALTH DISTRICT

ENVIRONMENTAL HEALTH SPECIALIST, REHS

Date

COUNTY SURVEYOR'S VERIFICATION

I certify that I am a licensed professional land surveyor in the State of Idaho and that I have examined this plat and find that it complies with I.C. § 50-1305.

DATE
Steve Rounds P.L.S. No. 12640
BONNEVILLE COUNTY SURVEYOR

TREASURER'S CERTIFICATE

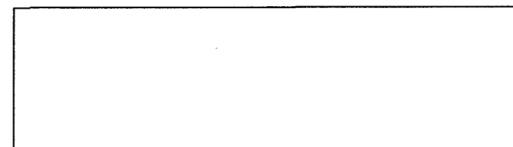
I, the undersigned County Treasurer in and for the County of Bonneville, State of Idaho, pursuant to the requirements of I.C. § 50-1308, do hereby certify that all County property taxes due for the property included in this project are current.

Date
Bonneville County Treasurer

RECORDER'S CERTIFICATE

I hereby certify that the foregoing plat of Sandstone Estates, Division No. 2, was filed in the Office of the Recorder of Bonneville County, Idaho on the _____ day of _____, 2019 at _____ and recorded under Instrument Number _____.

Bonneville County Recorder



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned Idaho Falls Land Holding Company, LC a Utah limited liability company, is the lawful OWNER of the tract of land included within the boundary description shown hereon and has caused the same to be platted and divided into blocks, lots and streets, which plat shall hereafter be known as Sandstone, Division No. 2, an Addition to the City of Idaho Falls, Bonneville County, Idaho.

BE IT FURTHER KNOWN, that it does hereby dedicate grant and convey to the public, all streets and right-of-ways shown hereon, that it also grants and conveys to Bonneville County all easements shown on the plat and that it does hereby warrant and shall defend such dedication and conveyances in the quiet and peaceful possession of the public or Bonneville County, as the case may be, against said OWNER and its heirs and assigns, and against every person whomsoever who lawfully holds or who later claims to have lawfully held any rights in said estate as of the date hereof.

OWNER, and its heirs and assigns, agree they will construct no permanent structure within or upon any public utility easement shown hereon, and Bonneville County and its successors, assigns or permittees shall also have the right, at the OWNER'S or its heirs', successors' or assigns' expense, to remove, cut or trim any trees, brush, ornamental shrubbery or plant which may injure or interfere with the use thereof for its intended purposes.
IN WITNESS WHEREOF, it has hereunto set its signature this _____ day of _____, 2019.

Idaho Falls Land Holding Company, LC By:

Darcy A. Stewart (Managing Member)

ACKNOWLEDGEMENT

STATE OF _____)
:SS.
COUNTY OF _____)

On this _____ day of _____, 2019, before me the undersigned, a notary public in and for said state, personally appeared Darcy A. Stewart, known or identified to me, to be a managing member of the limited liability company of Idaho Falls Land Holding Company, LC and the person who subscribed said Limited Liability Company's name to the foregoing OWNER'S Dedication and acknowledged to me that he executed the same in said limited liability company's name as a person authorized to bind such limited liability company.

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

Notary Public for the State of _____

Residing at: _____

Commission Expiration Date: _____

DRINKING WATER SYSTEM CERTIFICATE

Pursuant to I.C. § 50-1334, the OWNER does hereby certify that the lots shown on this plat are eligible to receive water from the City of Idaho Falls municipal water system, and said city has agreed in writing to provide culinary water service to said lots pursuant to the provisions of Title 8, Chapter 4 of the Idaho Falls City Code as amended from time to time.

IN WITNESS WHEREOF, it has hereunto set its signature this _____ day of _____, 2019.

IDAHO FALLS LAND HOLDING COMPANY, LC:

Darcy A. Stewart (Managing Member)

SURVEYOR'S CERTIFICATE

I, Rodney L. Ellsworth, a licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Sandstone Estates, Division No. 2, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.



**SANDSTONE ESTATES
 DIVISION NO. 2**

**AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
 IN A PART OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 4,
 TOWNSHIP 1 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN,**

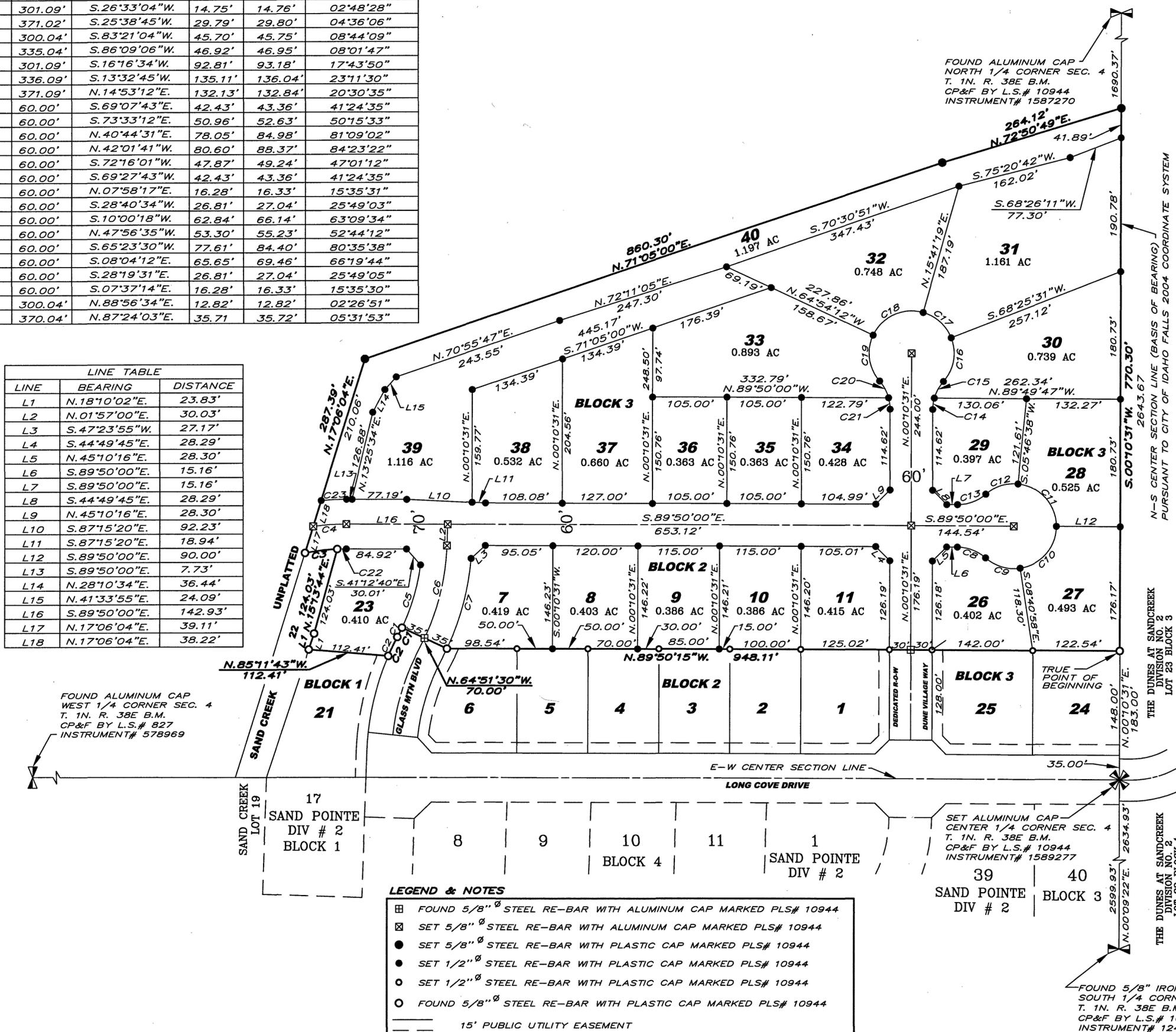
BOUNDARY DESCRIPTION

Commencing at the South 1/4 corner of Section 4, Township 1 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho; running thence N.00°09'22"E. along the North-South Center Section line 2634.93 to the Center 1/4 corner of said Section 4; thence N.00°10'31"E. along the North-South Center Section line 183.00 feet to the Northeast corner of Sandstone Estates, Division No. 1, an Addition to the City of Idaho Falls, Bonneville County, Idaho, said point being on the West Boundary line of The Dunes at Sand Creek, Division No. 2, To the City of Idaho Falls, Bonneville County, Idaho, said point being the TRUE POINT OF BEGINNING; running thence N.89°50'15"W. 948.11 feet; thence N.64°51'30"W. 70.00 feet to a point on a curve having a radius of 301.09 feet and a chord that bears S.26°33'04"W. 14.76 feet; thence to the Right along said curve 14.76 feet through a central angle of 02°48'28" to a point of reverse curve having a radius of 371.02 feet and a chord that bears S.25°38'45"W. 29.79 feet; thence to the Left along said curve 29.80 feet through a central angle of 04°36'06"; thence N.85°11'43"W. 124.41 feet; thence N.18°10'02"E. 23.83 feet; thence N.15°13'44"W. 124.03 feet to a point on a curve having a radius of 300.04 feet and a chord that bears S.83°21'04"W. 45.70 feet; thence to the Left along said curve 45.75 feet through a central angle of 08°44'09"; thence N.17°06'04"E. 287.39 feet; thence N.71°05'00"E. 860.30 feet; thence N.72°50'49"E. 264.12 feet to said North-South Center Section line 770.30 feet to the TRUE POINT OF BEGINNING.

CONTAINING: 651,096 Sq. Ft or 14.947 acres.

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	LENGTH	CENTRAL ANGLE
C1	301.09'	S.26°33'04"W.	14.75'	14.76'	02°48'28"
C2	371.02'	S.25°38'45"W.	29.79'	29.80'	04°36'06"
C3	300.04'	S.83°21'04"W.	45.70'	45.75'	08°44'09"
C4	335.04'	S.86°09'06"W.	46.92'	46.95'	08°01'47"
C5	301.09'	S.16°16'34"W.	92.81'	93.18'	17°43'50"
C6	336.09'	S.13°32'45"W.	135.11'	136.04'	23°11'30"
C7	371.09'	N.14°53'12"E.	132.13'	132.84'	20°30'35"
C8	60.00'	S.69°07'43"E.	42.43'	43.36'	41°24'35"
C9	60.00'	S.73°33'12"E.	50.96'	52.63'	50°15'33"
C10	60.00'	N.40°44'31"E.	78.05'	84.98'	81°09'02"
C11	60.00'	N.42°01'41"W.	80.60'	88.37'	84°23'22"
C12	60.00'	S.72°16'01"W.	47.87'	49.24'	47°01'12"
C13	60.00'	S.69°27'43"W.	42.43'	43.36'	41°24'35"
C14	60.00'	N.07°58'17"E.	16.28'	16.33'	15°35'31"
C15	60.00'	S.28°40'34"W.	26.81'	27.04'	25°49'03"
C16	60.00'	S.10°00'18"W.	62.84'	66.14'	63°09'34"
C17	60.00'	N.47°56'35"W.	53.30'	55.23'	52°44'12"
C18	60.00'	S.65°23'30"W.	77.61'	84.40'	80°35'38"
C19	60.00'	S.08°04'12"E.	65.65'	69.46'	66°19'44"
C20	60.00'	S.28°19'31"E.	26.81'	27.04'	25°49'05"
C21	60.00'	S.07°37'14"E.	16.28'	16.33'	15°35'30"
C22	300.04'	N.88°56'34"E.	12.82'	12.82'	02°26'51"
C23	370.04'	N.87°24'03"E.	35.71'	35.72'	05°31'53"

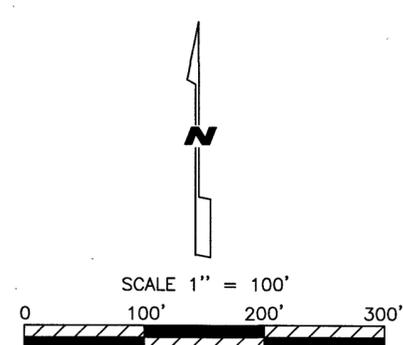
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.18°10'02"E.	23.83'
L2	N.01°57'00"E.	30.03'
L3	S.47°23'55"W.	27.17'
L4	S.44°49'45"E.	28.29'
L5	N.45°10'16"E.	28.30'
L6	S.89°50'00"E.	15.16'
L7	S.89°50'00"E.	15.16'
L8	S.44°49'45"E.	28.29'
L9	N.45°10'16"E.	28.30'
L10	S.87°15'20"E.	92.23'
L11	S.87°15'20"E.	18.94'
L12	S.89°50'00"E.	90.00'
L13	S.89°50'00"E.	7.73'
L14	N.28°10'34"E.	36.44'
L15	N.41°33'55"E.	24.09'
L16	S.89°50'00"E.	142.93'
L17	N.17°06'04"E.	39.11'
L18	N.17°06'04"E.	38.22'



N-S CENTER SECTION LINE (BASIS OF BEARING)
 PURSUANT TO CITY OF IDAHO FALLS 2004 COORDINATE SYSTEM

THE DUNES AT SANDCREEK
 DIVISION NO. 2
 LOT 23 BLOCK 3

THE DUNES AT SANDCREEK
 DIVISION NO. 2
 LOT 22 BLOCK 1



LEGEND & NOTES

- ▣ FOUND 5/8" STEEL RE-BAR WITH ALUMINUM CAP MARKED PLS# 10944
- ⊠ SET 5/8" STEEL RE-BAR WITH ALUMINUM CAP MARKED PLS# 10944
- SET 5/8" STEEL RE-BAR WITH PLASTIC CAP MARKED PLS# 10944
- SET 1/2" STEEL RE-BAR WITH PLASTIC CAP MARKED PLS# 10944
- SET 1/2" STEEL RE-BAR WITH PLASTIC CAP MARKED PLS# 10944
- FOUND 5/8" STEEL RE-BAR WITH PLASTIC CAP MARKED PLS# 10944
- 15' PUBLIC UTILITY EASEMENT

SURVEYOR'S CERTIFICATE

I, Rodney L. Ellsworth, a licensed Professional Land Surveyor in the State of Idaho do hereby certify that the survey of this subdivision, designated as Sandstone Estates, Division No. 2, was made under my direction, and that said subdivision is truly and correctly surveyed and staked as provided by law and in accordance with the accompanying plat as described hereon.



FOUND 5/8" IRON ROD
 SOUTH 1/4 CORNER SEC. 4
 T. 1N. R. 38E B.M.
 CP&F BY L.S.# 10307
 INSTRUMENT# 1245128



NOTE:
CONTRACTOR SHALL CONTACT 811 (DIGLINE) FOR ALL UNDERGROUND UTILITIES PRIOR TO ANY UTILITY CONSTRUCTION.

ELECTRICAL NOTES:

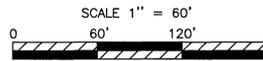
- All new electrical facilities shall be constructed in accordance with the current Idaho Falls Power Service Policy.
- Electrical switch cabinets and bases (when required) will be provided by Idaho Falls Power but shall be installed by the Developer/Contractor.
- All primary and secondary conduits shall be provided and installed by the Developer/Contractor. All electrical conduits and 36" radius elbows shall be schedule 40 pvc.
- The minimum power trench depth shall be 54" below finish grade (Conduit to be installed 48" below finish grade). Including 6" of sand bedding below and above top of conduits.
- Primary and secondary conduit depths can be reduced to 18" of cover below finished grade with approval by Idaho Falls Power. Rigid galvanized steel conduit must be provided and installed by the Developer/Contractor in a trench less than 48" deep.
- The Developer/Contractor shall provide all staking and layout of new electrical facilities including power poles.
- The Contractor shall retain and protect all existing City power poles and electrical facilities during construction.
- Coordinate all electrical construction with Idaho Falls Power.
- Owner shall bear all costs to relocate or remove existing power poles, light poles, anchor guys, and miscellaneous electrical facilities.
- The Owner/Developer shall provide all trenching, conduit and concrete light pole foundations for street illumination along all Public Right of Way as per current Idaho Falls Power Service Policy. Additionally, Owner/Developer shall purchase street light assembly provided and installed by Idaho Falls Power. Payment required prior to installation of streetlight(s).
- With exception of conduit crossing, contractor shall install curb and gutter prior to power trench and conduit installation. Or (with Idaho Falls Power approval) centerline of trench may be staked with cut/fill to bottom of trench at all grade breaks and hubs at 25' intervals and offset stakes at all transformers, switch cabinets, secondary pedestals etc.
- If applicable, see Idaho Falls Power Electrical site plan for off-site electrical and fiber optic facilities, layout, and installation details.

GENERAL NOTES:

- SANITARY SEWER SERVICE LINES = 4" P.V.C.
- WATER SERVICE LINES = 4" TYPE "K" COPPER SERVICE LINE, WITH A CURB STOP AND A METER PIT IN LINE, AND CAPPED INSIDE PROPERTY PER CITY OF IDAHO FALLS STD DWG # 800-1
- ALL SURPLUS EXCAVATION SHALL BE PLACED ON ADJACENT LOTS AS DIRECTED BY THE ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL AND 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINES
- ALL WATER MAINLINES SHALL BE D.I. CLASS 150.
- THE CONTRACTOR SHALL STUB-OUT SEWER AND WATER SERVICES TO 15' INSIDE EACH LOT.
- ALL CONSTRUCTION OF WATER, SEWER, STORM, AND STREET CONSTRUCTION SHALL BE TO THE CITY OF IDAHO FALLS STANDARDS.
- DEPRESS CURB AT ALL INTERSECTION CORNERS.
- ALL STORM PIPE AND SANITARY SEWER PIPE SHALL BE CITY OF IDAHO FALLS STANDARD.
- THE CONTRACTOR SHALL LOCATE, RETAIN, AND PROTECT ALL EXISTING UTILITIES.
- THE WATER LINE CONSTRUCTION SHALL CONFORM TO THE DEPARTMENT OF ENVIRONMENTAL QUALITY REGULATIONS OF PUBLIC DRINKING WATER SYSTEMS AND DISINFECTION SPECIFICATIONS SHOULD BE TO ANSI/AWWA C 651-92: DISINFECTION OF WATER MAINS STANDARDS.
- TEMPORARY BLOW-OFFS SHALL BE INSTALLED ON DEAD-END WATER LINES.
- WATER LINES SHALL NOT EXCEED 8" IN DEPTH OF FINISH GRADE.
- ALL INLET BOXES SHALL BE TYPE "1" SIDE OPENING.
- ALL POWER, CABLE TV, AND TELEPHONE TRENCHES SHALL BE TO THE CITY OF IDAHO FALLS STANDARDS.
- CONTRACTOR SHALL INSTALL ALL SANITARY SEWER MAINS AND SERVICE LINES PRIOR TO INSTALLING ANY WATER SYSTEM IMPROVEMENTS. ADJUST WATER LINES FROM 5' TO 7' OF COVER AS REQUIRED TO AVOID SANITARY SEWER SERVICE LINES.
- ALL UTILITIES ADJUSTMENT OF MAN HOLES, WATER VALVES, ETC. SHALL BE ADJUSTED BY THE PAVING CONTRACTOR.

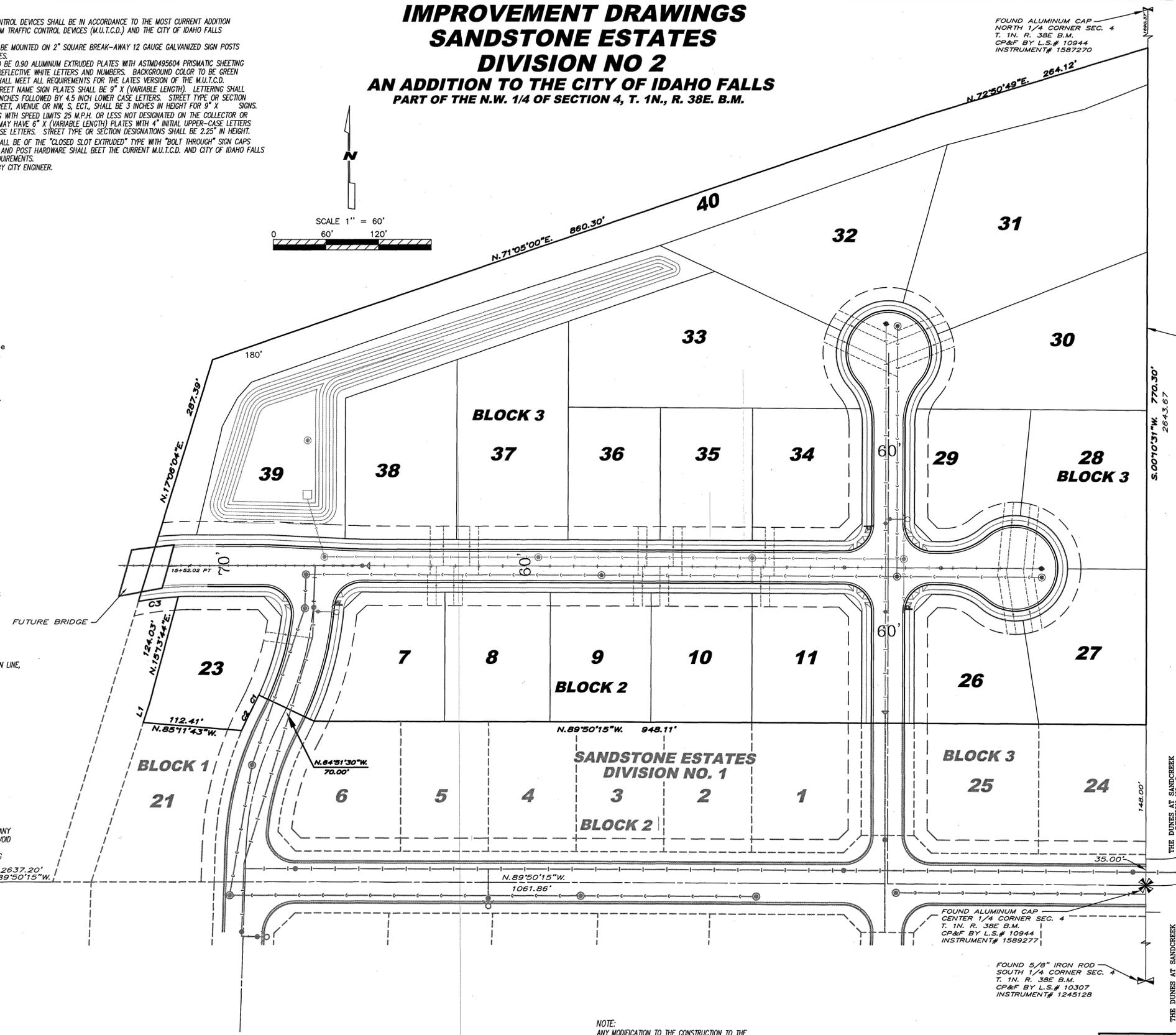
STREET SIGN NOTES:

- ALL SIGNS AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE TO THE MOST CURRENT ADDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND THE CITY OF IDAHO FALLS STANDARD SPECIFICATIONS.
- ALL STREET NAME SIGNS TO BE MOUNTED ON 2" SQUARE BREAK-AWAY 12 GAUGE GALVANIZED SIGN POSTS IN NON-PERFORATED SLEEVES.
- ALL STREET NAME SIGNS TO BE 0.90 ALUMINUM EXTRUDED PLATES WITH ASTM D495604 PRISMATIC SHEETING TYPE IV GRADE PRISMATIC REFLECTIVE WHITE LETTERS AND NUMBERS. BACKGROUND COLOR TO BE GREEN WITH WHITE BORDER AND SHALL MEET ALL REQUIREMENTS FOR THE LATEST VERSION OF THE M.U.T.C.D.
- TYPICAL POST-MOUNTED STREET NAME SIGN PLATES SHALL BE 9" X (VARIABLE LENGTH). LETTERING SHALL BE INITIAL UPPER-CASE 6 INCHES FOLLOWED BY 4.5 INCH LOWER CASE LETTERS. STREET TYPE OR SECTION DESIGNATIONS SUCH AS STREET, AVENUE OR HWY, ECT., SHALL BE 3 INCHES IN HEIGHT FOR 9" X SIGNS.
- LOCAL RESIDENTIAL STREETS WITH SPEED LIMITS 25 M.P.H. OR LESS NOT DESIGNATED ON THE COLLECTOR OR ARTERIAL STREET SYSTEM, MAY HAVE 6" X (VARIABLE LENGTH) PLATES WITH 4" INITIAL UPPER-CASE LETTERS FOLLOWED BY 3" LOWER CASE LETTERS. STREET TYPE OR SECTION DESIGNATIONS SHALL BE 2.25" IN HEIGHT.
- STREET SIGN HARDWARE SHALL BE OF THE "CLOSED SLOT EXTRUDED" TYPE WITH "BOLT THROUGH" SIGN CAPS AND 90. ALL SIGN MOUNT AND POST HARDWARE SHALL MEET THE CURRENT M.U.T.C.D. AND CITY OF IDAHO FALLS ANTI-THEFT HARDWARE REQUIREMENTS.
- ALL SIGNS TO BE LOCATED BY CITY ENGINEER.



IMPROVEMENT DRAWINGS SANDSTONE ESTATES DIVISION NO 2

AN ADDITION TO THE CITY OF IDAHO FALLS
PART OF THE N.W. 1/4 OF SECTION 4, T. 1N., R. 38E. B.M.



FOUND ALUMINUM CAP
WEST 1/4 CORNER SEC. 4
T. 1N. R. 38E. B.M.
CP&F BY L.S.# 827
INSTRUMENT# 578969

FOUND ALUMINUM CAP
NORTH 1/4 CORNER SEC. 4
T. 1N. R. 38E. B.M.
CP&F BY L.S.# 10944
INSTRUMENT# 1587270

FOUND 5/8" IRON ROD
SOUTH 1/4 CORNER SEC. 4
T. 1N. R. 38E. B.M.
CP&F BY L.S.# 10307
INSTRUMENT# 1245128

N-S CENTER SECTION LINE (BASIS OF BEARING)
PURSUANT TO CITY OF IDAHO FALLS 2004 COORDINATE SYSTEM
S. 0°07'31"W. 770.30'
2643.67

THE DUNES AT SANDCREEK
LOT 23 BLOCK 3
145.00'

THE DUNES AT SANDCREEK
LOT 22 BLOCK 1
145.00'

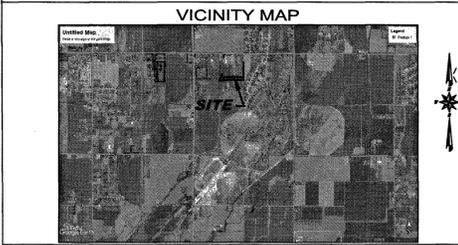
NOTE:
ANY MODIFICATION TO THE CONSTRUCTION TO THE CONSTRUCTION SCHEDULE, OR TO THE CONSTRUCTION PHASE LIMITS SHALL BE APPROVED BY THE CITY ENGINEER. PRIOR TO SAID APPROVAL ALL IMPROVEMENT DRAWINGS SHALL BE RE-SUBMITTED TO THE CITY ENGINEER DEPT. SHOWING THE PROPOSED CHANGES.

NOTE:
ALL SURVEY MONUMENTS THAT WILL BE DISTURBED BY CONSTRUCTION WILL BE REFERENCED BY A LICENSED SURVEYOR PRIOR TO BEING DISTURBED AND SHALL BE RESET AFTER CONSTRUCTION BY SAID LICENSED LAND SURVEYOR.

NOTE:
CONTRACTOR IS RESPONSIBLE TO CONTROL ALL TEMPORARY STORM WATER POLLUTION DURING THE CONSTRUCTION PHASE AS PER REQUIREMENTS FOUND IN THE STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES.

NOTE:
OWNER WILL PROVIDE CURB CUT LOCATIONS

- NOTES**
- Any changes to these drawings shall be submitted to the City of Idaho Falls Engineering Division for approval prior to construction.
 - Failure to comply with the requirements of these drawings may result in the City withholding certificate of occupancy, water or electrical service.
 - Approval of the City Engineer is required for any proposed construction within a public right-of-way or easement and shall be in accordance with the current City of Idaho Falls Standard Drawings and Specifications.
 - A City of Idaho Falls Public Works License is required for any contractor working in a public right-of-way or easement.
 - A Public Right-of-Way Use Permit is required for any work in any public right-of-way or easement. The City Engineering Division must be notified at least two (2) days prior to any excavation under this permit (208-612-8250).
 - Placing Concrete within the public right-of-way requires inspection and approval by the City Engineering Division. The Division shall be notified at least four (4) hours prior to placing (208-612-8250).
 - All Driveway Approaches shall be concrete and meet the requirements of the current City of Idaho Falls Standard Specifications and Drawings. All driveways and parking areas shall be hard surface.
 - Replace all broken or poor quality curb, gutter, and sidewalk.
 - Remove all unused driveway approaches and replace with standard full height curb, gutter and sidewalk.
 - A Licensed Idaho Professional Engineer shall inspect, certify to City Standards, and prepare "AS-BUILT" drawings for all Water, Sanitary Sewer and Storm Sewer Main Lines.
 - All Water Service Lines less than four (4) inches and Sanitary Service Lines less than eight (8) inches shall be inspected by the City Wastewater Division prior to backfilling (208-612-8108). All 4" and larger taps to existing City water mains shall be inspected by the City Water Division (208-612-8471) prior to backfilling. Verification of a passing bacteria test for the installation of all new water mains 4" and larger in diameter must be submitted to the City Engineering Division prior to placing mains into service.
 - Private fire service water mains shall be installed by a city licensed fire sprinkler contractor. Fire service mains must be installed and approved by the Fire Marshal prior to backfilling.
 - Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a water meter to capture domestic and landscape irrigation uses. Provisions shall be installed per City of Idaho Falls Standard Drawings and Specifications - Drawings IF-401A through IF-401F. Water meters are required on all non-residential construction as well as common landscaped areas. Residential construction must install an idler in place of water meter. Meters or idlers must be on approved material list and may be purchased from the Water Division warehouse (208-612-8474).
 - All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.
 - Appropriate erosion and sediment control requirements associated with construction shall be shown on the Improvement Drawings.
 - Dump container enclosure must be 8' x 8' inside measurement per container. Containers in gated enclosures must be pushed in and out by owner.
 - In compliance with Idaho Code § 55-1613 a field search and location survey has been conducted under the direction of a professional land surveyor prior to this project's construction.
 - Appropriate erosion and sediment control requirements associated with construction shall be shown on the Site Plan or a separate attached plan.



CITY OF IDAHO FALLS APPROVAL
Revision 10/2018

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

Commencing at the South 1/4 corner of Section 4, Township 1 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho, running thence N.00°08'22"E. along the North-South Center Section line 2634.93 to the Center 1/4 corner of said Section 4; thence N.00°10'31"E. along the North-South Center Section line 183.00 feet to the Northeast corner of Sandstone Estates, Division No. 1, an Addition to the City of Idaho Falls, Bonneville County, Idaho, said point being on the West Boundary line of The Dunes at Sand Creek, Division No. 2, To the City of Idaho Falls, Bonneville County, Idaho, said point being the TRUE POINT OF BEGINNING; running thence N.89°50'15"W. 848.11 feet; thence N.64°51'30"W. 70.00 feet to a point on a curve having a radius of 301.09 feet and a chord that bears S.28°33'04"W. 14.78 feet; thence to the Right along said curve 14.78 feet through a central angle of 02°48'28" to a point of reverse curve having a radius of 371.02 feet and a chord that bears S.25°38'45"W. 29.79 feet; thence to the Left along said curve 29.80 feet through a central angle of 04°36'06"; thence N.85°11'43"W. 112.41 feet; thence N.18°10'02"E. 23.83 feet; thence N.15°13'44"E. 124.03 feet to a point on a curve having a radius of 300.04 feet and a chord that bears S.03°21'04"W. 45.70 feet; thence to the Left along said curve 45.75 feet through a central angle of 08°44'09"; thence N.17°05'04"E. 287.38 feet; thence N.71°05'00"E. 860.30 feet; thence N.72°50'49"E. 264.12 feet to said North-South Center Section line; thence S.00°10'31"W. along said North-South Center Section line 770.30 feet to the TRUE POINT OF BEGINNING.

CONTAINING: 651,096 Sq. Ft or 14,947 acres.

IMPROVEMENT DRAWINGS CONTACT PERSON

NAME STEVE ELLSWORTH
ADDRESS 253 1ST STREET, IDAHO FALLS, ID ZIP 83401
PHONE 522-5414

PROJECT TITLE

SANDSTONE ESTATES
DIVISION NO. 2

FILE NO. SANDSTONE ESTATES 2 DRAWN BY: SDE DATE PLOTTED: 11-27-2018 SHEET NO. 1 of 6
SCALE: CHECKED BY: FWW REVIEW NO.: 1

**IMPROVEMENT DRAWINGS
SANDSTONE ESTATES, DIV NO 2**

NW 1/4 OF SEC. 4, T. 1 N. R. 38, E., B.M.
BONNEVILLE COUNTY, IDAHO

Job No. **1250**
Sht. 1 of 6

Scale: NA Date: **NOVEMBER, 2018**
Drawn By: **S.D.E.** Cadfile: **COVER SHEET**

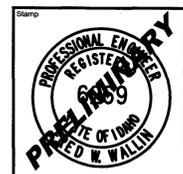
208 522 5414 Fax 208 523 2614
253 1st Street, Idaho Falls, ID. 83401

EA Ellsworth & Associates, PLLC
Engineers & Land Surveyors

SHEET INDEX

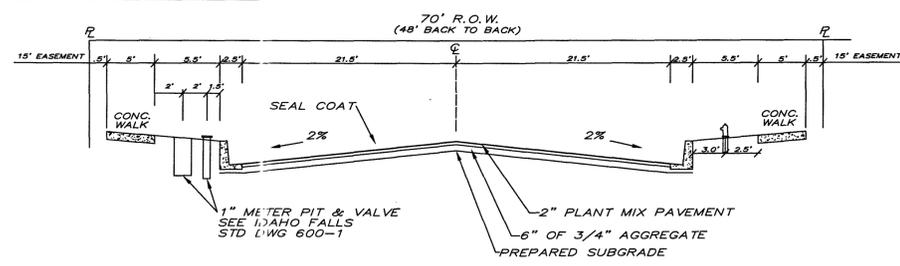
SHEET 1	COVER SHEET, COUNTY MAP & NOTES
SHEET 2	GENERAL LAYOUT
SHEET 3	PLAN/PROFILE - GLASS MOUNTAIN BLVD
SHEET 4	PLAN/PROFILE - SANDPIPER WAY
SHEET 5	PLAN/PROFILE - DUNE VILLAGE WAY
SHEET 6	SWPPP

ENGINEERING DEPT.
SEWER FRONT FOOTAGE _____ FT.
WATER FRONT FOOTAGE _____ FT.

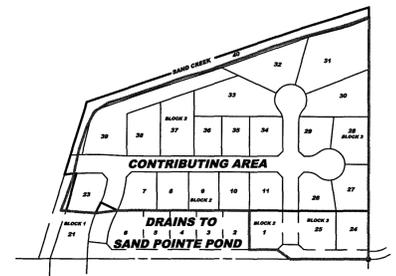


**IMPROVEMENT DRAWINGS
 SANDSTONE ESTATES
 DIVISION NO 2
 AN ADDITION TO THE CITY OF IDAHO FALLS
 PART OF THE N.W. 1/4 OF SECTION 4, T. 1N., R. 38E. B.M.**

APPROVED BY: _____
 CITY OF IDAHO FALLS
 DATE: _____

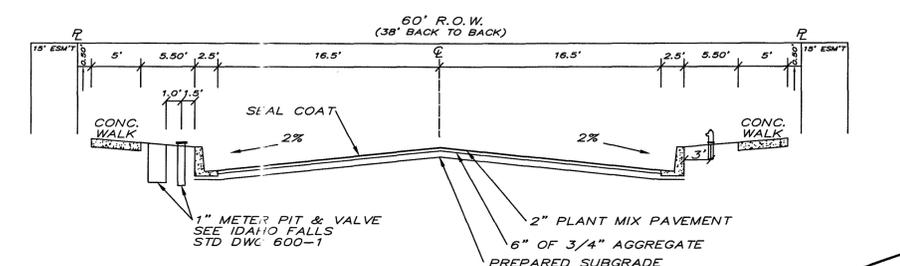


TYPICAL 70' STREET SECTION
 N.T.S.
 GLASS MTN BLVD
 SANDPIPER WAY - WEST OF GLASS MTN BLVD



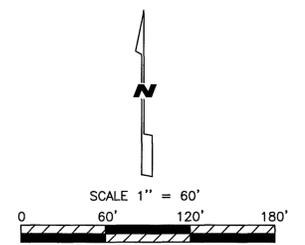
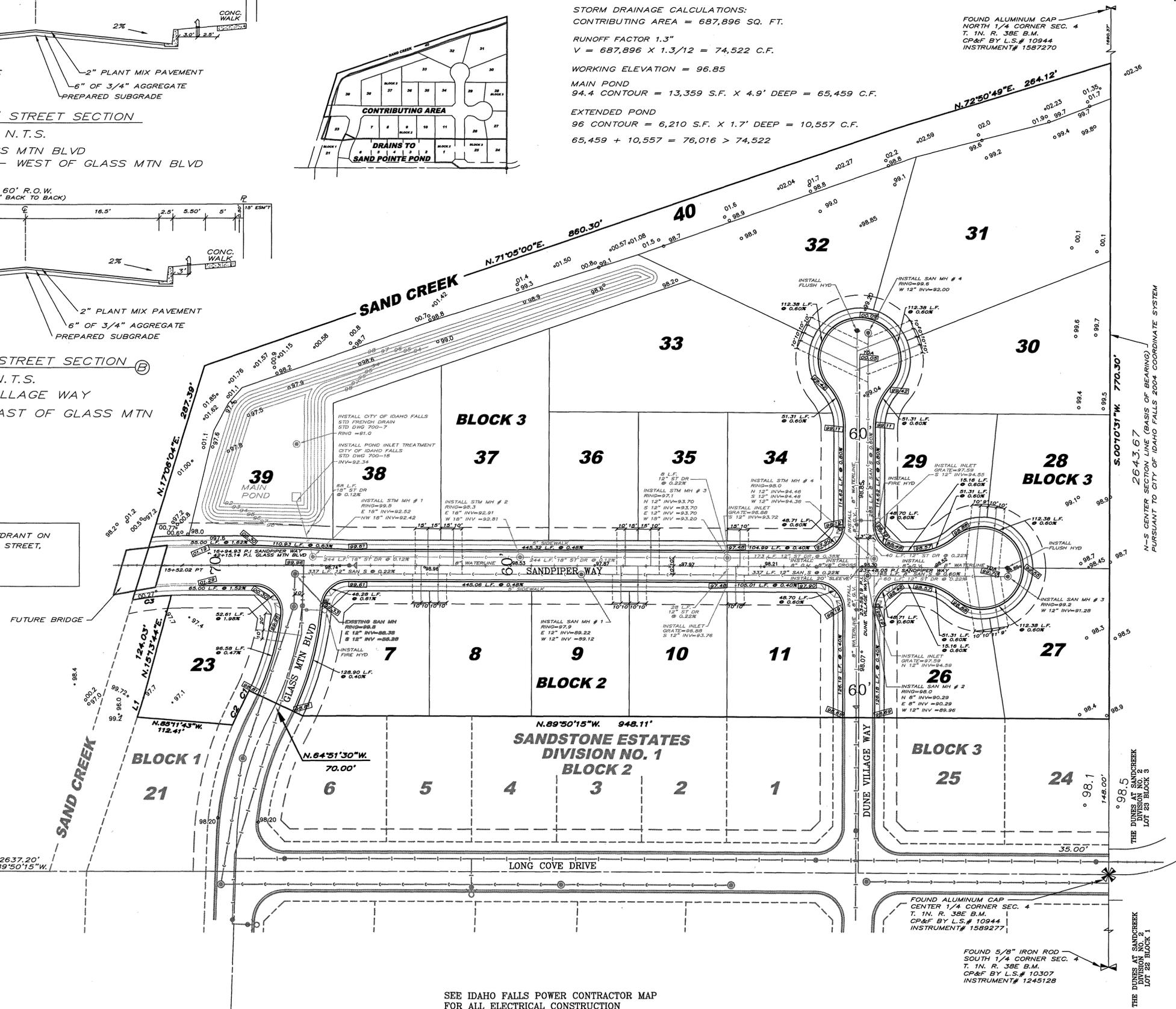
STORM DRAINAGE CALCULATIONS:
 CONTRIBUTING AREA = 687,896 SQ. FT.
 RUNOFF FACTOR 1.3"
 $V = 687,896 \times 1.3/12 = 74,522 \text{ C.F.}$
 WORKING ELEVATION = 96.85
 MAIN POND
 $94.4 \text{ CONTOUR} = 13,359 \text{ S.F.} \times 4.9' \text{ DEEP} = 65,459 \text{ C.F.}$
 EXTENDED POND
 $96 \text{ CONTOUR} = 6,210 \text{ S.F.} \times 1.7' \text{ DEEP} = 10,557 \text{ C.F.}$
 $65,459 + 10,557 = 76,016 > 74,522$

FOUND ALUMINUM CAP
 NORTH 1/4 CORNER SEC. 4
 T. 1N. R. 38E. B.M.
 CP&F BY L.S.# 10944
 INSTRUMENT# 1587270



TYPICAL 60' STREET SECTION
 N.T.S.
 DUNE VILLAGE WAY
 SANDPIPER WAY EAST OF GLASS MTN

BENCHMARK
 CHISELED "X" ON THE SE BOLT OF A FIRE HYDRANT ON
 LONG COVE DRIVE ON THE WEST SIDE OF THE STREET,
 AT HOUSE NUMBER 5252.
 NAVD 88 ELEVATION = 4704.24



LEGEND

○ 91.66	EXISTING ELEVATION ADD 4600
□ 98.22	PROPOSED ELEVATION ADD 4600
⊙	EXISTING SANITARY MANHOLE
⊙	PROPOSED SANITARY MANHOLE
⊕	EXISTING FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT
⊕	PROPOSED FLUSH HYDRANT
⊕	EXISTING WATER VALVE
⊕	PROPOSED WATER VALVE
⊕	INSTALL 30" X 30" STOP SIGN BY CITY OF IDAHO FALLS STREET DIVISION. STREET NAME SIGNS AND POST BY DEVELOPER
—	EXISTING SEWER LINE
- - -	PROPOSED SEWER LINE
—	EXISTING WATER LINE
- - -	PROPOSED WATER LINE
- - -	PROPOSED STORM DRAIN
- - -	15' PUBLIC UTILITY EASEMENT OR AS SHOWN



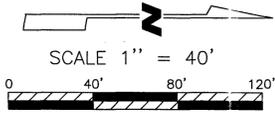
**GENERAL LAYOUT FOR
 SANDSTONE ESTATES, DIV NO 2**
 AN ADDITION TO THE CITY OF IDAHO FALLS
 BONNEVILLE COUNTY, IDAHO

Scale: 1" = 60'
 Drawn By: S.D.E.
 208 522 5414
 253 1st Street,
 Idaho Falls, ID. 83401

Date: NOVEMBER, 2018
 Cadfile: GENERAL LAYOUT
 Fax 208 523 2614
 Instrument# 1245128

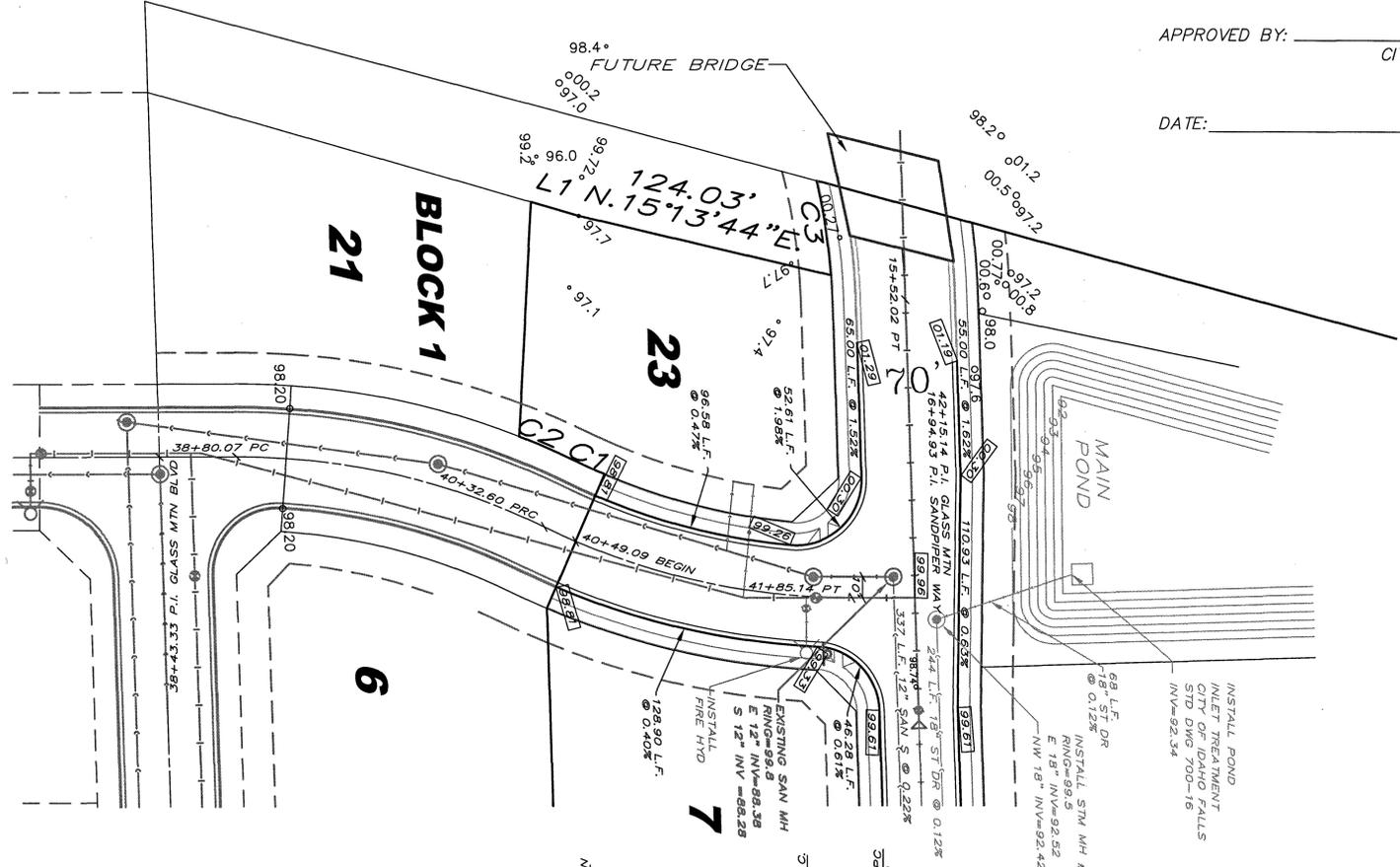
Job No.
1250
 Sht. 2 of 6

SEE IDAHO FALLS POWER CONTRACTOR MAP
 FOR ALL ELECTRICAL CONSTRUCTION



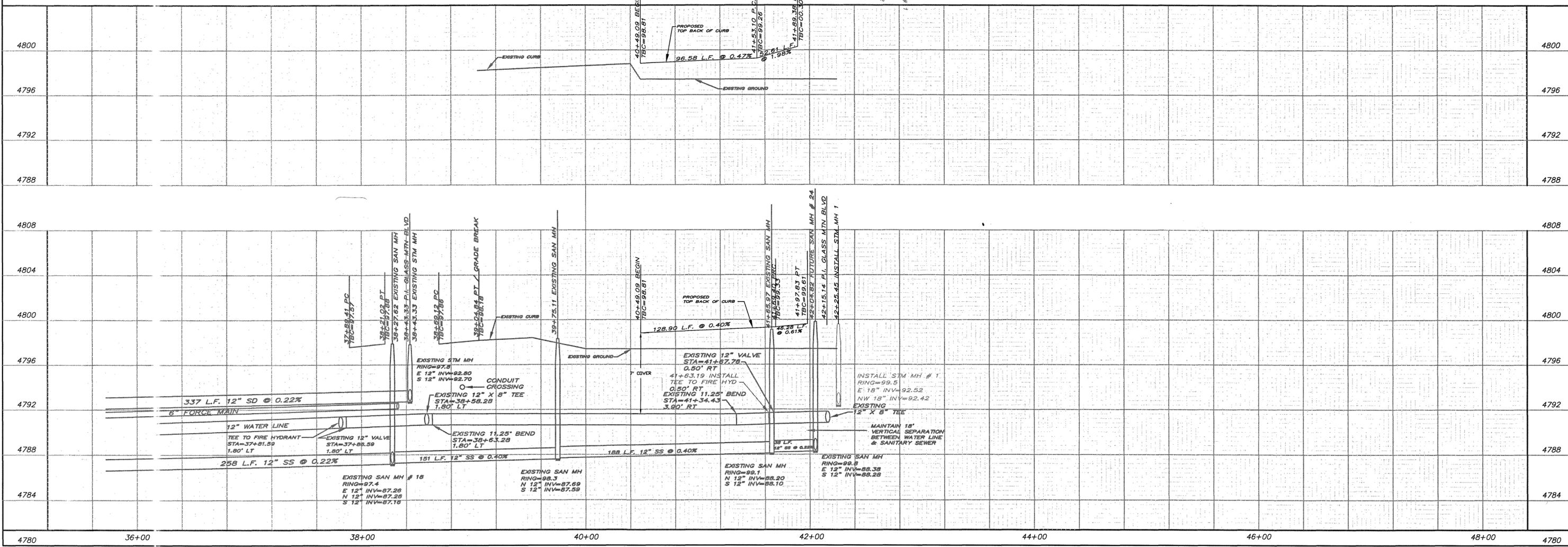
APPROVED BY: _____
CITY OF IDAHO FALLS

Scale: 1" = 40' Date: NOVEMBER, 2018
Drawn By: S.D.E. Cadfile: GLASS Mtn Blvd
208 522 5414 Fax 208 523 2614
253 1st Street, Idaho Falls, ID. 83401



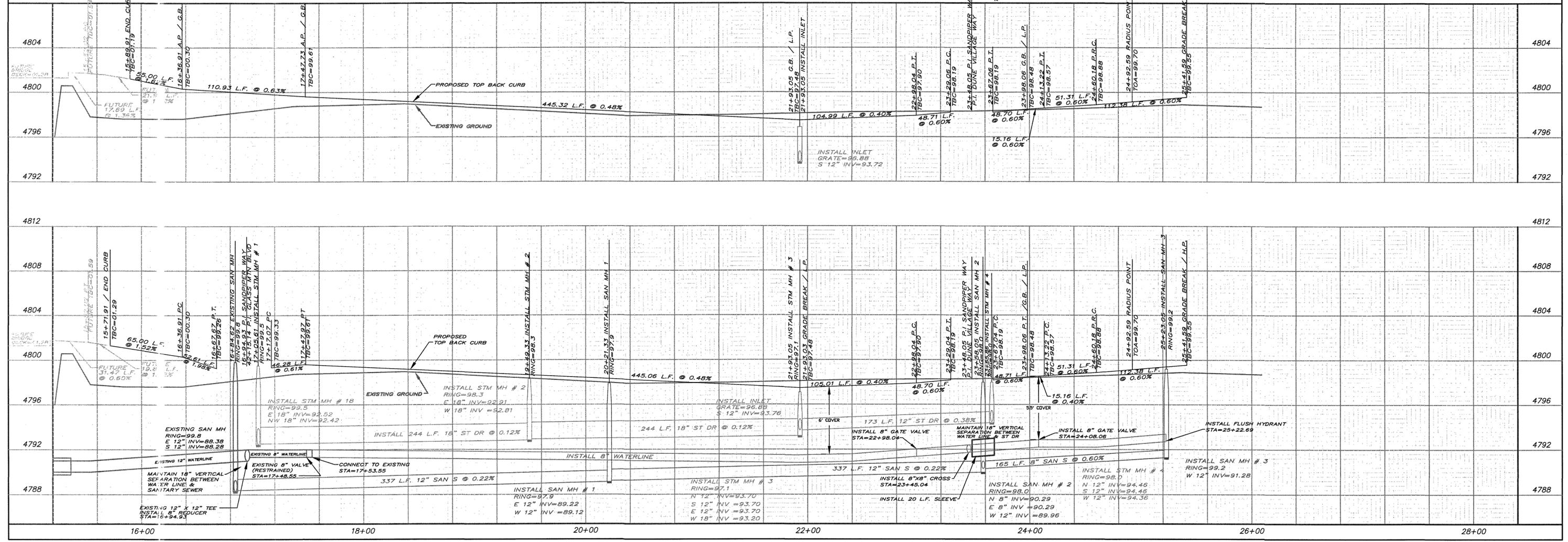
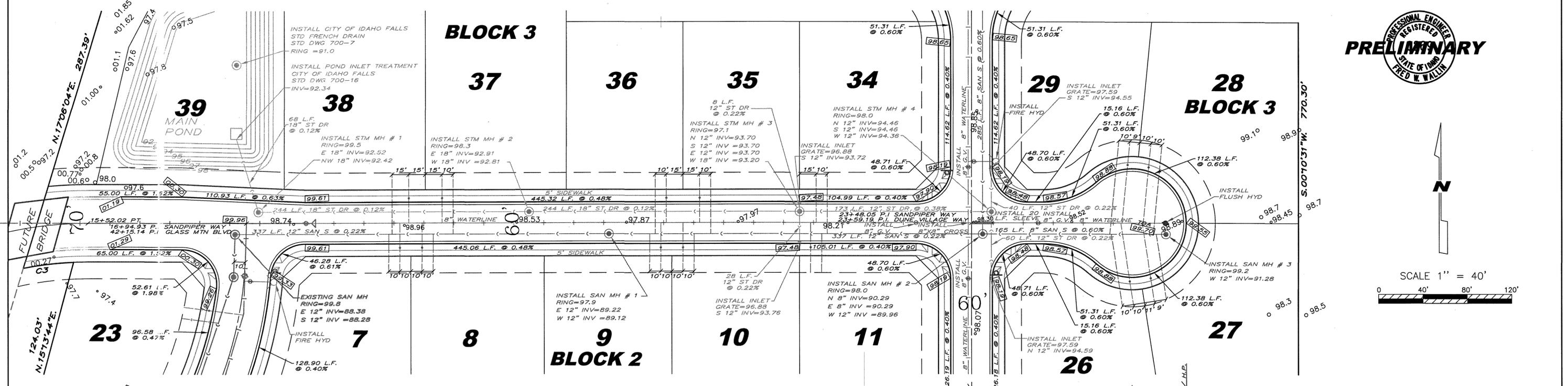
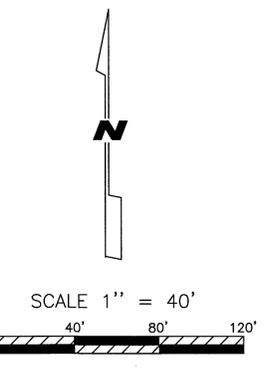
LEGEND

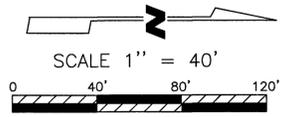
- 91.65 EXISTING ELEVATION ADD 4600
- 94.72 PROPOSED ELEVATION ADD 4600
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- 15' PUBLIC UTILITY EASEMENT OR AS SHOWN



APPROVED BY: _____
CITY OF IDAHO FALLS

Scale: 1" = 40' Date: NOVEMBER, 2018
Drawn By: S.D.E. Cadfile: SANDPIPER WAY





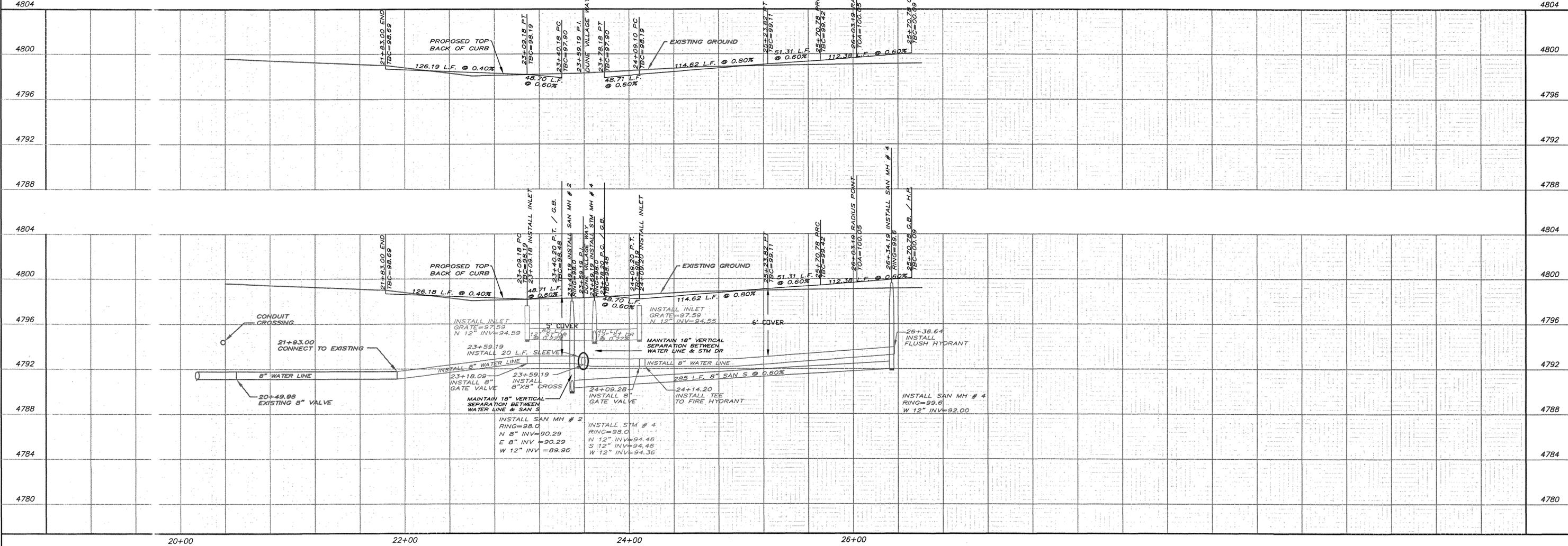
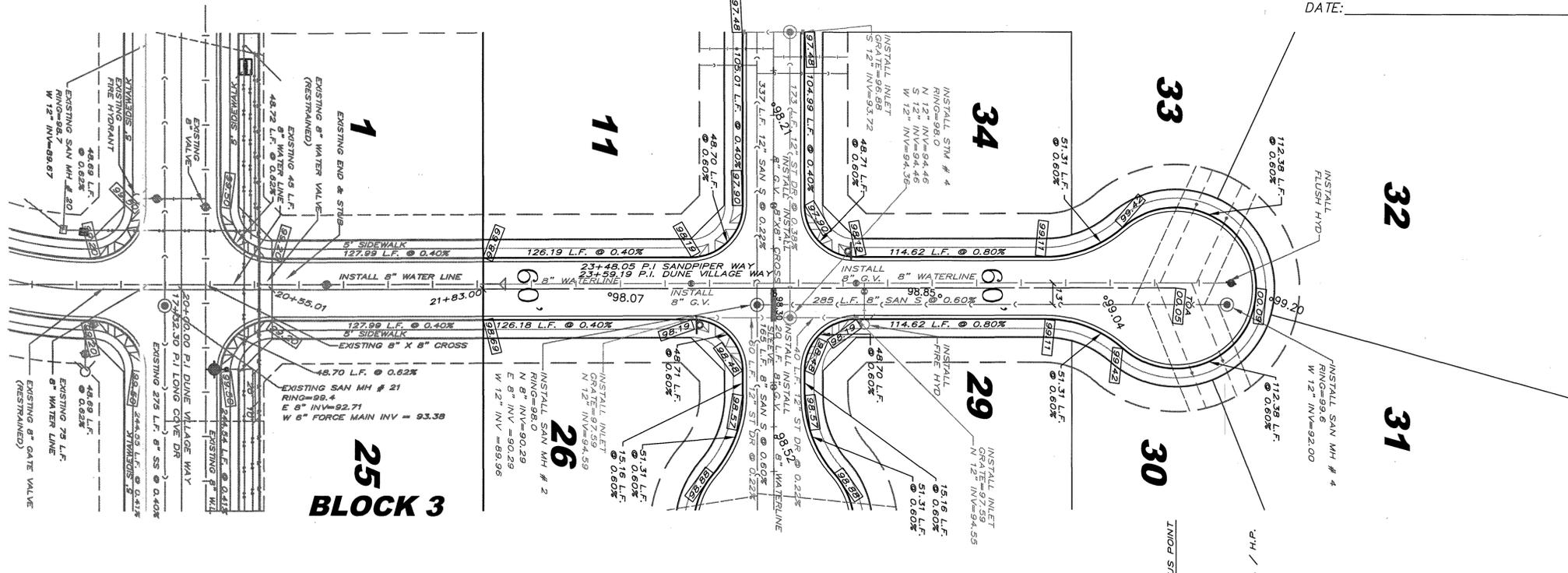
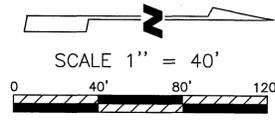
APPROVED BY: _____
CITY OF IDAHO FALLS

Scale: 1" = 40' Date: NOVEMBER, 2018
Drawn By: S.D.E. Cadfile: DUNE VILLAGE WAY



LEGEND

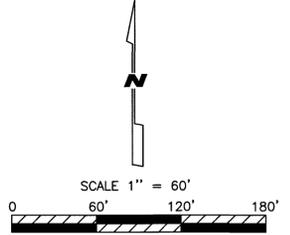
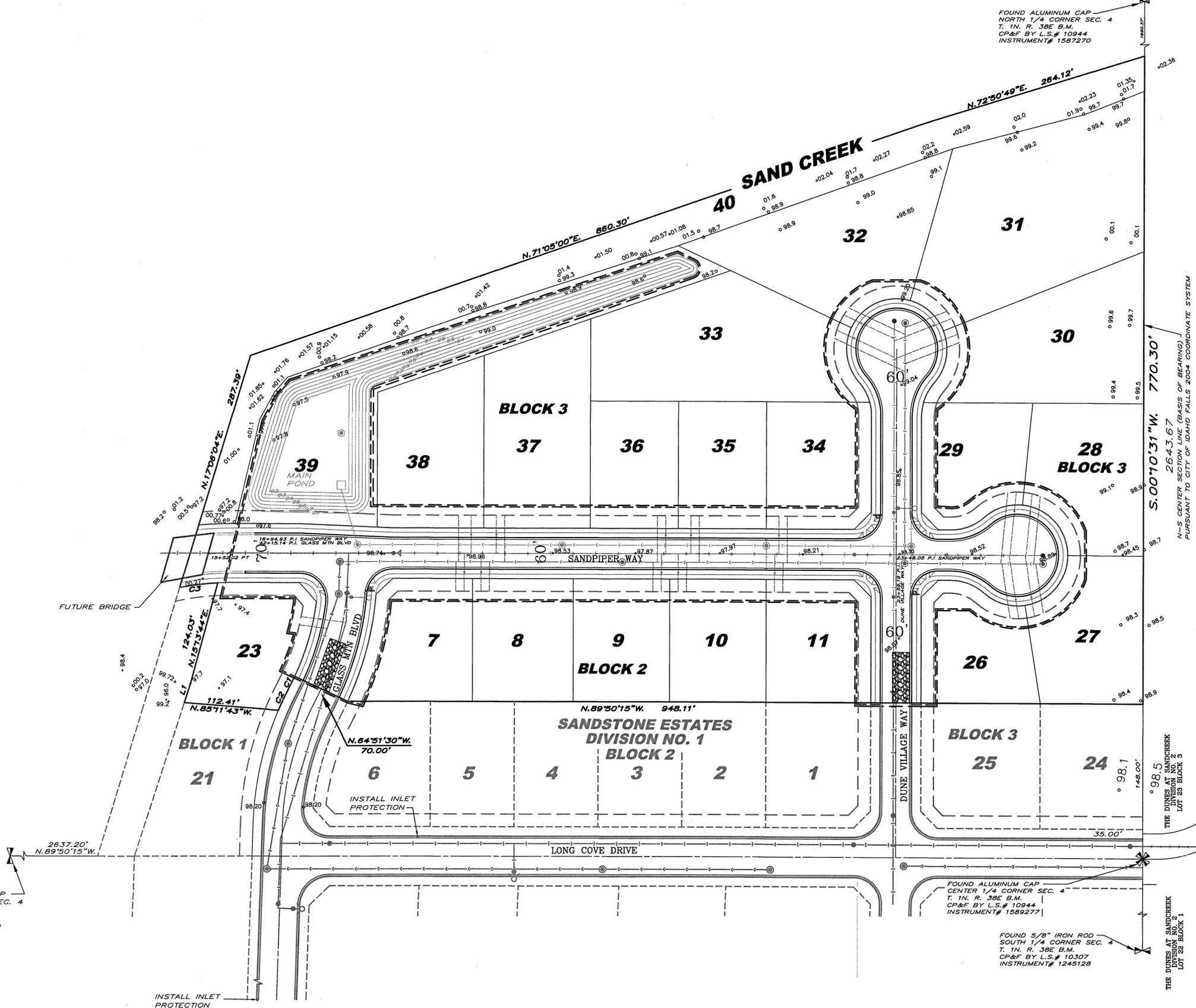
- 91.56 EXISTING ELEVATION ADD 4600
- 94.72 PROPOSED ELEVATION ADD 4600
- EXISTING SANITARY MANHOLE
- PROPOSED STOM MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED 8" GATE VALVE
- EXISTING WATER VALVE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- 15' PUBLIC UTILITY EASEMENT OR AS SHOWN



**SWPPP
 SANDSTONE ESTATES
 DIVISION NO 2
 AN ADDITION TO THE CITY OF IDAHO FALLS
 PART OF THE N.W. 1/4 OF SECTION 4, T. 1N., R. 38E. B.M.**

APPROVED BY: _____
 CITY OF IDAHO FALLS

DATE: _____



LEGEND

- 91.86 EXISTING ELEVATION ADD 4600
- EXISTING SANITARY MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FLUSH HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- - - 15' PUBLIC UTILITY EASEMENT OR AS SHOWN
- - - DISTURBANCE LIMITS
- - - BERM
- ▨ INSTALL SEDIMENT BARRIER

FOUND ALUMINUM CAP
 WEST 1/4 CORNER SEC. 4
 T. 1N. R. 38E. B.M.
 CP&F BY L.S.# 827
 INSTRUMENT# 578969

FOUND ALUMINUM CAP
 NORTH 1/4 CORNER SEC. 4
 T. 1N. R. 38E. B.M.
 CP&F BY L.S.# 10944
 INSTRUMENT# 1587270

FOUND ALUMINUM CAP
 CENTER 1/4 CORNER SEC. 4
 T. 1N. R. 38E. B.M.
 CP&F BY L.S.# 10307
 INSTRUMENT# 1245128

FOUND 5/8" IRON ROD
 SOUTH 1/4 CORNER SEC. 4
 T. 1N. R. 38E. B.M.
 CP&F BY L.S.# 10307
 INSTRUMENT# 1245128

SWPPP SANDSTONE ESTATES, DIV NO 2 AN ADDITION TO THE CITY OF IDAHO FALLS BONNEVILLE COUNTY, IDAHO		Job No. 1250 Sht. 6 of 6
Scale: 1" = 60' Drawn By: S.D.E. 208 522 5414 253 1st Street, Idaho Falls, ID. 83401	Date: NOVEMBER, 2018 Cadfile: SWPPP 208 523 2614 Idaho Falls, ID. 83401	

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Final Plat
Sandstone Estates Division No. 2
January 8, 2019



Community
Development
Services

Applicant: Ellsworth & Associates, PLLC

Location: Generally south of E 49th S., west of S 25th E., north of E 65th S., and east of S 15th E

Size: Approx. 14.947 acres

Buildable Lots: 19

Common Lots: 2

Average Lot Size: 25,787 sq ft

Net Density: 1.88 per acre

Existing Zoning:

Site: RP

North: County A-1

South: RP

East: RP

West: County A-1

Existing Land Uses:

Site: Vacant

North: Agricultural

South: Residential

East: Residential

West: Agricultural

Future Land Use Map:

Lower Density

Attachments:

1. Maps
2. Aerial photos
3. Approved preliminary plat

Requested Action: To **recommend** to the Mayor and City Council approval of the final plat for Sandstone Estates Division No. 2.

Staff Comments: The property is zoned RP. All of the proposed lots exceed the minimum requirements for the RP Zone. The plat is consistent with the approved preliminary plat, see attached map. The plat includes 19 single dwelling unit lots and two common lots. The common lots include a storm pond lot (Lot 39) and a lot for Sand Creek (Lot 40).

Sand Creek runs along the northern and western edges of the development. As with Division No. 1 this lot will be deeded to the City or easements provided for a future shared use path as identified in the Connecting our Community Plan. The Dunes Subdivision, to the east, includes a 16-foot path lot adjacent to Sand Creek. The potential shared use path could tie in with this pathway system. This will all be included within the development agreement for the development.

Access to the development will come from the south, through the Sand Pointe development already under construction and 65th South. Connection will also be made with Long Cove Drive through Division No. 1. Future connection to the undeveloped property across Sand Creek to the west will be provided along Sandpiper Way.

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

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

REQUIREMENTS	Staff Review
Building envelopes sufficient to construct a building.	X
Lot dimensions conform to the minimum standards of Zoning Ordinance.	X
Lots have full frontage on, and access to, a dedicated street.	X
Residential lots do not have direct access to arterial streets.	X
<p>Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that:</p> <p>1)The direct access will not impede the flow of traffic on the arterial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the arterial via a collector street; 3) There is sufficient sight distance along the arterial from the proposed point of access; 4) The proposed access is located so as not to interfere with the safe and efficient functioning of any intersection ; and 5) The developer or owner agrees to provide all improvements , such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.</p>	NA
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use .	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the plat or subdivision under consideration.	X
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the arterial street by any effective combination of the following: lot depth, earth berms, vegetation, walls or fences, and structural soundproofing, 3) Minimum lot depth shall be 150ft except where the use of berms, vegetation , and structures can be demonstrated to constitute an effective buffer, 4) Whenever practical , existing roadside trees shall be saved and used in the arterial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	X
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	Glass MTN Blvd, Residential Collector, All others, Local

Comprehensive Plan Policies:

Residential development should reflect the economic and social diversity of Idaho Falls.
New and existing developments should foster inclusiveness and connectivity through mixed

housing types and sizes and neighborhood connections through parks, open spaces and streets. (p. 40)

Walkways shall be provided from schools and parks to those portions of residential subdivisions in which homes back such facilities. By providing such facilities, children will have access to parks and schools without walking around residential blocks. (p. 43)

Bikeways should tie residential neighborhoods to schools, shopping, and employment. Bikeways offer an alternative to the automobile and provide transportation facilities for those unable to drive, primarily the youth of the City. (p. 43)

Low Density Residential. Single family homes on individual lots at a density of 7 units or less per net acre. This area may include detached homes or homes which share a common wall, open space, or other common facilities. (p. 67)

Land in residential subdivisions should be dedicated for walkways and bikeways. If the City adopts park dedication requirements, in-lieu fees, or impact fees, an acceptable alternative for the developer is to dedicate the land adjacent to the canal system for bikeway development. The land must link to the proposed City-wide system and directly benefit the residents of the subdivision. (p.86)

Zoning:

11-3-4: STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8

*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.

(Ord. 3218, 9-13-18)

May 5, 2020

7:00 p.m.

Planning Department

Council Chambers

Notice: Due to Governor Little's proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City's website.

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

MEMBERS ABSENT: George Swaney, Margaret Wimborne

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brian Stephens; Naysha Foster and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Morrison moved to approve the Minutes of April 21, 2020, Denney seconded the motion and it passed unanimously.

Business:

3. PLAT 18-028: FINAL PLAT. Sandstone Estates Division No. 2. Beutler presented the staff report, a part of the record.

Applicant: Steve Ellsworth, Ellsworth, and Associates, 253 1st Street, Idaho Falls, Idaho. Ellsworth stated that the applicant didn't realize the bridge was going to be a requirement at the time of development and has now decided to move forward with the project.

Hicks moved to recommend to the Mayor and City Council approval of the Final Plat for Sandstone Estates Division No. 2., Denney seconded the motion and it passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF SANDSTONE ESTATES DIVISION NO. 2, LOCATED GENERALLY SOUTH OF E 49TH S., WEST OF S 25TH E., NORTH OF E 65TH S., & EAST OF S 15TH E.

WHEREAS, the applicant filed an application for a rezone on November 27, 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 May 5, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on June 18, 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 the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximately 14.947 acres located generally south of E 49th S., west of S 25th E., north of E 65th S., & east of S 15th E.
3. The comprehensive plan designates this area as Low Density Residential and the property is currently zoned RP, Residential Park.
4. The Final Plat is consistent with the approved preliminary plat.
5. The plat includes 19 single dwelling unit lots and two common lots which comply with the standards of the RP Zone.
6. The Idaho Falls Planning and Zoning Commission recommended approval of this Final Plat.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls Approved the Final Plat for Sandstone Estates Division No. 2.

_____ BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

Rebecca L. Noah Casper, Mayor



MEMORANDUM

FROM: Brad Cramer, Director
DATE: Monday, June 8, 2020
RE: Amendment to City Code 4-7-3 regarding licensing requirements.

Council Action Desired

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

Approve the Ordinance amending City Code 4-7-3 to exempt licensing for placement or installation of small pre-manufactured structures where structures otherwise meet local International Building Code standards under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is an ordinance amending City Code 4-7-3, which amends licensing requirements for small, pre-manufactured storage buildings. This is specifically related to homeowners who purchase pre-manufactured buildings such as storage sheds. Structural specifications are provided by the manufacturer so the Building Division knows the buildings meet the code. However, the way the code is currently written, a homeowner is not allowed to install the pre-manufactured building. They must hire a licensed contractor to do so. Whereas the Building Division already requires the specifications to ensure code compliance and a site plan to ensure zoning compliance, staff does not believe there is a need for a licensed contractor to place the building. The proposed code change will rectify this issue by allowing a homeowner to installed pre-manufactured storage buildings without a licensed contractor. Staff respectfully requests approval of the ordinance.

Relevant PBB Results & Department Strategic Plan

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Amending codes to better meet community needs and goals is part of Good Governance.

Interdepartmental Coordination

NA

Fiscal Impact

NA

Legal Review

This code change has been reviewed by Legal pursuant to applicable law.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING CITY CODE 4-7-3 TO EXEMPT LICENSING FOR PLACEMENT OR INSTALLATION OF SMALL PRE-MANUFACTURED STRUCTURES WHERE SUCH STRUCTURES OTHERWISE MEET LOCAL INTERNATIONAL BUILDING CODE STANDARDS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, purchase and placement of small pre-manufactured outdoor tool, gardening, and utility sheds in residential yards is common in the City; and

WHEREAS, the placement of such structures does not normally require technical review of plans or inspection by City officials; and

WHEREAS, such structures are normally safe for their intended purposes, as long as they meet snow load and other local requirements of the International Building Code adopted by the City; and

WHEREAS, the Building Official is of the opinion that creation of this exception does not put persons or property at increased risk; and

WHEREAS, this exception should reduce time and expenses related to the utilization of these structures in the City.

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

SECTION 1. Title 4, Chapter 7, Section 3, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

4-7-3: LICENSE REQUIRED; EXCEPTIONS:

(A) License Required: No person shall build, construct, alter, repair or modify any building in the City without obtaining an appropriate building contractor's license as set forth below.

(B) Exceptions: The licensing requirement in this section shall not apply to the following:

...

(5) The placement/installation of pre-manufactured storage structures that comply with local geographic design criteria of the International Building Code adopted by the City.

SECTION 2. 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 3. Codification Clause. The City Clerk is instructed to immediately forward this Ordinance to the codifier of the official municipal code for proper revision of the Code.

SECTION 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, AMENDING CITY CODE 4-7-3 TO EXEMPT LICENSING FOR PLACEMENT OR INSTALLATION OF SMALL PRE-MANUFACTURED STRUCTURES WHERE SUCH STRUCTURES OTHERWISE MEET LOCAL INTERNATIONAL BUILDING CODE STANDARDS; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

(SEAL)

KATHY HAMPTON, CITY CLERK



MEMORANDUM

FROM: Brad Cramer, Director
DATE: Monday, June 8, 2020
RE: Zoning Ordinance Amendments R2 height, and the Airport Overlay.

Council Action Desired

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

Approve the Ordinance Amending the Zoning Ordinance modifying maximum height in the R2 zone and language in the Airport Overlay Zone under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

Description, Background Information & Purpose

Attached is an Ordinance amending various sections of the Zoning Ordinance related to section 11-3-4 Standards for Residential Zones, Table 11-3-1: Standards for Residential Zones, maximum building height in the R2 Zone, and Section 11-5-3, Airport Overlay Zone. Full details and reasoning of the changes are included in the attached staff report. The Planning and Zoning Commission considered this item at its April 21, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Consideration of code amendments must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

N/A

Fiscal Impact

N/A

Legal Review

This ordinance has been reviewed by Legal pursuant to applicable law.

IDAHO FALLS PLANNING AND ZONING COMMISSION
 STAFF REPORT
Comprehensive Zoning Ordinance Amendments
R2 Zone Height and Airport Waivers
 April 21, 2020



Applicant: City of Idaho Falls

Attachments:
 1. Proposed Amendment Language

Project Manager: Kerry Beutler

Staff Recommendation: To recommend to the Mayor and City Council approval of the amendment language to the Comprehensive Zoning Ordinance.

Staff Comments:
R2 Zone Maximum Building Height: The current allowable maximum building height in the R2 Zone is 24 feet (two story). The city proposes to amend the maximum building height in the R2 Zone to 36 feet (three story).

The Zoning Ordinance identifies the R2 Zone as a medium density residential zone. The purpose of this zone provides for a residential zone characterized by smaller lots and dwellings, more compact and denser residential development. The principal uses permitted in the R2 Zone shall be one (1), two (2), three (3), and four (4) dwelling units. This zone is also generally located near limited commercial services that provide daily household needs. The purpose of amending the maximum building height in the R2 Zone is to have it function more as a medium use zone and have the zone reflect better the types of uses that are intended to be built there. Currently the height maximum is 24 feet (two story) in most residential zones or no height restriction in R3 and R3A Zones. There is no middle area with regard to height. Modifying the height in R2 to 36 feet would create a middle ground.

Additionally, the city continues to receive requests for rezones to higher density zones only to allow for a three-story building. These rezone requests have been met with many concerns from adjacent property owners. These concerns have generally focused around the allowed uses, buildings with more than four units, which are allowed within the higher density zones as well as the maximum density of 35 units per acre. The proposed amendment eliminates some of these concerns because multi-unit dwellings are limited to four units per building and a maximum density of 17 unit per acre.

Section 11-5-3, Airport Overlay Zone: Staff would propose modifying the Airport Overlay Zone language to include the ability for the Zoning Administrator to waive dimensional standards or design and development regulations required by the code when the building is an aviation facility on land owned by the City of Idaho Falls at the Idaho Falls Regional Airport.

This waiver language was present in the previous zoning code as part of the M-1 Zone, but was removed with the last code revision. The M-1 Zone was done away with in 2018 with the zoning ordinance update. The airport is now zoned LM, Light Manufacturing. The city also subsequently adopted the Airport Overlay Zone. Initially staff didn't understand the need for the waiver in the previous code, but as more development has occurred at the airport it has become apparent why it was included. As an example, trees and other bird attractants are not compatible with airport operations, but under the existing code would be required. The proposed language allows the Zoning Administrator to work with the airport of potential solutions or waive the requirement altogether.

Zoning Ordinance Amendment Language:

11-3-4 STANDARDS FOR RESIDENTIAL ZONES.

Table 11-3-1: Standards for Residential Zones.

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								
Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft*	24	24	24	24 36	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions and qualifications in Section 11-3-4A,B,C of this Zoning Code.								

(C) Maximum Lot Coverage, Building Height, and Density.

(1) Public use, public service facility, school and religious institutions may be erected to any height, provided the building is set back from the required building setback lines at least one foot (1') for each additional foot of building height above the maximum height permitted in the Zone.

(2) In the RE, RP, R1 and RMH Zones lot coverage shall only include those areas under roofs.

(3) For multi-unit or commercial uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.

(4) When a multi-unit dwelling or commercial use is developed on a property that adjoins a property zoned RE, RP, R1, R2, TN, or unincorporated land designated for Low Density Residential in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), every one foot (1') of additional building height requires an additional one foot (1') in setback.

Section 11-5-3, Airport Overlay Zone (E-G):

(E) The Zoning Administrator may waive dimensional standards or design and development regulations required by this Code when the building is an aviation facility on land owned by the City of Idaho Falls at the Idaho Falls Regional Airport.

(~~E~~F) Variances. Any person desiring to erect or increase the height of any structure or use of a property, not in accordance with the regulations prescribed in this Chapter, may apply to the Board of Adjustment for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration regarding the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Variances shall be allowed where it is found that a literal application or enforcement of the applicable regulations will result in unnecessary hardship and when the relief granted will not be contrary to the public interest; not create a hazard to air navigation; do substantial justice; and is consistent with the purpose of this Chapter.

(~~F~~G) Enforcement. It shall be the duty of Zoning Administrator to administer and to enforce this Chapter. Applications for permits and variances shall be made to the City. Applications required by this Chapter shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be transmitted to it promptly by the City.

April 21, 2020

7:00 p.m.

Planning Department

Council Chambers

Notice: Due to Governor Little's proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City's website.

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

MEMBERS ABSENT: George Swaney, Gene Hicks

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brian Stephens; Naysha Foster and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: No Minutes.

Public Hearing(s):

3. RZON 20-003: REZONE. Amend Zoning Ordinance, Table 11-3-1 R2 height 36', Airport. Beutler presented the staff report, a part of the record. Black asked if this change would help with building and development. Beutler agreed with Black and stated that when they looked at trying to provide more variety, they looked at early straight forward things to assist in doing that, and changing the height seemed like it would work. Wimborne likes the idea of creating a middle height and loves the new language as this has been a concern. Dixon asked what the maximum height is for the TN Zone and asked if it allows multi-units similar to R2. Beutler stated that the TN Zone does have similar density and similar uses that are allowed. The TN zone references the block that the property is part of to keep the integrity of the neighborhood. Beutler indicated they are still limited to 2 story. Wimborne clarified that this zoning change will not impact TN Zone. Beutler moved onto the airport portion. Wimborne clarified that this change will not give the City Carpe Blanche to do whatever it wants, but rather allowing the City run airport to work with people who are trying to develop the land around the airport. Beutler agreed with Wimborne.

Black opened the public hearing.

Applicant: City of Idaho Falls

No written comments were received.

No one appeared in support or opposition to this application.

Morrison moved to approve the Comprehensive Zoning Ordinance Amendments R2 Zone Height and Airport Waivers., Wimborne seconded the motion and it passed unanimously.

Morrison moved to accept the Reasoned Statement of Relevant Criteria and Standards, Dixon seconded the motion and it passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, AMENDING TITLE 11, CHAPTER 3 TO MODIFY MAXIMUM STRUCTURE HEIGHT WITHIN THE R2, MIXED RESIDENTIAL ZONE; AMENDING CITY CODE SECTION 11-5-3 TO ALLOW FOR WAIVERS OF CERTAIN STANDARDS FOR AVIATION BUILDINGS ON CITY LAND WITHIN THE AIRPORT OVERLAY ZONE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the City adopted the Comprehensive Zoning Ordinance to promote the health, safety, peace, convenience, and general welfare of the inhabitants of the City by implementing the goals and policies of the City’s Comprehensive Plan; and

WHEREAS, the City desires for the standards of the code to be consistent and clear; and

WHEREAS, upon review of the code Planning Division staff has determined there are minor updates needed to improve the consistency and clarity of the code’s standards; and

WHEREAS, changes include modifying the maximum height within the R2, Mixed Residential Zone and inclusion of exception language within the Airport Overlay Zone; and

WHEREAS, the Council conducted a duly noticed public hearing and passed a motion to approve the recommended changes on June 18, 2020.

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

SECTION 1. Title 11, Chapter 3, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

11-3-4: STANDARDS FOR RESIDENTIAL ZONES

Table 11-3-1: Standards for Residential Zones

	RE	RP	R1	R2	TN	R3	R3A	RMH
Lot Area								
Lot Area Minimum in ft ²	1 acre*	12,000	7,000	6,000*	3,000*	5,000*	5,000	5,000
Lot Area Maximum in ft ²			13,500*					
Site Width								

Site Width at Front Setback, Minimum in ft.	150	60	50	50	25	50	50	50
Setbacks, Minimum in ft.								
Front	40	30*	25*	20*	15*	15	15	30
Front Maximum in ft.					20*			
Side	20	7.5/10*	6	6	5	6	6	10
Rear	40	25	25	25	10	25*	25*	25*
Lot Coverage, Building Height, and Density								
Maximum Lot Coverage in %	30	40	40	80	50	80	80	40
Maximum Building Height in ft.	24	24	24	<u>24³⁶</u>	*			24
Maximum Density in net units/acre	1	4	6	17	15	35	35	8
*See explanations, exceptions, and qualifications in Section 11-3-4A, B, C of this Zoning Code.								

...

(C) Maximum Lot Coverage, Building Height, and Density.

(1) Public use, public service facility, school and religious institutions may be erected to any height, provided the building is set back from the required building setback lines at least one foot (1') for each additional foot of building height above the maximum height permitted in the Zone.

(2) In the RE, RP, R1 and RMH Zones lot coverage shall only include those areas under roofs.

(3) For multi-unit or commercial uses lot coverage shall include all areas under roofs and paved surfaces, including driveways, walks, and parking areas. The remaining lot area shall be landscaped as required by this Code.

(4) When a multi-unit dwelling or commercial use is developed on a property that adjoins a property zoned RE, RP, R1, R2, TN, or unincorporated land designated for Low Density Residential in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), every one foot (1') of additional building height requires an additional one foot (1') in setback.

...

SECTION 2. Title 11, Chapter 5, of the City Code of the City of Idaho Falls, Idaho, is hereby amended as follows:

11-5-3: AIRPORT OVERLAY ZONE

...

(E) The Zoning Administrator may waive dimensional standards or design and development regulations required by this Code when the building is an aviation facility on land owned by the City at the Airport.

~~(EF)~~ Variances. Any person desiring to erect or increase the height of any structure or use of a property, not in accordance with the regulations prescribed in this Chapter, may apply to the Board of Adjustment for a variance from such regulations. The application for variance shall be accompanied by a determination from the Federal Aviation Administration regarding the effect of the proposal on the operation of air navigation facilities and the safe, efficient use of navigable airspace. Variances shall be allowed where it is found that a literal application or enforcement of the applicable regulations will result in unnecessary hardship and when the relief granted will not be contrary to the public interest; not create a hazard to air navigation; do substantial justice; and is consistent with the purpose of this Chapter.

~~(EG)~~ Enforcement. It shall be the duty of Zoning Administrator to administer and to enforce this Chapter. Applications for permits and variances shall be made to the City. Applications required by this Chapter shall be promptly considered and granted or denied. Application for action by the Board of Adjustment shall be transmitted to it promptly by the City.

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

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

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

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this ____ day of _____, 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, AMENDING TITLE 11, CHAPTER 3 TO MODIFY MAXIMUM STRUCTURE HEIGHT WITHIN THE R2, MIXED RESIDENTIAL ZONE; AMENDING CITY CODE SECTION 11-5-3 TO ALLOW FOR WAIVERS OF CERTAIN STANDARDS FOR AVIATION BUILDINGS ON CITY LAND WITHIN THE AIRPORT OVERLAY ZONE; PROVIDING SEVERABILITY, CODIFICATION, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

(SEAL)

KATHY HAMPTON, CITY CLERK



MEMORANDUM

FROM: Brad Cramer, Director
DATE: Monday, June 8, 2020
RE: Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Coachman Place.

Council Action Desired

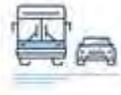
- Ordinance
- Resolution
- Public Hearing
- Other Action (Approval, Authorization, Ratification, etc)

1. Approve the Planned Unit Development for Coachman Place as presented.
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Coachman Place, and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Coachman Place. This project was originally approved in 2017 but the developer has revised the project and enough time has elapsed that the approval has expired. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Consideration of the PUD must be consistent with the principles of the Comprehensive Plan and Zoning Ordinance, which include many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

The PUD was reviewed by staff from Water, Sewer, Fire, Planning, Engineering, Sanitation, BMPO, Engineering, and Idaho Falls Power.

Fiscal Impact

NA

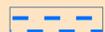
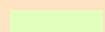
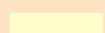
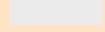
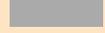
Legal Review

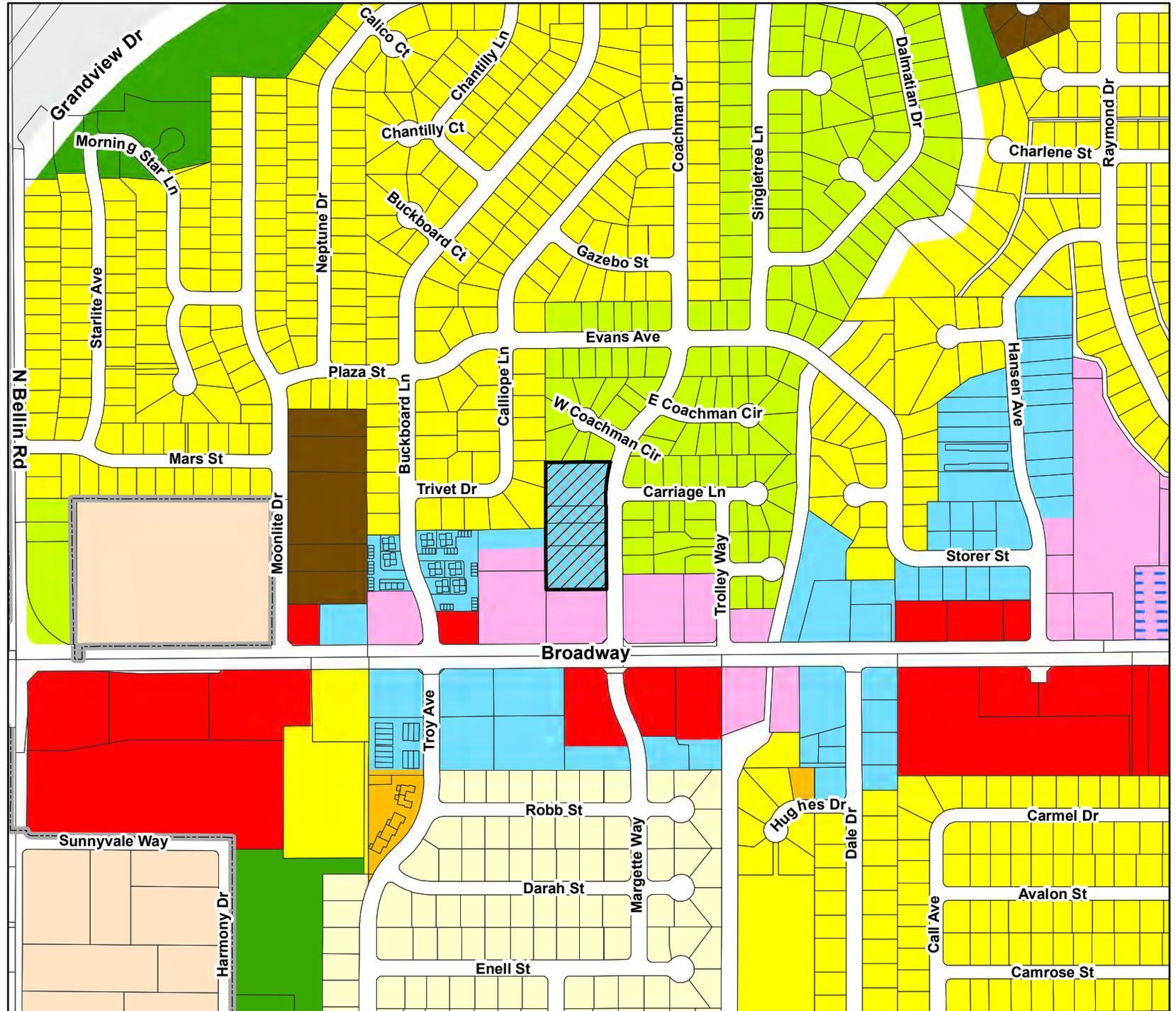
This application has been reviewed by Legal pursuant to applicable law.

Legend

-  Site
-  City Limits
-  Area of Impact

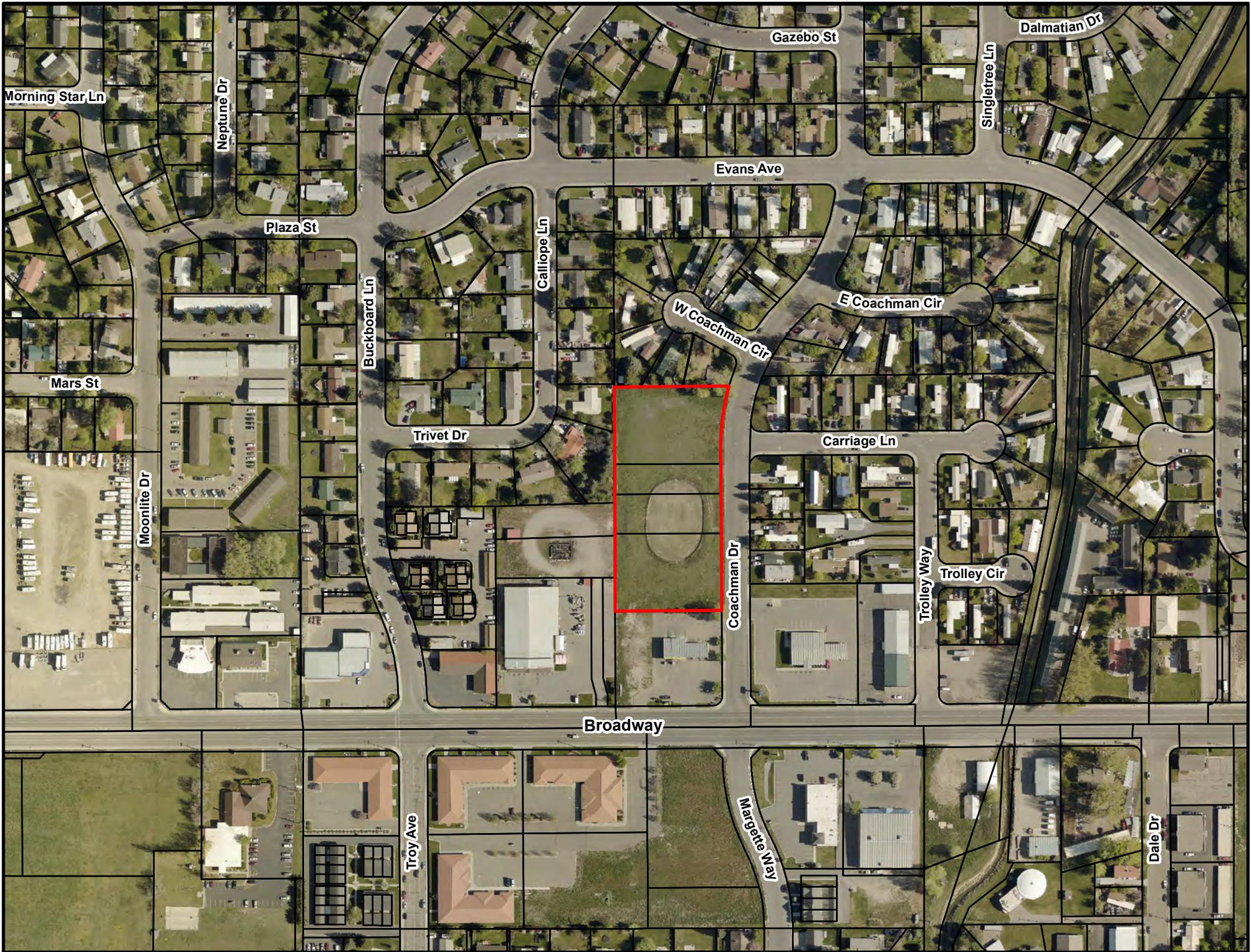
Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P



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





Morning Star Ln

Neptune Dr

Gazebo St

Dalmatian Dr

Singletree Ln

Evans Ave

Plaza St

Calliope Ln

W Coachman Cir

E Coachman Cir

Mars St

Buckboard Ln

Trivet Dr

Carrage Ln

Moonlife Dr

Coachman Dr

Trolley Cir

Broadway

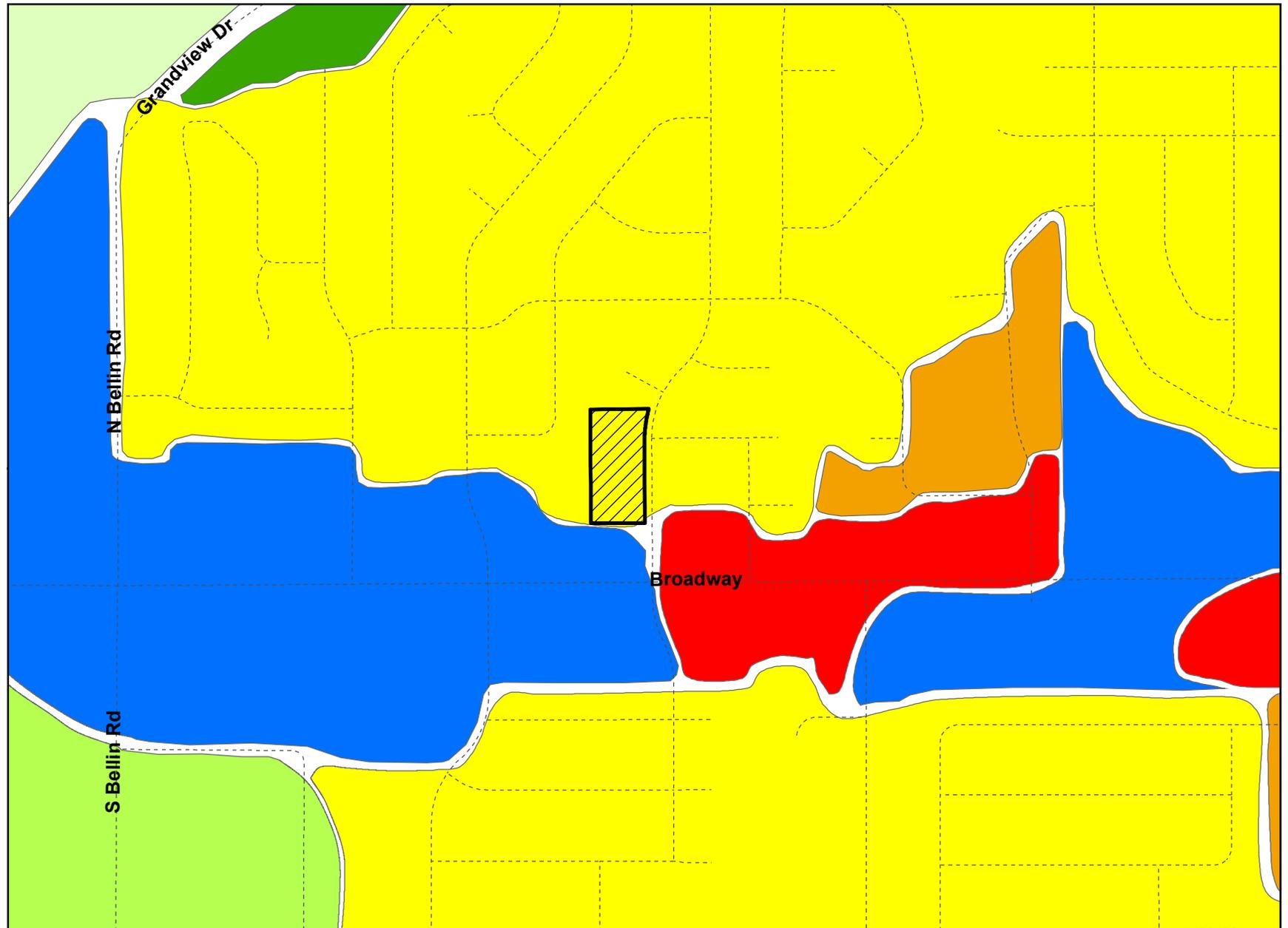
Troy Ave

Margette Way

Date Dr

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



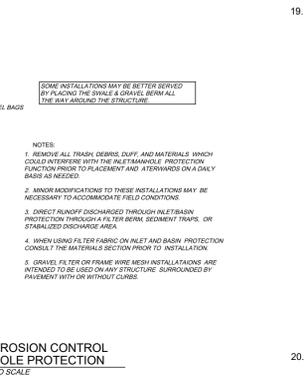
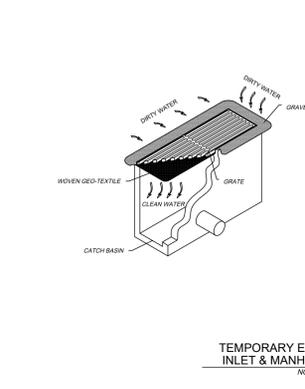
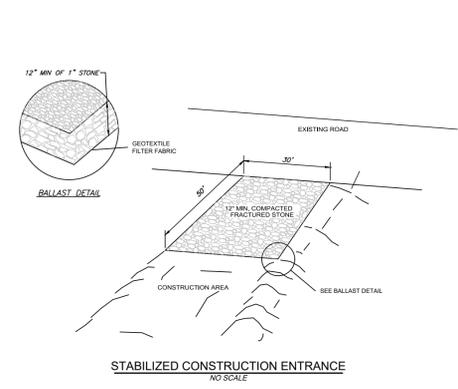
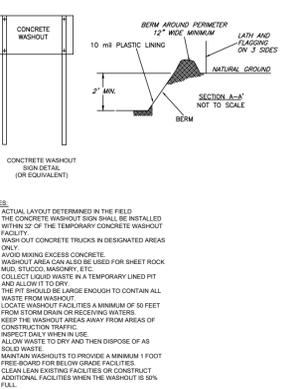
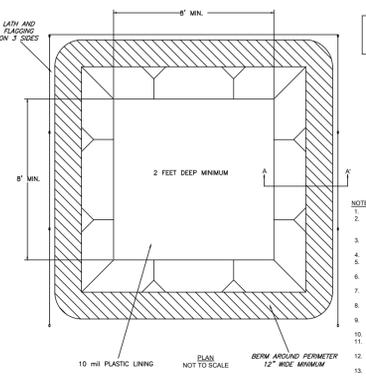
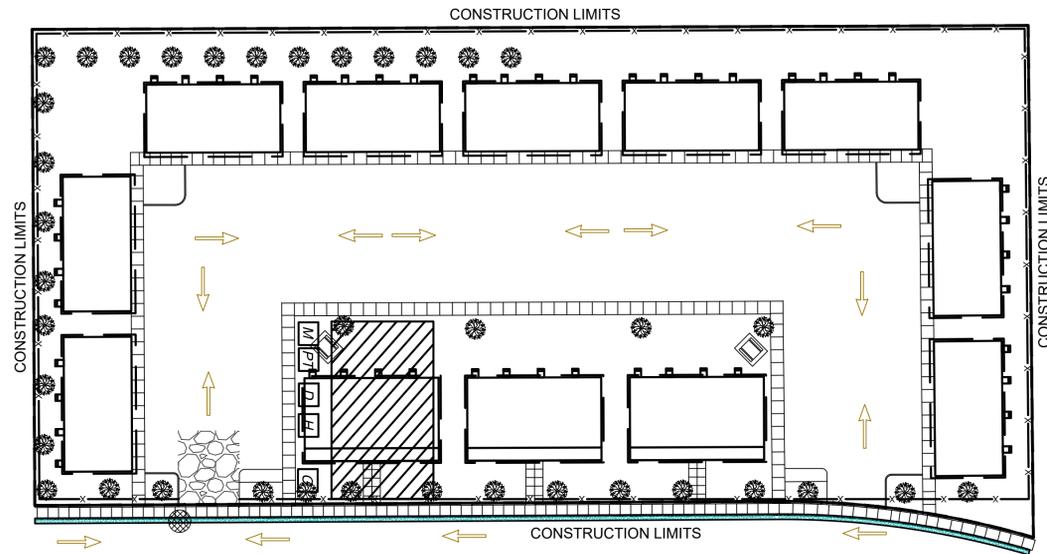
IDAHO FALLS

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



STORMWATER POLLUTION PROTECTION PLAN

SYMBOL LEGEND	
HAZARDOUS WASTE CONTAINER	H
CONCRETE WASH STATION	C
TEMPORARY MAILBOX OR DOCUMENTS IN CONSTRUCTION TRAILER	M
PORTABLE TOILET	PT
TEMPORARY DUMPSTER	D
SILT FENCE	—X—X—
CONSTRUCTION LIMITS	— · — · — · — · —
FILTER FABRIC INLET PROTECTION	▨
STAGING/STOCK PILE AREA	▨
CONSTRUCTION ENTRANCE	▨
FLOW DIRECTION	→

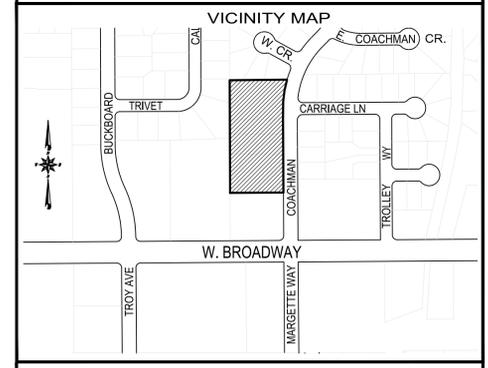


EROSION CONTROL NOTES

- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES AND INSURING SEDIMENT REMAINS ON-SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL MAKE PROVISIONS TO CONTROL WATER AS IT PASSES THROUGH THESE.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR ENGINEER MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF THE SITE IF IT IS DETERMINED PROPOSED MEASURES ARE INEFFECTIVE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND MAINTAINING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS TRACKED TO AND FROM THE PROJECT SITE AND SHALL BE SWEEPED AS NECESSARY.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEEDED WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.
- EROSION CONTROL STRUCTURES BELOW SODDED AREAS MAY BE REMOVED ONCE SOD AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A MATURE COVERING OF HEALTHY VEGETATION. EROSION CONTROL IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.
- THIS PLAN IS ONLY TO BE USED FOR INSTALLATION FOR EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR UTILITY CONSTRUCTION.
- CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL AT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. THESE FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.
- INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN THE WASHOUT AREA AS DETAILED IN THE PLANS.
- MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOATATION BOOMS TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- FUGITIVE DUST BLOWING FROM THE SITE SHALL BE CONTROLLED BY SPRAYING WATER AND DUST CONTROL POLYMERS AS NEEDED ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.
- IF THE STABILIZED CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY UPON OCCURRENCE.
- IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT. SUCH SILT FENCES WILL BE CONSIDERED TO BE THE CONTRACTOR'S RESPONSIBILITY AND NOT NECESSARILY INCLUDED IN THE QUANTITY OF SILT FENCE AS SHOWN OR DESCRIBED ON THIS PLAN.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DITCHES, ETC.) DUE TO GRADE CHANGES AND OTHER WORK DURING THE DEVELOPMENT OF THE PROJECT.
- ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
 - INLET PROTECTION DEVICES AND BARRIERS SHALL BE FIXED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
 - ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, RESEEDED, AND WATERED AS NEEDED.
 - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD (1/3) TO ONE-HALF (1/2) THE HEIGHT OF THE SILT FENCE.
 - THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACING TOP DRESSING OF THE CONSTRUCTION ENTRANCES WITH CLEAN ROCK, AS CONDITIONS DEMAND.
 - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA WITH CRUSHED ROCK AS CONDITIONS DEMAND.
- ALL EROSION CONTROL MEASURES ARE SUBJECT TO MODIFICATION, CHANGE, ETC., THROUGHOUT THE CONSTRUCTION. THIS PLAN IS INTENDED TO BE A GUIDE TO CONTROL EROSION, HOWEVER, ADDITIONAL MEASURES MAY NEED TO BE EMPLOYED TO CONTROL EROSION DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO EMPLOY AND DOCUMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND PROTECT THE ENVIRONMENT AND TO FULLY COMPLY WITH EPA NPDES REQUIREMENTS. MODIFICATION OF THIS PLAN AND SUPPORTING DOCUMENTATION BY THE USER OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR EPA NPDES COMPLIANCE.

NOTES

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CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 4/2016

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

LOT 6 BLOCK 1
WESTHAVEN ADDITION, FIRST AMENDED

SITE PLAN CONTACT PERSON
NAME ASPEN ENGINEERING, INC.
ADDRESS 10727 N YELLOWSTONE HWY ZIP 83401
PHONE 208-542-1911

SITE PLAN NAME AND ADDRESS (See Note #1)
COACHMAN PLACE - SWPPP
261, 267, 273, 317, 339, 361, 383, 405, 427,
449, 493, 499, and 505 COACHMAN DRIVE

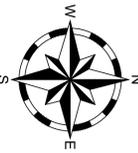
FILE NO. <u>2020.001</u>	DRAWN BY: <u>JRL</u>	DATE PLOTTED: <u>05/07/2020</u>	SHEET NO. <u>2 of 3</u>
SCALE: <u>20</u>	CHECKED BY: <u>JRL</u>	REVIEW NO.: <u>3</u>	



ENGINEERING DEPT.
SEWER FRONT FOOTAGE 0 FT.
WATER FRONT FOOTAGE 0 FT.



SCALE: 1"= 40
(SCALE FOR 24"x36" PRINTS ONLY)



Aspen
Engineering, Inc.
10727 N. Yellowstone Hwy.
Idaho Falls, Idaho 83401
Phone (208) 542-1911

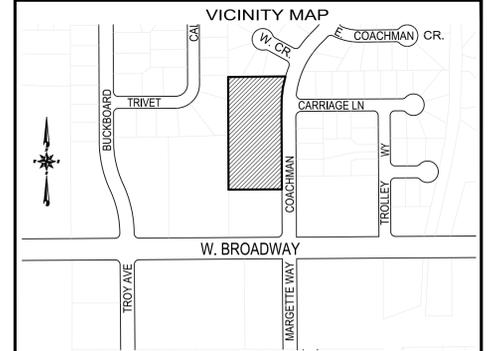
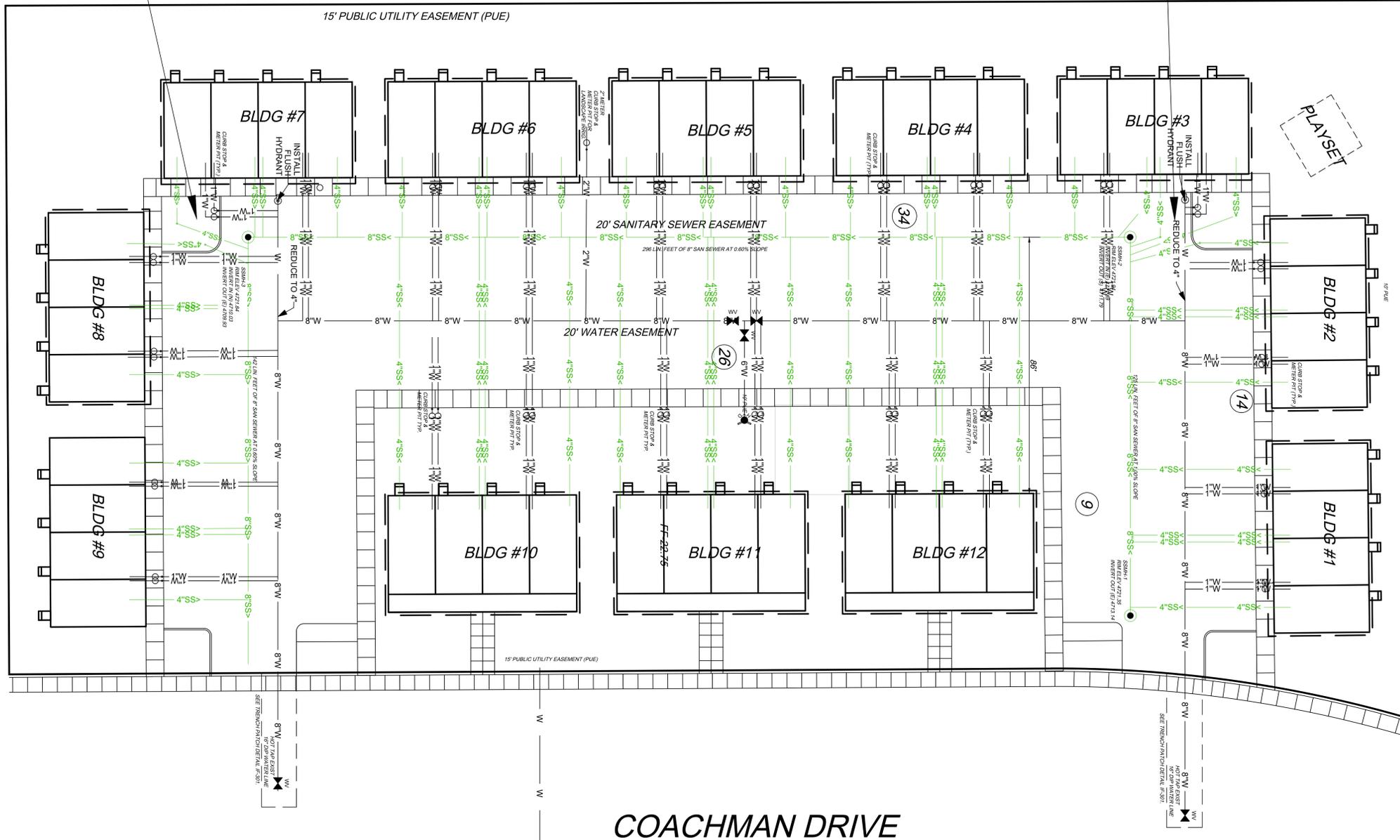
COACHMAN PLACE WATER & SEWER

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MAINTAIN HORIZONTAL SEPARATION OF 6" BETWEEN WATER AND SEWER SERVICE LINES.
18" VERTICAL SEPARATION REQUIRED AT CROSSINGS.

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CITY OF IDAHO FALLS SITE PLAN APPROVAL
Revision 4/2016

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

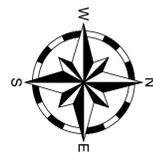
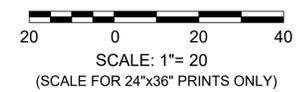
LOT 6 BLOCK 1
WESTHAVEN ADDITION, FIRST AMENDED

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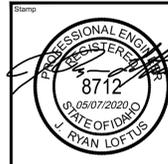
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COACHMAN PLACE - WATER & SEWER
261, 267, 273, 317, 339, 361, 383, 405, 427,
449, 493, 499, and 505 COACHMAN DRIVE

FILE NO. <u>2020.001</u>	DRAWN BY: <u>JRL</u>	DATE PLOTTED: <u>05/07/2020</u>	SHEET NO. 3 of 3
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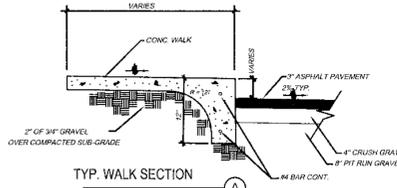
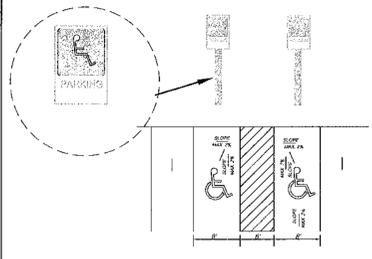


ENGINEERING DEPT.

SEWER FRONT FOOTAGE 0 FT.
WATER FRONT FOOTAGE 0 FT.

SITE PLAN FOR: COACHMAN PLACE

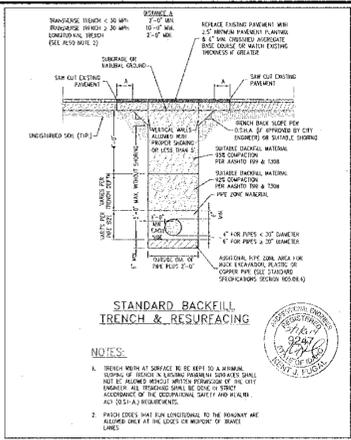
PRO	EXIST.	DESCRIPTION
		MANHOLE/F.D.
		STORM DRAIN INLET
		WATER VALVE
		WATER LINE
		SANITARY SEWER LINE
		STORM DRAINAGE LINE
		DRAINAGE FLOW ARROW
		EXISTING CONCRETE



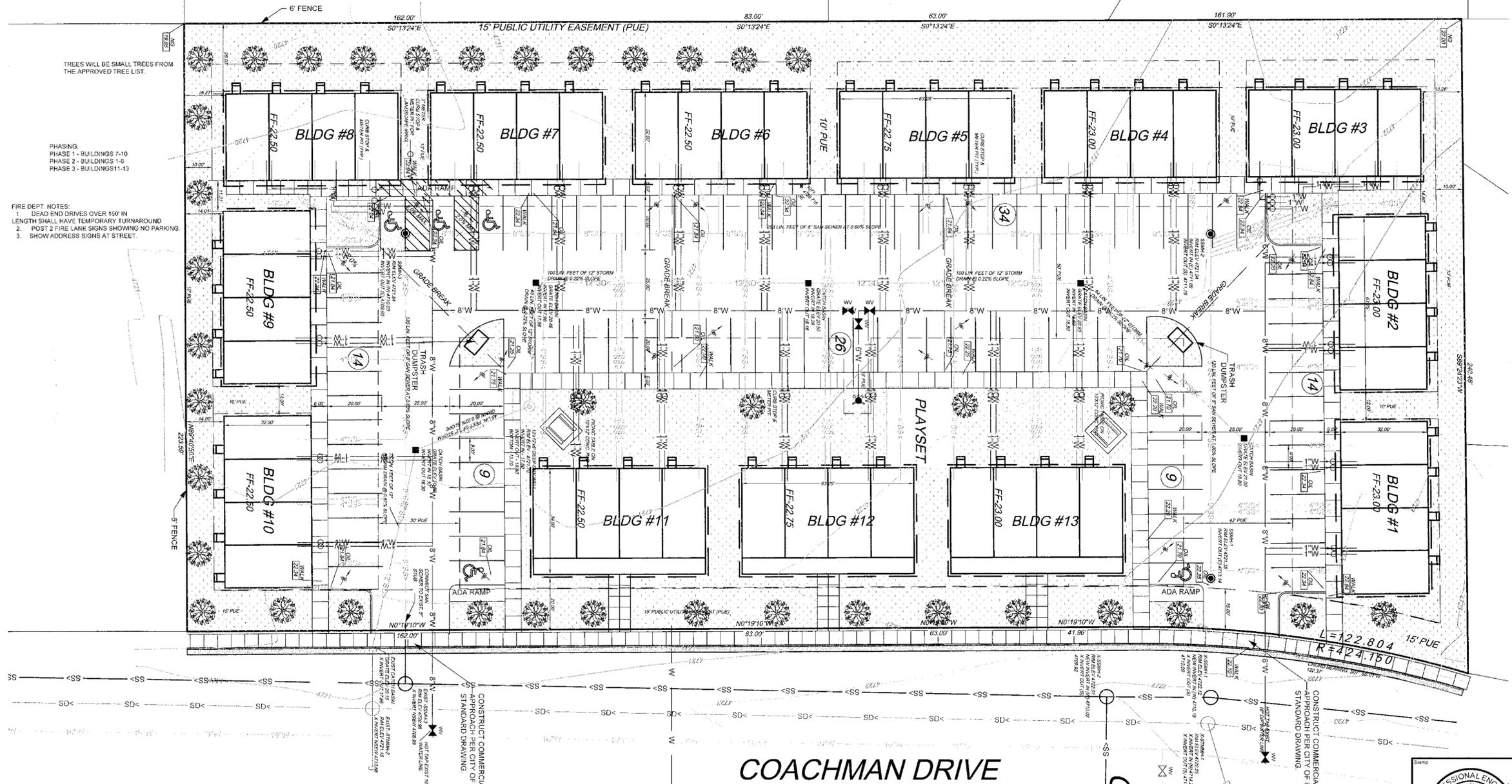
- NOTE:
- OWNER/CONTRACTOR SHALL HAVE A SWPP PLAN IN PLACE AND ON SITE FOR ALL CONSTRUCTION SITES OF ONE ACRE OR GREATER.
 - SANITARY SEWER SYSTEM AND WATER SYSTEM MATERIALS AND INSTALLATION SHALL COMPLY WITH DEQ STANDARDS.
 - WATER AND SEWER SYSTEMS SHALL COMPLY TO CITY OF IDAHO FALLS STANDARDS AND DEQ REQUIREMENTS.
 - SANITARY SERVICE LINES SHALL BE 4" S.D.R. 35 P.V.C.
 - CONTRACTOR SHALL CONTACT DIG-LINE AT (800) 342-1555 PRIOR TO ANY UTILITY CONSTRUCTION.
 - ALL STORM SYSTEM TO BE TO CITY OF IDAHO FALLS STANDARDS AND SPECIFICATIONS.
 - STUB WATER AND SEWER SERVICE LINES 5' FROM THE BUILDING.
 - WATER, SEWER, AND STORM SHALL BE SEPARATED BY MINIMUM OF 10' HORIZONTALLY AND 18" VERTICALLY.
 - ALL WATER MAIN SHALL BE CLASS 50 DIP W/ 6" DEPTH OF BURY.
 - WATER SERVICES SHALL USE DOUBLE STRAP SADDLE AND CORPORATION STOP AT CONNECTION TO MAIN.
 - WATER SERVICES SHALL BE TYPE K COPPER BETWEEN WATER MAIN AND METER PIT.
 - ALL NEW ASPHALT SHALL BE 3" OF ASPHALT OVER 6" OF CRUSHED GRAVEL OVER 8" PIT RUN GRAVEL.
 - CONTRACTOR IS RESPONSIBLE TO CONTROL ALL TEMPORARY STORM WATER POLLUTION AND DUST ABATEMENT DURING THE CONSTRUCTION PHASE REQUIRED BY THE FEDERAL CLEAN WATER ACT AS DESCRIBED IN SUB-PART 1.3 OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT.

SURVEY NOTE:
This site plan conforms to an actual survey that was performed on the ground by a licensed land surveyor in and for the State of Idaho. It is the owner's responsibility to construct all structures shown on this site plan in accordance with said survey.

STORM DRAIN NOTE:
The storm drain system shall be privately owned and maintained. The City of Idaho Falls will not maintain the storm drain system.



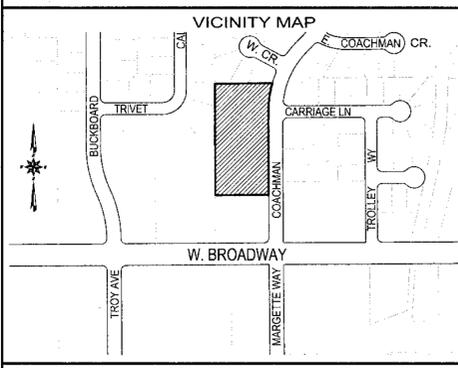
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TREES WILL BE SMALL TREES FROM THE APPROVED TREE LIST.

PHASING:
PHASE 1 - BUILDINGS 7-10
PHASE 2 - BUILDINGS 1-6
PHASE 3 - BUILDINGS 11-13

FIRE DEPT. NOTES:
1. DEAD END DRIVES OVER 150' IN LENGTH SHALL HAVE TEMPORARY TURNAROUND.
2. POST 2 FIRE LANE SIGNS SHOWING NO PARKING.
3. SHOW ADDRESS SIGNS AT STREET.



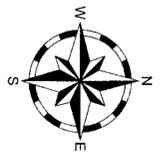
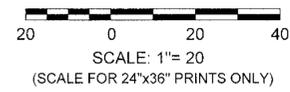
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Approved: *Kristi Bault* Date: 11/9/17
City of Idaho Falls

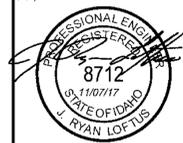
PROPERTY LEGAL DESCRIPTION

LOT 6 BLOCK 1
WESTHAVEN ADDITION, FIRST AMENDED

SITE PLAN CONTACT PERSON		
NAME	ASPEN ENGINEERING, INC.	
ADDRESS	10727 N. YELLOWSTONE HWY	
PHONE	208-542-1911	
SITE PLAN NAME AND ADDRESS (See Note #1)		
COACHMAN PLACE		
261, 267, 273, 317, 339, 361, 383, 405, 427, 449, 493, 499, and 505 COACHMAN DRIVE		
FILE NO.	DRAWN BY:	DATE PLOTTED:
2017.002	JRL	11/07/17
SCALE:	CHECKED BY:	REVIEW NO.:
20	JRL	6
SHEET NO.	1 of 3	



Aspen Engineering, Inc.
10727 N. Yellowstone Hwy.
Idaho Falls, Idaho 83401
Phone (208) 542-1911



ENGINEERING DEPT.

SEWER FRONT FOOTAGE 0 FT.

WATER FRONT FOOTAGE 0 FT.

2-37-14-3 #19

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Planned Unit Development
Coachman Place PUD
March 3, 2020



Community
Development
Services

Applicant: Aspen Engineering

Project Manager: Naysha Foster

Location: Generally south of Grandview Dr., west of Coachman Dr., north of W Broadway and east of N Bellin Rd.

Size: 2.427 acres
Units: 52 Total Units
12 Buildings, with 4 in each building.

Existing Zoning:
Site: R3A
North: R1
South: HC
East: RMH
West: R1/R3A/ HC

Existing Land Uses:
Site: Undeveloped
North: Residential
South: Commercial
East: Residential
West: Residential/
Commercial

Future Land Use Map:
Low Density

Attachments:
1. Maps
2. Aerial photos
3. 2017 PUD Site Plan
4. 2020 PUD Site Plan

Requested Action: To recommend to the Mayor and City Council approval of the Coachman Place PUD.

History: The property was annexed into the City and platted in 1973 as part of Coachman West with an initial zoning of HC-1. In 1987 the area was replatted into the Westhaven Addition consisting of 5 lots. The original Planned Unit Development (PUD) for Coachman Place was approved in June of 2017. The PUD initially included 13 Buildings with a total of 52 townhome units split into 3 phases of construction. The original density was 21.48 units per acre. In December of 2018 the approval of the PUD expired.

Staff Comments: Although similar to the 2017 PUD the proposed PUD is a new application as the previous PUD approval expired. A modified plan from the 2017 version was submitted with 12 buildings instead of 13 and 48 units instead of 52. The buildings will still be townhouse style fourplexes. Buildings 10, 11, and 12 will face Coachman with the rest facing the internal parking lot. The play area was relocated to the northwest corner and open space was added the southwest corner with picnic tables. The developer planning to phase construction into three phases. By eliminating one building, the developer has decreased the density to 19.2 units per acre. The allowed density in the R3A zone is 35 units per acre. The only reason this item must go back to the Planning and Zoning Commission is because it expired, otherwise the changes would be considered a minor change and a PUD amendment could have been approved administratively (11-6-3(I9a)). The PUD is compatible with contiguous neighborhoods.

Staff Recommendation: Staff recommends approval of the PUD as it meets the minimum requirements for development as outlined in section 11-2-6(W) of the Zoning Ordinance.

PUD Standards	Staff Comments
<p>General Objectives and Characters: The proposed PUD meets the objectives of permitting a PUD</p>	<p>Objectives met by proposed PUD include the following:</p> <ol style="list-style-type: none"> 1.) Promoting flexibility and innovation of design while permitting diversification of development types in order to encourage the most suitable use of a site; 2.) Achieving a compatible land use relationship with the surrounding area; 3.) Promoting redevelopment and reuse of previously developed property; 4.) Encouraging development of vacant land properties with developed areas; 5.) Provide useable and suitably located common space, recreation facilities or other public/common facilities; 6.) Facilitating functional and efficient systems of streets, pathways, utilities, and municipal services on and off site. 7.) Promoting efficient use of land with a more flexible arrangement of buildings and land uses; 8.) Providing for a master planned development that includes interconnected design elements between structures of phases, increased amounts of landscaping or natural features, connections to the surrounding neighborhood or public lands and unique architectural features; 9.) Ensuring appropriate phasing of development and amenities and 10.) Providing for attractive streetscapes that are not dominated by parked vehicles or garage entrances.
<p>Siting Requirements: Minimum site size shall be two (2) acres.</p>	<p>The PUD consists of 2.427 acres.</p>
<p>Regulations and Uses: Function as an overlay zone, all regulations and uses shall be the same as the underlying zoning district unless modified as part of the PUD.</p>	<p>The proposed underlying district is R3A. The R3A use and standards shall govern the project.</p>
<p>Unified Control:</p>	<p>The PUD will include a Home Owners Association.</p>
<p>Density: The residential density in the R3A Zone shall not exceed 35 units per acre.</p>	<p>The density equates to 20.8 units per acre.</p>
<p>Location of Buildings and Structures: The maximum structure height for a residential PUD shall be determined by the underlying base zone, except where a structure is set back from required setback lines by at least one foot (1') for each additional foot of building height</p>	<p>There is no minimum building height in the R3A zone.</p>
<p>Arrangement and Design: Residential buildings include a high quality of design and should be separated and arranged to provide for private space in addition to common areas.</p>	
<p>Landscaping:</p>	<p>All non-hard surfaced areas are proposed to be covered by landscaping.</p>

All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	
Common Space: All PUDs shall provide common and landscaped areas. Not less than twenty five percent (25%) of the gross area of a PUD shall be designated and maintained as common space.	The proposed PUD exceeds the twenty five percent requirement.
Amenities: PUDs shall provide amenities in addition to the common space required by this Section. The number and size of the amenities should increase as overall acreage and scale of the development increases.	This development would be required to have one amenity. The developer is proposing a playground in one of the common areas. It will be constructed in the first phase as required.
Pedestrian System: Walkways shall form a logical, safe, and convenient system for pedestrian access to all structures and amenities.	The PUD will provide sidewalks within the development that connect to the public sidewalks along Coachman Dr.
Phasing:	Construction is proposed to be completed in three phases.

Comprehensive Plan Policies:

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

Higher density housing should be located closer to service areas and those streets designed to move traffic, such as arterial streets and collectors, with access only to the collector street. Apartments and townhouses are located adjacent to arterial and collector streets for two reasons. Larger lots necessary for higher density housing offer opportunities for building layout, setbacks, and buffering with berms and fences to minimize the impact of street noise. If apartments and townhouses are located close to arterial streets, traffic from apartments will not move through neighborhoods. However, higher density housing should still be clustered: it should not be used to line arterial streets. (p. 43)

Land in residential subdivisions should be dedicated for walkways and bikeways. If the City adopts park dedication requirements, in-lieu fees, or impact fees, an acceptable alternative for the developer is to dedicate the land adjacent to the canal system for bikeway development. The land must link to the proposed City-wide system and directly benefit the residents of the subdivision. (p.86)

Zoning:

11-6-3: APPLICATION PROCEDURES.

(I) Application Procedures for a Planned Unit Development (PUD).

(8) Approval of the PUD shall expire if no effort is made to complete the PUD within eighteen (18) months from the date of Council's approval of the development plan.

(9) PUD amendments shall follow the following procedures for minor and major changes. Amendments shall be in keeping with previous phases or approved PUD development plans and shall meet the same objectives as the original PUD. If the proposed amendment is intended to alter the previously approved plans objectives the applicant will justify how the amendment fits within the whole of the development.

(a) Minor changes to a PUD planned unit development may be approved administratively and in writing whereupon a permit may be issued. Such changes may be authorized without additional public notice at the discretion of the Zoning Administrator. Changes not specifically identified below shall constitute a major change. Minor changes shall be defined as follows:

- (i) A change of less than five percent (5%) in the approved number of residential dwelling units, provided an increase will not exceed the permitted density of the Zone.
- (ii) A change of less than five percent (5%) in the amount of commercial square footage within the development.
- (iii) A change in location or layout of approved common areas and amenities provided there is no decrease.
- (iv) A change in building location or placement less than twenty percent (20%) of the building width.

March 3, 2020

7:00 p.m.

Planning Department

Council Chambers

MEMBERS PRESENT: Commissioners Joanne Denney, Lindsey Romankiw, Arnold Cantu, Natalie Black, Gene Hicks (5 present, 4 votes).

MEMBERS ABSENT: Margaret Wimborne, George Swaney, Brent Dixon, George Morrison,

ALSO PRESENT: Assistant Planning Directors Kerry Beutler; Brian Stephens, Naysha Foster and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: Hicks' name needed to be added to the Members present. **Cantu moved to approve the February 4, 2020 minutes, Hicks seconded the motion and it passed unanimously.**

Public Hearing(s):

2. PUD 20-001: PLANEND UNIT DEVELOPMENT. Coachman Place PUD. Foster presented the staff report, a part of the record.

Black opened the public hearing.

Applicant: No applicant was present.

No one appeared in support or opposition to the application.

Black closed the public hearing.

Hicks asked about the street movements within and asked about parking that is available for the units. Hicks was concerned that the applicant was not present. Black indicated that the applicant has submitted the application to the City for review, and they do not have to come to the meeting. Hicks was concerned that there was no one to answer the questions.

Beutler stated that it is up to the commission how to proceed with the application, but once the applicant submits the application to the City it is the City's responsibility to move forward with the application.

Foster indicated that there are 106 parking stalls and it meets the minimum requirements of the City. Beutler indicated that the site plan shows numbers and circles for each row of parking. Beutler stated that the layout maximizes the on-street parking on Coachman.

Romankiw stated that this is a straightforward application, and this is a minor change to the PUD with lower density and a few minor changes.

Romankiw moved to recommend to the Mayor and City Council approval of the Coachman Place PUD as presented, Denney seconded the motion and it passed unanimously.

Brad Cramer

From: P Rocknaks <rocknakshardwareplus@gmail.com>
Sent: Friday, June 5, 2020 10:17 AM
To: Brad Cramer
Subject: Testimony

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,

The only testimony we would like to provide from Rocknaks Hardware is to request that a well constructed, high fence be installed around this apartment complex to prevent any issues occurring on our property from tenants or guests of this complex.

Thank you.

Trish

Rocknaks Hardware Plus
Idaho Falls, ID
208-524-4405

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

PLANNED UNIT DEVELOPMENT OF COACHMAN, LOCATED GENERALLY SOUTH GRANDVIEW DR, WEST OF COACHMAN DR, NORTH OF W BROADWAY AND EAST OF N BELLIN RD.

WHEREAS, the applicant filed an application for an amended PUD on January 22, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on March 3, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 18, 2020; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is a 2.427 acre parcel located generally south of Grandview, west of Coachman Dr., north of W Broadway and east of N Bellin Rd.
3. The property is currently zoned R3A.
4. The Developer was required to go through the PUD process due to the expiration of the original 2017 PUD approval.
5. The Developer proposes to adjust the PUD from what was originally approved in 2017. The proposed modification consists of the elimination of one building, reducing the number of units from 52 to 48 and the density from 21.4 to 19.2 units per acre. By doing so the developer increased the open space which now exceeds the 25% requirement.
6. The PUD complies with the requirements of the Zoning Ordinance of the City of Idaho Falls.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the PUD for Coachman Place.

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

Rebecca L. Noah Casper, Mayor



MEMORANDUM

FROM: Brad Cramer, Director
DATE: Monday, June 8, 2020
RE: Rezone from LC to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38

Council Action Desired

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

1. Approve the Ordinance Rezoning M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38 from LC to HC under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).
2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Rezone from LC to HC of M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38, and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Rezoning from LC to HC, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, M&B: Approximately 10 A NE1/4 NW1/4, SEC 16, T2N, R 38. The Planning and Zoning Commission considered this item at its April 21, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

							
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consideration of the rezone must be done consistent with the principles of the Comprehensive Plan, which includes many policies and goals related to Good Governance, Growth, Sustainability, and Livable Communities.

Interdepartmental Coordination

NA

Fiscal Impact

NA

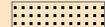
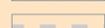
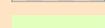
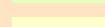
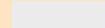
Legal Review

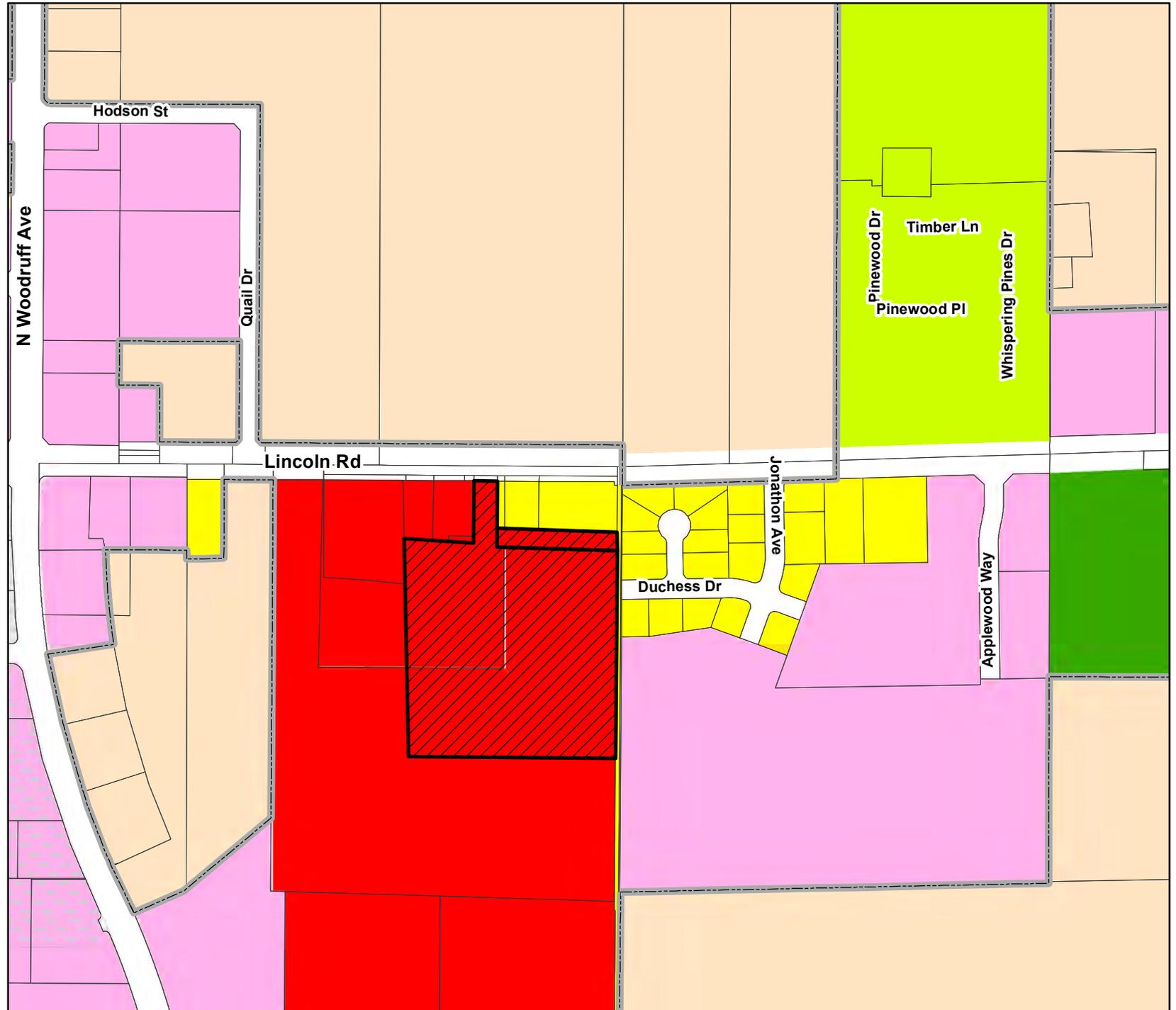
This application and ordinance have been reviewed by Legal pursuant to applicable law.

Legend

-  Site - CP
-  City Limits
-  Area of Impact

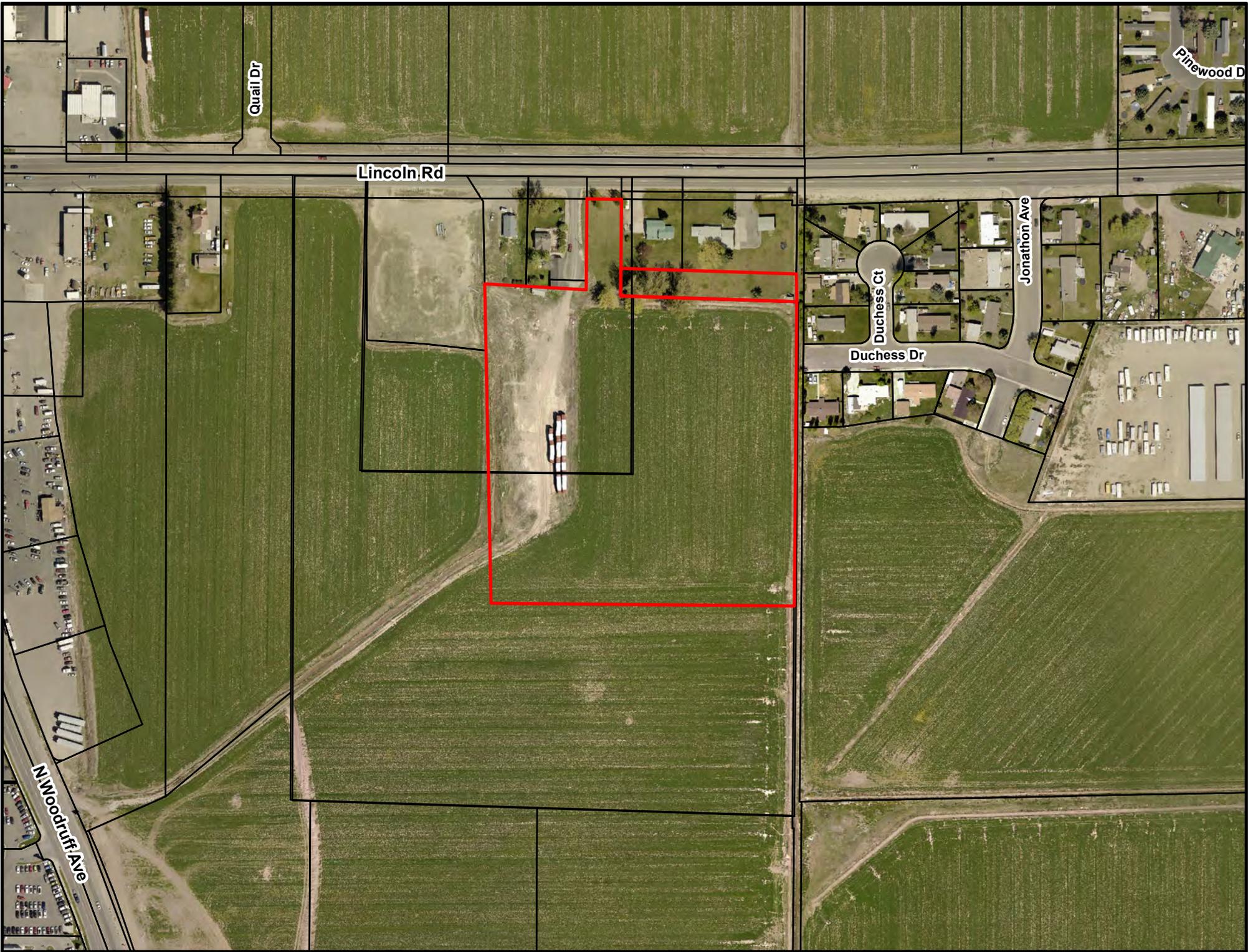
Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P



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





Quail Dr

Lincoln Rd

Pinewood Dr

Duchess Ct

Jonathon Ave

Duchess Dr

N Woodruff Ave

Rezone

LC to HC Section 16, T 2N, R 38 E

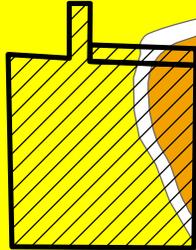
- | | | | | |
|---|--|---|--|---|
|  Estate |  Greenbelt Mixed Uses |  Commercial |  Higher Education Centers |  Railroad Related Industrial |
|  Low Density |  Parks, Recreation |  Employment Centers |  Planned Transition | |
|  Higher Density |  Public Facilities, Open Spaces |  Medical Services Center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

Comprehensive
Plan

N Woodruff Ave

Lincoln Rd

N 25th E



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

REZONE FROM LC TO HC

10 acres, Part of the NE 1/4 of the NW 1/4 of Section 16, T 2N, R 38 E

April 21, 2020



Community
Development
Services

Applicant: Connect Engineering

Project Manager:
Brent McLane

Location: North of John Adams Pkwy, East of Hitt Rd, South of Lincoln Rd, West of Woodruff Ave

Size: Approx. 10 acres

Existing Zoning:

Site: LC
North: R1, LC,
County A-1
South: LC
East: R1, HC
West: LC

Existing Land Uses:

Site: Vacant
North: Residential and Vacant
South: Vacant
East: Residential and Vacant
West: Vacant

Future Land Use

Map: There is Commercial, Low Density Residential, and High Density Residential in the area.

Attachments:

1. Zoning Ordinance Information
2. Comprehensive Plan Policies
3. Maps and aerial

Requested Action: To recommend approval of the rezone from LC to HC to the Mayor and City Council.

Staff Recommendation: Staff recommends approval of rezone from LC HC as it complies with Comprehensive Plan policies and the purposes of the HC Zone

History: This area was part of a 27 acres annexation that was approved by the City Council in December of 2019. At that time the property was zoned LC.

Staff Comments: The property is proposed to be rezoned from LC, Limited Commercial to HC, Highway and General Commercial. The HC zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways and arterials leading into the City. As a commercial zone along Lincoln Road the LC designation is consistent with Comprehensive Plan policies.

The Comprehensive Plan states that “Highway commercial development provides space for those functions depending on major road frontage such automotive dealerships, motels, restaurants and banks with drive-in facilities. To accommodate at least twenty feet of landscaping adjacent to the street, one or more rows of parking, pedestrian aisles and loading and service areas, the minimum depth required for highway commercial is at least 100 to 200 feet.” The property in question meets this recommendation and could be built in a manner that the development standards of the HC Zone can be met, including any buffer requirement from the residential properties to the north and east.

The Comprehensive Plan also states that; “Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. Strip commercial development reduces the traffic carrying capacity of arterial streets, encourages both commercial and residential property to deteriorate, scatters commercial services, and requires more parking facilities.” This proposal is adjacent to existing HC Zoned property and would encourage a more clustered type development pattern along an arterial road.

Comprehensive Plan Policies:

Highway commercial development provides space for those functions depending on major road frontage such as automotive dealerships, motels, restaurants and banks with drive-in facilities. To accommodate at least twenty feet of landscaping adjacent to the street, one or more rows of parking, pedestrian aisles and loading and service areas, the minimum depth required for highway commercial is at least 100 to 200 feet. (p. 47)

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

Strip commercial development reduces the traffic carrying capacity of arterial streets, encourages both commercial and residential property to deteriorate, scatters commercial services, and requires more parking facilities. (p. 48)

Neighborhood and community services shall be buffered from the residential neighborhood by fencing and landscaping (p.41).

Plan for different commercial functions within the City of Idaho Falls. To have a walkable neighborhood business district, a commercial node of 30,000 to 50,000 square feet of retail space is a useful range. To support 30,000 square feet of retail space, about 2,000 households are required, and, to be walkable, thirty to seventy percent of these households should be within a quarter mile or approximately 1,300 feet of the district or within three blocks considering the block pattern found in our older neighborhoods. This will require a much greater density than the three dwelling units per acre frequently developed in Idaho Falls which is about 1,800 households per square mile (p.47).

Access to commercial properties shall be designed to minimize disruptive effects on traffic flow (p. 49).

Buffer commercial development, including services, from adjacent residential development. We were told by many people commercial development should be buffered from adjacent residential development. Allowing commercial development, especially neighborhood centers, adjacent to residential development moves us toward our goal of a convenient city -- one in which walking and biking are reasonable alternatives -- but it does require careful attention to buffering. Our present regulations only address buffering parking lots from residential uses, unless a change of land use occurs under the Planned Transition Zone. We need to develop regulations shielding residences from the noise, light, and traffic generated by commercial uses. Such regulations should address buffering under different situations. For example, residential uses across the street from commercial properties will benefit from perimeter landscaping, buildings towards the front of the lot, and parking in the rear. Residential uses in the rear of commercial properties will benefit from parking areas in the front of the lot, buildings to the rear, and landscaping and fencing in the rear of the lot (p.49).

Rezoning

Considerations:

Because the comprehensive plan provides only general guidance for zoning decisions, the Planning Commission shall also take the following considerations into account:

	Applicant Comment	Staff Comment
Explain how the proposed change is in accordance with the City’s Comprehensive Plan.	This area has been identified as low density, but nothing in the area that has been developed has been done as such. The Current Zoning of LC also is not Low Density	The Comprehensive Plan identifies this area as Commercial, Low Density Residential, and High Density Residential. The requested HC Zone is a zone that will allow for commercial development which is consistent with the Comprehensive Plan Designations.
What Changes have occurred in the area to justify the request for a rezone?	Recent Developments and City Annexations along Lincoln Road. Recent HC Designation for the property immediately and adjacent to the East.	The construction of the Costco down the street from this location is increasing the pressure to develop additional commercial sites along Lincoln Road.
Are there existing land uses in the area similar to the proposed use?	Yes, HC Directly to the East.	The property to the east is zoned HC and was approved this with City initiated annexation last year.
Is the site large enough to accommodate required access, Parking, landscaping, etc. for the proposed use?	Yes, the request is for 10 acres	Yes
		Staff Comment
The potential for traffic congestion as a result of development or changing land use in the area and need that may be created for wider streets, additional turning lanes and signals, and other transportation improvements		Development in this area has the potential to generate traffic, but will have immediate access to Lincoln Rd., a major arterial designed to manage those traffic loads. Additionally, traffic will not be required to go through any existing residential neighborhoods to access the transportation network.
The potential for exceeding the capacity of existing public services, including, but not limited to: schools, public safety services, emergency medical services, solid waste collection and disposal, water and sewer services, other public utilities, and parks and recreational services		Staff unaware of capacity issues in this area that would be exceeded by development.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties		Staff is unaware of any nuisances that development might create on adjoining properties.

Recent changes in land use on adjoining parcels or in the neighborhood of the proposed zoning map amendment	Recent annexations in this area promotes a mix of commercial uses and higher density residential uses.
---	--

Transportation Plan: Lincoln Road – Major Arterial
Duchess Drive – Local Street

Zoning Ordinance:

11-3-5: PURPOSE OF COMMERCIAL ZONES.

(D) HC Highway and General Commercial Zone. This zone provides a commercial zone for retail and service uses serving the traveling public. Characteristics of the Zone are buildings set back from the right-of-way line to promote safety on the highway and maintain maximum use of highway right-of-way for travel purposes, and a wide variety of architectural forms and shapes. This Zone should be located at specific locations along highways leading into the City.

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

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

Proposed Land Use Classification	Commercial				
	PB	CC	LC	HC	PT
Accessory use*	P	P	P	P	P
Amusement Center, Indoor		P	P	P	
Amusement Center, Indoor Shooting Range*		P	P	P	
Amusement Center, Outdoor*				P	
Animal Care Clinic*	P	P	P	P	
Animal Care Facility*				P	
Bed and Breakfast*		P	P		P
Boarding /Rooming House		P	P		P
Building Material, Garden and Farm Supplies			P	P	
Cemetery*		C ₂	C ₂	C ₂	
Club*		P	P	P	
Communication Facility		P	P	P	
Day Care, all Types*	P	P	P	P	P
Drinking establishment		P		P	
Drive-through Establishment *	P*	P	P	P	P
Dwelling, accessory unit *		P	P	P	P
Dwelling, multi-unit*		P	P		P
Dwelling, two unit					P
Eating establishment		P	P		P
Eating Establishment, limited	P	P	P	P	P
Financial Institutions	P	P	P	P	P
Entertainment and Cultural Facilities	P	P	P	P	P
Equipment Sales, Rental and Services			P	P	
Food Processing, small scale				P	
Food store		P	P	P	P
Health Care and Social Services	P	P	P	P	P

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	PB	CC	LC	HC	PT
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C ₂				
Industry, craftsman	P	P	P	P	
Industry, light		P		P	
Information Technology	P	P	P	P	P
Laundry and Dry Cleaning		P			P
Live-Work*	C ₂	P	P	P	P
Lodging Facility		P	P	P	P
Mortuary				P	P
Parking Facility		P	P	P	P
Pawn Shop		P			
Personal Service	P	P	P	P	P
Professional Service	P	P	P	P	P
Planned Unit Development*		C ₁	C ₃		C ₃
Public Service Facility*	C ₂				
Public Service Facility, Limited	P	P	P	P	P
Public Service Use	P	P	P	P	P
Recreation Vehicle Park*				P	
Religious Institution*		P	P	P	P
Residential Care Facility	P	P	P	P	P
Retail		P	P	P	P
School*		P	P	P	P
Short Term Rental*		P	P		P
Fuel Station		P	P	P	
Fuel Station, Super		C ₂	P	P	
Storage Facility, self-service				P	P
Storage Yard*				P	
Transit Station		P	P	P	P
Vehicle and Equipment Sales			P	P	
Vehicle Body Shop				P	
Vehicle Repair and Service		P	P	P	
Vehicle Sales, Rental and Service		P		P	
Vehicle Washing Facility		C ₂	C ₂	P	

April 21, 2020

7:00 p.m.

Planning Department

Council Chambers

Notice: Due to Governor Little's proclamation on March 19, 2020 and the Stay-At-Home Order given on March 25, 2020, the doors to the meeting were locked, but notice was given to the public on how to participate via any of the following ways: Submit comments in writing; participate via internet through a Webex meeting; participate via phone through Webex meeting; and watch the meeting via live stream on the City's website.

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

MEMBERS ABSENT: George Swaney, Gene Hicks

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brian Stephens; Naysha Foster and interested citizens.

CALL TO ORDER: Natalie Black called the meeting to order at 7:00 p.m.

CHANGES TO AGENDA: None.

MINUTES: No Minutes.

Public Hearing(s):

2. RZON 20-001: REZONE. Rezone from LC to HC Section 16, T 2N, R 38 E. McLane presented the staff report, a part of the record. Morrison asked about the entrance to the property being just a single driveway to get to the larger area. McLane stated that the single access to Lincoln would not be ideal for most retail type businesses. Black asked if the subject property is separately owned from the residential. McLane indicated that they are not the same owner, but the property to the east has the same situation, and that is why they established the buffer requirements they did in the zoning ordinance between HC and residential. Dixon asked if there is a road network coming off the development (Kia Dealership) to the east that would connect to this property from the south. McLane indicated that they would connect. McLane showed Bentley way and the Kia dealership (HC). McLane showed that the preliminary plat for the subdivision to the south has stub roads going to the north so there is potential connection to the south for this development.

Black opened the public hearing.

Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark Drive, Idaho Falls, Idaho. Jolley clarified part of the request. Jolley indicated that the request is to slide the west line to the east a bit and the south line will be shifted to the south slightly but stay at the 10-acre request. Jolley showed on a slide what the new request is that stays with the 10 acres. Jolley stated that the access along Lincoln is 75' wide so there is plenty of room for access for any type of business. Jolley stated that they requested HC because this property is adjacent to HC on the east and south west, and closely on the corner of Woodruff and Lincoln so this would fit the area, and will accomplish what they want to develop with the HC zone and the need in the Comprehensive Zone. Dixon asked about the ownership and how they are adjusting the lines to get the 10 acres the way they want. Jolley agreed with Dixon that they are the same property owners. Dixon

asked about the development of an internal road network to connect the access point further to the west onto Lincoln and something to the southwest to connect to Woodruff, or something to the east other than Duchess Drive, and will there be access to Duchess Drive. Jolley stated that they are talking with the City on the Preliminary Plat and on the west side there is an intended road that will tie into Lincoln Road that would make its way to Bentley Way behind the Kia dealership. Jolley does not believe there is an access to the east, and they have no plans to connect to Duchess Drive to the east. McLane indicated that there is a connection from the southern development to the east as well.

There were no written statements to be read.

Ann Bates, Bates is available to answer questions, and is a property owner. Bates stood for questions. Bates indicated that the property is part of a Trust. Dixon asked if Bates has control/ownership of the residential properties on either side of the property. Bates indicated that they do have an option to buy with right of first refusal on the one property that is not a family member and the other properties are family members. Dixon stated they show concern with single family homes that being grown in with commercial. Bates indicated that the residential properties understand that.

Jolley indicated that Ann Bates is the current owner of the property and it is under contract to be sold to someone else. Jolley stated that his client is the person that has the property under contract and his client has no intent to buy the two residential properties.

Black closed the public hearing.

Dixon stated that the Comprehensive Plan shows a section of low density residential throughout the area, and some higher density residential, and instead we are seeing it develop as commercial and employment center. Dixon stated that the zoning that exists around the property, it is already commercial. Dixon believes there is a transition happening based on market drivers and they need to look at the Comprehensive Plan and update the area. Dixon is concerned about the residential near this property that is becoming more and more isolated.

Black stated that it is already zoned limited commercial. Black wants the property to the south to develop into higher density housing/townhomes/twin homes like Three Fountains, but it does not appear that the market is going that way. Black stated that this property is already zoned LC and HC is not a big step.

Cantu moved to recommend to the Mayor and City Council approval of the rezone from LC to HC for 10 acres, Park of the NE ¼ of the NW ¼ of Section 16, T2N, R 38E, Wimborne 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 REZONING OF APPROXIMATELY 10 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM LC ZONE TO HC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is HC Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation “Commercial, Low Density Residential, and High Density Residential;” and

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

WHEREAS, Idaho Falls Planning and Zoning Commission held a duly noticed public hearing on April 21, 2020, and recommended approval of zoning the subject property to LC Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on June 18, 2020.

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

SECTION 1: LEGAL DESCRIPTION:

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

10 Acres, Part of the NE 1/4 of The NW 1/4 of Section 16, T 2N, R 38 E as shown in Exhibit 1

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned “HC” 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)

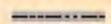
STATE OF IDAHO)
) ss:
County of Bonneville)

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

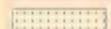
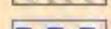
That the above and foregoing is a full, true and correct copy of the Ordinance entitled, “AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE REZONING OF APPROXIMATELY 10 ACRES AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM LC ZONE TO HC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.”

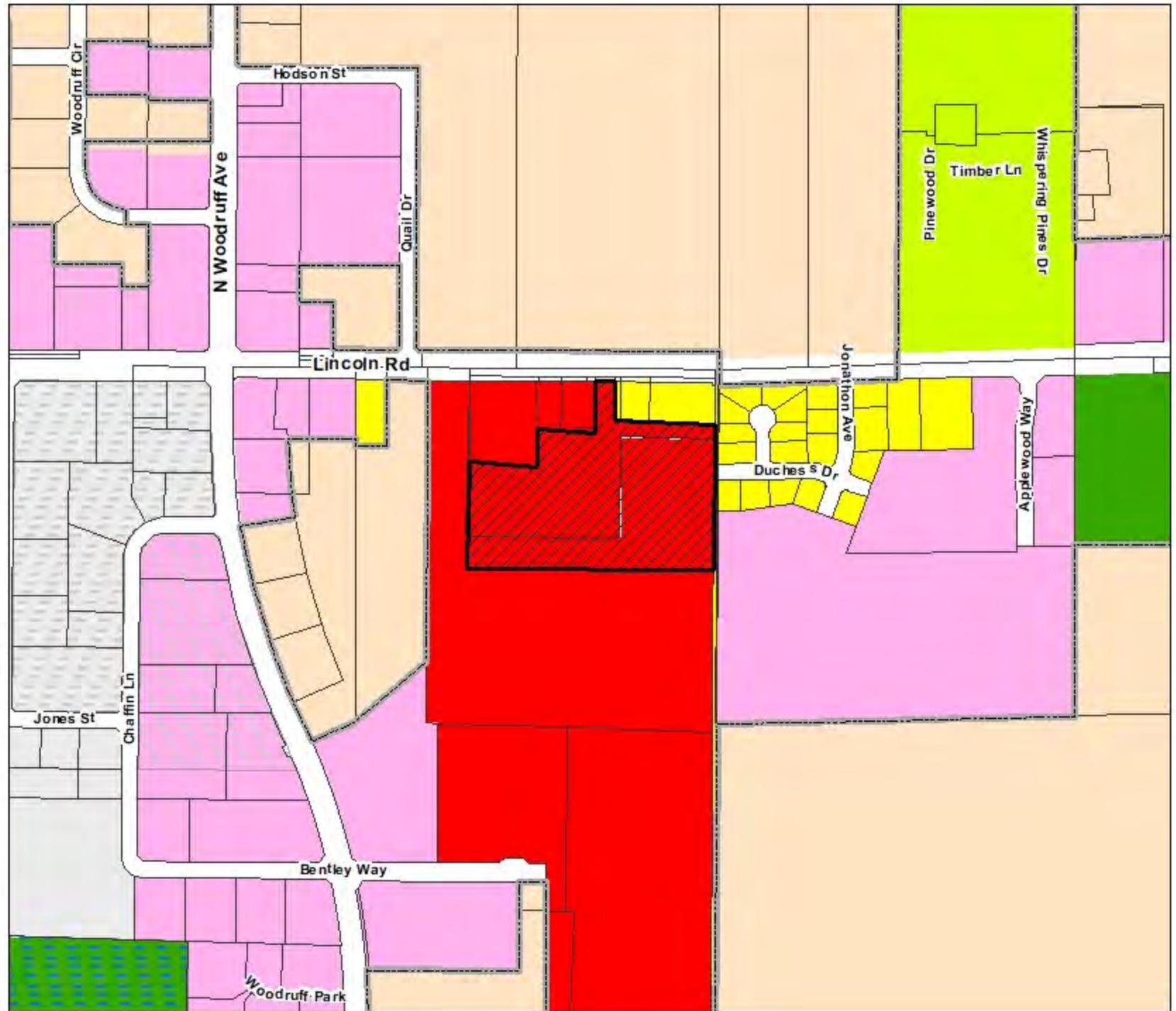
Kathy Hampton, City Clerk

Legend

-  Site
-  City Limits
-  Area of Impact

Overlays

-  PT
-  PT&T-1
-  PUD
-  T-1
-  T-2
-  RE
-  RP
-  R1
-  R2
-  TN
-  RMH
-  R3
-  R3A
-  PB
-  DT
-  CC
-  LC
-  HC
-  R&D
-  LM
-  I&M
-  P



IDAHO FALLS

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



REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REZONE FROM LC TO HC 10 ACRES, PART OF THE NE 1/4 OF THE NW 1/4 OF SECTION 16, T 2N, R 38 E

WHEREAS, the applicant filed an application for rezoning on February 27, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on April 21, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 18, 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 the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 10 parcel located North of John Adams Pkwy, West of Hitt Rd, South of Lincoln Rd, East of Woodruff Ave.
3. The Comprehensive Plan designation for this area is Commercial, Low Density Residential, and High Density Residential.
4. The Planning and Zoning Commission recommended approval of the requested rezone by a unanimous vote.
5. The proposed development is consistent with the principles of the City’s Comprehensive Plan.

II. DECISION

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

PASSED BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

Rebecca L. Noah Casper, Mayor