CITY COUNCIL MEETING
Thursday, June 25, 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 JNilsson@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. Items from Public Works:

1) Bid Award – Storm Drain Improvements - 2020
2) Bid Award – Park Avenue Water Line B Street to Constitution Way

B. Items from Municipal Services:

1) Bid IF-20-21, Purchase of Substation Transformers for Idaho Falls Power
2) Quote 20-34, Purchase of Primary Cable for Idaho Falls Power
3) 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. Community Development Services

1) Public Hearing – Annexation and Initial Zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38: For consideration is the application for Annexation and Initial Zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38. 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 Ordinance annexing 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38 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 annexation of 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38, and give authorization for the Mayor to execute the necessary documents.

c. Assign a Comprehensive Plan Designation of Commercial and approve the Ordinance establishing the initial zoning for 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, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of HC and give authorization for the Mayor to execute the necessary documents.

2) Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards, Bish's RV Subdivision: For consideration is the application for the Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards for Bish's RV Subdivision. The Planning and Zoning Commission 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 Bish's RV Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents.

b. Accept the Final Plat for Bish's RV 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 Bish's RV Subdivision, and give authorization for the Mayor to execute the necessary documents.

3) Public Hearing – Rezone to remove the Planned Unit Development (PUD), Zoning Ordinance, Reasoned Statement of Relevant Criteria and Standards, Lots 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson, Division No. 1: For consideration is the application for the Rezone to remove the PUD, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lot 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson Division No. 1. 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 Ordinance Rezoning Lots 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson, Division No. 1, 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 to remove the PUD of Lot 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson Division No. 1, and give authorization for the Mayor to execute the necessary documents.

4) Public Hearing – Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards M&B: 4.63 Acres, SE 1/4 of the SE 1/4 of Section 31, Township 2 North, Range 38 East: For consideration is the application for Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E. 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 annexing 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E 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 annexation of 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.

c. Assign a Comprehensive Plan Designation of "Low Density" and approve the Ordinance establishing the initial zoning for R1 under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R1 and give authorization for the Mayor to execute the necessary documents.

5) Public Hearing – Annexation and Initial Zoning of I&M, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, I&M, M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E: For consideration is the application for Annexation and Initial Zoning of I&M, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E. 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 Ordinance annexing M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E, 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 annexation of M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.

c. Assign a Comprehensive Plan Designation of "Highway Related Industrial," and approve the Ordinance establishing the initial zoning for I&M under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of I&M and give authorization for the Mayor to execute the necessary documents.

6) Public Hearing – Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Rising Sun Townhomes: For consideration is the application for the PUD and Reasoned Statement of Relevant Criteria and Standards for Rising Sun Townhomes. The Planning and Zoning Commission (P&Z) considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation. Since the P&Z meeting, the applicant has made some adjustments to the site plan. These are explained in the updated staff report. Staff does not believe the changes are substantial enough to warrant a new P&Z hearing. The overall development pattern is still the same and all PUD requirements are still met.

RECOMMENDED ACTIONS (in sequential order):

a. Approve the Planned Unit Development for Rising Sun Townhomes as presented.

b. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Rising Sun Townhomes, and give authorization for the Mayor to execute the necessary documents.

7) Public Hearing – Annexation and Initial Zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 9.7 Acres, Sec 33, T2N, R38E: For consideration is the application for Annexation and Initial Zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 9.7 Acres, Sec 33, T2N, R38E. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval of R3A by a unanimous vote. Staff concurs with this recommendation.

RECOMMENDED ACTIONS (in sequential order):

a. Approve the Ordinance annexing 9.7 Acres, Sec 33, T2N, R38E, 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 annexation of 9.7 Acres, Sec 33, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.

c. Assign a Comprehensive Plan Designation of Medical Services Center and approve the Ordinance establishing the initial zoning for R3A under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (or consider the Ordinance on the first reading and that it be read by title, reject the Ordinance, or take other action deemed appropriate).

d. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R3A and give authorization for the Mayor to execute the necessary documents.

B. Pawn License Appeal Hearing

7. **Announcements.**

8. **Adjournment.**

IDAHO FALLS

MEMORANDUM

FROM: Chris H Fredericksen, Public Works Director

DATE: Wednesday, June 17, 2020

RE: Bid Award – Storm Drain Improvements - 2020

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Public Works recommends approval of the plans and specifications, award the bid to the lowest responsive, responsible bidder, HK Contractors, Inc. in an amount of $313,513.00 and authorization for the Mayor and City Clerk to sign contract documents.

Description, Background Information & Purpose

On Tuesday, June 16, 2020, bids were received and opened for the Storm Drain Improvements – 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 improve the functionality of the existing storm drain system at portions of Jepson Avenue, McKenzie Avenue and the corner of McKenzie Avenue and E 21st Street.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by improving the City storm drain system.

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 Wastewater 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.

2-38-19-1-SDN-2020-05
2020-55

City of Idaho Falls

Engineering Department

Bid Tabulation

Project: STORM DRAIN IMPROVEMENTS - 2020 ***Number:*** 2-38-29-1-SDN-2020-05

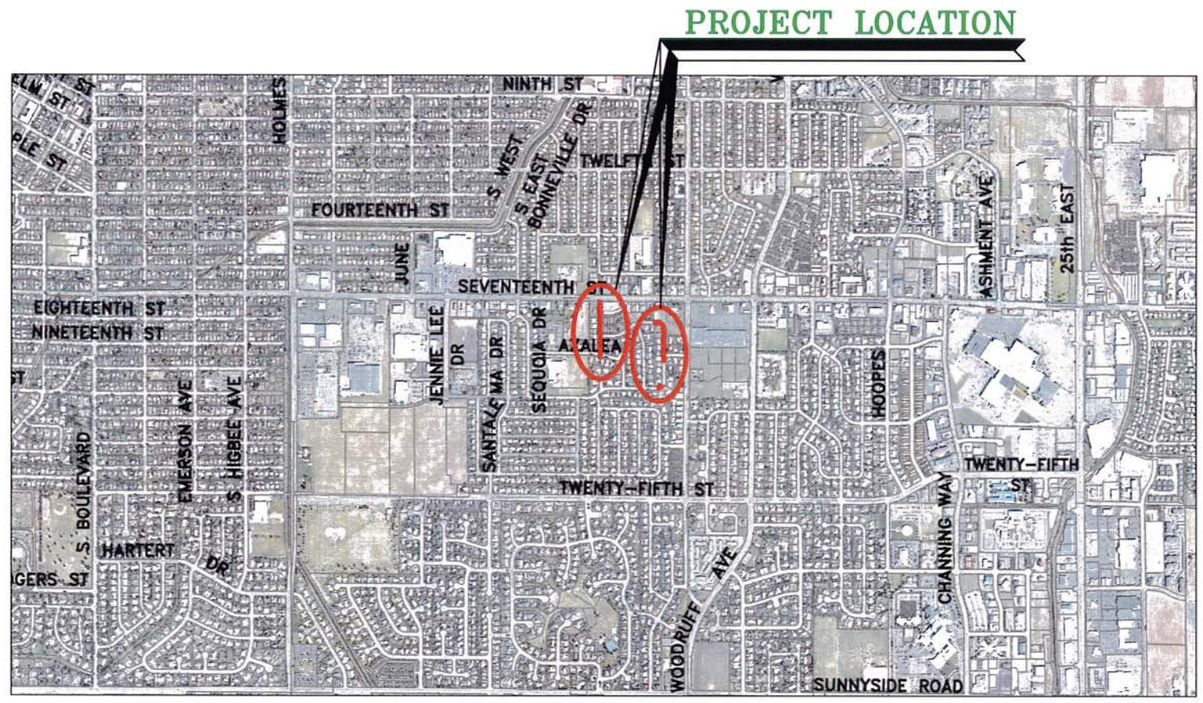
Submitted: Kent J. Fugal, P.E., PTOE ***Date:*** June 16, 2020

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		HK Contractors, Inc.		Santico Excavation, LLC		Jerome Bowen Construction		DePatco, Inc.		Knife River Corporation - Mountain West		JM Concrete, Inc.	
					Unit Price	Total Amount	Unit Price	Total Amount	Unit Price	Total Amount	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 Sidewalk	205	SY	$15.00	$3,075.00	$11.50	$2,357.50	$12.00	$2,460.00	$32.06	$6,572.30	$25.00	$5,125.00	$13.50	$2,767.50	$10.00	$2,050.00
2.02	201.4.1.E.1.a	Removal of Curb & Gutter	382	LF	$10.00	$3,820.00	$6.00	$2,292.00	$6.85	$2,616.70	$8.23	$3,143.86	$13.50	$5,157.00	$5.00	$1,910.00	$5.00	$1,910.00
2.03	201.4.1.E.1.b	Removal of 6" Pipe	54	LF	$30.00	$1,620.00	$10.00	$540.00	$18.18	$981.72	$7.28	$393.12	$23.00	$1,242.00	$23.00	$1,242.00	$15.00	$810.00
2.04	201.4.1.E.1.c	Removal of 8" Pipe	45	LF	$30.00	$1,350.00	$23.75	$1,068.75	$23.43	$1,054.35	$15.33	$689.85	$24.00	$1,080.00	$23.00	$1,035.00	$20.00	$900.00
2.05	201.4.1.F.1.a	Removal of Inlet	3	EA	$1,000.00	$3,000.00	$400.00	$1,200.00	$1,775.00	$5,325.00	$420.00	$1,260.00	$230.00	$690.00	$350.00	$1,050.00	$500.00	$1,500.00
2.06	202.4.1.A.1	Excavation	113	CY	$25.00	$2,825.00	$25.00	$2,825.00	$28.50	$3,220.50	$44.25	$5,000.25	$42.00	$4,746.00	$34.00	$3,842.00	$20.00	$2,260.00
		DIVISION 300 - TRENCHING																
3.01	302.4.1.B.1	Rock Excavation	50	LF	$200.00	$10,000.00	$105.00	$5,250.00	$142.00	$7,100.00	$127.58	$6,379.00	$105.00	$5,250.00	$108.00	$5,400.00	$100.00	$5,000.00
3.02	307.4.1.F.1	Main Line Type “P” Surface Restoration (Asphalt Roadway)	1283	LF	$35.00	$44,905.00	$42.00	$53,886.00	$33.00	$42,339.00	$44.06	$56,528.98	$35.00	$44,905.00	$44.00	$56,452.00	$25.00	$32,075.00
3.03	307.4.1.F.5	Service Line Type “P” Surface Restoration (Asphalt Roadway)	278	LF	$35.00	$9,730.00	$67.50	$18,765.00	$49.50	$13,761.00	$61.24	$17,024.72	$60.50	$16,819.00	$52.00	$14,456.00	$40.00	$11,120.00
		DIVISION 400 - WATER																
4.01	401.4.1.A.1.a	Water Main Pipe – 6" D.I.	24	LF	$30.00	$720.00	$112.50	$2,700.00	$42.37	$1,016.88	$150.25	$3,606.00	$123.00	$2,952.00	$168.00	$4,032.00	$40.00	$960.00
4.02	401.4.1.A.1.b	Water Main Pipe – 8" D.I.	15	LF	$35.00	$525.00	$179.50	$2,692.50	$46.97	$704.55	$261.87	$3,928.05	$194.00	$2,910.00	$260.00	$3,900.00	$50.00	$750.00
4.03	404.4.1.A.1	Water Service Connection, Size 1"	10	EA	$2,000.00	$20,000.00	$1,530.00	$15,300.00	$600.00	$6,000.00	$2,983.00	$29,830.00	$1,900.00	$19,000.00	$2,100.00	$21,000.00	$2,000.00	$20,000.00
		DIVISION 600 - CULVERTS & STORM																
6.01	601.4.1.A.5.a	12" Storm Drain Pipe, PVC	384	LF	$60.00	$23,040.00	$37.00	$14,208.00	$49.37	$18,958.08	$39.27	$15,079.68	$41.00	$15,744.00	$61.00	$23,424.00	$40.00	$15,360.00
6.02	601.4.1.A.5.b	12" Storm Drain Pipe, C-900 PVC	286	LF	$80.00	$22,880.00	$39.00	$11,154.00	$58.97	$16,865.42	$46.08	$13,178.88	$51.00	$14,586.00	$54.00	$15,444.00	$45.00	$12,870.00
6.03	601.4.1.A.5.c	12" Storm Drain Pipe, Ductile Iron (Installation Only)	53	LF	$50.00	$2,650.00	$36.00	$1,908.00	$62.17	$3,295.01	$64.75	$3,431.75	$67.00	$3,551.00	$39.00	$2,067.00	$60.00	$3,180.00
6.04	601.4.1.A.5.d	18" Storm Drain Pipe, PVC	666	LF	$70.00	$46,620.00	$43.00	$28,638.00	$74.00	$49,284.00	$48.32	$32,181.12	$47.00	$31,302.00	$69.00	$45,954.00	$50.00	$33,300.00
6.05	601.4.1.A.5.e	18" Storm Drain Pipe, C-900 PVC	43	LF	$100.00	$4,300.00	$68.00	$2,924.00	$88.46	$3,803.78	$117.72	$5,061.96	$110.00	$4,730.00	$81.00	$3,483.00	$55.00	$2,365.00
6.06	602.4.1.A.1	Storm Drain Manhole – Type A	6	EA	$5,000.00	$30,000.00	$3,303.00	$19,818.00	$4,413.00	$26,478.00	$3,836.00	$23,016.00	$4,360.00	$26,160.00	$3,650.00	$21,900.00	$3,500.00	$21,000.00
6.07	602.4.1.G.1.a	Inlet – Type IV, 2'x3'	8	EA	$4,000.00	$32,000.00	$2,010.00	$16,080.00	$2,137.00	$17,096.00	$1,776.63	$14,213.04	$2,325.00	$18,600.00	$1,500.00	$12,000.00	$1,500.00	$12,000.00
6.08	602.4.1.G.1.b	Inlet – Type IV, 30" Diameter	1	EA	$3,000.00	$3,000.00	$2,213.00	$2,213.00	$2,020.00	$2,020.00	$1,968.00	$1,968.00	$2,515.00	$2,515.00	$1,690.00	$1,690.00	$1,500.00	$1,500.00
		DIVISION 700 - CONCRETE																
7.01	706.4.1.A.7.a	Curb and Gutter, Type Standard	382	LF	$40.00	$15,280.00	$60.50	$23,111.00	$40.00	$15,280.00	$67.69	$25,857.58	$37.00	$14,134.00	$43.50	$16,617.00	$17.00	$6,494.00
7.02	706.4.1.B.3	Concrete Valley Gutters	143	SF	$80.00	$11,440.00	$27.75	$3,968.25	$8.31	$1,188.33	$31.18	$4,458.74	$18.00	$2,574.00	$20.00	$2,860.00	$4.00	$572.00
7.03	706.4.1.E.1.a	Concrete Sidewalks, 4" Thickness	78	SY	$80.00	$6,240.00	$90.00	$7,020.00	$80.00	$6,240.00	$112.46	$8,771.88	$170.00	$13,260.00	$83.00	$6,474.00	$50.00	$3,900.00
7.04	706.4.1.E.1.b	Concrete Sidewalks, 5" Thickness	50	SY	$100.00	$5,000.00	$88.50	$4,425.00	$96.00	$4,800.00	$85.16	$4,258.00	$220.00	$11,000.00	$90.50	$4,525.00	$55.00	$2,750.00
7.05	706.4.1.F.1	Concrete Driveway Approach	8	SY	$80.00	$640.00	$162.50	$1,300.00	$112.00	$896.00	$248.00	$1,984.00	$270.00	$2,160.00	$202.00	$1,616.00	$80.00	$640.00
7.06	706.4.1.H.1	Pedestrian Ramp w/Detectable Warning Domes	3	EA	$2,000.00	$6,000.00	$790.00	$2,370.00	$2,467.00	$7,401.00	$1,317.33	$3,951.99	$340.00	$1,020.00	$705.00	$2,115.00	$1,000.00	$3,000.00
		DIVISION 800 - AGGREGATES & ASPHALT																
8.01	802.4.1.A.1	Crushed Aggregate for Base Type 1	82	CY	$35.00	$2,870.00	$60.00	$4,920.00	$28.00	$2,296.00	$59.50	$4,879.00	$51.50	$4,223.00	$44.00	$3,608.00	$10.00	$820.00
8.02	810.4.1.A.1	Plant Mix Pavement 3/4", PG 58-34	62	TON	$100.00	$6,200.00	$91.50	$5,673.00	$102.47	$6,353.14	$156.19	$9,683.78	$113.00	$7,006.00	$145.00	$8,990.00	$100.00	$6,200.00
		DIVISION 2000 - MISCELLANEOUS																
20.01	2010.4.1.A.1	Mobilization	1	LS	$29,000.00	$29,000.00	$50,010.00	$50,010.00	$42,027.00	$42,027.00	$18,240.34	$18,240.34	$59,750.00	$59,750.00	$55,000.00	$55,000.00	$165,165.00	$165,165.00
20.02	2030.4.1.A.1	Manhole, Sanitary Sewer, Adjust to Grade	1	EA	$1,000.00	$1,000.00	$940.00	$940.00	$735.00	$735.00	$1,338.00	$1,338.00	$1,100.00	$1,100.00	$850.00	$850.00	$500.00	$500.00
20.03	2030.4.1.C.1	Valve Box, Water, Adjust to Grade	2	EA	$700.00	$1,400.00	$290.00	$580.00	$550.00	$1,100.00	$1,029.00	$2,058.00	$400.00	$800.00	$300.00	$600.00	$300.00	$600.00
20.04	2050.4.1.C.1	Subgrade Separation Geotextile, Type II	366	SY	$2.00	$732.00	$3.00	$1,098.00	$1.47	$538.02	$6.23	$2,280.18	$2.75	$1,006.50	$1.50	$549.00	$3.00	$1,098.00
		SPECIAL PROVISIONS																
SP-1	S0600E	Grout Storm Line 6"	67	LF	$35.00	$2,345.00	$34.00	$2,278.00	$33.75	$2,261.25	$45.85	$3,071.95	$46.00	$3,082.00	$31.00	$2,077.00	$30.00	$2,010.00
		TOTAL				**$354,207.00**		**$313,513.00**		$315,495.73		$333,320.00		$348,179.50		$348,929.50		$374,659.00

One additional bid received was deemed non-responsive.

STORM DRAIN IMPROVEMENTS – 2020

PROJECT # 2-38-29-1-SDN-2020-05



REVIEWED BY: WASTEWATER DIVISION

DATE: 5-22-2020

Digitally signed by Kent J Fugal
DN: c=US, o=Unaffiliated, ou=A01410D00000172585 4DCDB00016B7E, cn=Kent J Fugal
Date: 2020.05.29 11:22:02 -06'00

PROFESSIONAL ENGINEER REGISTERED 9247 STATE OF IDAHO KENT J. FUGAL

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

IDAHO FALLS PUBLIC WORKS

STORM DRAIN IMPROVEMENTS – 2020

CHK BY:	Y.G.	DSG BY:	RS	DWN BY:	RS
FILE NO. 2-38-29-1-SDN-2020-05		DATE PLOTTED: 05/21/20		SHEET NO. 1 OF 8	
DWG NO. Main-Jeppson-Titlepage					

IDAHO FALLS

MEMORANDUM

FROM: Chris H Fredericksen, Public Works Director

DATE: Wednesday, June 17, 2020

RE: Bid Award – Park Avenue Water Line B Street to Constitution Way

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Public Works recommends approval of the plans and specifications, award the bid to the lowest responsive, responsible bidder, HK Contractors, Inc. in an amount of $273,073.00 and authorization for the Mayor and City Clerk to sign contract documents.

Description, Background Information & Purpose

On Tuesday, June 16, 2020, bids were received and opened for the Park Avenue Water Line B Street to Constitution Way 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 replace the aging water line.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☐ ☐ ☐ ☐ ☒ ☒

This project supports the community-oriented results of environmental sustainability and reliable public infrastructure by replacing aging water 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 primarily by the Water 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.

2-38-19-2-WTR-2020-06
2020-56

City of Idaho Falls

Engineering Department

Bid Tabulation

Project: PARK AVE WATER LINE B STREET TO CONSTITUTION WAY ***Number:*** 2-38-19-2-WTR-2020-06

Submitted: Kent J. Fugal, P.E., PTOE ***Date:*** June 16, 2020

Item Number	Reference Number	Description	Estimated Quantity	Unit	Engineer's Estimate		HK Contractors, Inc.		JM Concrete, Inc.		DePatco, Inc.		Knife River Corporation - Mountain West	
					Unit Price	Total Amount	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.a	Removal of Concrete	171	SY	$20.00	$3,420.00	$13.00	$2,223.00	$10.00	$1,710.00	$10.50	$1,795.50	$10.00	$1,710.00
2.02	201.4.1.D.1.b	Removal of Pavement	1092	SY	$15.00	$16,380.00	$2.25	$2,457.00	$6.00	$6,552.00	$6.25	$6,825.00	$2.50	$2,730.00
2.03	201.4.1.E.1.a	Removal of Curb and Gutter	329	LF	$15.00	$4,935.00	$9.00	$2,961.00	$5.00	$1,645.00	$6.25	$2,056.25	$5.00	$1,645.00
2.04	201.4.1.E.1.b	Removal of 12" Water Line	489	LF	$30.00	$14,670.00	$5.25	$2,567.25	$10.00	$4,890.00	$6.50	$3,178.50	$21.00	$10,269.00
2.05	201.4.1.F.1.a	Removal of Fire Hydrant	3	EA	$800.00	$2,400.00	$595.00	$1,785.00	$1,000.00	$3,000.00	$600.00	$1,800.00	$785.00	$2,355.00
2.06	201.4.1.F.1.b	Removal of Utility Pole	1	EA	$500.00	$500.00	$260.00	$260.00	$1,000.00	$1,000.00	$1,600.00	$1,600.00	$550.00	$550.00
2.07	202.4.1.A.1	Excavation	526	CY	$20.00	$10,520.00	$16.00	$8,416.00	$20.00	$10,520.00	$34.50	$18,147.00	$29.00	$15,254.00
		DIVISION 400 - WATER												
4.01	401.4.1.A.1.a	Water Main Pipe – Size 8"	229	LF	$50.00	$11,450.00	$29.50	$6,755.50	$40.00	$9,160.00	$51.00	$11,679.00	$65.00	$14,885.00
4.02	401.4.1.A.1.b	Water Main Pipe – Size 12"	502	LF	$60.00	$30,120.00	$27.00	$13,554.00	$45.00	$22,590.00	$51.00	$25,602.00	$67.00	$33,634.00
4.03	401.4.1.C.1	Temporary Water Service	1	LS	$10,000.00	$10,000.00	$20,200.00	$20,200.00	$2,000.00	$2,000.00	$12,400.00	$12,400.00	$10,000.00	$10,000.00
4.04	402.4.1.A.1.a	Valve – Size 6" - Type Gate	1	EA	$500.00	$500.00	$520.00	$520.00	$500.00	$500.00	$700.00	$700.00	$625.00	$625.00
4.05	402.4.1.A.1.b	Valve – Size 8" - Type Gate	4	EA	$500.00	$2,000.00	$520.00	$2,080.00	$700.00	$2,800.00	$700.00	$2,800.00	$625.00	$2,500.00
4.06	402.4.1.A.1.c	Valve – Size 12" - Type Butterfly	3	EA	$1,000.00	$3,000.00	$590.00	$1,770.00	$1,000.00	$3,000.00	$1,000.00	$3,000.00	$625.00	$1,875.00
4.07	403.4.1.A.1	Hydrant	3	EA	$3,000.00	$9,000.00	$2,345.00	$7,035.00	$1,500.00	$4,500.00	$2,400.00	$7,200.00	$2,000.00	$6,000.00
4.08	404.4.1.A.1	Water Service Connection, Size 1" (Service Tap Only)	1	EA	$1,000.00	$1,000.00	$700.00	$700.00	$2,000.00	$2,000.00	$1,600.00	$1,600.00	$600.00	$600.00
		DIVISION 600 - CULVERTS & STORM DRAINS												
6.01	601.4.1.A.5.	12" Storm Drain Pipe	104	LF	$60.00	$6,240.00	$42.00	$4,368.00	$50.00	$5,200.00	$50.00	$5,200.00	$78.00	$8,112.00
6.02	602.4.1.F.1	Catch Basin – Type IV (2' X 3')	1	EA	$4,000.00	$4,000.00	$1,915.00	$1,915.00	$1,500.00	$1,500.00	$2,700.00	$2,700.00	$1,950.00	$1,950.00
		DIVISION 700 - CONCRETE												
7.01	706.4.1.A.7.a	Curb and Gutter, Type Standard	223	LF	$40.00	$8,920.00	$67.00	$14,941.00	$17.00	$3,791.00	$33.00	$7,359.00	$40.00	$8,920.00
7.02	706.4.1.A.7.b	Curb and Gutter, Type III	106	LF	$40.00	$4,240.00	$73.00	$7,738.00	$17.00	$1,802.00	$34.01	$3,605.06	$42.00	$4,452.00
7.03	706.4.1.E.1.a	Concrete Sidewalks, thickness 4"	62	SY	$80.00	$4,960.00	$75.00	$4,650.00	$50.00	$3,100.00	$155.00	$9,610.00	$98.00	$6,076.00
7.04	706.4.1.E.1.b	Concrete Sidewalks, thickness 5"	41	SY	$90.00	$3,690.00	$78.00	$3,198.00	$55.00	$2,255.00	$160.00	$6,560.00	$127.00	$5,207.00
7.05	706.4.1.F.1	Concrete Commercial Approach Reinforced, thickness 6"	68	SY	$100.00	$6,800.00	$83.00	$5,644.00	$55.00	$3,740.00	$175.00	$11,900.00	$112.00	$7,616.00
		DIVISION 800 - AGGREGATES & ASPHALT												
8.01	802.4.1.A.1	Crushed Aggregate for Base Type I	466	CY	$35.00	$16,310.00	$43.50	$20,271.00	$10.00	$4,660.00	$50.00	$23,300.00	$48.00	$22,368.00
8.02	810.4.1.A.1	Plant Mix Pavement 3/4", PG 58-34	516	TON	$100.00	$51,600.00	$82.00	$42,312.00	$85.00	$43,860.00	$88.00	$45,408.00	$97.00	$50,052.00
		DIVISION 1100 - TRAFFIC SIGNALS & STREET LIGHTING												
11.01	1102.4.1.F.1	Junction Box	1	EA	$500.00	$500.00	$315.00	$315.00	$2,000.00	$2,000.00	$2,700.00	$2,700.00	$2,500.00	$2,500.00
		DIVISION 2000 - MISCELLANEOUS												
20.01	2010.4.1.A.1	Mobilization	1	LS	$27,000.00	$27,000.00	$65,153.50	$65,153.50	$96,000.00	$96,000.00	$47,000.00	$47,000.00	$83,500.00	$83,500.00
20.02	2030.4.1.A.1	Manhole, Type Sanitary, Adjust to Grade	3	EA	$800.00	$2,400.00	$910.00	$2,730.00	$500.00	$1,500.00	$1,100.00	$3,300.00	$850.00	$2,550.00
20.03	2030.4.1.B.1	Storm Water Manhole, Adjust to Grade	1	EA	$800.00	$800.00	$910.00	$910.00	$500.00	$500.00	$1,100.00	$1,100.00	$850.00	$850.00

City of Idaho Falls

Engineering Department

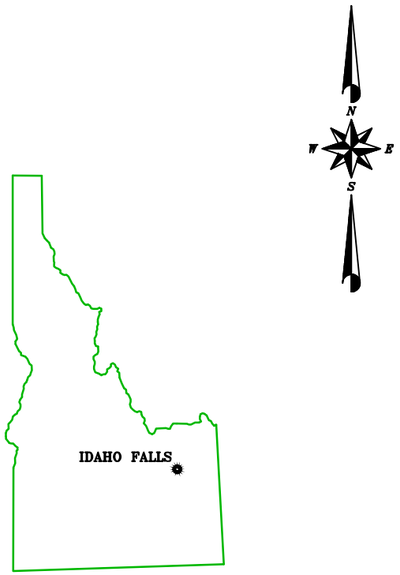
Bid Tabulation

Project: PARK AVE WATER LINE B STREET TO CONSTITUTION WAY ***Number:*** 2-38-19-2-WTR-2020-06

Submitted: Kent J. Fugal, P.E., PTOE ***Date:*** June 16, 2020

20.04	2050.4.1.A.1	Subgrade Separation Geotextile, Type II	2005	SY	$2.00	$4,010.00	$1.65	$3,308.25	$3.00	$6,015.00	$1.75	$3,508.75	$1.65	$3,308.25
		SPECIAL PROVISIONS												
SP-1	S0405A	Replace Water Service 1"	7	EA	$2,000.00	$14,000.00	$1,815.00	$12,705.00	$2,000.00	$14,000.00	$1,600.00	$11,200.00	$2,250.00	$15,750.00
SP-2	S0405B	Replace Water Service 1.5"	2	EA	$2,500.00	$5,000.00	$1,825.00	$3,650.00	$2,500.00	$5,000.00	$1,900.00	$3,800.00	$2,250.00	$4,500.00
SP-3	S0405C	Replace Water Service 2"	1	EA	$3,000.00	$3,000.00	$1,975.00	$1,975.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,250.00	$2,250.00
SP-4	S0605	Inlet Box (Frame & Grate Only)	2	EA	$1,000.00	$2,000.00	$620.00	$1,240.00	$1,000.00	$2,000.00	$1,700.00	$3,400.00	$605.00	$1,210.00
SP-5	S1150	Remove & Replace Sign	3	EA	$600.00	$1,800.00	$435.00	$1,305.00	$500.00	$1,500.00	$525.00	$1,575.00	$500.00	$1,500.00
SP-6	S2011	Remove & Reset Decorative Pavers	23	SY	$500.00	$11,500.00	$63.50	$1,460.50	$62.00	$1,426.00	$75.00	$1,725.00	$88.00	$2,024.00
		TOTAL				**$298,665.00**		**$273,073.00**		$278,216.00		$297,834.06		$339,327.25

PARK AVE WATER LINE
B STREET TO CONSTITUTION WAY
PROJECT # 2-38-19-2-WTR-2020-06



REVIEWED BY: WATER DIVISION

DATE: 5-21-2020

PROFESSIONAL ENGINEER
REGISTERED
9247
STATE OF IDAHO
KENT J. FUGAL

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:	IDAHO FALLS PUBLIC WORKS
SCALE SHOWN IS FOR SHEET 11 x 17 ONLY	
ENGINEERING DIVISION	
PARK AVE WATER LINE B STREET TO CONSTITUTION WAY	

CHK BY:	Y.G.	DSG BY:	CW	DWN BY:	CW
FILE NO. 2-38-19-2-WTR-2020-06		DATE PLOTTED: 5/21/2020		SHEET NO. 1 OF 6	
DWG NO. Main-PARK AVE-Titlepage					

IDAHO FALLS

MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Friday, June 12, 2020

RE: Bid IF-20-21, Purchase of Substation Transformers for Idaho Falls Power

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

Accept and approve the lowest responsive and responsible bidder WEG Transformers USA, LLC for a total of $1,381,652 or take other action deemed appropriate.

Description, Background Information & Purpose

This request is to purchase two substation transformers and spare parts for the Idaho Falls electrical power transmission system.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☐ ☐ ☒ ☒ ☐ ☐

The substation transformers support the safe and secure and livable community results by having an inventory of equipment and supplies for reliable power transmission.

Interdepartmental Coordination

Idaho Falls Power concurs with the recommendation.

Fiscal Impact

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

Legal Review

Legal concurs the Council action desired is within State Statute.

Date of Bid Opening: June 5, 2020

CITY OF IDAHO FALLS
Bid IF-20-21 Tabulation for Substation Transformers

Bidder:	General Pacific, Inc.	WEG Transformers USA LLC	HICO America Sales and Technology, Inc.	OTC Services, Inc.	SPX Transformer Solutions, Inc.	MVA Power, Inc.	Power West Engineering	Virginia Transformer Corporation
City, State	Fairview, OR	Washington, MO	Pittsburg, PA	Louisville, OH	Waukesha, WI	Montreal, Canada	Salt Lake City, UT	Roanoke, VA
Manufacturer	Howard Industries, Inc.	WEG Transformers USA LLC	HICO	OTC Services, Inc.	SPX Transformer Solutions, Inc.	ATEF Group	HC Transformers & Switchgear	Virginia Transformer Corporation
Addenda #'s 1-5	1, 2	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4
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SECTION I								
Base Bid								
Complete 161kV-12.47kV 15/20/25 MVA Power Transformer	$731,959.00	$679,970.00	$889,738.00	$684,134.00	$701,492.00	$693,445.00	$1,086,000.00	$683,275.00
Country of Source	Ellisville, MS USA	Washington, MO USA	Changwon, Korea	Louiville, OH USA	Goldsboro, NC USA	BAKU, Azerbaijan	Busan, South Korea	Pocatello, Idaho USA
Add Alternate								
High Efficiency Transformer	NA	$687,766.00	$904,738.00	$874,458.00	$693,160.00	No Bid	$1,235,000.00	$703,500.00
Country of Source		Washington, MO USA	Changwon, Korea	Louiville, OH USA	Goldsboro, NC		Busan, South Korea	Pocatello, Idaho
Other Associated Costs	$0.00	Refer to pricing sheet	None Indicated	$26,232.00	NA	None Indicated	None Indicated	NA
Optional Items								
High Voltage Bushing w Gaskets	$4,642.00	$8,500.00	$6,000.00	$6,580.00	$6,590.00	$33,800.00		$12,000.00
Low Voltage Bushing w Gaskets	$1,436.00	$1,800.00	$2,000.00	$1,365.00	$1,770.00	$5,460.00		$2,500.00
Primary Surge Arrester	$3,266.00	$4,100.00	$3,000.00	$1,820.00	$2,090.00	$5,200.00		$2,500.00
Secondary Surge Arrester	$550.00	$900.00	$400.00	$1,150.00	$670.00	$1,950.00		$600.00
Complete set of Contacts and Coils	$20,943.00	$3,500.00	$4,000.00	$1,860.00	NA	$5,600.00		$3,000.00
Additional Recommended Parts:								
1		Gaskets $2,000.00	Gaskets $1,000.00	Gaskets $2,300.00	Gaskets $960.00			Fans - $1,200.00
2								
3								
4								
5								
Delayed Delivery Storage	$7,100.00	$6,000.00	$6,000.00	0.20/kVa/Month	TBD	Included	$7,000.00 per Month	$350.00 per Day
Cost for Added Crane Pick (if any)	$5,000.00	$11,000.00	$10,000.00	TBD	None Indicated	None Indicated	$18,000.00	$2,500.00
Total Section 1		**$700,770.00**						

Bidder:	General Pacific, Inc.	WEG Transformers USA LLC	HICO America Sales and Technology, Inc.	OTC Services, Inc.	SPX Transformer Solutions, Inc.	MVA Power, Inc.	Power West Engineering	Virginia Transformer Corporation
City, State	Fairview, OR	Washington, MO	Pittsburg, PA	Louisville, OH	Waukesha, WI	Montreal, Canada	Salt Lake City, UT	Roanoke, VA
Manufacturer	Howard Industries, Inc.	WEG Transformers USA LLC	HICO	OTC Services, Inc.	SPX Transformer Solutions, Inc.	ATEF Group	HC Transformers & Switchgear	Virginia Transformer Corporation
Addenda #'s 1-5	1, 2	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4, 5	1, 2, 3, 4
			NO SIGNATURE PAGE					

SECTION II

Base Bid								
Complete 161kV-46kV 36/48/60 MVA Power Transformer	$608,248.00	$680,551.00		$718,493.00	$701,492.00	$833,494.63	$957,000.00	$696,984.00
Country of Source	Ellisville, MS USA	Washington, MO USA		Louiville, OH USA	Goldsboro, NC USA	BAKU, Azerbaijan	Busan South Korea	Pocatello, Idaho USA
Add Alternate								
High Efficiency Transformer	NA	$660,282.00		$948,243.00	$693,160.00	No Bid	$1,013,000.00	NA
Country of Source		Washington, MO USA		Louiville, OH USA	Goldsboro, NC USA		Busan, South Korea	NA
Other Associated Costs	$0.00	Refer to pricing sheet		$58,250.00	NA	None Indicated	None Indicated	NA
Optional Items								
High Voltage Bushing w Gaskets	$4,642.00	$8,500.00		$6,580.00	$6,590.00	$33,800.00		$12,000.00
Low Voltage Bushing w Gaskets	$2,350.00	$2,700.00		$2,086.00	$1,770.00	$5,460.00		$3,500.00
Primary Surge Arrester	$3,266.00	$3,000.00		$1,820.00	$2,090.00	$5,200.00		$3,000.00
Secondary Surge Arrester	$1,222.00	$900.00		$1,390.00	$670.00	$1,950.00		$1,100.00
Complete set of Contacts and Coils	$11,469.00	$3,500.00		$2,100.00	NA	$5,600.00		$3,000.00
Additional Recommended Parts:								
1		Gaskets $2,000.00		Gaskets $3,250.00	Gaskets $960.00			Fans $1,200.00
2								
3								
4								
5								
Delayed Delivery Storage	$5,900.00	$6,000.00		0.20/kVa/Month	TBD	Included	$7,000.00 per Month	None Indicated
Cost for Added Crane Pick (if any)	$5,000.00	$11,000.00		TBD	None Indicated	None Indicated	$18,000.00	$2,500.00
Total Section II		**$680,882.00**						
Total Award		**$1,381,652.00**						

IDAHO FALLS

MEMORANDUM

FROM: Pam Alexander, Municipal Services Director

DATE: Thursday, June 18, 2020

RE: Quote 20-34, Purchase of Primary Cable 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 D&S Electric for a total of $90,000 or take other action deemed appropriate.

Description, Background Information & Purpose

This request is to purchase 40,000 feet of primary, 15kv jacketed concentric neutral cable to replenish the Idaho Falls Power inventory.

Relevant PBB Results & Department Strategic Plan

☐ ☐ ☐ ☐ ☒ ☒ ☐ ☐

Having an inventory of cable supports the safe and secure community result as well as the livable community result.

Interdepartmental Coordination

Idaho Falls Power concurs with the recommendation.

Fiscal Impact

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

Legal Review

Legal concurs the Council action desired is within State Statute.

CITY OF IDAHO FALLS

PO BOX 50220
IDAHO FALLS, ID 83405-0220
Phone 208-612-8433
Fax 208-612-8536

Office of Purchasing Agent

Closing Date: May 22,2020

TABULATION
Quotation 20-34/75541/Power

Vendor	QTY	1.) Anixter Salt Lake City, UT	2) Codale Salt Lake City, UT	3.) D&S Electric Idaho Falls, ID	4.)General Pacific Fairview, OR
Item 1 Cable, 1/0 Primary, 15kv jacketed concentric neutral underground.	40,000	2.42	2.33	2.250	2.459
Price Per Feet					
TOTAL		**96,800.00**	**93,200.00**	**90,000.00**	**98,360.00**
Delivery Time		6 Weeks	2-3 Weeks	3-4 Weeks	3-5 Weeks

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, June 15, 2020

RE: Annexation and Initial Zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38.

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Ordinance annexing 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38 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 annexation of 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38 and give authorization for the Mayor to execute the necessary documents.

3. Assign a Comprehensive Plan Designation of Commercial and approve the Ordinance establishing the initial zoning for 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, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (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. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of HC and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Annexation and Initial Zoning of HC, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 96.053 Acres, E1/2 SE1/4, Sec 6, T2N, R38. 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

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the annexation and initial zoning 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

The annexation legal description has been reviewed by the Survey Division

Fiscal Impact

NA

Legal Review

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

Annexation

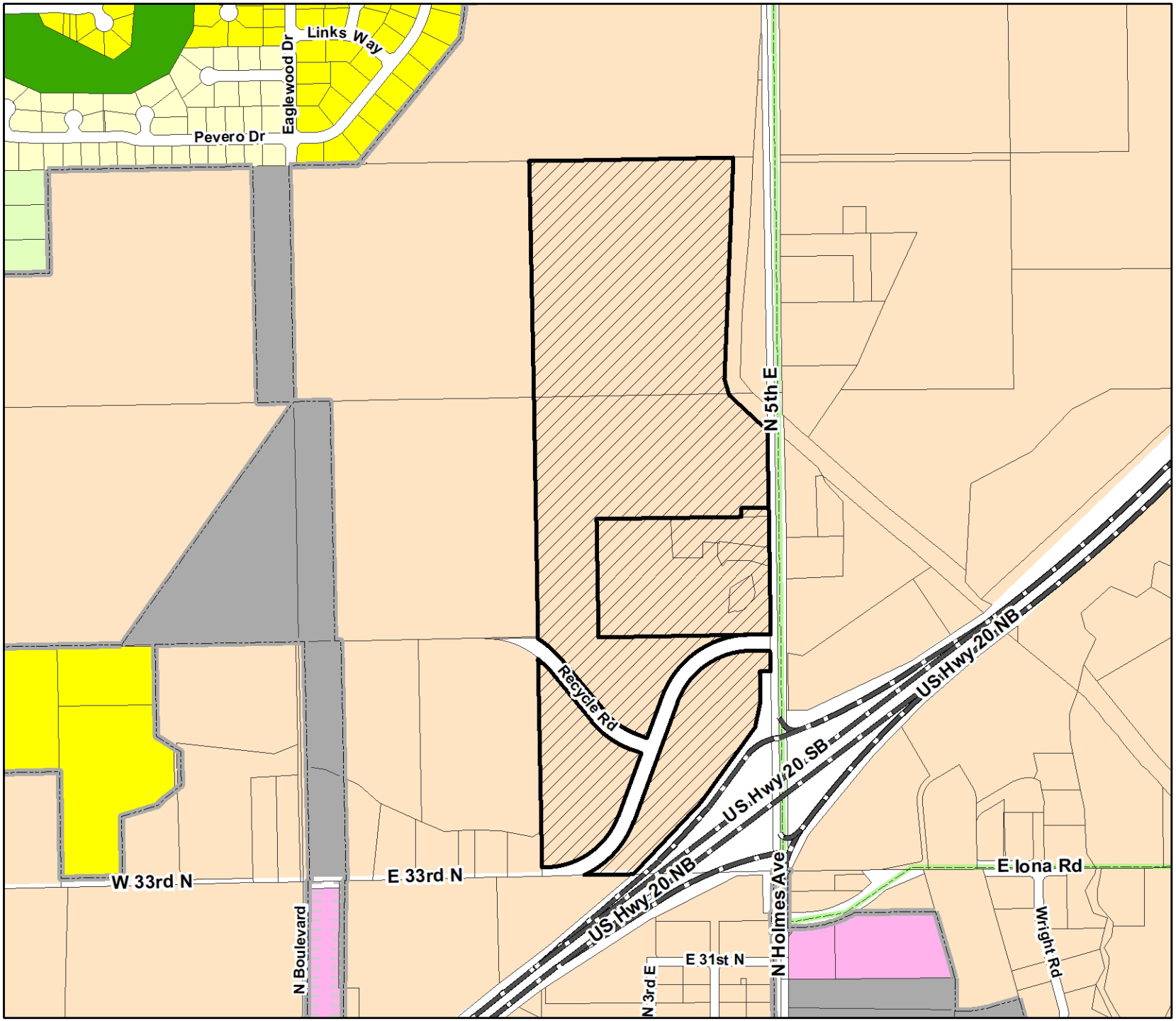
4 PARCELS APPROX 96.053 ACRES IN THE E 1/2 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M., BONNEVILLE COUNTY, IDAHO.

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

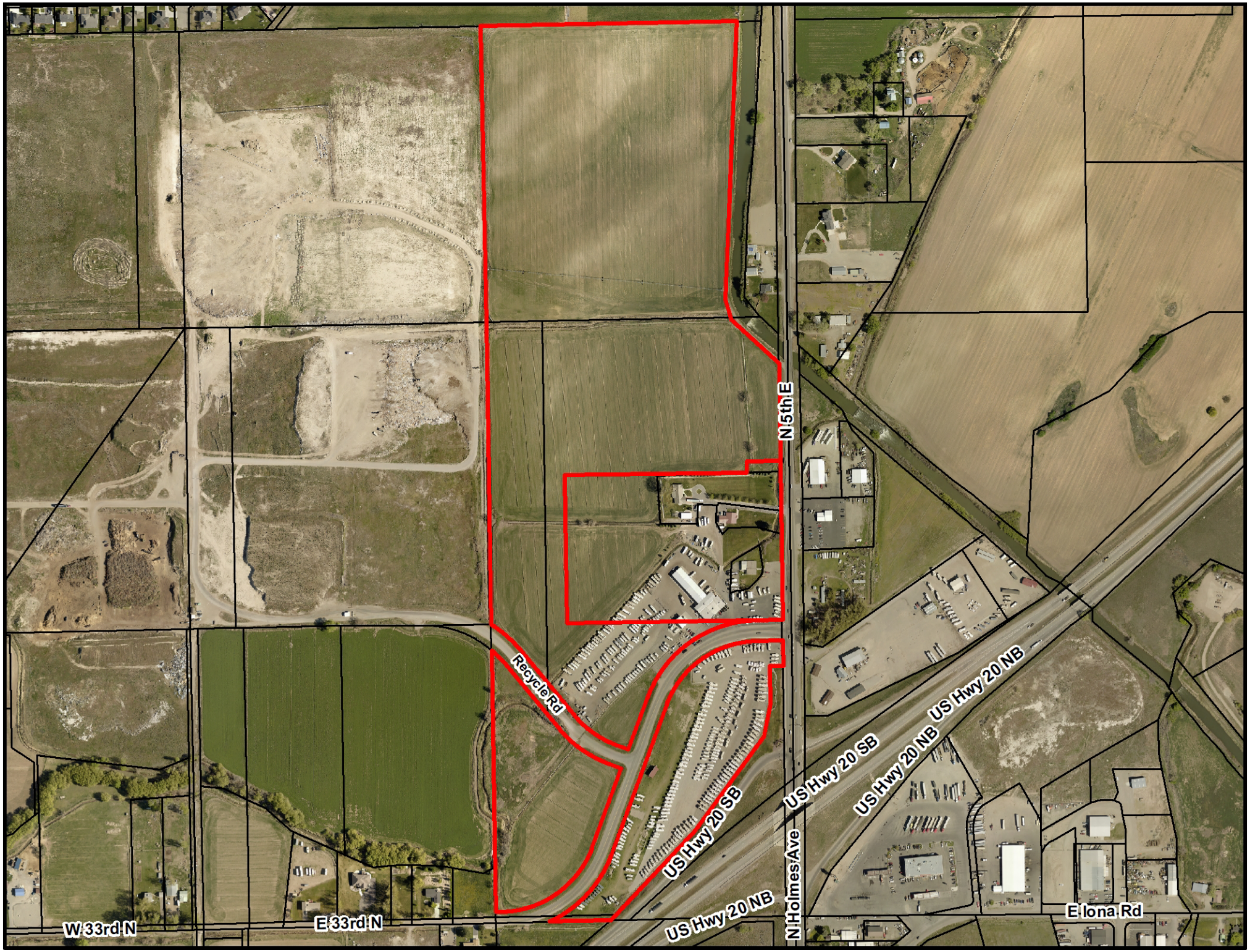
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

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

N

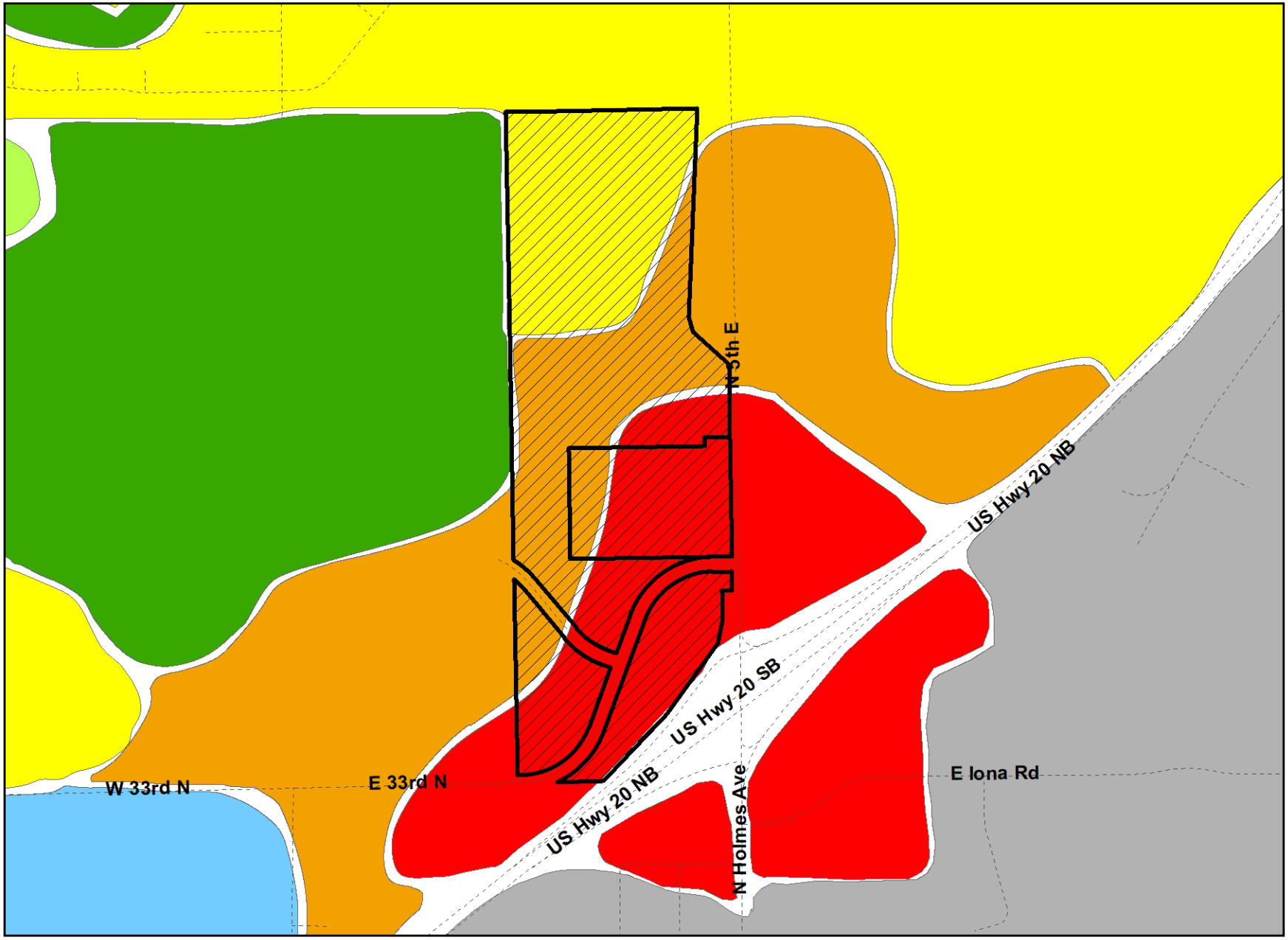

N 5th E
Recycle Rd
US Hwy 20 SB
US Hwy 20 NB
US Hwy 20 SB
US Hwy 20 NB
US Hwy 20 NB
N Holmes Ave
E Iona Rd
W 33rd N
E 33rd N

Annexation

4 PARCELS APPROX 96.053 ACRES IN THE E 1/2 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M., BONNEVILLE COUNTY, IDAHO.

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

Comprehensive Plan



IDAHO FALLS

Planning Division
City Annex Building
680 Park Ave.
Idaho Falls, ID 83402
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N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Annexation

APPROX. 96.053 ACRES E1/2 SEC 6 T2N R38E WITH AN INITIAL ZONING OF HC

May 5, 2020

IDAHO FALLS
Community Development Services

Applicant: Eagle Rock Engineering

Project Manager: Brent McLane

Location: Generally North of US 20, East of N 5th W, South of E 65th N, West of N 5th E

Size: Approx. 96.053 acres

Proposed Zoning: HC
North: County A-1
South: County A-1
East: County A-1
West: County A-1

Existing Land Uses:
Site: Commercial
North: Agricultural
South: Commercial
East: Commercial and Residential
West: Commercial and Agricultural

Future Land Use Map:
Commercial and Higher Density Residential

Attachments:
1. Maps and Aerial Photos

Requested Action: To recommend to the Mayor and City Council approval of the annexation of approximately 96.053 acres E1/2 SEC 6 T2N R38E with and initial zoning of HC.

Staff Comments: The property is located north of US 20, adjacent to N 5th West. The property is contiguous with the City across US 20.

Annexation: This is a Category "A" annexation as it is requested by the property owner. Annexation of the property is consistent with the City's Comprehensive Plan.

Initial Zoning: The proposed zoning is HC, Highway and General Commercial. The Comprehensive plan identifies this area as Commercial and Higher Density Residential. The HC Zone is consistent with the Commercial designations as it allows for a wide variety of commercial development.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of HC as it is consistent with the policies of the Comprehensive Plan.

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.	NA
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the a1terial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the a1terial 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 a11 improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through R3, inclusive, shall be a minimum of ten percent larger in area than the average area of all similarly zoned lots in the p1at or subdivision under consideration.	NA
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the a1terial 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 a1terial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	There are no new internal streets included with this plat.

Comprehensive Plan Policies:

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

Zoning:

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.

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	50	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side				
Rear				
Landscape buffer contiguous to street* in ft.		15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				

(1) In the LC Zone, structures may encroach into the twenty foot (20') setback up to ten feet (10') when designed with a pedestrian walkway a minimum of five feet (5') in width connecting the public sidewalk to the structure's entrance. Parking is not permitted to encroach into the twenty foot (20') setback.

(2) In the HC Zone, display space may encroach into the landscape buffer contiguous to the street. Such encroachments may not exceed twenty five percent (25%) of the linear frontage contiguous to the street.

(3) In all commercial zones, when a development adjoins a residential zone or unincorporated land designated for residential land use in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), the building shall set back thirty feet (30') from the property line contiguous to such Zones or land designated for residential land uses.

(4) For 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.

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

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

P = permitted use. C_1 = administrative conditional use. C_2 = Planning Commission conditional use. C_3 = 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.

	Commercial				
Proposed Land Use Classification	**PB**	**CC**	**LC**	**HC**	**PT**
Accessory use*	P	P	P	P	P
Accessory use, Fuel Station*		P	P	P	
Accessory use, Storage Yard*		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, single unit attached			P		
Dwelling, single unit detached			P		
Dwelling, two unit			P		P
Eating establishment		P	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

Proposed Land Use Classification	PB	CC	LC	HC	PT
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
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C_2	C_2	C_2	C_2	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_3	C_3		C_3
Public Service Facility*	C_2	C_2	C_2	C_2	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, Indoor		P	P	P	P
Storage Facility, Outdoor				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	

(Ord. 3210, 8-23-18) (Ord. 3218, 9-13-18) (Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)

June 2, 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, Margaret Wimborne.

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; 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 moved to approve the Minutes of May 5, 2020, Morrison seconded the motion and it passed unanimously.

Cramer addressed the Commission to acknowledge and clarify why the following annexations were coming back to the Commission, after they had been approved previously. Cramer indicated that they had previously been of the understanding that Category A Annexations required no hearing, and so no notice was needed. Cramer indicated that Annexations and Initial Zonings are Legislative items and so staff had the assistant City Attorney do some research on the history and the code and he recommended that a hearing is required. Cramer stated that they searched the Idaho Code to find the notification requirements. Cramer showed two pieces of Code from the Local Land Use Planning Act that describe what is required and how it is to be done. Cramer read from Idaho Code 67-65-25 "When property is annexed there must be a hearing to consider the zoning and the Comprehensive Plan Changes." Cramer read from another Code section that is specific to the requirements. Cramer confirmed they are required to have a hearing and the notice they have to provide is in the news paper 15 days prior to the hearing, notify political subdivisions and they could do PSA is they choose. Cramer stated that there is not requirement to send out property (neighbor) notices. Cramer stated they might move that, but it will take time to move through Council. Cramer stated that after discussing with legal they brought all the annexations that were considered last month back to have a hearing. Cramer stated that they have had a lot of contact with property owners and they have let them know about the hearings.

Public Hearing(s):

1. ANNX 20-003: ANNEXATION/INITIAL ZONING. Annexation & Zoning of HC.
McLane presented the staff report, a part of the record. Dixon asked what criteria they should be using for evaluating the zoning. McLane indicated that they should first look at the Comprehensive Plan designations to see if the designations shown are consistent with what is

being proposed. Then look at the specifics of the proposed zone and will that zone fit with the proposed property along with the development patterns and needs in the area. Black confirmed that there is no residential allowed in HC Zone. McLane agreed, and indicated that the development patterns in the area show a lot of commercial in this area, that is consistent with the HC designation. McLane cautioned the Commission of using the Comprehensive Plan Map as a "hard and fast line" because they are more of blobs and suggested areas. Black asked and McLane confirmed that there are some County residential properties on the north east corner, and there is a large distance between the proposed property and 5th East.

Black opened the public hearing.

Applicant: Matt Smith. Smith stood for questions.

There were not written statements sent in, and no one appeared in person or via WebEx.

Dixon reviewed the request and indicated there is a highway adjacent to the property and HC is the nearest zone to the property, so HC is appropriate zoning. Dixon acknowledged that the Comprehensive Plan shows commercial, so HC is again consistent. Dixon expressed concern about the access over the canal that would be expensive to build a bridge over. Dixon believes the applicants request is consistent with the Comprehensive Plan.

Cantu moved to recommend to the Mayor and City Council approval of the Annexation of 96.053 Acres E ½ Sec 6 T2N R 38 E with an initial zoning of HC, 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 ANNEXATION OF APPROXIMATELY 96.053 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

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

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

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

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Commercial, Higher Density Residential, and Lower Density Residential"; and

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

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

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

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

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

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

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

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

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

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2020.

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
: ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the

Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 96.053 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____

Kathy Hampton, City Clerk

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

(PARCEL 1)

BEGINNING AT A POINT THAT IS N.00°47’05”W. ALONG THE SECTION LINE 1100.63 FEET AND S.89°11’47”W. 40.63 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 5TH EAST AND U.S. HIGHWAY NO. 20, PROJECT NO. F-FG-6471(62); RUNNING THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 20 RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE S.89°11’47”W. 58.80 FEET; (2) THENCE S.00°48’13”E. 165.43 FEET; (3) THENCE S.11°29’03”W. 146.99 FEET; (4) THENCE S.35°50’24”W. 511.86 FEET; (5) THENCE S.43°21’46”W. 526.90 FEET, (6) THENCE S.49°37’48”W. 15.21 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S.88°41’47”W. ALONG SAID SOUTH LINE 268.53 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 33RD NORTH, THENCE N.24°36’38”W. 90.00 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 33RD NORTH, SAID POINT BEING ON A NON-TANGENT CURVE WITH A RADIUS OF 432.46 FEET AND A CHORD BEARING S.77°06’01”W. 175.56 FEET; THENCE TO THE RIGHT ALONG SAID NON-TANGENT CURVE 176.79 FEET THROUGH A CENTRAL ANGLE OF 23°25’19”; THENCE S.88°48’41”W. 25.31 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; RUNNING THENCE N.00°57'58”W. ALONG SAID WEST LINE 2594.40 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6; THENCE N.01°08’03”W. ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 6 A DISTANCE OF 1301.55 FEET; THENCE N.89°00’07”E. 1232.14 FEET TO THE EAST TOE OF THE IDAHO CANAL; THENCE SOUTHERLY ALONG SAID EAST TOE THE FOLLOWING FIVE (5) COURSES: (1) THENCE S.03°06’47”W. 435.95 FEET; (2) THENCE S.04°52’39”W. 425.80 FEET; (3) THENCE S.01°58’27”W. 354.95 FEET; (4) THENCE S.38°18’16”E. 95.15 FEET; (5) THENCE S.47°11’07”E. 124.86 FEET TO SAID WEST RIGHT-OF-WAY LINE OF SAID 5TH EAST; THENCE S.00°47’44”E. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 1460.96 FEET TO THE POINT OF BEGINNING, CONTAINING 104.563 ACRES.

Submitted by:

Eng/Survey: Eagle Rock Engineering

Contact Name: KURT ROLAND

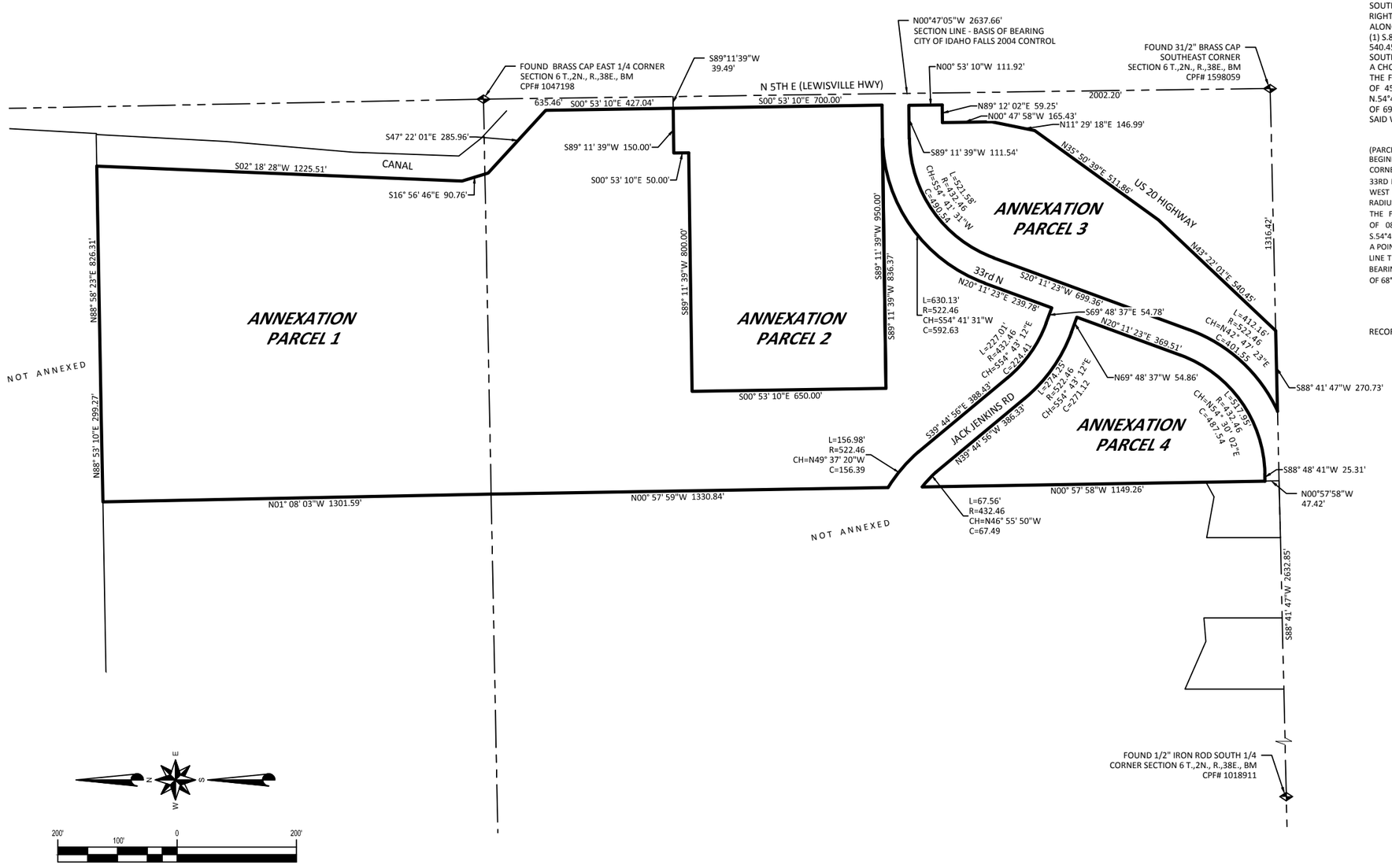
Phone Number: 208-542-2665

Email: kroland@erengr.com

PLS Seal:

ANNEXATION ORDINANCE # _____

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
PARCELS IN THE E 1/2 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M., BONNEVILLE COUNTY, IDAHO



ANNEXATION IN A PORTION OF THE E 1/2 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M.

(PARCEL 1)
BEGINNING AT A POINT THAT IS N.00°47'05"W. ALONG THE SECTION LINE 2002.20 FEET AND S.89°11'39"W. 39.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF NORTH 5TH EAST; RUNNING THENCE S.89°11'39"W. 150.00 FEET; THENCE S.00°53'10"E. 50.00 FEET; THENCE S.89°11'39"W. 800.00 FEET; THENCE S.00°53'10"E. 650.00 FEET; THENCE N.89°11'39"E. 836.37 FEET TO THE NORTH RIGHT OF WAY LINE OF 33RD NORTH, SAID POINT BEING A POINT OF CURVE WITH A RADIUS OF 522.46 FEET AND A CHORD BEARING S.54°41'31"W. 592.62 FEET; THENCE TO THE LEFT ALONG SAID CURVE 630.13 FEET THROUGH A CENTRAL ANGLE OF 69°06'12"; THENCE S.20°11'23"W. ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 239.78 FEET TO A POINT OF INTERSECT WITH THE NORTHERLY RIGHT OF WAY LINE OF JACK JENKINS ROAD; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) N.69°48'37"W. 54.78 FEET TO A POINT OF CURVE WITH A RADIUS OF 432.46 FEET AND A CHORD BEARING N.54°43'12"W. 224.41 FEET; (2) THENCE TO THE RIGHT ALONG SAID CURVE 227.01 FEET THROUGH A CENTRAL ANGLE OF 30°04'34"; (3) N.39°44'56"W. 388.43 TO A POINT OF CURVE WITH A RADIUS OF 522.46 FEET AND A CHORD BEARING N.49°37'20"W. 156.39 FEET; (4) THENCE TO THE LEFT ALONG SAID CURVE 156.98 FEET THROUGH A CENTRAL ANGLE OF 17°12'56" TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE N.00°57'59"W. ALONG SAID WEST LINE 1330.84 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6; THENCE N.01°08'03"W. 1301.59 FEET; THENCE N.88°53'10"E. 299.27 FEET; THENCE N.88°58'23"E. 826.31 FEET TO THE WEST BANK OF THE WEST TOE OF THE IDAHO CANAL; THENCE SOUTHERLY ALONG SAID WEST TOE THE FOLLOWING THREE (3) COURSES: (1) S.02°18'28"W. 1225.51 FEET; (2) S.16°56'46"E. 90.76 FEET; (3) S.47°22'01"E. 285.96 FEET TO SAID WEST RIGHT OF WAY LINE OF NORTH 5TH EAST; THENCE S.00°53'10"E. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 427.04 FEET TO THE POINT OF BEGINNING, CONTAINING 62.99 ACRES.

(PARCEL 2)
BEGINNING AT A POINT THAT IS N.00°47'05"W. ALONG THE SECTION LINE 2002.20 FEET AND S.89°11'39"W. 39.49 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF NORTH 5TH EAST; RUNNING THENCE S.89°11'39"W. 150.00 FEET; THENCE S.00°53'10"E. 50.00 FEET; THENCE S.89°11'39"W. 800.00 FEET; THENCE S.00°53'10"E. 650.00 FEET; THENCE N.89°11'39"E. 950.00 FEET TO SAID WEST RIGHT OF WAY LINE OF NORTH 5TH EAST; THENCE N.00°53'10"W. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING, 14.348 ACRES.

(PARCEL 3)
BEGINNING AT A POINT THAT IS N.00°47'05"W. ALONG THE SECTION LINE 1100.28 FEET AND S.89°12'02"W. 40.19 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF NORTH 5TH EAST AND U.S. HIGHWAY NO. 20, PROJECT NO. F-FG-6471(62); RUNNING THENCE SOUTHWESTERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY 20 RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) S.89°12'02"W. 59.25 FEET; (2) S.00°47'58"E. 165.43 FEET; (3) S.11°29'18"W. 146.99 FEET; (4) S.35°50'39"W. 511.86 FEET; (5) S.43°22'01"W 540.45 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE S.88°41'47"W. ALONG SAID SOUTH LINE 270.73 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF 33RD NORTH, SAID POINT BEING ON A NON-TANGENT CURVE WITH A RADIUS OF 522.46 FEET AND A CHORD BEARING N.42°47'23"E. 401.55 FEET; THENCE NORTHERLY ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID 33RD NORTH THE FOLLOWING FOUR (4) COURSES: (1) TO THE LEFT ALONG SAID NON-TANGENT CURVE 412.16 FEET THROUGH A CENTRAL ANGLE OF 45°11'59"; (2) N.20°11'23"E. 699.36 FEET TO A POINT OF CURVE WITH A RADIUS OF 432.46 FEET AND A CHORD BEARING N.54°41'31"E. 490.54 FEET; (3) TO THE RIGHT ALONG SAID CURVE 521.58 FEET THROUGH A CENTRAL ANGLE OF 69°06'12"; (4) N.89°11'39"E. 111.34 FEET TO SAID WEST RIGHT OF WAY LINE OF NORTH 5TH EAST; THENCE S.00°53'10"E. ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 111.92 FEET TO THE POINT OF BEGINNING, CONTAINING 9.964 ACRES.

(PARCEL 4)
BEGINNING AT A POINT THAT IS S.88°41'47"W. ALONG THE SECTION LINE 1316.42 FEET AND N.00°57'58"W. 47.42 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF 33RD NORTH AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 6; RUNNING THENCE N.00°57'58"W. ALONG SAID WEST LINE 1149.26 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF JACK JENKINS ROAD, SAID POINT BEING ON A NON-TANGENT CURVE WITH A RADIUS OF 432.46 FEET AND A CHORD BEARING S.46°55'50"E. 67.49 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERN RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) TO THE RIGHT ALONG SAID NON-TANGENT CURVE 67.56 FEET THROUGH A CENTRAL ANGLE OF 08°57'01"; (2) S.39°44'56"E. 386.33 FEET TO A POINT OF CURVE WITH A RADIUS OF 522.46 FEET AND A CHORD BEARING S.54°43'12"E. 271.12 FEET; (3) TO THE LEFT ALONG SAID CURVE 274.25 FEET THROUGH A CENTRAL ANGLE OF 30°04'34"; (4) S.69°48'37"E. 54.86 TO A POINT OF INTERSECT WITH THE WESTERLY RIGHT OF WAY LINE OF SAID 33RD NORTH; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: (1) S.20°11'23"W. 369.51 FEET TO A POINT OF CURVE WITH A RADIUS OF 432.46 FEET AND A CHORD BEARING S.54°30'02"W. 487.54 FEET; (2) TO THE RIGHT ALONG SAID CURVE 517.94 FEET THROUGH A CENTRAL ANGLE OF 68°37'18"; (3) S.88°48'31"W. 25.31 FEET TO THE POINT OF BEGINNING, CONTAINING 8.751 ACRES.

RECORDED WITH THE BONNEVILLE COUNTY RECORDERS OFFICE AS INSTRUMENT # _____.

EAGLE ROCK ENGINEERING
CIVIL • PLANNING • SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:

1331 Fremont Ave.
Idaho Falls, Idaho 83402

310 N 2nd East, Suite 153
Rexburg, Idaho 83440

SURVEYED BY:	ADAM SNARR
DRAWN BY:	ANGIE GARCIA
APPROVED BY:	KURT J. ROLAND
PROJECT NO.	20044
SCALE:	1"=200'
DATE:	MARCH 23, 2020
REVISION:	
CAD NAME:	PRE-PLAT.DWG

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF APPROXIMATELY 96.053 ACRES E1/2 SEC 6 T2N R38E LOCATED GENERALLY NORTH OF US 20, EAST OF N 5TH W, SOUTH OF E 65TH N, WEST OF N 5TH E.

WHEREAS, the applicant filed an application for an application for annexation on March 30, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANTCRITERIAANDSTANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate approximately 96.053 acres E1/2 Sec 6 T2N R38E located generally North of US 20, East of N 5th W, South of E 65th N, West of N 5th E.
3. The Comprehensive Plan designates this area as Commercial and Higher Density Residential.
4. This is a category "A" annexation requested by the applicant.
5. The proposed annexation is consistent with the purposes set forth within the Comprehensive Plan of the City of Idaho Falls.
6. Annexation of the area will allow for orderly development and efficient, equitable and economical delivery of municipal services within the urbanizing areas.

II. DECISION

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

PAS SED BY THE CITY OF IDAHO FALLS CITY COUNCIL

THIS ____ DAY OF JUNE, 2020

_____

Rebecca L. Noah Casper, Mayor

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 96.053 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS HC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is HC Zone for such annexed lands such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Commercial, Higher Density Residential, and Lower 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 May 5, 2020, and recommended approval of zoning the subject property to HC Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on June 25, 2020.

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

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

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

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

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

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

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2020.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

> That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 96.053 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS H C ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF HC FOR APPROXIMATELY 96.053 ACRES E1/2 SEC 6 T2N R38E LOCATED GENERALLY NORTH OF US 20, EAST OF N 5TH W, SOUTH OF E 65TH N, WEST OF N 5TH E.

WHEREAS, the applicant filed an application for an application for annexation on March 30, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 6, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 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 Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate approximately 96.053 acres E1/2 Sec 6 T2N R38E located generally North of US 20, East of N 5th W, South of E 65th N, West of N 5th E.
3. The Comprehensive Plan designates this area as Commercial and Higher Density Residential.
4. The request of the HC Zone is consistent with the comprehensive Plan designation.
5. The proposed initial zoning is consistent with the purposes set forth within the Comprehensive Plan of the City of Idaho Falls.
6. Annexation of the area will allow for orderly development and efficient, equitable and economical delivery of municipal services within the urbanizing areas.

II. DECISION

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

PASSED BY THE CITY OF IDAHO FALLS CITY COUNCIL

THIS_____DAY OF JUNE, 2020

_____

Rebecca L. Noah Casper, Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Thursday, June 18, 2020

RE: Final Plat, Development Agreement and Reasoned Statement of Relevant Criteria and Standards, Bish's RV Subdivision

Council Action Desired

☐ Ordinance ☐ Resolution ☐ Public Hearing

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

1. Approve the Development Agreement for Bish's RV Subdivision, and give authorization for the Mayor and City Clerk to execute the necessary documents.
2. Accept the Final Plat for Bish's RV 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 Bish's RV, 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 Bish's RV Subdivision. The Planning and Zoning Commission 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

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☒

The Final Plat complies with the Subdivision Code. Per the Subdivision Code, if the plat complies with the requirements, the Council shall approve it. This is consistent with goals for

Good Governance. Plats are also associated with goals for Growth, Transportation, Sustainability, and Livable Communities.

Interdepartmental Coordination

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

Fiscal Impact

NA

Legal Review

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

Final Plat

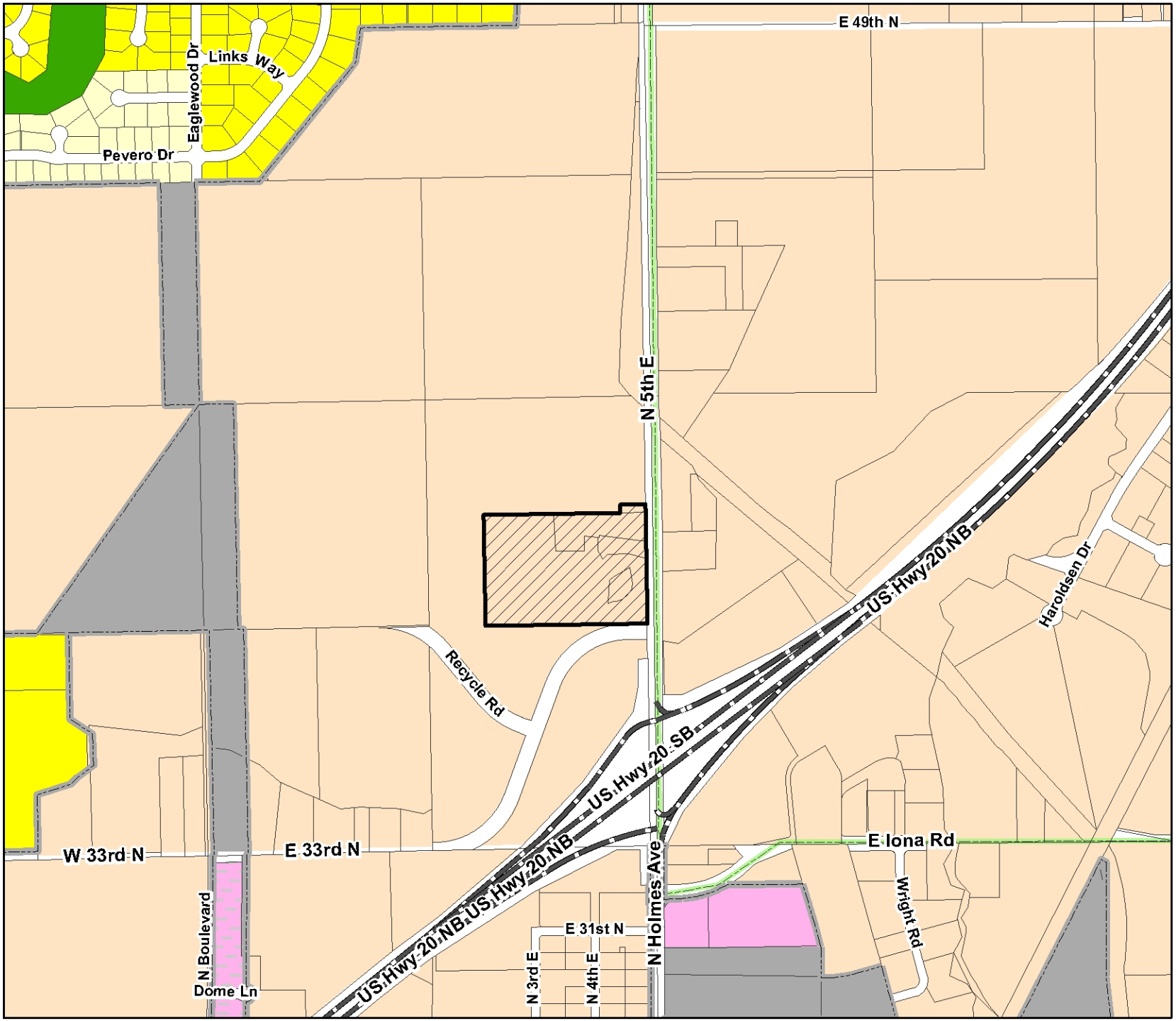
Bish's RV

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

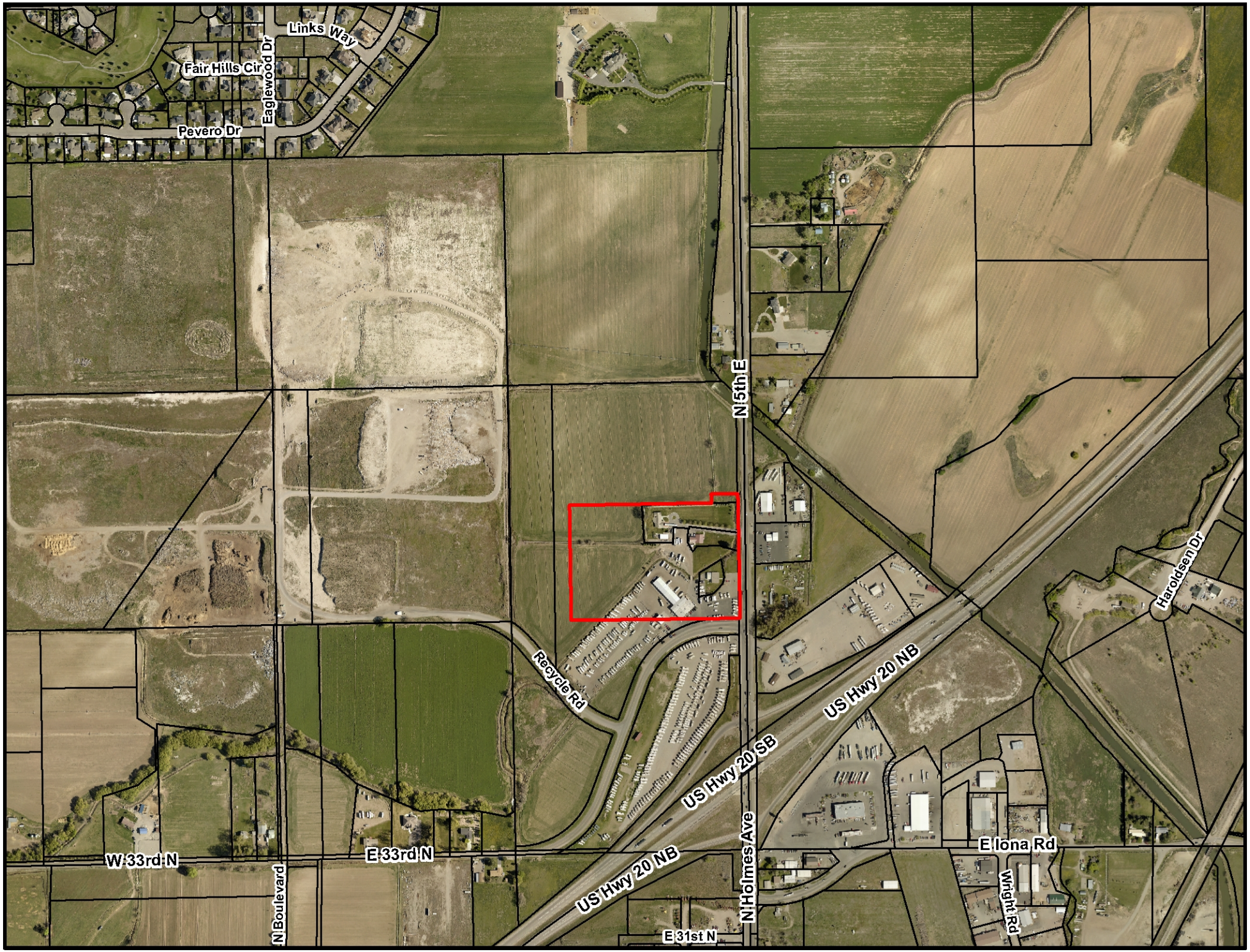
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

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

N


Links Way
Fair Hills Cir
Eaglewood Dr
Pevero Dr
N 5th E
Recycle Rd
US Hwy 20 NB
US Hwy 20 SB
Haroldsen Dr
W 33rd N
E 33rd N
N Boulevard
US Hwy 20 NB
N Holmes Ave
E Iona Rd
Wright Rd
E 31st N

EAGLE ROCK ENGINEERING
CIVIL o PLANNING o SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:

310 N 2nd East, Suite 153
Rexburg, Idaho 83440

Fremont Ave.
Idaho Falls, Idaho 83402

SURVEYED BY:	ADAM SNARR
DRAWN BY:	ANGIE GARCIA
APPROVED BY:	KURT ROLAND
PROJECT NO.	20044
SCALE:	1"=60'
DATE:	JUNE 10, 2020
REVISION:	
CAD NAME:	BISH'S RV.DWG

SHEET 1 OF 2

BISH'S RV

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL IN THE THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST B.M.

BOUNDARY DESCRIPTION

BEGINNING AT A POINT THAT IS N.00°47'05"W. ALONG THE SECTION LINE 2002.20 FEET AND S.89°11'39"W. 40.80 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 5TH EAST; RUNNING THENCE S.89°11'39"W. 150.00 FEET; THENCE S.00°47'44"E. 50.00 FEET; THENCE S.89°11'39"W. 800.00 FEET; THENCE S.00°47'44"E. 650.00 FEET; THENCE N.89°11'39"E. 762.25 FEET; THENCE S.09°05'30"E 5.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE INSTRUMENT NO. 623134, SAID POINT ALSO BEING A POINT OF A CURVE WITH A RADIUS OF 522.46 FEET AND A CHORD THAT BEARS N.85°04'33"E. 75.94 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 76.01 FEET THRU A CENTRAL ANGLE OF 8°20'07; THENCE N.89°11'39"E. 111.21 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 5TH EAST; THENCE N.00°47'44"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.351 ACRES.

LEGEND

P.O.B.	POINT OF BEGINNING
	ROADWAY CENTERLINE
	SECTION LINE
	RIGHT-OF WAY LINE
	PLAT BOUNDARY
	PUBLIC UTILITY EASEMENT (P.U.E.) AS NOTED
■	PLACED 1/2" X 24" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
●	PLACED 5/8" x 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED P.L.S. 9369
○	FOUND BRASS CAP RIGHT-OF-WAY MONUMENT
	P.L.S.S. CORNER AS NOTED

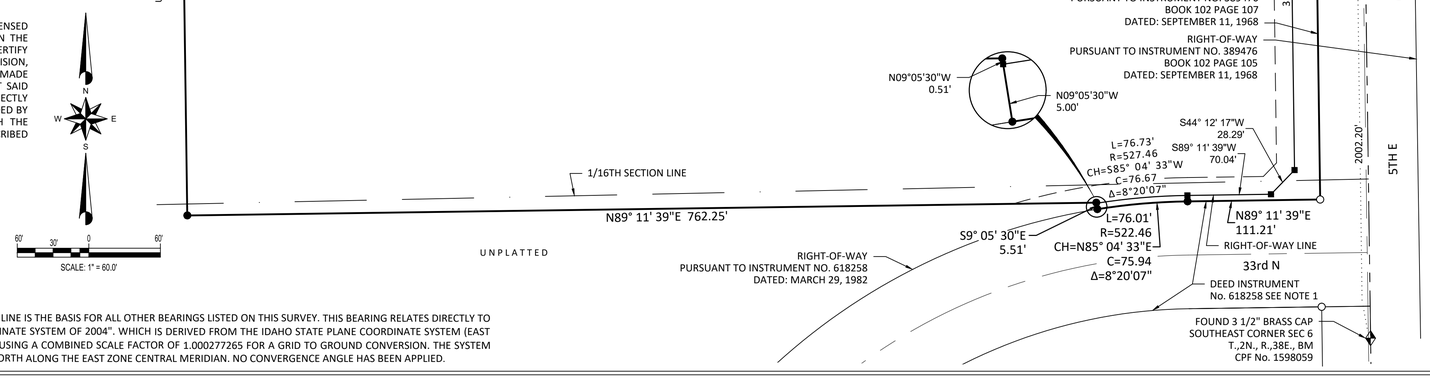
NOTE:
1. PROPERTY IS SUBJECT TO A NEGATIVE EASEMENT CONVEYED IN DEED TO THE STATE OF IDAHO RECORDED AS MAY 5, 1956, IN BOOK 102 OF DEEDS AT PAGE 107, SEPTEMBER 11, 1968, AS INSTRUMENT NO. 389476, JANUARY 11, 1982, AS INSTRUMENT NO. 618258, APRIL 27, 1982, AS INSTRUMENT NO. 623134, RECORDS OF BONNEVILLE COUNTY, IDAHO, AS FOLLOWS:
"GRANTORS AGREE THAT NO BUILDING OR STRUCTURES EXCEPT IRRIGATION OR DRAINAGE STRUCTURES WILL BE PERMITTED TO BE CONSTRUCTED WITHIN 20 FEET OF THE REAL PROPERTY DESCRIBED IN SAID INSTRUMENT No. 618258"
SAID DEED IS LOCATED ALONG THE RIGHT-OF-WAY FOR 33RD N.

"GRANTORS CONVEY UNTO THE STATE THE RIGHT TO PROHIBIT JUNKYARDS AND OUTDOOR ADVERTISING SIGNS, DISPLAYS AND DEVICES (IN CONFORMITY WITH PUBLIC LAW 89-285 AND STATE AND FEDERAL REGULATIONS PERTAINING THERETO) ON ANY OF GRANTOR'S REMAINING LAND WITHIN 100 FEET OF THE RIGHT OF WAY OF SAID PROJECT, EXCEPT THAT ADVERTISING, RELATING TO BUSINESS CONDUCTED ON ANY OF THE GRANTOR'S REMAINING LAND MAY BE UTILIZED EXCLUSIVELY FOR SAID BUSINESS."

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS BISH'S RV, 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.

PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND



BASIS OF BEARING

THE BEARING ALONG THE SECTION LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THIS SURVEY. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004". WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

EAGLE ROCK ENGINEERING
CIVIL o PLANNING o SURVEYING
IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

OFFICES AT:

310 N 2nd East, Suite 153
Rexburg, Idaho 83440

Fremont Ave.
Idaho Falls, Idaho 83402

SURVEYED BY:	ADAM SNARR
DRAWN BY:	ANGIE GARCIA
APPROVED BY:	KURT ROLAND
PROJECT NO.	20044
SCALE:	NA
DATE:	JUNE 9, 2020
REVISION:	
CAD NAME:	BISH'S RV.DWG

BISH'S RV

A SUBDIVISION OF THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO
A PARCEL IN THE THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST B.M.

SURVEYOR'S NARRATIVE

EAGLE ROCK ENGINEERING WAS COMMISIONED BY BISHS RV SALES TO DESIGN A FOURTEEN ACRE PLAT THAT WILL BE A PART OF THE CITY OF IDAHO FALLS, IDAHO. SURVEY RECORDS WERE COLLECTED FROM THE BONNEVILLE COUNTY, IDAHO ASSESSORS AND RECORDERS OFFICES. THE PLAT IS LOCATED IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN UNDER WARRANTY DEED INSTRUMENT NO. 602400. THE WEST RIGHT-OF-WAY LINE ALONG LEWISVILLE HIGHWAY (NORTH 5TH EAST) IS RECORDED UNDER BOOK 102, PAGE 107, PARCEL NO. 42. A FIELD SEARCH FOR RIGHT-OF-WAY MONUMENTS WAS DONE TO ESTABLISH THE WEST RIGHT-OF-WAY OF LEWISVILLE HIGHWAY. THREE MONUMENTS WERE FOUND SOUTH OF THE PLAT AND A 1/2 INCH IRON ROD WITH PLASTIC CAP L.S. 8795 WAS SEARCHED FOR BUT WAS NOT FOUND. TIES WERE MADE TO THE IRON ROD WITH CORNER PERPETUATION RECORD INSTRUMENT NO. 1047198. A RECORD OF SURVEY INSTRUMENT NO. 1018331 WAS USED TO RE-ESTABLISH THE 1/2 INCH IRON ROD POSITION AND THEN CHECKED WITH THE CORNER PERPETUATION RECORD INSTRUMENT NO. 1047198. A SEARCH FOR ADDITIONAL RIGHT-OF-WAY MONUMENTS ALONG THE WEST RIGHT-OF-WAY LINE WAS DONE UP TO THE AREA OF THE 1/2 INCH IRON ROD BUT NO MONUMENTS WERE FOUND. SECTION CORNER USED FOR THE PLAT WERE THE SOUTHEAST CORNER INSTRUMENT NO. 1598059 AND THE EAST 1/4 CORNER INSTRUMENT NO. 1636820. 2007 CITY OF IDAHO FALLS CONTROL (REVISED 9-16-2008) WAS USED FOR THE SECTION LINE BEARING AND DISTANCE FOR THIS PLAT.

RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THE FOREGOING PLAT BISH'S RV, WAS FILED IN THE OFFICE OF THE RECORDER OF BONNEVILLE COUNTY, IDAHO.

_____DATE_____
BONNEVILLE COUNTY RECORDER

DRINKING WATER SYSTEM CERTIFICATE

PURSUANT TO I.C. § 50-1334, THE OWNERS DOES HEREBY, CERTIFY THAT ALL 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, OWNERS HAVE HEREUNTO SET THEIR SIGNATURES THIS _____DAY OF _____ , 202__.

BISH JENKINS & SONS, INC.

TROY JENKINS, PRESIDENT	TIM KENT JENKINS	MARY KAREN JENKINS

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:

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS_____ DAY OF_____, 20___, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TROY JENKINS, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF BISH JENKINS & SONS, INC. AND THE OFFICER WHO SUBSCRIBED SAID CORPORATION'S NAME TO THE FOREGOING OWNERS'DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME FOR AND ON BEHALF OF SAID CORPORATION.

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: _____

SURVEYOR'S CERTIFICATE

I, KURTIS J. ROLAND, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS BISH'S RV, 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.

CERTIFICATE NO. 9369

PROFESSIONAL LAND SURVEYOR
REGISTERED
9369
STATE OF IDAHO
KURTIS J. ROLAND

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 THE BOUNDARY DESCRIPTION SHOWN HEREON ARE CURRENT.

DATE:_____ _____
BONNEVILLE COUNTY TREASURER

CITY'S ACCEPTANCE

THE ACCOMPANYING PLAT WAS DULY ACCEPTED AND APPROVED BY THE CITY COUNCIL OF IDAHO FALLS ADOPTED THIS _____ DAY OF _____ , 202____.

MAYOR	CITY CLERK
CITY ENGINEER KENT J. FUGAL, PE 9247	CITY SURVEYOR KENNETH BALDWIN ROBERTS, PLS 9755

IRRIGATION WATER RIGHTS RELEASE

THE PROPERTY INCLUDED IN THIS PLAT HAS PETITIONED FOR AND BEEN REMOVED FROM ALL FUTURE IRRIGATION WATER RIGHTS.

DATE:_____ INSTRUMENT NO._____

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:_____

_____
BONNEVILLE COUNTY SURVEYOR, SHANE C. REMER P.L.S. NO. 12222

OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED TIM KENT JENKINS & MARY KAREN JENKINS, HUSBAND AND WIFE, AND BISH JENKINS & SONS, INC., AN IDAHO CORPORATION ARE THE LAWFUL OWNERS' OF THE TRACT OF LAND INCLUDED WITHIN THE BOUNDARY DESCRIPTION SHOWN HEREON AND HAVE CAUSED THE SAME TO BE PLATTED AND DIVIDED INTO BLOCKS, LOTS, AND STREETS, WHICH PLAT SHALL HEREAFTER BE KNOWN AS BISH'S RV, A SUBDIVISION OF THE CITY OF IDAHO FALLS, IDAHO, BONNEVILLE COUNTY, IDAHO

BE IT FURTHER KNOWN, THAT OWNERS' DO HEREBY DEDICATE GRANT AND CONVEY TO THE PUBLIC, ALL STREETS AND RIGHT-OF-WAYS SHOWN HEREON, THAT OWNERS' ALSO DO HEREBY GRANT AND CONVEY TO THE CITY OF IDAHO FALLS ALL PUBLIC EASEMENTS FOREVER AS IRREVOCABLE PERMANENT NON-EXCLUSIVE PUBLIC EASEMENTS AS SHOWN AND DESCRIBED HEREON.

OWNERS' OR THEIR HEIRS AND ASSIGNS, AGREE THEY WILL CONSTRUCT NO PERMANENT STRUCTURE WITHIN OR UPON ANY EASEMENT SHOWN HEREON, AND THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES SHALL ALSO HAVE THE RIGHT, 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, SUCH RIGHT MAY BE EXERCISED WITHOUT PRIOR NOTICE TO OWNERS OR THEIR SUCCESSORS OR ASSIGNS.

OWNERS' OR THEIR HEIRS, SUCCESSORS OR ASSIGNS FURTHER AGREE THAT THEY SHALL NOT PLANT ANY TREES, BRUSH, ORNAMENTAL SHRUBBERY OR PLANTS WHICH MAY HINDER THE SAFE AND EFFICIENT UTILIZATION OF SAID EASEMENTS.

OWNERS' OR THEIR HEIRS, SUCCESSORS OR ASSIGNS HEREBY RELEASES THE CITY OF IDAHO FALLS AND ITS SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES FROM ANY CLAIM FOR DAMAGES, BASED UPON CONCEALED OR UNDISCLOSED PRIVATE IMPROVEMENTS CONSTRUCTED OR PERMITTED TO BE CONSTRUCTED BY OWNER OR ITS SUCCESSORS OR ASSIGNS WITHIN ANY PUBLIC EASEMENTS, SUBSEQUENT TO RECORDING THIS SUBDIVISION, THAT MAY BE INCURRED AS A RESULT OF THE CITY OF IDAHO FALLS AND ITS HEIRS, SUCCESSORS, ASSIGNS, PERMITEES OR LICENSEES ORDINARY USE OF THE PUBLIC EASEMENTS WITH DUE CARE.

OWNERS' OR THEIR HEIRS, SUCCESSORS OR ASSIGNS DO HEREBY WARRANT AND SHALL DEFEND SUCH DEDICATION AND CONVEYANCES IN THE QUIET AND PEACEFUL POSSESSION OF THE PUBLIC OR THE CITY OF IDAHO FALLS, AS THE CASE MAY BE, AGAINST SAID OWNERS' AND THEIR HEIRS, SUCCESSORS 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.

IN WITNESS WHEREOF, OWNERS' HAVE HEREUNTO SUBSCRIBED THEIR SEAL AND SIGNATURES THIS _____DAY OF _____, 202__.

BISH JENKINS & SONS, INC.

TROY JENKINS, PRESIDENT	TIM KENT JENKINS	MARY KAREN JENKINS

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS _____DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED TIM KENT JENKINS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ATTACHED OWNERS' DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO EXECUTE THE SAME.

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: _____

ACKNOWLEDGMENT

STATE OF _____)
:SS.
COUNTY OF _____)

ON THIS _____DAY OF _____, 20___, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED MARY KAREN JENKINS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED IN THE ATTACHED OWNERS' DEDICATION AND THE DRINKING WATER SYSTEM CERTIFICATE AND ACKNOWLEDGED TO ME THAT SHE IS AUTHORIZED TO EXECUTE THE SAME.

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: _____

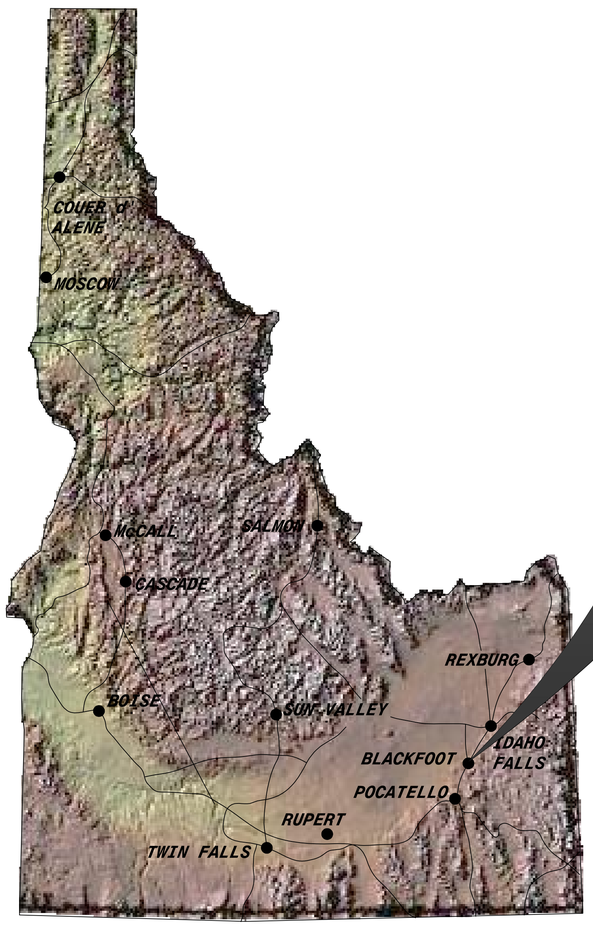
IMPROVEMENT DRAWINGS FOR:

BISH'S RV - 5TH E AND 33RD N

City of Idaho Falls, Idaho

PROJECT NO. 20044

JUNE 2020



Designed By:

EAGLE ROCK ENGINEERING

CIVIL ○ PLANNING ○ SURVEYING

IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

NOTES

1. Any changes to these drawings shall be submitted to the City of Idaho Falls Engineering Department for approval prior to construction.

2. Failure to comply with the requirements of these drawings may result in the City withholding water or electrical service.

3. **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 Specifications and Drawings**.

4. A **City of Idaho Falls Public Works License** is required for any contractor working in a public right-of-way or easement.

5. A **Public Right-of-Way Use Permit** is required for any work in any public right-of-way or easement. The City Engineering Department must be notified at least two (2) days prior to any excavation under this permit (612-8250).

6. Placing Concrete within the public right-of-way requires inspection and approval by the City Engineering Department. The department shall be notified at least four (4) hours prior to placing (612-8250).

7. 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.

8. Replace all broken or poor quality curb, gutter, and sidewalk.

9. **Remove** all unused driveway approaches and replace with standard full height curb, gutter and sidewalk.

10. 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**.

11. All **Water Service Lines** less than four (4) inches and **Sanitary Service Lines** less than eight (8) inches shall be inspected by the City Sewer Department prior to backfilling (612-8108).

12. All new construction shall install a meter pit per City Standards to capture both domestic and landscape irrigation uses. Commercial buildings, where possible, shall be plumbed for a future meter inside of building, rather than installing a meter pit. Contact Water Department (612-8471) to determine if a meter is currently required and for any additional information.

13. Private fire service water mains shall be installed by, or under the supervision of, a city licensed fire sprinkler contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.

14. Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation uses. Provisions shall be installed per City of Idaho Falls Standard Drawing 600-1or 600-3. Contact Water Supt. (208-612-8471) to determine if meter itself is required. Meters or meter idlers shall be on approved material list and may be purchased from Water Department warehouse (208-612-8474).

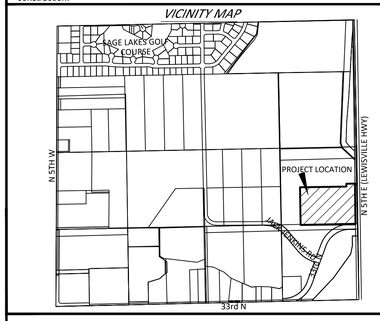
15. All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.

16. Appropriate erosion and sediment control requirements associated with construction shall be shown on the Improvement Drawings.

17. Dump container enclosure must be 8' x 8' inside measurement per container. Containers in gated enclosures must be pushed in and out by owner.

18. 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.

VICINITY MAP



CITY OF IDAHO FALLS APPROVAL
Revision 2/2018

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

AN ADDITION TO THE CITY OF IDAHO FALLS, BONNEVILLE COUNTY, IDAHO

A PARCEL IN THE SE 1/4 OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M., BONNEVILLE COUNTY, IDAHO

IMPROVEMENT DRAWINGS CONTACT PERSON

NAME PAUL SNARR
ADDRESS 1331 FREMONT AVE, IDAHO FALLS ZIP 83402
PHONE 208-542-2665

ENGINEERING DEPT.
SEWER FRONT FRONTAGE 0 FT.
WATER FRONT FRONTAGE 700 FT.

PROFESSIONAL ENGINEER 16410 6-22-20 STATE OF IDAHO PAUL JESTIN SNARR

BISH'S RV
3855 N 5TH E., IDAHO FALLS, ID 83401

FILE NO.	DRAWN BY:	DATE PLOTTED:	SHEET NO.
20044	AG	6/22/20	1 of 7
SCALE: N/A	CHECKED BY: PS	REVIEW NO.: 2	

GENERAL NOTES:

1. UNLESS OTHERWISE SHOWN ON THESE PLANS ALL WORK IS TO BE PERFORMED IN ACCORDANCE TO CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS WITH THE EXCEPTION OF 5TH EAST STREET CONSTRUCTION WHICH SHALL MEET THE STANDARD DRAWINGS AND SPECIFICATIONS OF BONNEVILLE COUNTY. THE CONTRACTOR IS REQUIRED TO MAINTAIN A COMPLETE COPY ON SITE AT ALL TIMES.
2. ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN CASE OF CONFLICT THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF WORK.
3. BASIS OF BEARINGS ARE 2004 CITY GRID.
4. ELEVATIONS SHOWN ARE NAVD 88 DATUM TO FINISHED SURFACE OR PIPE INVERT UNLESS OTHERWISE NOTED.
5. GENERAL LOCATIONS AND SIZES OF UTILITIES ARE SHOWN ON THE PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITY COMPANIES WHEN CONSTRUCTION MIGHT INTERFERE WITH NORMAL OPERATIONS OF ANY UTILITIES. IT SHALL ALSO BE THE CONTRACTORS RESPONSIBILITY TO HAVE THE APPROPRIATE UTILITY COMPANY FIELD-LOCATE ANY UTILITY INSTALLATIONS WHICH MIGHT BE AFFECTED BY CONSTRUCTION PRIOR TO BEGINNING WORK IN THAT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING SERVICE OF EXISTING UTILITIES AND FOR RESTORING ANY UTILITIES DAMAGED DUE TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIAL, DISPOSAL SITES, AND ANY ADDITIONAL MATERIAL THAT MAY BE NECESSARY FOR PROPER CONSTRUCTION OF THIS PROJECT.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS FOR WATER REQUIRED FOR TESTING, COMPACTION AND DUST CONTROL MEASURES.
8. ROCK EXCAVATION MAY BE ENCOUNTERED DURING UTILITY CONSTRUCTION. EVERY EFFORT WAS MADE TO REDUCE UTILITY DEPTH WHILE STILL MEETING REGULATORY REQUIREMENTS. FOR BIDDING PURPOSES CONTACT OWNER FOR TEST HOLE DEPTH OF ROCK.
9. LITTLE DEMOLITION IS REQUIRED ON THIS PROJECT PRIOR TO JOB START. CONTRACTOR/BIDDER TO WALK JOB AND IDENTIFY MINOR DEMOLITION WORK PRIOR TO BIDDING.
10. ALL UTILITY MAIN LINES (WATER, SANITARY SEWER AND STORM DRAINAGE) WITHIN PUBLIC STREETS WILL BE OWNED AND MAINTAINED BY THE CITY AND CONSTRUCTED TO CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS; INSPECTED AND CERTIFIED BY AN ENGINEER, LICENSED IN THE STATE OF IDAHO; AND HAVE "AS-BUILT" DRAWINGS PROVIDED TO THE CITY ENGINEER. FAILURE TO COMPLY WITH THE REQUIREMENTS OF THIS PLAN MAY RESULT IN THE CITY'S WITHHOLDING OF BUILDING PERMITS, CERTIFICATE OF OCCUPANCY, AND WATER OR ELECTRICAL SERVICE.
11. LANDSCAPING SIGNS NOT TO EXCEED 3 FEET IN HEIGHT IN THE CLEAR SIGHT TRIANGLE.
12. ALL FRONTAGE EASEMENTS SHALL BE 15 FEET FROM BACK OF RIGHT-OF-WAY UNLESS NOTED OTHERWISE.

WATER NOTES:

1. ALL WATER MAINS, SERVICES, AND ALL APPURTENANCES SHALL MEET CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS WHICH INCLUDE THE CITY ADOPTED 2017 ISPWC AND CITY OF IDAHO FALLS SUPPLEMENTAL STANDARD DRAWINGS AND SPECIFICATION TO THE 2017 ISPWC EDITION. THIS SHALL INCLUDE ALL MATERIALS, LABOR, AND INSTALLATION INCLUDING VERTICAL AND HORIZONTAL SEPARATION DISTANCES AND SLOPE REQUIREMENTS.
2. ALL WATER MAIN LINE SHALL BE CLASS 50 DUCTILE IRON MEETING AWWA C-151.
3. MINIMUM COVER OVER ALL WATER LINES SHALL BE 6 FEET.
4. WATER LINE SHALL HAVE A MINIMUM SEPARATION DISTANCE OF TEN (10) FEET FROM ANY SANITARY SEWER OR STORM SEWER MEASURED FROM THE OUTSIDE OF EACH PIPE AS OUTLINED IN THE ISPWC 2017 STANDARD DRAWING SD-407. CROSS AT APPROXIMATELY RIGHT ANGLES WITH FULL PIPE SECTIONS AND MINIMUM OF 1.5 FEET OF VERTICAL SEPARATION.
5. THRUST BLOCKS SHALL BE PLACED AT ALL DIRECTION CHANGES FOR PRESSURE PIPE.
6. FIRE HYDRANTS SHALL HAVE TWO 2-1/2" DIAMETER HOSE NOZZLES AND ONE 4-1/2" DIAMETER HOSE NOZZLE PER CITY STANDARDS.
7. WATER AND SEWER SERVICE LINES ARE SHOWN AT APPROXIMATE LOCATIONS. CONTRACTOR TO CONTACT DIG LINE PRIOR TO ALL EXCAVATION AND FIELD VERIFY LOCATION AND WITH ARCHITECTURAL DRAWINGS (IF APPLICABLE) FOR ANY ADDITIONAL SERVICES REQUIRED.
8. WATER METERS AND PRESSURE REDUCING VALVES - SEE PLUMBING DRAWINGS FOR DETAILS. ALL PLUMBING SHALL MEET THE STATE OF IDAHO PLUMBING CODE. COMMERCIAL BUILDINGS SHALL REQUIRE THE WATER METERS TO BE INSTALLED ON THE INTERIOR AND MOUNTED IN A HORIZONTAL POSITION WITHIN A HEATED MECHANICAL ROOM.
9. CONTRACTOR SHALL INSTALL FIRE LINES/SPRINKLERS MEETING THE CURRENT VERSION OF THE INTERNATIONAL FIRE CODE AND SHALL INCLUDE ALL APPURTENANCES (IF APPLICABLE).
10. IT IS THE RESPONSIBILITY OF THE OWNER TO PROVIDE AND INSTALL ALL REQUIRED BACKFLOW PREVENTION DEVICES ON WATER SERVICES.
11. ALL WATER MAINS AND APPURTENANCES SHALL BE TESTED FOR PRESSURE, LEAKAGE, AND BACTERIA MEETING CITY AND AWWA STANDARDS AND SHALL BE CLEANED AND DISINFECTED PRIOR TO ACCEPTANCE BY THE CITY FOR DOMESTIC USE. TESTING AND DISINFECTION OF WATER MAINS AND APPURTENANCES SHALL BE IN ACCORDANCE WITH AWWA C651 STANDARDS. AWWA STANDARDS REQUIRE EACH STREET TO BE TESTED INDIVIDUALLY FOR PRESSURE, LEAKAGE, AND BACTERIA.

SIGNING NOTES

1. ALL TRAFFIC SIGNING SHALL BE DESIGNED, CONSTRUCTED AND PLACED IN ACCORDANCE WITH THE CURRENT MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH THE FOLLOWING EXCEPTIONS:
2. ALL STOP AND YIELD SIGNS USED IN ANY SUBDIVISION SHALL BE A MINIMUM 30"X 30". ENGINEER GRADE SHEETING SHALL NOT BE ALLOWED.
3. ALL ROAD NAME AND STREET SIGNS SHALL HAVE A MINIMUM 4" LEGEND. BOTH BACKGROUND AND LEGEND SHALL BE REFLECTIVE STANDARD COLORS WITH WHITE LEGEND AND GREEN BACKGROUND EXCEPT PRIVATE ROADS, WHICH WILL HAVE A BLUE BACKGROUND.
4. SUBSTRATE MATERIAL SHALL BE ALUMINUM; NO FIBERGLASS OR PLASTIC WILL BE ACCEPTED.
5. THE MINIMUM SIZE FOR SPEED LIMIT SIGNS SHALL BE 24"W X 30"L WITH BLACK LEGEND ON WHITE BACKGROUND.
6. POSTS SHALL BE METAL AND SHALL BE ANCHORED WITH A "SOIL TYPE" ANCHOR. NO CONCRETE SHALL BE USED AS AN ANCHOR. POSTS SHALL BE 2"X 2" SQUARE AND SHALL MEET BREAK-A-WAY STANDARDS OF THE STATE OF IDAHO. NO U-CHANNEL SHALL BE USED.
7. THE MINIMUM HEIGHT OF SIGNS SHALL BE 6' FROM THE ROAD SURFACE TO THE BOTTOM OF THE SIGN.
8. MAINTENANCE OF ALL STREET AND TRAFFIC SIGNS WILL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL THE STREETS ARE OFFICIALLY ACCEPTED FOR MAINTENANCE BY THE CITY OF IDAHO FALLS, EXCEPTING 5TH EAST WHICH WILL BE MAINTAINED BY BONNEVILLE COUNTY.

PROJECT CONTACTS

CITY ENGINEER	KENT FUGAL	(208) 612-8258
COUNTY ENGINEER	LANCE BATES	(208) 529-1290
POWER	GRANT CAMPBELL	(208) 612-8336
SEWER	CARL UTTER	(208) 612-8108
WATER	DAVID RICHARDS	(208) 612-8471
DIGLINE (CALL BEFORE YOU DIG)		(800) 342-1585
PROJECT MANAGER	KURT ROLAND	(208) 542-2665 OFFICE
PROJECT ENGINEER	PAUL SNARR	(208) 542-2665

SANITARY SEWER NOTES

1. ALL SEWER MAIN AND SERVICES SHALL MEET CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS WHICH INCLUDE THE CITY ADOPTED 2017 ISPWC AND CITY OF IDAHO FALLS SUPPLEMENTAL STANDARD DRAWINGS AND SPECIFICATION TO THE 2017 ISPWC EDITION. THIS SHALL INCLUDE ALL MATERIALS, LABOR, AND INSTALLATION INCLUDING VERTICAL AND HORIZONTAL SEPARATION DISTANCES AND SLOPE REQUIREMENTS.
2. SEPARATION REQUIREMENTS: WATER LINE SHALL HAVE A MINIMUM SEPARATION DISTANCE OF TEN (10) FEET FROM ANY SANITARY SEWER OR STORM SEWER MEASURED FROM THE OUTSIDE OF EACH PIPE AS OUTLINED IN THE ISPWC 2017 STANDARD DRAWING SD-407. CROSS AT APPROXIMATELY RIGHT ANGLES WITH FULL PIPE SECTIONS AND MINIMUM OF 1.5 FEET OF VERTICAL SEPARATION.
3. CONTRACTOR SHALL PERFORM TESTING AND CLEANING OF SEWER MAINS MEETING CITY STANDARDS.

STORM SEWER NOTES

1. ALL STORM SEWER SHALL MEET CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS WHICH INCLUDE THE CITY ADOPTED 2017 ISPWC AND CITY OF IDAHO FALLS SUPPLEMENTAL STANDARD DRAWINGS AND SPECIFICATION TO THE 2017 ISPWC EDITION. THIS SHALL INCLUDE ALL MATERIALS, LABOR, AND INSTALLATION INCLUDING VERTICAL AND HORIZONTAL SEPARATION DISTANCES AND SLOPE REQUIREMENTS.
2. SEPARATION REQUIREMENTS: WATER LINE SHALL HAVE A MINIMUM SEPARATION DISTANCE OF TEN (10) FEET FROM ANY SANITARY SEWER OR STORM SEWER MEASURED FROM THE OUTSIDE OF EACH PIPE AS OUTLINED IN THE ISPWC 2017 STANDARD DRAWING SD-407. CROSS AT APPROXIMATELY RIGHT ANGLES WITH FULL PIPE SECTIONS AND MINIMUM OF 1.5 FEET OF VERTICAL SEPARATION.
3. STORM DRAIN PIPE SHALL MEET ONE OF THE FOLLOWING: PVC SDR 35 MEETING THE REQUIREMENTS OF ASTM D 3034 FOR DIAMETERS 18" OR LESS, ASTM F 679 FOR DIAMETERS 18" OR GREATER, PVC RIBBED PIPE MEETING THE REQUIREMENTS OF ASTM F 794 MEETING THE CURRENT CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS.
4. CONTRACTOR SHALL PERFORM TESTING AND CLEANING OF SEWER MAINS MEETING CITY STANDARDS.

FIRE DEPARTMENT NOTES

1. TURNING RADIUS (CUL-DE-SACS/HAMMERHEADS) SHALL MEET IFC D103.4. DEAD ENDS SHALL REQUIRE A 96' DIAMETER CUL-DE-SAC FOR TURNING EMERGENCY VEHICLES. THE CUL-DE-SAC DESIGN FOR THIS SUBDIVISION IS DESIGNED WITH A 98' DIAMETER TURNAROUND FROM BACK OF CURBS (96' TURNING WIDTH).
2. FIRE CODE SIGNAGE SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL. WHEN REQUIRED, SIGNS MEETING IFC D103.6 SHALL BE INSTALLED (REQUIRED UPON OFFICIAL OR WHEN STREETS COMING INTO DEAD ENDS ARE LESS THAN 26' IN WIDTH AND THE TURNING RADIUS DOES NOT MEET 96' DIAMETER).

IDAHO FALLS POWER ELECTRICAL NOTES

1. ALL NEW ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY. COORDINATE ALL ELECTRICAL CONSTRUCTION WITH IDAHO FALLS POWER.
2. PRIMARY SECTIONALIZING CABINETS, TRANSFORMER GROUND SLEEVES, SECONDARY PEDESTALS, FIBER BOXES, AND GROUND RODS SHALL BE PROVIDED BY IFP, BUT SHALL BE PICKED UP AT THE IFP WAREHOUSE AND/OR WEST SIDE YARD AND INSTALLED BY THE CONTRACTOR.
3. ALL PVC ELECTRIC CONDUITS SHALL BE PVC SCHEDULE 40 (SEE NOTE 5 AND 6 FOR EXCEPTIONS). ALL ELBOWS SHALL BE PVC SCHEDULE 40 LARGE RADIUS SWEEP (36") OR AS OTHERWISE SPECIFIED BY IFP (SEE NOTE 5 AND 6 FOR EXCEPTIONS). RGS CONDUIT MUST BE USED AT RISER POLES. CONDUITS MUST BE CAPPED AND LABELED TO IDENTIFY ROUTING.
4. THE MINIMUM POWER TRENCH SHALL HAVE A MINIMUM DEPTH OF FIFTY-FOUR INCHES (54") AND MAXIMUM DEPTH OF SIXTY INCHES (60") BELOW FINISH GRADE (CONDUIT TO BE INSTALLED 48" BELOW FINISH GRADE). INCLUDING 6" OF SAND BEDDING BELOW AND ABOVE TOP OF CONDUITS. MINIMUM TRENCH WIDTH SHALL BE TWENTY-FOUR INCHES (24"), UNLESS OTHERWISE NOTED. ALL PRIMARY CONDUIT MUST HAVE A MINIMUM OF ONE (1) FOOT SEPARATION BETWEEN OTHER CONDUITS IN TRENCH. BOTTOM OF TRENCHES MUST BE LEVEL FOR CONDUIT INSTALLATION. ALL TRENCHES AND CONDUITS (INCLUDING ROAD CROSSINGS) MUST BE INSPECTED BY IDAHO FALLS POWER PRIOR TO BACK-FILLING. BACKFILL AND COMPACT ALL TRENCHES TO A MINIMUM OF 95% OF MAX DENSITY.
5. MINIMUM CONDUIT DEPTH CAN BE REDUCED TO EIGHTEEN INCHES (18") OF COVER BELOW FINAL GRADE THROUGH BASALT OR OTHER ROCK UPON PRIOR APPROVAL OF IFP. RIGID GALVANIZED STEEL (RGS) CONDUIT SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR. IFP WILL SPECIFY THE CONDUIT SIZE.
6. 2" HDPE SDR 13.5 CONTINUOUS DUCT WITH PRE-LUBRICATED RIBBED INTERIOR WALL CAN BE UTILIZED BY THE CONTRACTOR INSTEAD OF 2 ½" PVC SCHEDULE 40 AS SPECIFIED ON THE CONTRACTOR MAP FOR PROPOSED 1/0 SINGLE PHASE PRIMARY CONDUCTOR. CONDUIT TO BE RED IN COLOR OR BLACK WITH RED STRIPES (RED CONDUIT PREFERRED). IF POSSIBLE HDPE TO BE ORDERED WITH "IFP" STAMPED ON CONDUIT. THE HDPE CAN BE TURNED UP INSIDE OF GROUND SLEEVES OR CONTRACTOR MAY TRANSITION TO 2" PVC SCHEDULE 40 LARGE RADIUS SWEEP (36") WITH PERMA-GUARD/UL FITTINGS BY ARNCO SHUR-LOCK II OR APPROVED EQUAL BY IFP.
7. CONTRACTOR / DEVELOPER TO INSTALL A 2500 LB MULE TAPE STRING THROUGH EACH PRIMARY POWER CONDUIT RUN MORE THAN 75 LF, ALL SERVICES FROM THE METER BASE TO THE TRANSFORMER / SECONDARY PEDESTAL, AND INSTALL PULL STRING FOR FIBER OPTIC CONDUIT RUNS.
8. THE DEVELOPER/CONTRACTOR SHALL PROVIDE ALL STAKING AND LAYOUT OF NEW ELECTRICAL AND FIBER FACILITIES INCLUDING POWER POLES. ALL LOT CORNERS ADJACENT TO ALL POWER TRENCHES MUST BE CLEARLY MARKED FOR INSTALLATION OF ELECTRICAL FACILITIES.
9. THE CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING CITY POWER POLES AND ELECTRICAL AND FIBER FACILITIES DURING CONSTRUCTION. ALSO, REPAIR / REPLACE ALL CONCRETE, ASPHALT, AND LANDSCAPING THAT IS DISTURBED DURING CONSTRUCTION.
10. IT SHALL BE THE CUSTOMER OR CONTRACTOR'S RESPONSIBILITY TO PROVIDE ILLUMINATION (STREET LIGHTS) ALONG OR WITHIN THE PUBLIC RIGHTS-OF-WAY CONTAINED WITHIN A NEW DEVELOPMENT.
11. ALL NEW LIGHT POLE FOUNDATIONS AND LIGHTING CONDUITS SHALL BE CONSTRUCTED BY THE CONTRACTOR IN ACCORDANCE WITH CURRENT CITY OF IDAHO FALLS STANDARD DRAWINGS AND SPECIFICATIONS. IFP WILL FURNISH TO THE CONTRACTOR A BOLT HOLE TEMPLATE (PENDING AVAILABILITY), ANCHOR BOLTS, NUTS, WASHERS, GROUNDING BUTT PLATE, AND GROUND WIRE NEEDED FOR THE INSTALLATION OF THE LIGHT POLES.
12. IFP WILL INSTALL POLES AND LUMINAIRES WITH THE COST OF MATERIALS PAID BY THE CONTRACTOR PRIOR TO INSTALLATION.
13. ON ALL SUBDIVISIONS THE PADMOUNTED EQUIPMENT (INCLUDING GROUND SLEEVES / PEDESTALS, ETC.) WILL NOT BE PROVIDED OR SET UNTIL CURB AND GUTTER HAS BEEN INSTALLED. IDAHO FALLS POWER WILL PROVIDE GROUND RODS AND CONTRACTOR WILL INSTALL GROUND RODS PRIOR TO INSTALLATION OF CONDUIT.

APPROVED BY: _____

CITY OF IDAHO FALLS - ENGINEER

DATE:

SHEET # INDEX

SHEET #		INDEX
1	COVER	VICINITY MAP, LOCATION MAP, JURISDICTIONAL INFORMATION & NOTES
2	G-1	INDEX, ABBREVIATIONS & GENERAL NOTES
3	C-1	OVERALL 5TH E AND 33RD N IMPROVEMENT PLAN
4	PP-1	5TH E PLAN & PROFILE
5	PP-2	33RD N AND EASEMENT PLAN & PROFILE
6	SWPPP	STORM WATER POLLUTION AND PREVENTION PLAN
7	D-1	PAVEMENT MARKINGS/DETAILS

ABBREVIATIONS

DIA	DIAMETER
ELEV	ELEVATION
HORZ	HORIZONTAL
IFS	CITY OF IDAHO FALLS STANDARDS
INV	INVERT
MAX	MAXIMUM
MIN	MINIMUM
OSHA	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
PVC	POLYVINYL CHLORIDE
REQ'D	REQUIRED
STA	STATIONING
TYP	TYPICAL
VERT	VERTICAL
FW	FACE OF WALK
CB	CATCH BASIN
TBC	TOP BACK OF CURB
LF	LINEAR FEET
CONC	CONCRETE
EO	EDGE OF OIL
FL	FLOW LINE
SD	STORM DRAIN
VG	VALLEY GUTTER
X	EXISTING
XG	EXISTING GROUND
CB	CATCH BASIN
SSMH	SANITARY SEWER MANHOLE
MH	MANHOLE

LEGEND

PRO.	EXIST.	DESCRIPTION
750 / 75.10	765 / 75.10	PROPOSED/EXISTING ELEVATION
		PROPOSED/EXISTING FIRE HYDRANT
		PROPOSED/EXISTING VALVE
		PROPOSED/EXISTING MANHOLE
		PROPOSED/EXISTING STORM DRAIN INLET
		PROPOSED/EXISTING POWER POLE
		PROPOSED/EXISTING STREET LIGHT
		PROPOSED/EXISTING CURB AND GUTTER
0.75%		DRAINAGE FLOW ARROW
		PROPOSED ASPHALT
		CONCRETE
		BOUNDARY LINE
		CENTERLINE
		SECTION LINE
		PUBLIC UTILITY EASEMENT
4727		EXISTING GROUND CONTOUR

LINETYPE	DESCRIPTION
8" W	PRESSURE LINE (WATER LINE)
8" SS	SANITARY SEWER MAIN
12" SD	STORM DRAIN MAIN
X	FENCE LINE
GAS	GAS LINE
T	TELEPHONE LINE
OP	OVERHEAD POWER LINE
UG	UNDERGROUND POWER LINE
E	UNDERGROUND PVC POWER CONDUIT
	DRAINAGE FLOW BREAKLINE

EAGLE ROCK ENGINEERING
CIVIL • PLANNING • SURVEYING
IDAHO FALLS: (208) 542-2665 REXBURG: (208) 359-2065

DESIGNED BY:	KURT ROLAND
DRAWN BY:	ANGIE GARCIA
APPROVED BY:	PAUL SNARR
PROJECT NO.	20044
SCALE:	NO SCALE
DATE:	JUNE 2020
REVISION:	
CAD NAME:	COVER AND NOTES.DWG

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BISH'S RV
GENERAL NOTES

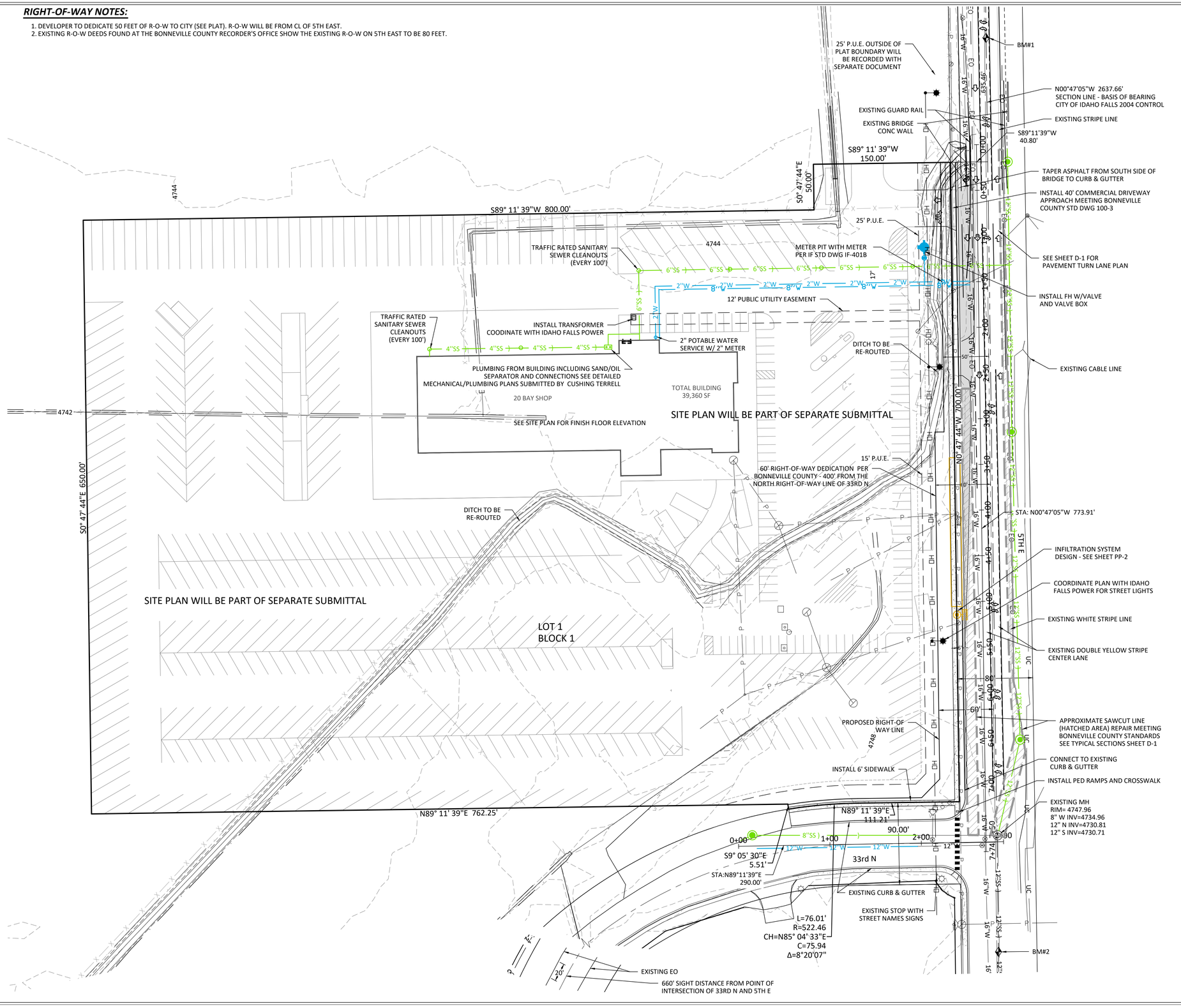
PREPARED FOR:
BISH'S RV

SHEET NO. 2

SHEET NAME G-1

RIGHT-OF-WAY NOTES:

1. DEVELOPER TO DEDICATE 50 FEET OF R-O-W TO CITY (SEE PLAT). R-O-W WILL BE FROM CL OF 5TH EAST.
2. EXISTING R-O-W DEEDS FOUND AT THE BONNEVILLE COUNTY RECORDER'S OFFICE SHOW THE EXISTING R-O-W ON 5TH EAST TO BE 80 FEET.



APPROVED BY: _____

CITY OF IDAHO FALLS - ENGINEER

DATE:

PROJECT BENCHMARK

BM#

BM#1 SECTION CORNER
E 1/4 SEC 6 BRASS CAP
ELEV - NAVD 88
N - 680414.328
E - 694277.631

BM#2 SECTION CORNER
SE SEC 6 BRASS CAP
ELEV - NAVD 88
N - 677776.912
E - 694313.757

PURSUANT TO CITY OF IDAHO FALLS 2004 COORDINATE SYSTEM WHICH COINCIDES WITH IDAHO-E-ZONE STATE PLANE NAVD-88 CENTRAL MERIDIAN

BASIS OF BEARING

THE BEARING ALONG THE SECTION LINE IS THE BASIS FOR ALL OTHER BEARINGS LISTED ON THESE CONSTRUCTION PLANS. THIS BEARING RELATES DIRECTLY TO THE "CITY OF IDAHO FALLS COORDINATE SYSTEM OF 2004". WHICH IS DERIVED FROM THE IDAHO STATE PLANE COORDINATE SYSTEM (EAST ZONE 1101) US SURVEY FEET AND USING A COMBINED SCALE FACTOR OF 1.000277265 FOR A GRID TO GROUND CONVERSION. THE SYSTEM ORIENTATION IS BASED ON GRID NORTH ALONG THE EAST ZONE CENTRAL MERIDIAN. NO CONVERGENCE ANGLE HAS BEEN APPLIED.

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.

EAGLE ROCK ENGINEERING
CIVIL • PLANNING • SURVEYING
IDAHO FALLS (208) 542-2065 REXBURG (208) 359-2065

DESIGNED BY: KURT ROLAND
DRAWN BY:
APPROVED BY: PAUL SNARR
PROJECT NO.
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CAD NAME:

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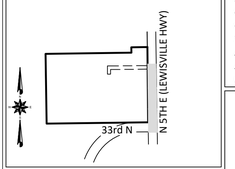
BISH'S RV
OVERALL 5TH E AND 33RD IMPROVEMENT PLAN

PREPARED FOR:
BISH'S RV

SHEET NO. 3

SHEET NAME C-1

KEY MAP



CONSTRUCTION ITEMS:

THE FOLLOWING CONSTRUCTION ITEMS ARE FOR THE PURPOSE OF DISPLAY IN THE PLAN AND PROFILE VIEW ONLY AND D O NOT SHOW EACH AND EVERY CONSTRUCTION COMPONENT IN THE DESIGN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PLANS AND UNDERSTAND THAT ALL ELBOWS, TEES, ADA ACCESSES, FIRE HYDRANTS, ETC.... MAY NOT BE LABELED BUT ARE REQUIRED FOR A COMPLETE PROJECT.

1 ASPHALT PAVING (TYP)	5 WATER MAIN GATE VALVE PER CITY OF IDAHO FALLS STANDARD DRAWING 404A (TYP)	9 TRAFFIC RATED SANITARY SEWER CLEANOUT	
2 CATCH BASIN PER DETAIL 2 - SHEET C-2 (TYP)	6 FIRE HYDRANT PER CITY OF IDAHO FALLS STANDARD DRAWING 404 WITH 6" GATE VALVE AND VALVE BOX (TYP)	10 INFILTRATION SYSTEM SEE DETAILS SHEET C-2	
3 SEWER MANHOLE TYPE A PER LATEST REVISION OF CITY OF IDAHO FALLS STANDARD DWGS AND SPECIFICATIONS DETAIL IF-501 (TYP)	7 2.5' STANDARD CURB & GUTTER DETAIL ON SHEET C-2 (TYP)		
4 6" SANITARY SEWER SERVICE PER LATEST REVISION OF CITY OF IDAHO FALLS STANDARD DWGS AND SPECIFICATIONS DETAIL IF-511 (TYP)	8 DEPRESSED ACCESS PER LATEST REVISION OF CITY OF IDAHO FALLS STANDARDS 500-2 (TYP)		

APPROVED BY: _____

DATE: CITY OF IDAHO FALLS - ENGINEER

NOTES:

1. SIDEWALKS MUST MEET ADA REQUIREMENTS. SEE DRAWING 500-2 OF THE CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS.

SCALE: 1" = 40.0'

DIG LINE 1-800-342-1585

STORM WATER CALCULATIONS:

Bish's RV Park
Area Average Runoff Coefficient Calculations

Table 1

Description	Total Area (ft^2)	Roof Area (ft^2)	Runoff Coefficient	Sidewalk Area (ft^2)	Drive/Street Area (ft^2)	Runoff Coefficient	Lawn Area (ft^2)	Runoff Coefficient	Area Avg. Coefficient
Area 1	44,410	0	0.9	2,100	6,720	0.95	0	0.2	0.90

Bish's RV Park
Storm Volume - Average Coefficient Calculations

Table 2

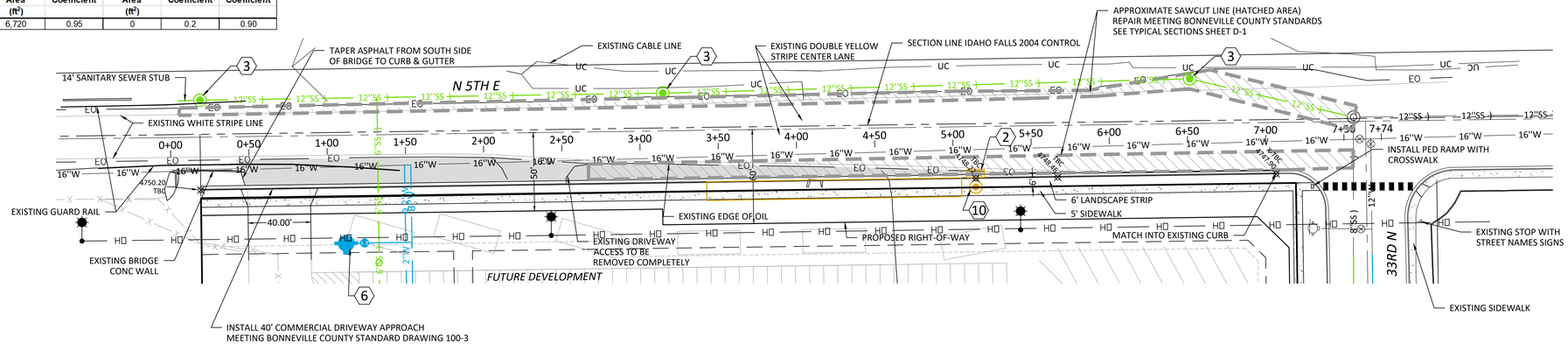
Description	Area (ft^2)	Storm (in)	Runoff Coefficient	Storm (ft^3)
Area 1	44,410	1.3	0.90	4,330

Bish's RV Park
Storage Volume - Infiltration Bed Calc's

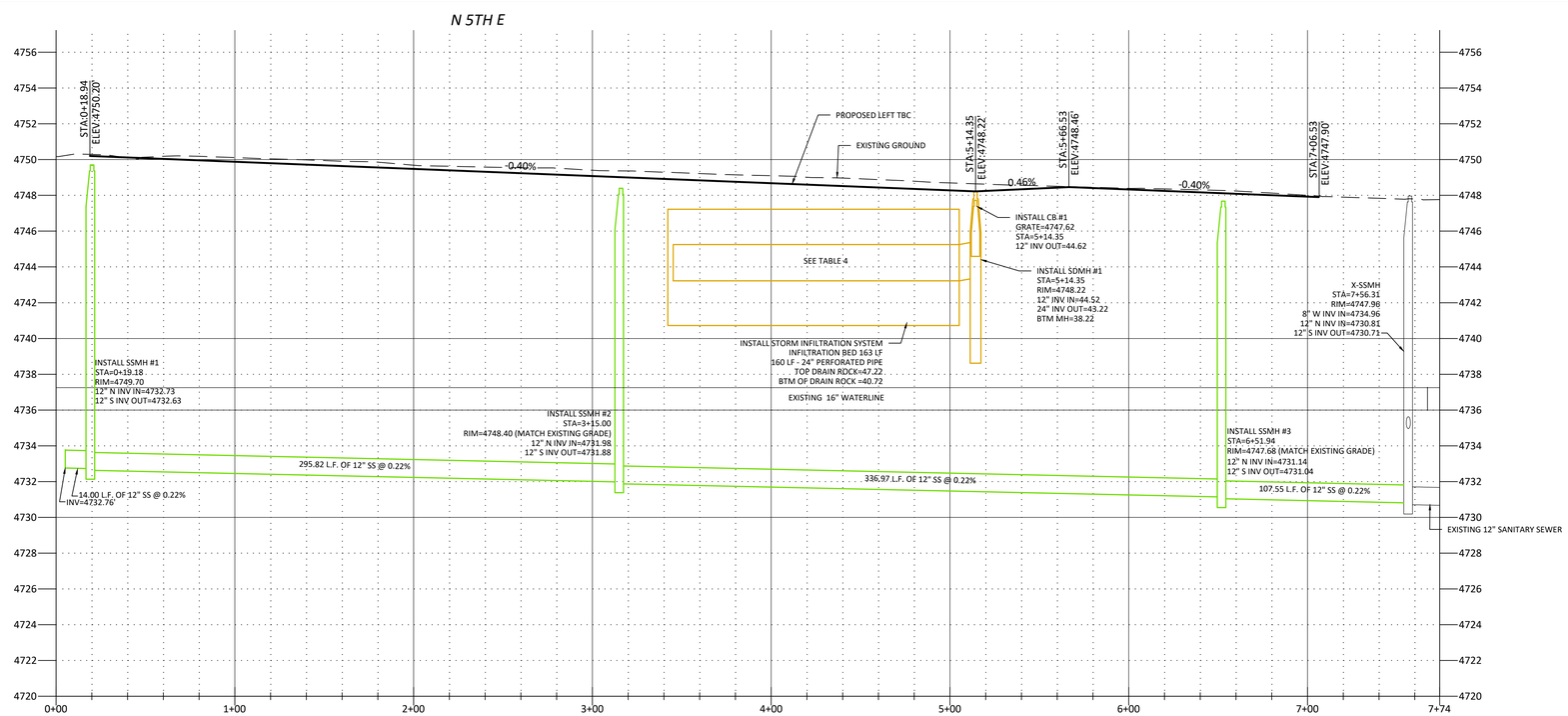
Table 3

Description	Req'd Storm Volume (ft^3)	Drainage Bed Length (ft)	Storage Provided (ft^3)
Area 1	4,330	160	4,456

NOTES:
1. The storage provided in this table only pertains to the drainage of 5th East.
2. The storage provided are minimum system lengths to be installed and are calculated to contain storm water including half of the street, sidewalk, and curb & gutter.
3. IBC/UBC requires slope away from structures (homes and business) whereas the Developer/Contractor shall ensure slope is graded meeting this standard.



Bish's RV Storm Drain Infiltration System Elevations	
Table 4	3/25/20 Rev 5/14/20
Area 1 - 5th East	
TBC	4748.22
CB #1	
Grate	4747.62
12" Inv Out	4744.62
SDMH #1	
Rim	4748.22
12" Inv In	4744.52
24" Inv Out	4743.22
Bottom of MH	4738.22
24" Invert - Infiltration Bed #2	
10'-24" Pipe	4743.19
Install Infiltration Bed System	
24" Perforated Pipe Length	160
System Bed Length	163
Top of Drain Rock	4747.22
Bottom of Drain Rock	4740.72
(See Typical Sheet D-1)	



EAGLE ROCK ENGINEERING
CIVIL PLANNING SURVEYING
IDAHO FALLS (208) 542-2965 REXBURG (208) 359-2065

DESIGNED BY: KURT ROLAND
DRAWN BY:
APPROVED BY: PAUL SNARR
PROJECT NO.
SCALE: 1"=40'
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CAD NAME:

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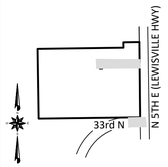
BISHS'S RV
N 5TH E
PLAN AND PROFILE

PREPARED FOR:
BISH'S RV

SHEET NO. 4

SHEET NAME PP-1

KEY MAP



CONSTRUCTION ITEMS:

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1	ASPHALT PAVING (TYP)	5	WATER MAIN GATE VALVE PER CITY OF IDAHO FALLS STANDARD DRAWING 404A (TYP)	9	TRAFFIC RATED SANITARY SEWER CLEANOUT
2	CATCH BASIN PER DETAIL 2 - SHEET C-2 (TYP)	6	FIRE HYDRANT PER CITY OF IDAHO FALLS STANDARD DRAWING 404 WITH 6" GATE VALVE AND VALVE BOX (TYP)	10	INFILTRATION SYSTEM SEE DETAILS SHEET C-2
3	SEWER MANHOLE TYPE A PER LATEST REVISION OF CITY OF IDAHO FALLS STANDARD DWGS AND SPECIFICATIONS DETAIL IF-501 (TYP)	7	2.5' STANDARD CURB & GUTTER DETAIL ON SHEET C-2 (TYP)		
4	6" SANITARY SEWER SERVICE PER LATEST REVISION OF CITY OF IDAHO FALLS STANDARD DWGS AND SPECIFICATIONS DETAIL IF-511 (TYP)	8	DEPRESSED ACCESS PER LATEST REVISION OF CITY OF IDAHO FALLS STANDARDS 500-2 (TYP)		

NOTES:

1. SIDEWALKS MUST MEET ADA REQUIREMENTS. SEE DRAWING 500-2 OF THE CITY OF IDAHO FALLS STANDARD SPECIFICATIONS AND DRAWINGS.

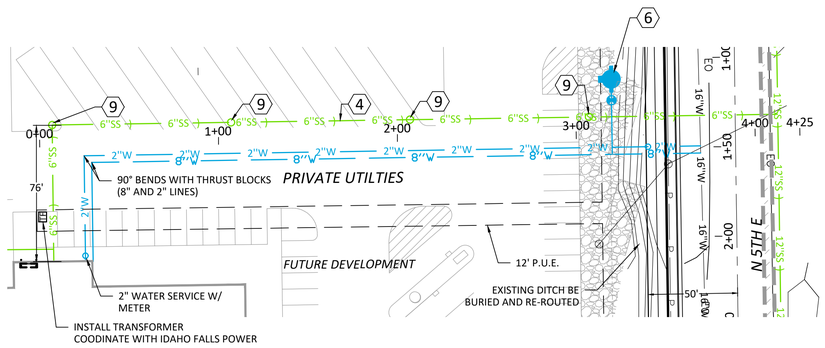
APPROVED BY: _____

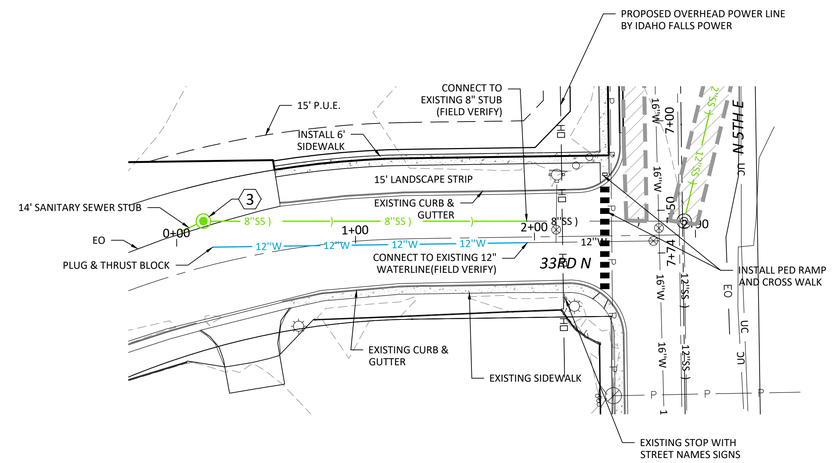
DATE: CITY OF IDAHO FALLS - ENGINEER

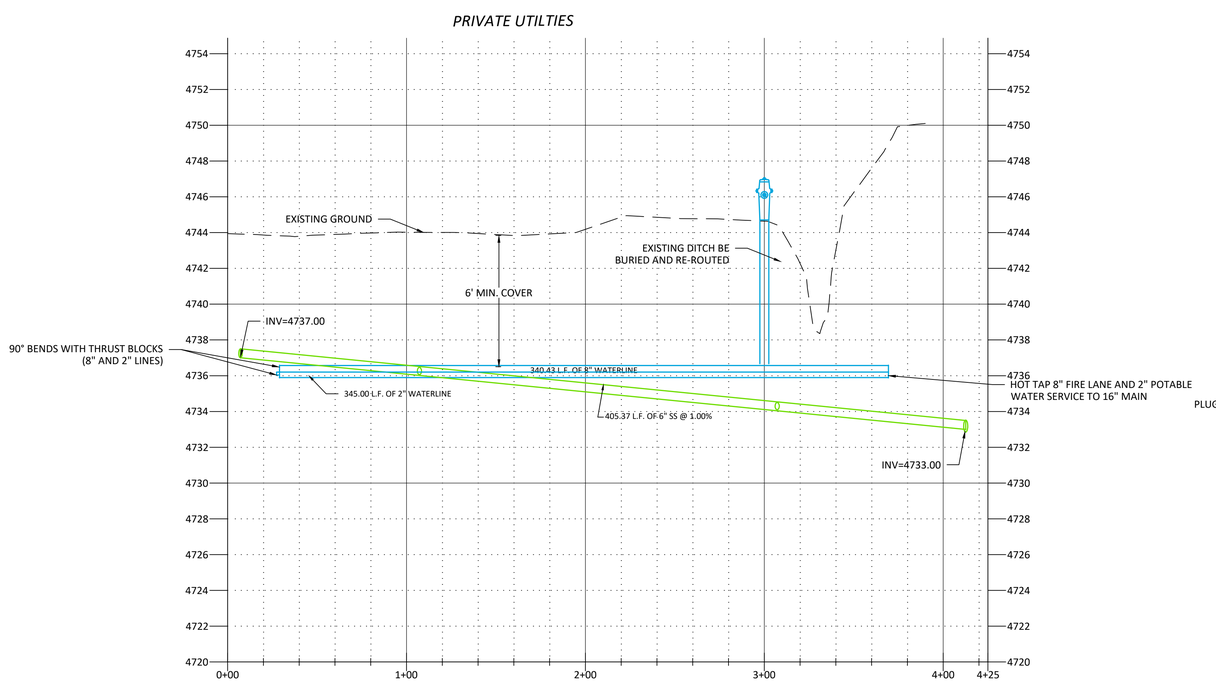
SCALE: 1" = 40.0'

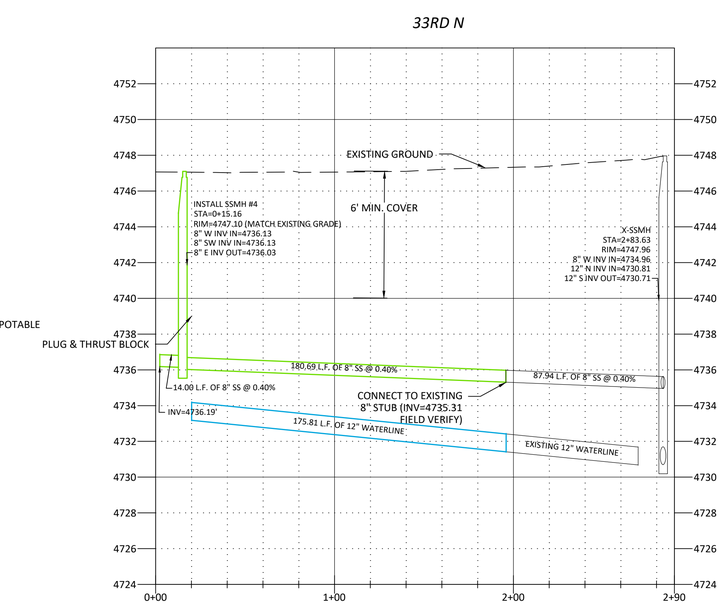
CALL BEFORE YOU DIG

DIG LINE 1-800-342-1585









EAGLE ROCK ENGINEERING
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IDAHO FALLS (208) 542-2665 REXBURG (208) 359-2665

DESIGNED BY:	KURT ROLAND
DRAWN BY:	
APPROVED BY:	PAUL SNARR
PROJECT NO.	
SCALE:	1"=40'
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BISH'S RV
PRIVATE UTILTIES AND 33RD N
PLAN AND PROFILE

PREPARED FOR:
BISH'S RV

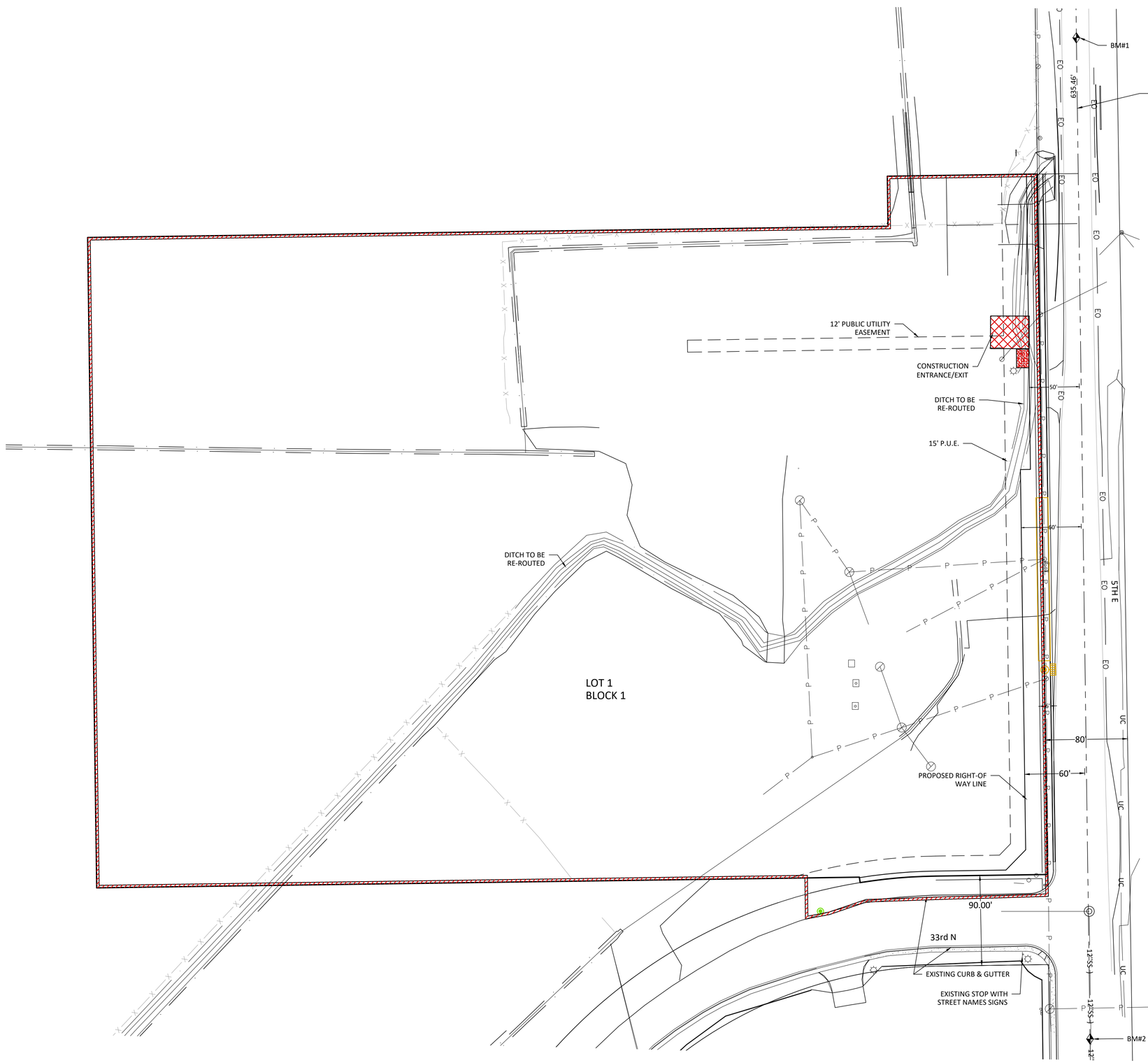
SHEET NO. 5

SHEET NAME PP-2

APPROVED BY: _____

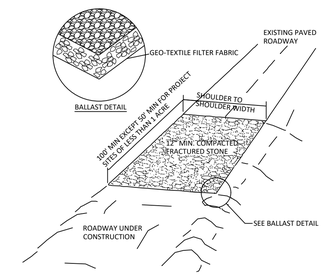
CITY OF IDAHO FALLS - ENGINEER

DATE:



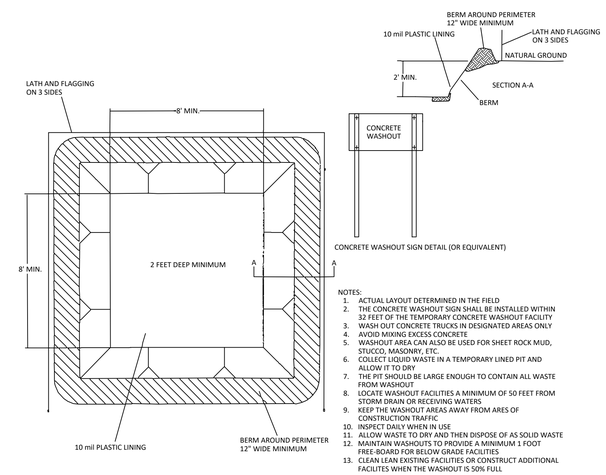
LEGEND:

- BERM ALONG PERIMETER
- CONCRETE WASH-OUT
- STABALIZE CONSTRUCTION ENTRANCE (SEE NOTE 7)



STABILIZED CONSTRUCTION ENTRANCE

NO SCALE



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 32 FEET OF THE TEMPORARY CONCRETE WASHOUT FACILITY
3. WASH OUT CONCRETE TRUCKS IN DESIGNATED AREAS ONLY
4. AVOID MIXING EXCESS CONCRETE
5. WASHOUT AREA CAN ALSO BE USED FOR SHEET ROCK MUD, STUCCO, MASONRY, ETC.
6. COLLECT LIQUID WASTE IN A TEMPORARY LINED PIT AND ALLOW IT TO DRY
7. THE PIT SHOULD BE LARGE ENOUGH TO CONTAIN ALL WASTE FROM WASHOUT
8. LOCATE WASHOUT FACILITIES A MINIMUM OF 50 FEET FROM STORM DRAIN OR RECEIVING WATERS
9. KEEP THE WASHOUT AREAS AWAY FROM ARES OF CONSTRUCTION TRAFFIC
10. INSPECT DAILY WHEN IN USE
11. ALLOW WASTE TO DRY AND THEN DISPOSE OF AS SOLID WASTE
12. MAINTAIN WASHOUTS TO PROVIDE A MINIMUM 1 FOOT FREE-BOARD FOR BELOW GRADE FACILITIES
13. CLEAN LEAN EXISTING FACILITIES OR CONSTRUCT ADDITIONAL FACILITES WHEN THE WASHOUT IS 50% FULL

CONCRETE WASHOUT

NO SCALE

SWPPP PLAN NOTES

1. CONRACTOR IS RESPONSIBLE FOR THE OFFICIAL WRITTEN SWPPP AND NOI MEETING EPA REGULATIONS.
2. CONTRACTOR SHALL INSTALL A DIRT BERM OR SILT FENCE AROUND THE PERIMETER OF THE SITE(S) WHERE EARTHWORK IS TAKING PLACE TO LIMIT POLLUTANT DISCHARGE LEAVING THIS SITE AND ENTERING ADJACENT PROPERTIES. THIS CAN BE INDIVIDUAL BUILDING SITES OR ENTIRE PERIMETER. CONTRACTOR TO MAINTAIN BERM OR SILT FENCE REGULARLY TO ENSURE SEDIMENT AND OTHER CONTAMINANTS FROM MIGRATING OFF PROJECT SITE.
3. CONTRACTOR TO ESTABLISH A STAGING AREA FOR FUELING AND ENSURE COMPLIANCE WITH SPILL PREVENTION AND CONTAINMENT BEFORE THE START OF ON SITE CONSTRUCTION ACTIVITIES.
4. CONTRACTOR SHALL ENSURE TRUCKS EXITING THE PROJECT SITE ARE NOT TRACKING MATERIAL OFF SITE. IN THE CASE TRACKING MATERIAL OFF SITE OCCURS, THE CONTRACTOR SHALL HAVE A PICK-UP BROOM (OR OTHER EQUIPMENT) ON SITE TO ENSURE THE OFFSITE ROADWAYS REMAIN CLEAN. THIS WILL BE SCHEDULED ON AN AS NEEDED BASIS.
5. IF THE CONTRACTOR DOESN'T CONTROL THE TRACKING OF MATERIAL ONTO THE CITY/COUNTY ROADWAYS TO THE SATISFACTION OF THE CITY, THE CITY MAY SHUT DOWN THE PROJECT UNTIL THE CONTRACTOR INSTALLS ANTI TRACKING PADS (STONE OR CORRUGATED STEEL PANELS) AT A DESIGNATED EXIT POINT PRIOR TO EXITING THE SITE.
6. CONTRACTOR TO INSPECT EQUIPMENT/VEHICLE STORAGE AREA AND FUEL TANK WEEKLY AND AFTER STORM EVENTS. LEAKS TO BE REPAIRED IMMEDIATELY. SPILL CLEANUP MATERIALS SHALL BE AVAILABLE ON SITE AND PROPER DISPOSAL OF CONTAMINATED MATERIAL SHALL BE DISPOSED OF PER EPA GUIDELINES.
7. INSTALL CONSTRUCTION RACK/MAT, SHAKER PLATE, RUMBLE RACK OR EQUAL TO MITIGATE TRACKING OFF SITE. CONTRACTOR TO SUBMIT SPECIFICATIONS TO ENGINEER FOR APPROVAL.

EAGLE ROCK ENGINEERING
CIVIL • PLANNING • SURVEYING
IDAHO FALLS (208) 542-2065 REXBURG (208) 359-2065

DESIGNED BY:	KURT ROLAND
DRAWN BY:	ANGIE GARCIA
APPROVED BY:	PAUL SNARR
PROJECT NO.	20044
SCALE:	1"=50'
DATE:	JUNE 2020
REVISION:	
CAD NAME:	PLAN AND PROFILES.DWG

ATTENTION
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PROFESSIONAL ENGINEER 16410 9-22-20 STATE OF IDAHO PAUL JESTIN SNARR

REVISIONS

	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

BISH'S RV
STORM WATER POLLUTION AND PREVENTION PLAN

PREPARED FOR:
BISH'S RV

SHEET NO. 6

SHEET NAME SWPP

Bish's RV - Pavement Marking Calculations	
Table 5 Northbound Pavement Markings	
Posted Speed	45 mph
Lane Width	12'
Left Turn Storage: SL=5V/6(PHF)	use 60'
Gap Length: 8W	96' use 100'
Southbound Pavement Markings	
Posted Speed	45 mph
Lane Width	12'
Right Turn Storage: SL=5V/6(PHF)	NA - Limited to an Existing Bridge and Short Taper to the New Curb & Gutter
Deceleration Length	
Gap/Taper Length: 8W	

NOTES:

1. LANE MARKINGS IN THE THROUGH LANES ARE OPTIONAL AND SHOULD BE INSTALLED ONLY IF JUSTIFIED.
2. TWO WAY LEFT TURN LANES SHOULD BE CONTINUOUS THROUGH "T" INTERSECTIONS BUT MAY BE BROKEN FOR 4-WAY INTERSECTIONS.
3. ALL LANE ARROWS, WORD PAVEMENT MARKINGS AND ALL OTHER MARKINGS 8" OR WIDER SHALL BE THERMOPLASTIC.
4. THERMOPLASTIC PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS SHOWN ON STANDARD DRAWING SHEET NUMBER 400-3.
5. LANE TRANSITION (TAPER LENGTH) AND TURN LANE STORAGE LENGTH SHALL BE AS SPECIFIED IN THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

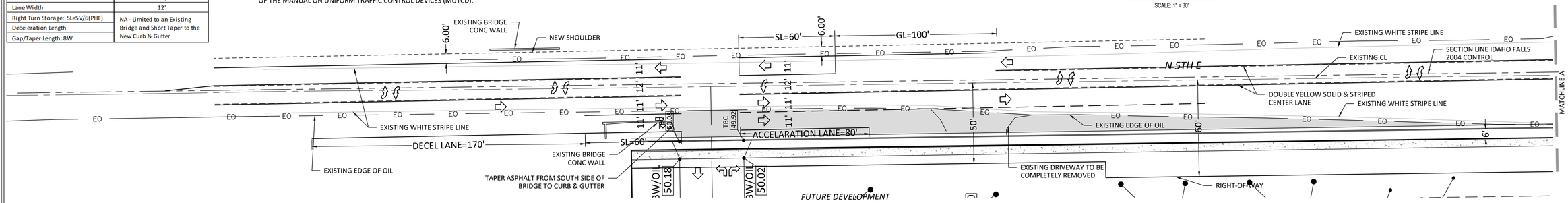
RIGHT-OF-WAY NOTES:

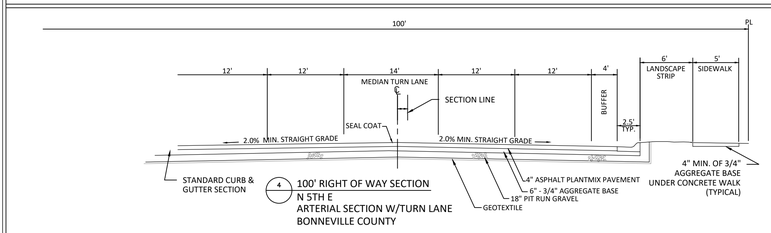
1. DEVELOPER TO DEDICATE 50 FEET OF R-O-W TO CITY (SEE PLAT). R-O-W WILL BE FROM CL OF 5TH EAST.
2. EXISTING R-O-W DEEDS FOUND AT THE BONNEVILLE COUNTY RECORDER'S OFFICE SHOW THE EXISTING R-O-W ON 5TH EAST TO BE 80 FEET.

SCALE: 1" = 30'

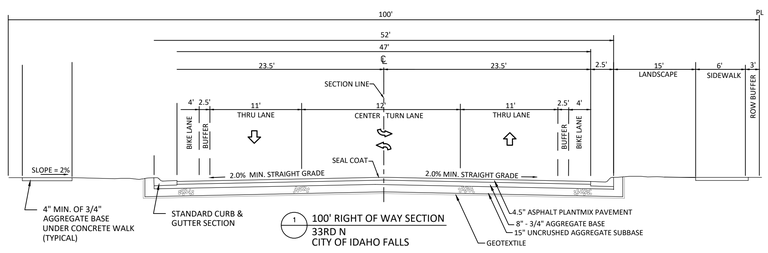
APPROVED BY: _____ CITY OF IDAHO FALLS - ENGINEER

DATE:





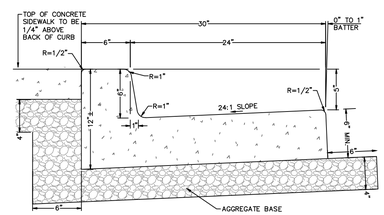
4 100' RIGHT OF WAY SECTION
N 5TH E
ARTERIAL SECTION W/TURN LANE
BONNEVILLE COUNTY



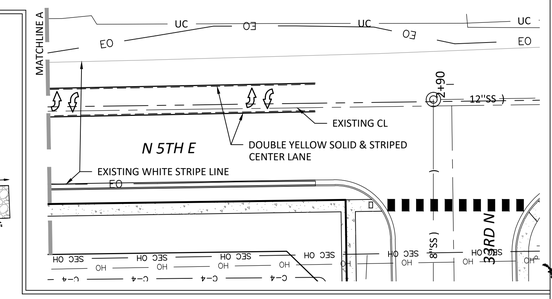
1 100' RIGHT OF WAY SECTION
33RD N
CITY OF IDAHO FALLS

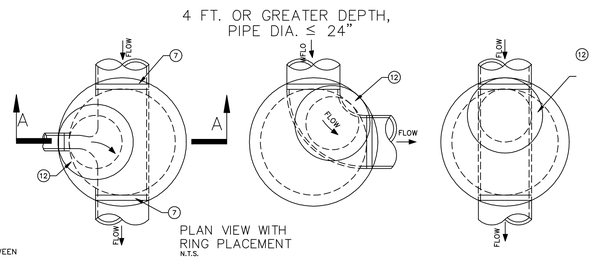
NOTES:

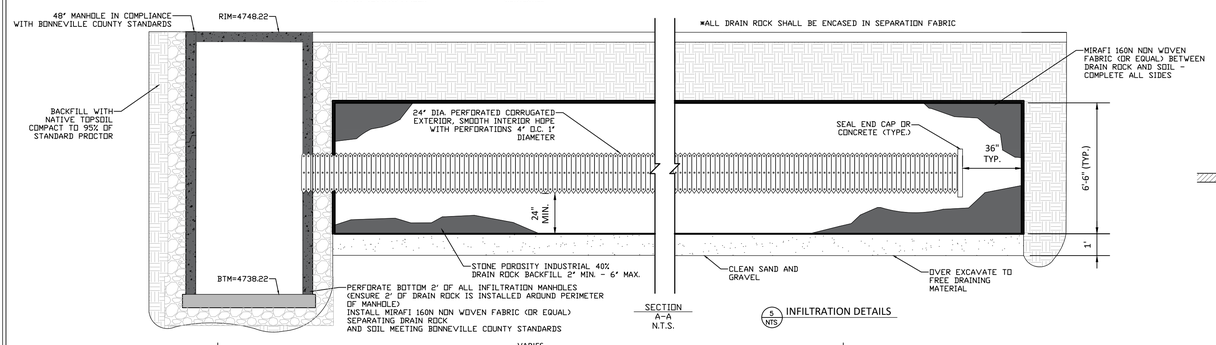
(A) GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY IHE ENGINEER.
(B) BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL. PLACE AS SPECIFIED UNDER SECTION-802 ISPWC; COMPACTED TO ΓXCΓΤD 95# 0Γ STANDARD PROCTOR.
(C) 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (AASHTO M 213) AT TERMINAL POINTS OF RADII.
(D) CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS AT 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH FOR SCOPΓ SPACING).
(E) MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH ISPWC SPECIFICATIONS.
(F) BACKFILL AS PER SECTION-706.
(G) SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSIRUCIION IN PUBLIC RIGHT-OF-WAY.
(H) CURB AND GUTTER STANDARD TO BE USED ON ALL PUBLIC ROADWAYS UNLESS APPROVED BY ENGINEER.



3 NTS STANDARD CURB & GUTTER SECTION
CITY OF IDAHO FALLS STD DWG IF-701A

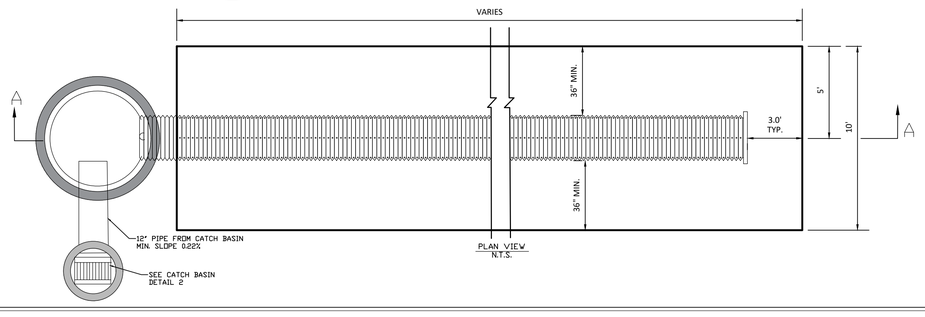




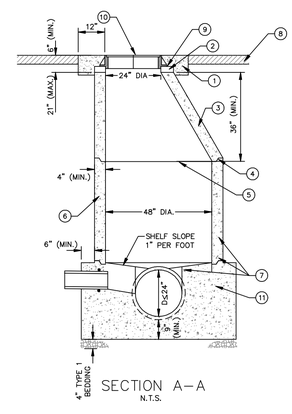


SECTION A-A
N.T.S.

5 NTS INFILTRATION DETAILS



PLAN VIEW
N.T.S.



SECTION A-A
N.T.S.

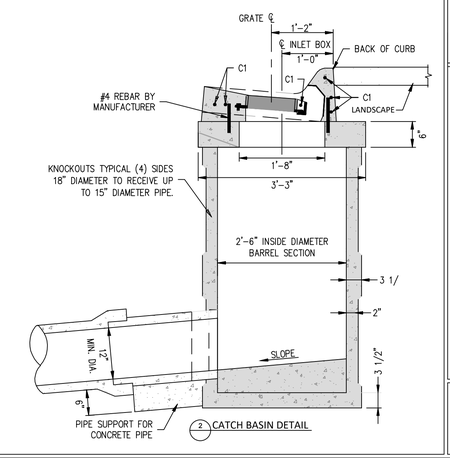
6 NTS MANHOLE TYPE "A" (MAXIMUM PIPE SIZE = 24")
CITY OF IDAHO FALLS STD DWG IF-501

LEGEND

1. CONCRETE COLLAR IN PAVED STREET SECTIONS PER IF-508A or IF-508B
2. GRADE RINGS GROUTED WATERTIGHT IN PLACE, NOT TO EXCEED 21" FROM FINISHED SURFACE TO TOP OF CONE. SEE IF-517A & IF-517B.
3. PRECAST MONOLITHIC ECCENTRIC CONE SECTION. (REBAR NOT SHOWN).
4. RAMNEK OR APPROVED GASKETS ALL JOINTS.
5. PROPERLY ALIGN ALL INTERIOR JOINTS.
6. PRECAST CONCRETE MANHOLE-BARREL SECTION (REBAR NOT SHOWN).
7. PRECAST GASKETED HUB RING OR RUBBER GASKETED COLLAR-FLEXIBLE AND WATER TIGHT.
8. REPLACEMENT SURFACING TO MATCH FLUSH WITH EXISTING SURFACING (AC SHOWN).
9. FRAME TO BE GROUTED TO GRADE RINGS.
10. FRAME AND COVER PER IF-507A.
11. CAST IN PLACE MANHOLE BASE. SEE SD-501A FOR PREFABRICATED BASE.
12. ROTATE CONE AS SHOWN IN RELATION TO PIPE SETUP AND DIRECTION OF FLOW. ALL OTHER CONFIGURATIONS TO HAVE WRITTEN ENGINEERS APPROVAL.

NOTES:

(A) PROVIDE MANHOLE CONCRETE REINFORCING TO ACCOMMODATE TRAFFIC LOADINGS.
(B) FOR DIAMETER, D, GREATER THAN 24", SEE IF-502 OR SD-503.
(C) FRAME AND COVER SHALL BE FLUSH WITH SLOPE OF PAVEMENT.
(D) WHERE PVC PIPE IS UTILIZED, INSTALL A RUBBER RING OR GASKET COLLAR WHERE THE PIPE IS IN CONTACT WITH MANHOLE BASE AND/OR MANHOLE CHANNEL, IN ORDER TO ENSURE A WATERTIGHT SEAL.
(E) EITHER BASE ON IF-501 OR SD-501A MAY BE USED WITH ANY STANDARD MANHOLE TYPE A.



2 CATCH BASIN DETAIL

EAGLE ROCK ENGINEERING
CIVIL • PLANNING • SURVEYING
IDAHO FALLS (208) 542-2065 REXBURG (208) 359-2065

DESIGNED BY:	KURT ROLAND
DRAWN BY:	ANGIE GARCIA
APPROVED BY:	PAUL SNARR
PROJECT NO.	20044
SCALE:	1"=30'
DATE:	JUNE 2020
REVISION:	
CAD NAME:	PLAN AND PROFILES.DWG

ATTENTION
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PROFESSIONAL ENGINEER REGISTERED 16410 6-22-20 STATE OF IDAHO PAUL SNARR

REVISIONS

	DATE	DESCRIPTION
1	5-4-20	CITY REVIEW #1
2	6-8-20	CITY REVIEW #2
3		
4		
5		
6		

BISH'S RV
PAVEMENT MARKING/DETAIL SHEET

PREPARED FOR:
BISH'S RV

SHEET NO. 7

SHEET NAME D-1

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Final Plat
Bish's RV
May 5, 2020

IDAHO FALLS
Community Development Services

Applicant: Eagle Rock Engineering

Location: Generally North of Us 20, East of N 5th W, South of E 65th N, West of N 5th E

Size: Approx. 14.141 acres
Buildable Lots: 1

Proposed Zoning: HC
North: Proposed HC
South: Proposed HC
East: County A-1
West: Proposed HC

Existing Land Uses:
Site: Commercial
North: Agricultural
South: Commercial
East: Commercial
West: Commercial

Future Land Use Map:
Commercial and Higher Density Residential

Attachments:
1. Maps and Aerial Photos
2. Letter

Requested Action: To recommend to the Mayor and City Council approval of the final plat for Bish's RV.

Staff Comments: The property is in process of being annexed with an initial zoning of HC, Highway Commercial. The final plat includes 1 buildable lot. The proposed lot meets the requirements of the HC Zone.

Access to the lot will come from N 5th East, a major arterial. There is not enough frontage on E 33rd North to accommodate an access point to that roadway from the lot. The final plat is consistent with the policies of the Comprehensive Plan.

Staff Recommendation: Staff has reviewed the final plat and finds that it complies with the subdivision ordinance and the development standards of the HC Zone. 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.	NA
Direct access to arterial streets from commercial or industrial lots shall be permitted only where it can be demonstrated that: 1) The direct access will not impede the flow of traffic on the a1terial or otherwise create an unsafe condition; 2) There is no reasonable alternative for access to the a1terial 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 a11 improvements, such as turning lanes or signals, necessitated for the safe and efficient uses of the proposes access.	X
Adequate provisions shall be made for soil preservation, drainage patterns, and debris and waste disposal and collection.	X
Sidelines of lots shall be at, or near, right angles or radial to the street lines. All corner lots shall have a minimum radius of twenty feet on the property line.	X
All property within the subdivision shall be included within a lot or area dedicated for public use.	X
All corner lots zoned RP through 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.	NA
All major streets in subdivision must conform to the major street plan of the City, as set forth in Comprehensive Plan.	X
The alignment and width of previously platted streets shall be preserved unless topographical conditions or existing buildings or structures required otherwise.	X
Residential lots adjoining arterial streets shall comply with: 1) Such lots shall have reverse frontage on the arterial streets, 2) such lots shall be buffered from the a1terial 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 a1terial buffer, 5) Parking areas shall be used as part of the arterial buffer for high density residential uses, 6) Annexation and development agreement shall include provisions for installation and continued maintenance of arterial buffers.	NA
Planning Director to classify street on basis of zoning, traffic volume, function, growth, vehicular & pedestrian safety, and population density.	There are no new internal streets included with this plat.

Comprehensive Plan Policies:

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

Zoning:

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.

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	50	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side				
Rear				
Landscape buffer contiguous to street* in ft.		15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				

(1) In the LC Zone, structures may encroach into the twenty foot (20') setback up to ten feet (10') when designed with a pedestrian walkway a minimum of five feet (5') in width connecting the public sidewalk to the structure's entrance. Parking is not permitted to encroach into the twenty foot (20') setback.

(2) In the HC Zone, display space may encroach into the landscape buffer contiguous to the street. Such encroachments may not exceed twenty five percent (25%) of the linear frontage contiguous to the street.

(3) In all commercial zones, when a development adjoins a residential zone or unincorporated land designated for residential land use in the City's Comprehensive Plan and the height of the building is over twenty-four feet (24'), the building shall set back thirty feet (30') from the property line contiguous to such Zones or land designated for residential land uses.

(4) For 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.

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

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

P = permitted use. C_1 = administrative conditional use. C_2 = Planning Commission conditional use. C_3 = 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.

	Commercial				
Proposed Land Use Classification	**PB**	**CC**	**LC**	**HC**	**PT**
Accessory use*	P	P	P	P	P
Accessory use, Fuel Station*		P	P	P	
Accessory use, Storage Yard*		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, single unit attached			P		
Dwelling, single unit detached			P		
Dwelling, two unit			P		P
Eating establishment		P	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

Proposed Land Use Classification	PB	CC	LC	HC	PT
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
Higher Education Center		P	P	P	P
Home Occupation*	P	P	P	P	P
Hospital*	C_2	C_2	C_2	C_2	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_3	C_3		C_3
Public Service Facility*	C_2	C_2	C_2	C_2	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, Indoor		P	P	P	P
Storage Facility, Outdoor				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	

(Ord. 3210, 8-23-18) (Ord. 3218, 9-13-18) (Ord. 3233, 12-20-18) (Ord. 3277, 10-10-19)

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:

7. PLAT 20-015: FINAL PLAT. Bish's RV. McLane presented the staff report a part of the record. Dixon asked if there will be a problem with the access off of Lewisville Highway and Dixon feels like they are creating a problem they could avoid if the lots had been drawn different. McLane stated that it will require a shared access and sometimes the curves in the road create portions that become not easy to develop and it happens frequently and can be addressed and the access point to 5th East does provide enough distance as you go to the northern portion to provide an access point that would have cross access to the north as well.

Applicant: Paul Hilbig. Hilbig stated that they created the lot shape to accommodate the site plan for the remodel of Bish's entire site, so it is the size that fits the building and inventory that they require, and they own all the land around it. Hilbig stated that they allowed for the cross access on the north. Hilbig stated that the plan for the surrounding ground is unknown and the intent is to redo the Bish's RV development and further development will happen in the future.

Morrison moved to recommend to the Mayor and City Council approval of the Final Plat for Bish's RV, Denney seconded the motion and it passed unanimously.

Black adjourned the meeting at approximately 10:45 p.m.

Respectfully Submitted

Beckie Thompson, Recorder

DEVELOPMENT AGREEMENT
BISH'S RV

This DEVELOPMENT AGREEMENT BISH'S RV (hereinafter called "AGREEMENT"), made this 18th day of June, 2020, by and between the CITY OF IDAHO FALLS, a municipal corporation of the State of Idaho, (hereinafter "CITY"), whose mailing address is P.O. Box 50220, Idaho Falls, Idaho 83405, and Bish Jenkins and Sons, Inc., (hereinafter "DEVELOPER"), whose mailing address is 3885 N. 5th East, Idaho Falls, Idaho 83401.

W I T N E S S E T H:

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

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

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

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

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

WHEREAS, DEVELOPER specifically waives DEVELOPER's right to protest development requirements described in this AGREEMENT, including DEVELOPER's right of judicial review contained in Chapter 52, Title 67, Idaho Code, and pursuant to the standards set forth in § 67-5279, Idaho Code; and,

WHEREAS, DEVELOPER understands that the public improvements required herein are standards required pursuant to Idaho Falls City Code, Title 10, Chapter 1, and are authorized by Idaho Code §§ 67-6513 and 67-6518; and,

WHEREAS, DEVELOPER and CITY believe that without the public improvements

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

WHEREAS, CITY desires to ensure that public improvements consisting of those described in this AGREEMENT, including Special Conditions for the Subdivision, are constructed; and,

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

WHEREAS, DEVELOPER enters into this AGREEMENT of DEVELOPER's own free will and accord, without coercion and without inducement and at DEVELOPER's request; and,

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

WHEREAS, DEVELOPER has submitted a preliminary plat bearing the Subdivision name described in the caption of this AGREEMENT; and,

WHEREAS, City Engineer and City Planning and Zoning Commission have recommended such Subdivision be approved subject to certain requirements and obligations on the part of DEVELOPER; and,

WHEREAS, CITY is willing to approve the Subdivision to CITY, subject to the terms and conditions of this AGREEMENT and the Special Conditions attached hereto;

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

1. Approval of Subdivision. CITY hereby approves the Subdivision plat as described in Exhibit "A" attached hereto and made a part to this AGREEMENT by reference, and agrees that upon DEVELOPER's full and complete performance of the terms and conditions hereto, it will accept and maintain all public facilities and improvements shown in the Improvement Plans for the Subdivision.

2. Improvement, Preliminary, and Final Improvement Plans. "Improvement Plans," used in this AGREEMENT, are engineer-designed plans showing all streets, sewer lines, water lines, storm drains, street signs, traffic control devices, barricades, other public utilities (telephone, gas, electricity, fiber optic and irrigation facilities) and other public improvements contemplated within the Subdivision. "Preliminary Improvement Plans" as used in this AGREEMENT, are

those Improvement Plans submitted and considered for the Subdivision development prior to the approval of City Engineer, and not yet approved for construction. "Final Improvement Plans" as used in this AGREEMENT, are those Improvement Plans submitted, considered and approved by City Engineer for the Subdivision development.

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

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

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

5. Inspection. DEVELOPER shall retain a professional engineer (hereafter referred to as the "Project Engineer") licensed within the State of Idaho to supervise, inspect and test the construction of all public improvements within the Subdivision in order to ensure such improvements are constructed in accordance with this AGREEMENT, the Improvement Plans and the Standard Specifications. DEVELOPER shall not materially deviate from the Improvement Plans or Standard Specifications without the express written approval of the City Engineer.

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

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

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

every person whomsoever who lawfully holds, or who later lawfully claims to have held, rights in the premises as of the date of this AGREEMENT.

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

10. Failure to Pay Fees. In the event DEVELOPER fails or refuses to pay any of the fees, charges or costs set forth herein, CITY may disannex any property owned by DEVELOPER within the Subdivision or declare the entire unpaid balance immediately due and payable and collect such sums in the manner provided by law, or may pursue any other remedy set forth herein or as may be available at law or in equity. All such remedies shall be cumulative and CITY may pursue the same separately or simultaneously as it deems necessary or appropriate. In the event of such acceleration, all sums due shall bear interest at the rate established by law for judgments entered in the State of Idaho.

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

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

reference made a part hereof.

13. Irrigation Facilities. DEVELOPER shall relocate or reconstruct, at DEVELOPER's expense, all ditches, headgate structures, culverts, siphons, drywells or other similar appurtenant structures that will be impaired or otherwise disturbed by the construction of this Subdivision. DEVELOPER shall also obtain the consent of all persons or entities who have any water right or control over such structures. DEVELOPER shall also indemnify and hold CITY harmless from any action, claim, demand or cost of any kind, including attorney's fees and court costs, arising from the relocation or reconstruction of such facilities or DEVELOPER's failure to properly relocate or reconstruct such facilities.

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

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

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

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

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

A. Withhold the issuance of any building permit or certificate of occupancy for any structure located within any phase or division of the Subdivision affected by such default;

B. Withhold the connection of water, sewer or electric service to any property

located within any phase or division of the Subdivision affected by such default;

C. Refuse to accept public ownership and maintenance of public improvements within any phase or division of the Subdivision affected by such default and record a notice of such action with the Bonneville County Recorder's office;

D. Issue a stop work order for any building under construction within any phase or division of the Subdivision affected by such default;

E. Withhold reimbursement of Subdivision inspection fees collected pursuant to the Idaho Falls City Code; and

F. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity.

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

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

21. Irrigation District Release. Prior to the approval of the Subdivision plat, DEVELOPER shall obtain a certification upon the plat signed by any irrigation district, canal company, ditch association or other similar water delivery entity who provides or delivers water to any property located within the Subdivision. This certification shall state that the water rights for all property within the Subdivision have been transferred from the property and that all liens and assessments of such water delivery entity have been released.

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

23. Conflict With Standard Specifications. In the event of any conflict between the

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

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

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

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

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

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

ATTEST:

CITY OF IDAHO FALLS, IDAHO

_____
Kathy Hampton, City Clerk

By _____
Rebecca L. Noah Casper, Mayor

BISH JENKINS & SONS, INC.

By _____
Troy Jenkins, President

STATE OF Idaho)
) ss:
County of Ada)

On this 18 day of June, 2020, before me, the undersigned, a notary public, in and for said State, personally appeared Troy Jenkins, known or identified to me to be the President of Bish Jenkins & Sons, Inc., and whose name is subscribed to the within instrument and acknowledged to me that he is authorized to execute the same for and on behalf of said company.

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

KELLY ALAN ROGERS
NOTARY PUBLIC - STATE OF IDAHO
COMMISSION NUMBER 20191147
MY COMMISSION EXPIRES 6-7-2025

(Seal)

_____
Notary Public of State of Idaho
Residing at: Boise, ID
My Commission Expires: 2025

EXHIBIT "A"
PROPERTY

BISH'S RV

Legal Description

BEGINNING AT A POINT THAT IS N.00°47'05"W. ALONG THE SECTION LINE 2002.20 FEET AND S.89°11'39"W. 40.80 FEET FROM THE SOUTHEAST CORNER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF 5TH EAST; RUNNING THENCE S.89°11'39"W. 150.00 FEET; THENCE S.00°47'44"E. 50.00 FEET; THENCE S.89°11'39"W. 800.00 FEET; THENCE S.00°47'44"E. 650.00 FEET; THENCE N.89°11'39"E. 762.25 FEET; THENCE S.09°05'30"E 5.51 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE INSTRUMENT NO. 623134, SAID POINT ALSO BEING A POINT OF A CURVE WITH A RADIUS OF 522.46 FEET AND A CHORD THAT BEARS N.85°04'33"E. 75.94 FEET; THENCE TO THE RIGHT ALONG SAID CURVE 76.01 FEET THRU A CENTRAL ANGLE OF 8°20'07; THENCE N.89°11'39"E. 111.21 FEET TO SAID WEST RIGHT-OF-WAY LINE OF 5TH EAST; THENCE N.00°47'44"W. ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.351 ACRES.

EXHIBIT "B"

SPECIAL CONDITIONS
BISH'S RV

S-C 1.00. Arterial Street and Bridge Fees. The Bridge and Arterial Streets fee for this Subdivision is Thirty-five Thousand Two Hundred Fifteen Dollars ($35,215) (14.086 acres of HC zone at $2,500 per acre), payable as follows:

Due Date	Payment Amount
Upon execution of this Agreement	$ 3,521.50
June 1, 2020	$ 5,282.25
December 1, 2020	$ 5,282.25
March 1, 2021	$ 5,282.25
June 1, 2021	$ 5,282.25
September 1, 2021	$ 5,282.25
December 1, 2021	$ 5,282.25
TOTAL	$ 35,215.00

S-C 2.00. Surface Drainage Fees. The surface drainage fee for this Subdivision is Four Thousand Six Hundred One Dollar and Ninety Cents ($4,601.90) (613,586 square feet net area at $.0075 per square foot), payable as follows:

Due Date	Payment Amount
Upon execution of this Agreement	$ 460.19
June 1, 2020	$ 690.28
December 1, 2020	$ 690.28
March 1, 2021	$ 690.28
June 1, 2021	$ 690.28
September 1, 2021	$ 690.28
December 1, 2021	$ 690.31
TOTAL	$ 4,601.90

S-C 3.00. Traffic Signs. DEVELOPER agrees to install all street signs designating the names of all streets within the Subdivision. Street signs designating the name of public streets shall be constructed with white letters over green background. Street signs designating the name of private streets shall be constructed with white lettering over blue background. Such signs shall be installed in the manner and locations as directed by the City Engineer.

S-C 4.00 Storm Drainage. Storm Drainage will be designed and constructed to accommodate drainage of the roads and lots within the development by DEVELOPER. The storm drainage system shall meet the City Storm Drainage policy and be maintained by DEVELOPER.

S.C. 5.00 Existing Infrastructure. When it is necessary to move or remove existing infrastructure not belonging to CITY and not within CITY Right-of-Way, DEVELOPER will coordinate such activities with the applicable owner, e.g. poles owned by Pacificorp dba Rocky Mountain Power. Any existing electrical infrastructure owned by Pacificorp dba Rocky Mountain Power will require a buy-out from DEVELOPER prior to receipt of electrical service from CITY. Request for the buy-out is to be initiated by DEVELOPER after annexation.

S-C 7.00 Street Section Improvements for 5th East and 33rd North. DEVELOPER shall be responsible for the design and construction of the Storm Sewer and Major Arterial Roadway improvements of approximately seven hundred forty feet (740') in 5th East and Minor Arterial Roadway improvements in 33rd North approximately two hundred ninety feet (290) through the limits of the Subdivision in accordance with CITY Approved Improvement Drawings. DEVELOPER shall be responsible for the costs per City Code 10-2-4 (D), CITY shall reimburse DEVELOPER for additional width and depth per City Code 10-2-4(D), subject to the limitations and bid procurement requirements of this Agreement.

S-C 8.00 Construction of Sanitary Sewer Lines. DEVELOPER shall, at DEVELOPER's expense, design and construct approximately seven hundred fifty feet (750') of twelve inch (12") sanitary sewer main line from the intersection of 33rd North and 5th East running North across the frontage of this Subdivision and approximately two hundred feet (200') of eight inch (8") sanitary sewer main line from the intersection of 33rd North and 5th East from said intersection running West on 33rd North across the frontage of this Subdivision, as shown on the Improvement Plans approved by and on file with City Engineer. DEVELOPER shall design and construct at DEVELOPER's sole expense all sewer mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Specifications and as shown on the Improvement Drawings filed with and approved by City Engineer. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the twelve inch (12") main line which exceeds the costs of materials for an eight inch (8") sewer main line, subject to the limitations and bid procurement requirements of this Agreement. DEVELOPER shall design and construct at DEVELOPER's sole expense all sewer mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Specifications, and upon completion thereof, DEVELOPERS shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the sewer mains and appurtenances have been constructed in accordance with such specifications.

S-C 9.00 Reimbursement of Sewer Main Charges (5th East). Upon connection of sanitary sewer service to any property owned by any person other than Bish Jenkins & Sons, Inc., and fronting upon that portion of sanitary sewer which the Bish Jenkins & Sons, Inc., has constructed outside or adjacent to this Subdivision, CITY will, to the extent permitted by law, and upon written request of DEVELOPER, pay to Bish Jenkins & Sons, Inc., all sewer main connection charges collected by CITY from the owners of such property, pursuant to Section 8-1-23(c), City Code, as the same currently exists

or may be amended hereafter. Such right to reimbursement shall terminate with respect to any sewer main charge collected by CITY after the expiration of ten (10) years from the effective date of this Agreement.

S-C 10.00 Construction of Water Main Line. DEVELOPER shall construct approximately one hundred seventy-six feet (176') of twelve inch (12") diameter water main line from the intersection of 33rd North and 5th East running West to and across the entire frontage of this Subdivision as shown on the Improvement Plans approved by and on file with the City Engineer. CITY acknowledges that an eight inch (8") water main line is adequate to serve this Subdivision; however, sound planning and economy of scale requires construction of a twelve inch (12") diameter water main line to serve properties adjacent to and/or near this Subdivision. CITY agrees to reimburse DEVELOPER that portion of the costs of materials for the twelve inch (12") water main line which exceeds the costs of materials for an eight inch (8") water main line, subject to the limitations and bid procurement requirements of this Agreement. DEVELOPER shall design and construct at DEVELOPER's sole expense all water mains and appurtenances within the Subdivision in accordance with CITY Standard Drawings and Specifications, and upon completion thereof, DEVELOPER shall furnish CITY with a certificate signed by a licensed professional engineer, certifying that the water mains and appurtenances have been constructed in accordance with such specifications.

S-C 11.00. Reimbursement of Water Main Charges (33rd North). Upon connection of water service to any property owned by any person other than Bish Jenkins & Sons, Inc., and fronting upon that portion of the 33rd North right-of-way in which Bish Jenkins & Sons, Inc., has constructed a water main line, CITY will, to the extent permitted by law, and upon written request of DEVELOPER, pay to Bish Jenkins & Sons, Inc., all water main connection charges collected by CITY from the owners of such property, pursuant to Section 8-4-14(c), City Code, as the same currently exists or may be amended hereafter. Such right to reimbursement shall terminate with respect to any water main charge collected by CITY after the expiration of ten (10) years from the date hereof.

S-C 12.00 Water Line Connection in 5th East. CITY agrees to allow DEVELOPER to connect to the water main located in 5th East, subject to DEVELOPER's payment of the water main connection fees in the amount of Twenty-Nine Thousand Two Hundred Sixty dollars ($29,260); (seven hundred feet (700') currently at Forty-One dollars and Eighty cents ($41.80) per foot), upon execution of this Agreement, pursuant to Section 8-4-14 (C) of the City Code. Pursuant to Section 8-4-14 (B) of the City Code, DEVELOPERS or DEVELOPER's heirs or assigns shall also pay individual water system connection fees each time an individual water service line is connected to CITY water systems. Such fees shall be paid in the amounts and manner set forth in such Code Sections.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

FINAL PLAT OF BISH'S RV, LOCATED GENERALLY NORTH OF US 20, EAST OF N 5TH W, SOUTH OF E 65TH N, WEST OF N 5TH E.

WHEREAS, the applicant filed an application for a rezone on March 30, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public meeting on May 5, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public meeting on June 25, 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 14.142 acres located generally North of US 20, East of N 5th W, South of E 65th N, West of N 5th E.
3. The comprehensive plan designates this area as Commercial and the property is currently zoned HC, Highway Commercial.
4. The plat includes one commercial lot which complies with the standards of the HC Zone.
5. 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 Bish's RV.

BY THE CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca L. Noah Casper, Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, June 15, 2020

RE: Rezone to remove the Planned Unit Development (PUD), Zoning Ordinance, Reasoned Statement of Relevant Criteria and Standards, Lots 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson, Division No. 1

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Ordinance Rezoning Lots 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson, Division No. 1, 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 to remove the PUD of Lot 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson Division No. 1, and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for the Rezone to remove the PUD, Zoning Ordinance, and Reasoned Statement of Relevant Criteria and Standards, Lot 17 and 18 and portions of Lots 19 and 20, Block 1, 2nd Amended Lorin C Anderson Division No. 1. 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

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the Rezone to remove the PUD 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.

Rezone

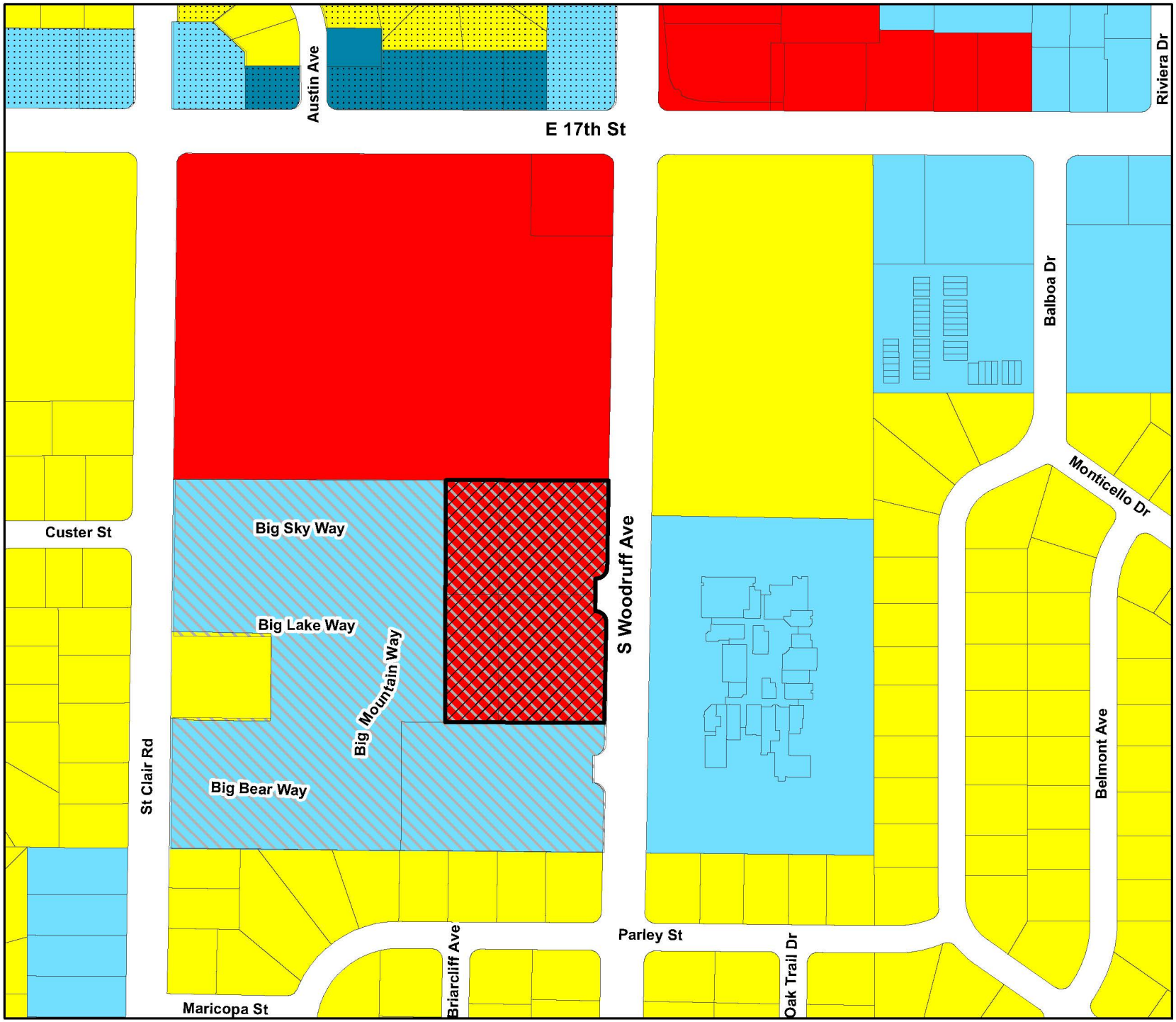
Removal PUD Lots 2nd Amended Lorin C Anderson Div No 1

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

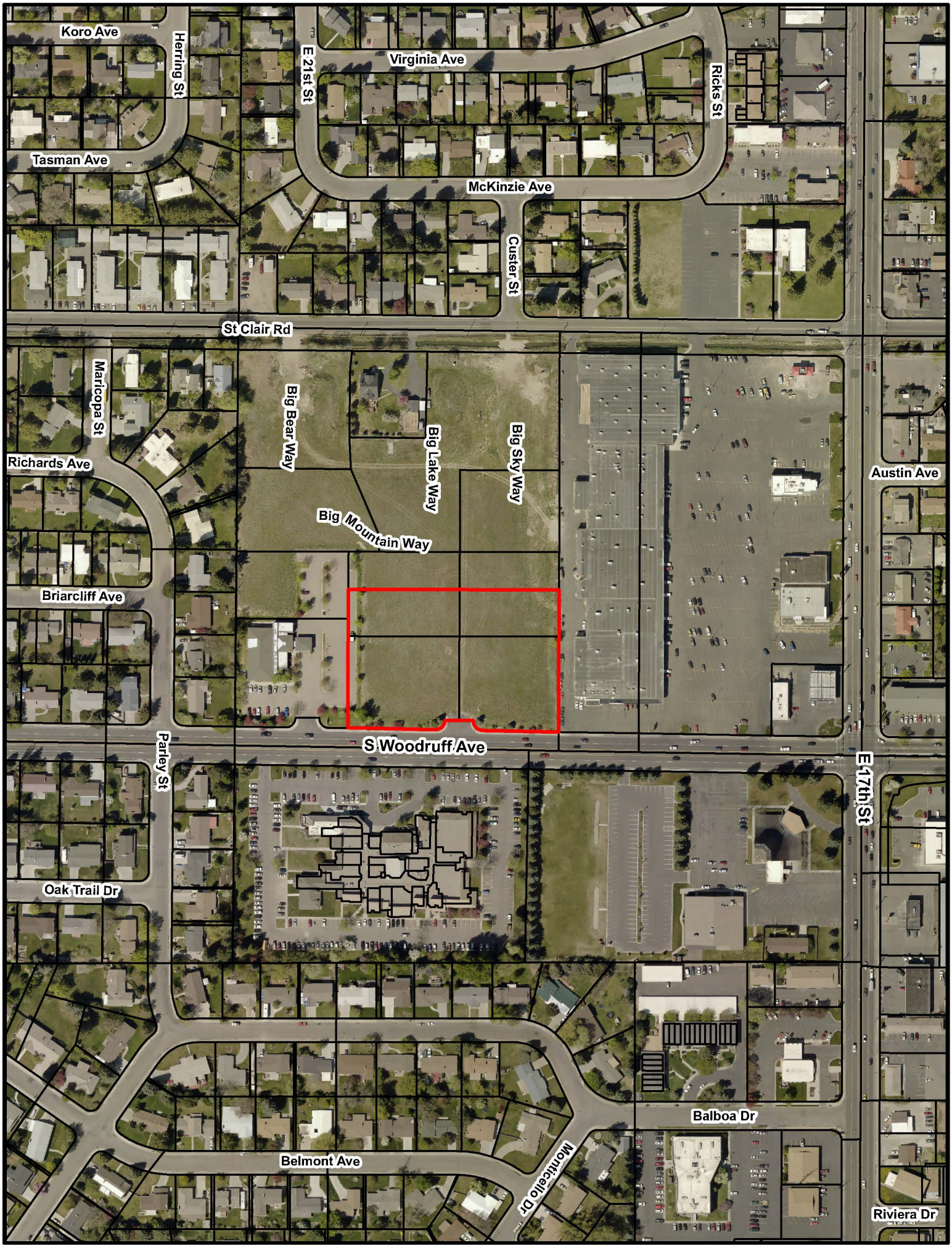
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

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

N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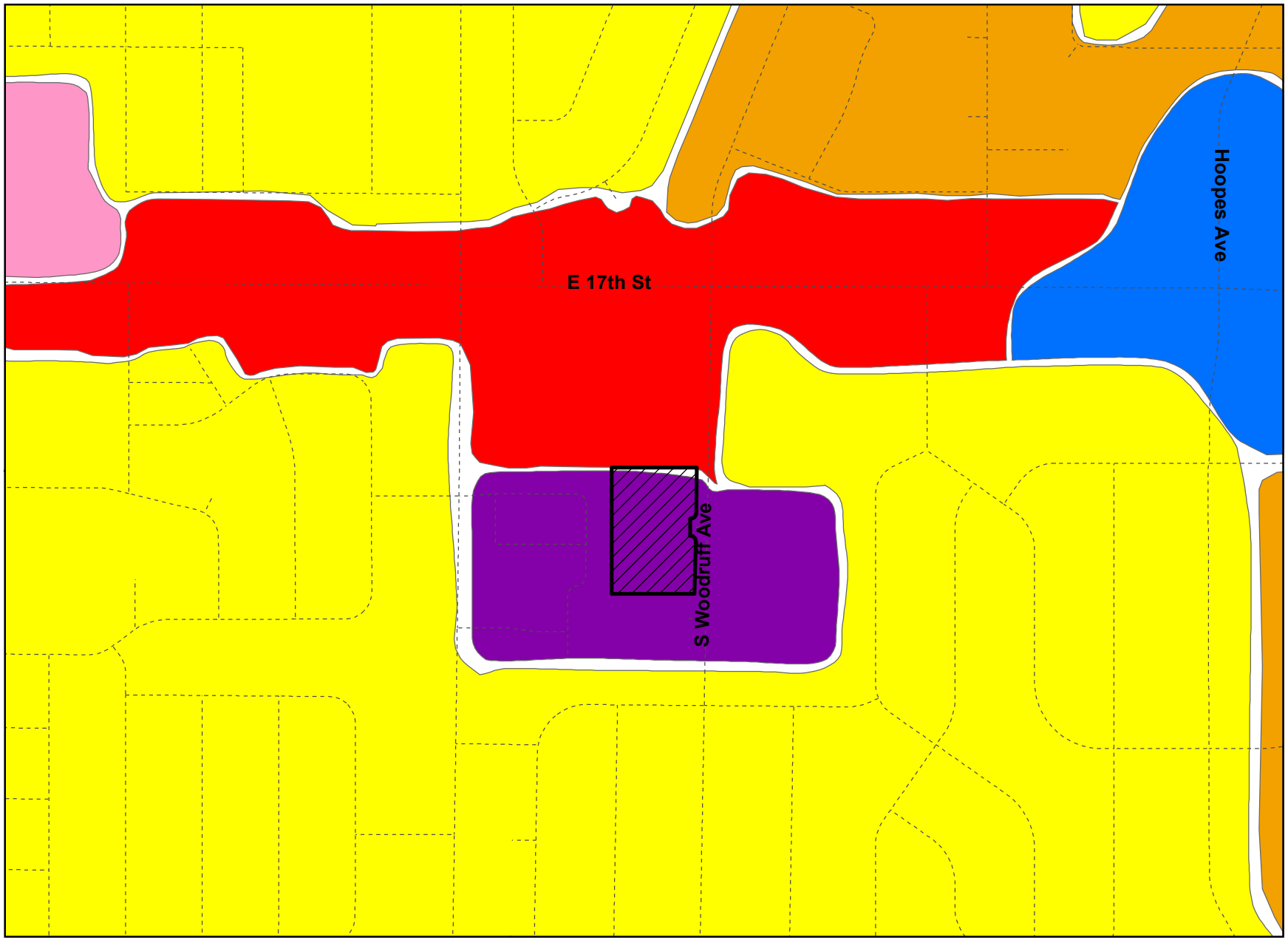
Virginia Ave
Ricks St
Tasman Ave
McKinzie Ave
Custer St
St Clair Rd
Maricopa St
Big Bear Way
Big Lake Way
Big Sky Way
Richards Ave
Big Mountain Way
Austin Ave
Briarcliff Ave
S Woodruff Ave
Parley St
E 17th St
Oak Trail Dr
Balboa Dr
Belmont Ave
Monticello Dr
Riviera Dr

Rezone

Removal PUD Lots 2nd Amended Lorin C Anderson Div No 1

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

Comprehensive Plan



IDAHO FALLS

Planning Division
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Idaho Falls, ID 83402
(208) 612-8276

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IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

Rezone from LC/PUD to LC for
Lots 17 & 18 & portions of Lots 19 & 20, Block 1, 2nd Amended Lorin C Anderson Division No 1 ~ June 2, 2020

IDAHO FALLS

Community Development Services

Applicant: Morgan Construction, Inc

Project Manager: Kerry Beutler

Location: Generally south of E 17th Street., west of St. Clair Road., north of E25th Street., & east of Woodruff Avenue.

Existing Zoning:
Site: LC/PUD
North: LC
South: R3A/PUD
East: R3A
West: R3A/PUD

Existing Land Use:
Site: Vacant
North: Commercial
South: Commercial
East: Professional Office
West: Residential

Future Land Use Map:
Medical Services Center, Commercial

Attachments:
1. Maps, Aerial
2. Johnson Letter

Requested Action: To **recommend** to the Mayor and City Council a rezoning to remove the PUD designation from the property.

Staff Comments: This property was rezoned to include a PUD designation initially in 1996. There have been several re-zonings on the parcel with the latest in 2013 from R3A to LC both with a PUD overlay. The property is currently vacant undeveloped land.

The City amended its PUD Ordinance in January of 2015. Those changes were focused, primarily, on dealing with residential development. Only a few commercial PUD's had been developed at that time. PUD's were done for those projects to allow for private roads, reduced landscaping and setbacks and to control parking or shared access. These reductions in standards did not seem to be justified and the City backed away from recommending the development of commercial PUD's or using a PUD designation as a way to control future development. Instead the City has recommended that commercial development meet the minimum standards required by the current zoning of the property. Several commercially zoned properties have since been rezoned to remove the PUD overlay designation.

The city adopted a new Comprehensive Zoning Ordinance in 2018 which implemented many design standards that the city had previously relied on a PUD designation to address. The LC Zone, without the PUD designation, will require that a minimum of 20% of the lot be landscaped. Additional landscaping and buffering standards are also required based on the type of development.

Staff Recommendation: Staff would recommend approval of the removal of the PUD designation.

Zoning Ordinance:

Table 11-3-5: Dimensional Standards for Commercial Zones

	CC	PB	LC	HC
Site width at front setback - Minimum in ft.		50	*	50
Setbacks – Minimum in ft.				
Front		20	20*	20
Side			*	
Rear			*	
Landscape buffer contiguous to street* in ft.	7*	15	20*	20*
Landscape buffer contiguous to a residential Zones* in ft.	10	10	20/10	30/10
Building height – Maximum in ft.		*	*	
Lot Coverage- Maximum in %		80	80	
*See explanations, exceptions and qualifications that follow in Section 11-3-6A (1-3) of this Zoning Code.				

(Ord. 3233, 12-20-18)

(1) In the LC Zone, structures may encroach into the twenty foot (20') setback up to ten feet (10') when designed with a pedestrian walkway a minimum of five feet (5') in width connecting the public sidewalk to the structure's entrance. Parking is not permitted to encroach into the twenty foot (20') setback.

(2) In the HC Zone, display space may encroach into the landscape buffer contiguous to the street. Such encroachments may not exceed twenty five percent (25%) of the linear frontage contiguous to the street.

(3) In the CC Zone, the landscape buffer contiguous to a street may be reduced or removed where a building is located within the required landscape buffer, as determined by teh Zoning Administrator.

(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 unicorporated 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 two feet (2') in setback with the minimum setback being thirty feet (30'). (Ord. 3233, 12-20-18)

(5) For 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.

(6) In the LC Zone, residential uses shall comply with the R3A Zone dimensional standards.

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

Criteria for Rezoning	Staff Comment
The potential for disruption of agricultural irrigation and drainage systems	Staff is unaware of and potential for disruption of irrigation or drainage systems with the proposed change to the property.
The potential for damage to neighboring	Staff is unaware of damage from accelerated storm runoff as

properties or public facilities (including streets, culverts, bridges, and existing storm drains) from accelerated storm water or snow melt run-off	a result of the zone change.
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	Removal of the PUD will not change the allowed uses within the zone and therefore not change the transportation network or the potential traffic generation.
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	Removal of the PUD will not change the allowed uses or impact on infrastructure.
The potential for nuisances or health and safety hazards that could have an adverse effect on adjoining properties.	Staff is unaware of specific nuisances or hazards.
Recent changes in land use on adjoining parcels or in the neighborhood or the proposed zoning map amendment.	The City amended its PUD ordinance in 2015 and Comprehensive Zoning ordinance in 2018 removing the necessity of the PUD on the property.

June 2, 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, Margaret Wimborne.

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; 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 moved to approve the Minutes of May 5, 2020, Morrison seconded the motion and it passed unanimously.

Cramer addressed the Commission to acknowledge and clarify why the following annexations were coming back to the Commission, after they had been approved previously. Cramer indicated that they had previously been of the understanding that Category A Annexations required no hearing, and so no notice was needed. Cramer indicated that Annexations and Initial Zonings are Legislative items and so staff had the assistant City Attorney do some research on the history and the code and he recommended that a hearing is required. Cramer stated that they searched the Idaho Code to find the notification requirements. Cramer showed two pieces of Code from the Local Land Use Planning Act that describe what is required and how it is to be done. Cramer read from Idaho Code 67-65-25 "When property is annexed there must be a hearing to consider the zoning and the Comprehensive Plan Changes." Cramer read from another Code section that is specific to the requirements. Cramer confirmed they are required to have a hearing and the notice they have to provide is in the news paper 15 days prior to the hearing, notify political subdivisions and they could do PSA is they choose. Cramer stated that there is not requirement to send out property (neighbor) notices. Cramer stated they might move that, but it will take time to move through Council. Cramer stated that after discussing with legal they brought all the annexations that were considered last month back to have a hearing. Cramer stated that they have had a lot of contact with property owners and they have let them know about the hearings.

Public Hearing(s):

6. RZON 20-004: REZONE. Removal of PUD Lots 2nd Amended Lorin C. Anderson Division No. 1. Beutler presented the staff report, a part of the record. Wimborne asked what type of concern the property owners have. Beutler stated that this is a request from the property owner to make the property more flexible.

Black opened the public hearing.

No applicant appeared.

Beutler read a letter that is included in the packet.

Ron Johnson, 1649 Parley Street, Idaho Falls. Johnson sent a letter in support of Morgan Construction request to remove the PUD and is hopeful the land will be used for commercial purposes.

No one appeared via WebEx to testify.

Black closed the public hearing.

Dixon stated that they didn't see additional development here and they thought they'd see medical offices in here, but this could develop as something other than offices.

Wimborne moved to recommend to the Mayor and City Council approval of the removal of the PUD for 2nd Amended Lorin C. Anderson Division No. 1, Denney 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 LOTS 17 AND 18 AND PORTIONS OF LOTS 19 AND 20, BLOCK 1, 2ND AMENDED LORIN C ANDERSON DIVISION NO 1 AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM LC ZONE WITH A PUD OVERLAY ZONE TO LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed zoning district of lands described in Section 1 is LC Zone for such annexed lands and such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Commercial" and "Medical Services Center"; 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 June 2, 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 25, 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:

Lots 17 and 18 and portions of Lots 19 and 20, BLOCK 1, 2nd Amended Lorin C Anderson Division No 1

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

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

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

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

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 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 LOTS 17 AND 18 AND PORTIONS OF LOTS 19 AND 20, BLOCK 1, 2ND AMENDED LORIN C ANDERSON DIVISION NO 1 AS DESCRIBED IN SECTION 1 OF THIS ORDINANCE FROM LC ZONE WITH A PUD OVERLAY ZONE TO LC ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

REZONE FROM LC WITH A PUD OVERLAY TO LC ZONE FOR LOTS 17 AND 18 AND PORTIONS OF LOTS 19 AND 20, BLOCK 1, 2ND AMENDED LORIN C ANDERSON DIVISION NO 1, GENERALLY SOUTH OF E 17TH STREET., WEST OF ST. CLAIR ROAD., NORTH OF E25TH STREET., & EAST OF WOODRUFF AVENUE.

WHEREAS, the applicant filed an application for annexation on April 23, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is located generally south of E 17th Street, west of St. Clair Road., north of E25th Street., & east of Woodruff Avenue.
3. The Comprehensive Plan designates this area as Commercial and Medical Services Center.
4. The city amended the PUD Ordinance in 2015 discouraging the development of commercial PUDs. The city also implemented many design standards within the Comprehensive Zoning Ordinance removing the need to control future development through a PUD designation.
5. Idaho Falls Planning and Zoning Commission recommended approval of zoning the subject property to LC Zone

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria, the City Council of the City of Idaho Falls approved the rezoning from LC with a PUD overlay to LC as presented.

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, June 15, 2020

RE: Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards M&B: 4.63 Acres, SE 1/4 of the SE 1/4 of Section 31, Township 2 North, Range 38 East

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Ordinance annexing 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E 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 annexation of 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E and give authorization for the Mayor to execute the necessary documents.

3. Assign a Comprehensive Plan Designation of "Low Density" and approve the Ordinance establishing the initial zoning for R1 under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (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. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R1 and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Annexation and Initial Zoning of R1, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 4.63 Acres, SE1/4 SE1/14, Sec 31, T2N, R38E. 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

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the annexation/initial zoning 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

The annexation legal description has been reviewed by the Survey Division

Fiscal Impact

NA

Legal Review

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

Annexation and Initial Zoning

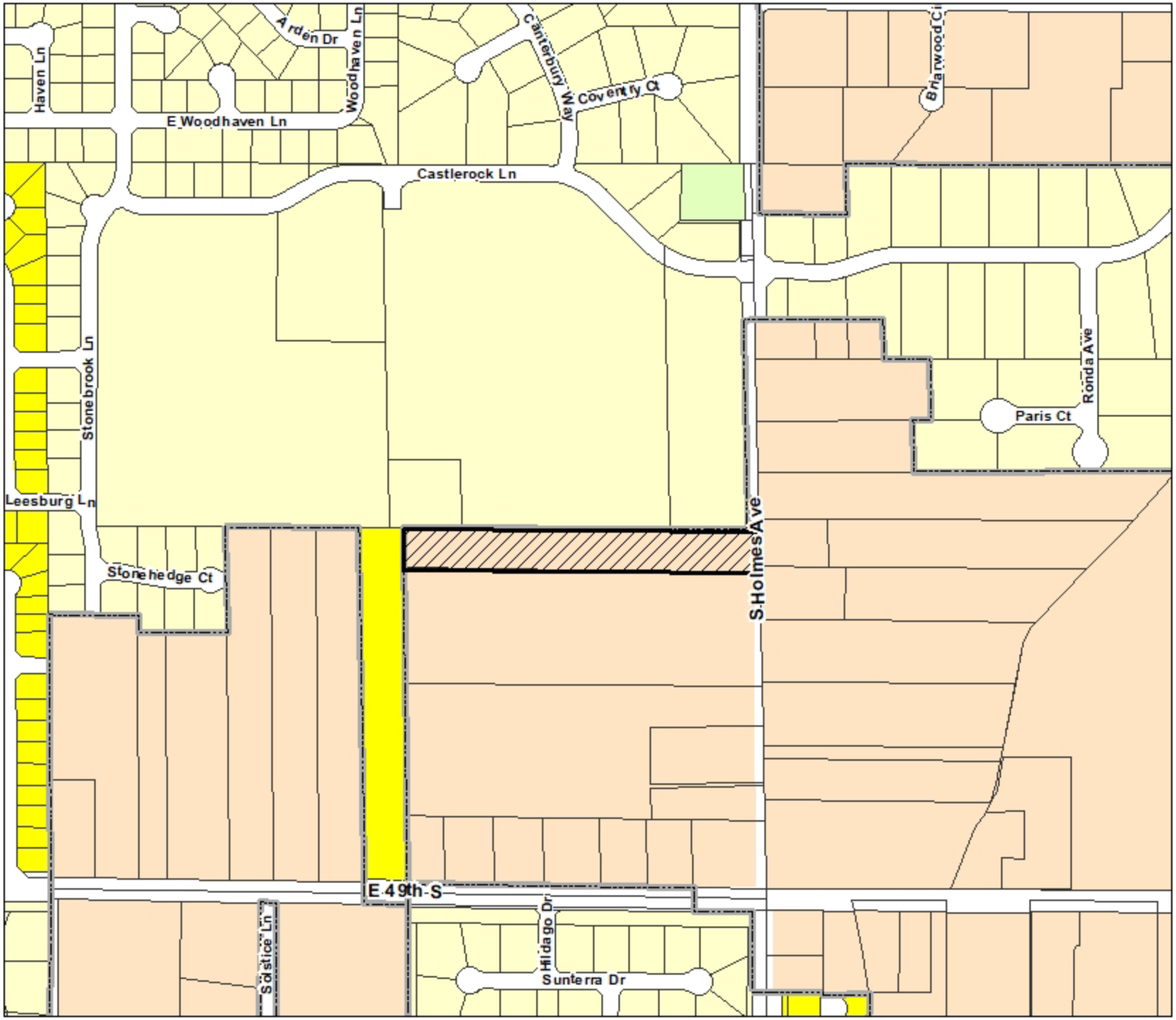
4.63 Acres, SE 1/4 of the SE 1/4 of Section 31, Township 2 North, Range 38 East

Legend

- Site
- City Limits
- Area of Impact

Overlays

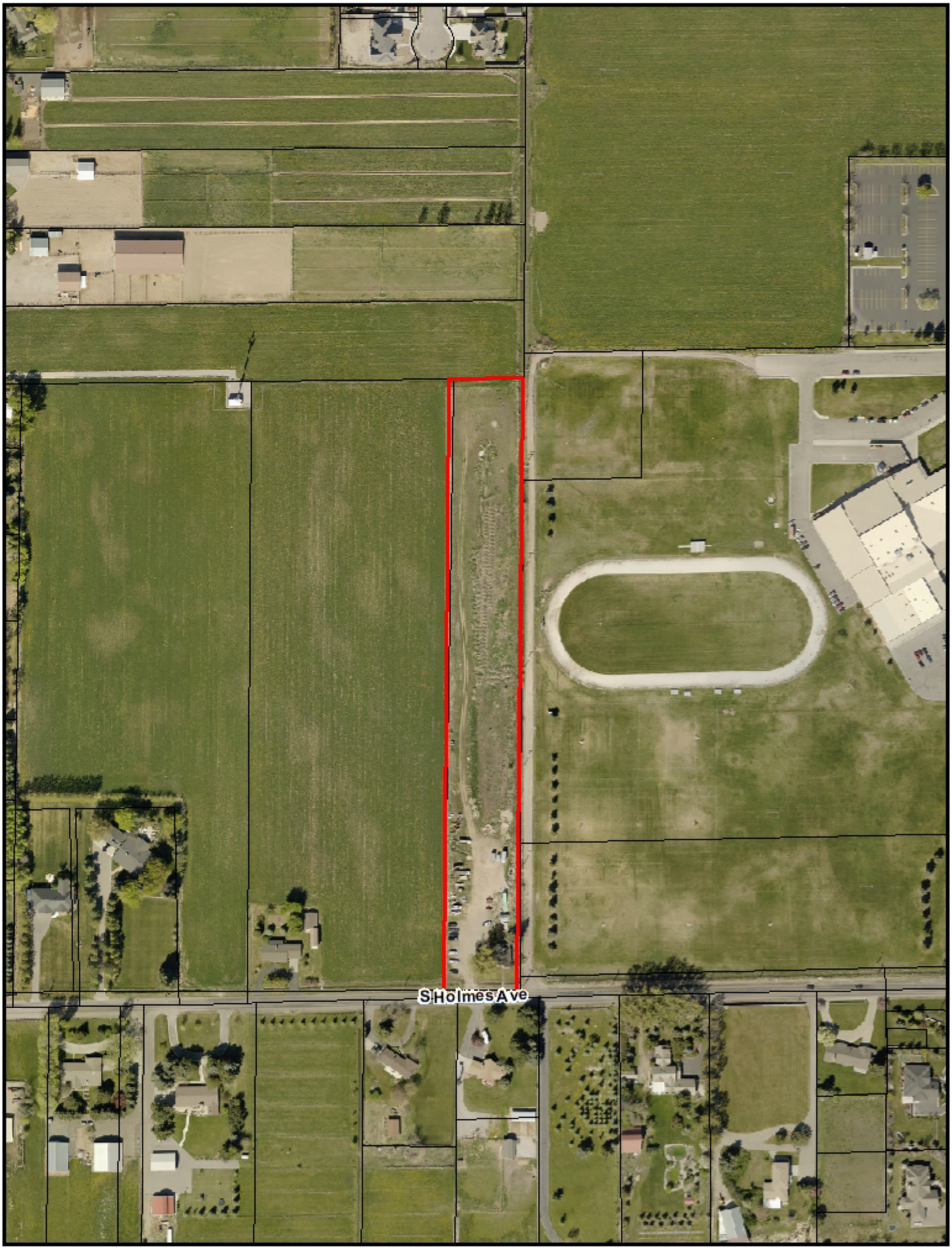
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

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

N

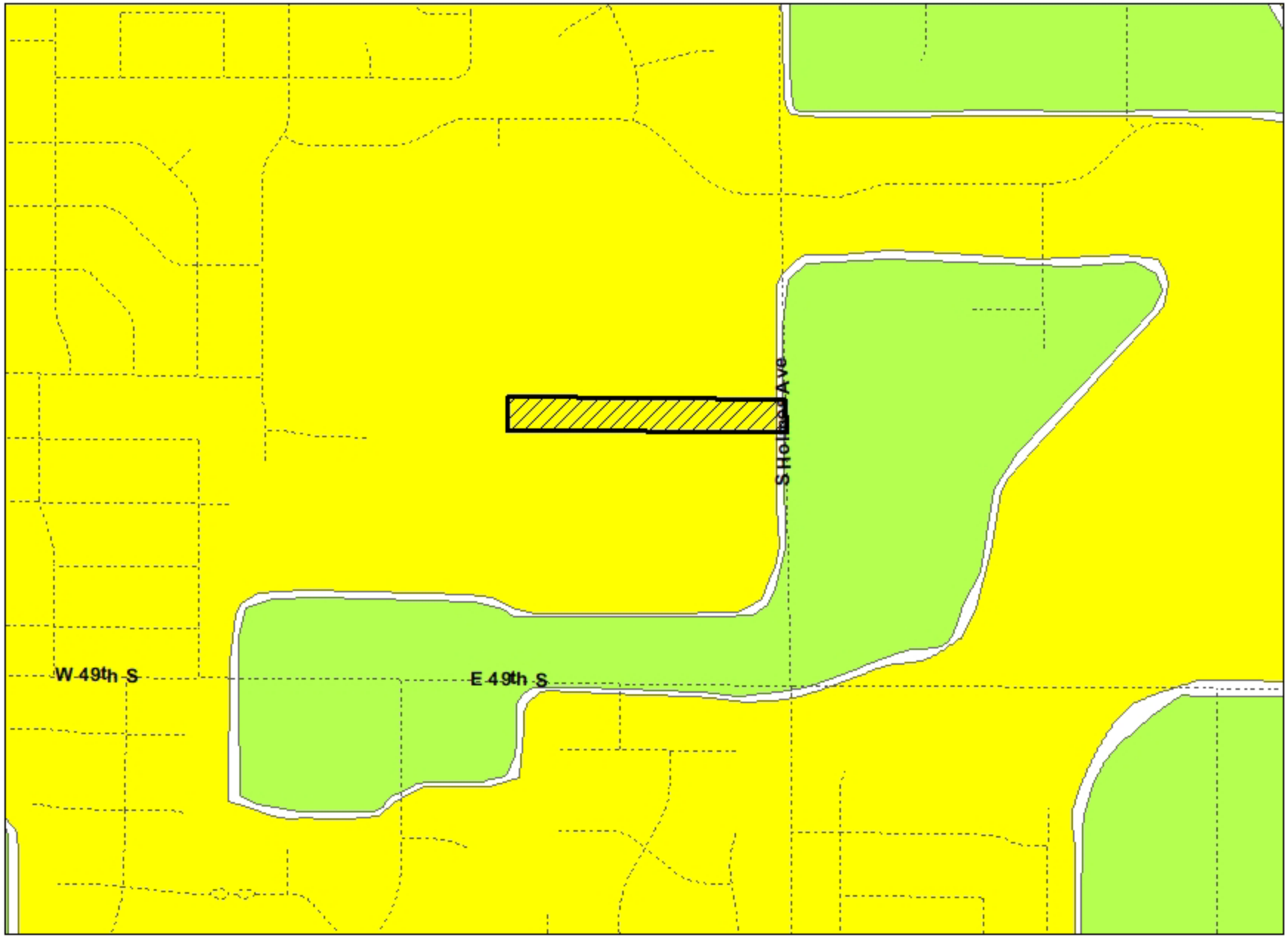

S Holmes Ave

Annexation and Initial Zoning

4.63 Acres, SE 1/4 of the SE 1/4 of Section 31, Township 2 North, Range 38 East

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

Comprehensive Plan



IDAHO FALLS

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

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IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

ANNEXATION AND INITIAL ZONING OF TN 4.63 ACRES, SE ¼ OF THE SE ¼ OF SECTION31, TOWNSHIP 2 NORTH, RANGE 38 EAST

JUNE 2, 2020

IDAHO FALLS
Community Development Services

Applicant: Connect Engineering

Project Manager: Naysha Foster

Location: Generally located North of E 49th S, East of S 5th W, South of E Sunnyside Road, West of S Holmes Ave

Size: 4.63 acres

Existing Zoning: County A1
North: RP
South: A1
East: R1
West: A1

Proposed Zoning: TN

Existing Land Uses:
Site: Residential/Vacant
North: School
South: Agriculture
East: Residential/Ag
West: Agriculture

Future Land Use Map: Low Density

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos
4. Minutes

Requested Action: To **recommend** approval of annexation and initial zoning of TN to the Mayor and City Council.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of TN as it is consistent with the policies of the Comprehensive Plan.

Annexation: This is a Category "A" annexation as it is requested by the property owner. City limits are contiguous to the north and west property boundaries. Annexation of the property is consistent with the City's Comprehensive Plan.

History: The application was submitted on February 26, 2020. It was recommended by the Planning and Zoning Commission for approval to the City Council on April 21, 2020. The project has been brought back to Commission for a public hearing on the zoning according to the City's new understanding of State Statute.

Staff Comments: The property is located south of the Taylor View Jr. High School. The property has a single dwelling unit on the east end and the rest of the property is vacant.

Initial Zoning: The proposed zoning is TN, Traditional Neighborhood. The Comprehensive plan identifies this area as Low Density residential. The TN Zone is categorized as a medium density in the zoning ordinance. This zone is consistent with the policies of the Comprehensive plan because of its proximity to Holmes, which is classified as a principle arterial. The TN zone promotes economic and social diversity as also encouraged in the Comprehensive Plan.
The TN zone would allow flexible setbacks to better accommodate development of this property due to its long narrow shape. A low density zoning designation would make the development of this property difficult. The property is within close proximately to a school to serve the neighborhood and easy to link sidewalks and trails for walkability. Unlike the R1 and higher density residential zones, the TN zone requires additional development standards that include streetscape, entryway and pathway connections, building mass, scale and form, and residential parking and driveway standards. These standards prevent nuisances and create a more aesthetically pleasing neighborhood.

ADDITIONAL COMENTARY ON NEXT PAGE.

	Section 11-3-3: Purposes of Residential Zones, Subsection (E), Traditional Neighborhood. This zone provides a residential zone which is characterized by walkable, traditional residential neighborhood pattern with small lots and residences, a mix of housing types. A grid street pattern with alleys is recommended but not required for new development. The zone is situated in the historic neighborhoods within the central part of the City and **in other locations where a traditional neighborhood character with a gridded street pattern is desired**. There are separate standards for infill vs. new development. This type of development was desirable and functioned very well in the past, with the current/updated development standards the TN zone can function successfully. It is not uncommon for the corners along arterials to have a different zoning than the surrounding area, which allows for smaller lots and a mix of housing types.

(E) Supplemental standards for the TN Zone.

(1) Streetscape.

(a) In subdivisions recorded after the adoption of this Code, April 12, 2018, sidewalks shall be detached from the curb with planting strips provided to accommodate street tree planting in accordance with the standards in Section 11-4-4G (3).

(b) In subdivisions recorded before the adoption of this Code, April 12, 2018, detached sidewalks, planting strips and existing street trees shall be maintained. If trees must be removed because of disease or age, replacements shall be provided by the property owner subject to approval of the City Forester.

(2) Entryways and Pathway Connections.

(a) All structures shall have one (1) primary entry that faces the street and a pathway that connects the entry with the sidewalk.

(b) Exceptions to the entryway requirements are allowed for dwelling units that face a common open space area which is open to the street.

(c) A covered porch, with a minimum depth of five feet (5'), may encroach five feet (5') into the front yard setback facing a street.

(3) Building Massing, Scale and Form.

(a) For in-fill development or additions to existing structures, the building shall not exceed the tallest height or greatest width of other residences on both sides of the street within the same block.

(b) For new development (including additions to existing structures), the primary building face that fronts the street shall not exceed twenty five feet (25') in width or the front facade shall be divided into subordinate wall planes or modular sections that do not exceed a total of an aggregate of twenty five feet (25').

(c) Building forms shall consist of simple rectangular shapes and height from finished floor to finished floor shall not exceed twelve feet (12').

(d) Roof forms shall be gabled, hipped or shed. Flat roofs are not prohibited but discouraged (unless flat roofs are the predominant roof form in the neighborhood).

(4) Additions to Existing Structures. Additions to existing structures shall be the same or compatible with the existing structure (e.g. building materials, windows, doors, and form of the building and roof).

(5) Residential Parking Features. In order to prevent parking, garages, driveways and curb-cuts from becoming the primary feature of residential buildings or property, the following shall apply:

(a) Whenever feasible, driveways, garages, and parking areas shall be accessed from an alley.

(b) Garages, with garage doors that face the street, shall not extend forward of the front face of the primary structure.

(c) A garage door that is visible from the public street should blend with the façade and architectural elements of the structure.

(d) Required parking should be provided from the alley for in-fi ll development located with alley access.

(e) In new development, private alleys are encouraged and can be allowed with a reduced setback from the alley, reduction in parking requirements, or an allowance for tandem parking.

(f) Shared garage parking shall not exceed four (4) garage doors per building and shall be similar in exterior design to the dwelling units in the development.

(g) Surface parking areas shall not be located in clusters of more than four (4) spaces.

(h) Surface parking areas shall be screened from public streets and adjacent residential uses by landscaping or architectural screening.

(i) Driveway curb-cuts shall be sized for a single-car width, ten feet (10’) maximum. The driveway width shall not increase beyond ten feet (10’) until the driveway extends beyond the front setback.

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. (pg. 40)

Study innovative approaches to residential development within the context of the preferred residential alternative pattern. (pg. 42)

High schools, junior high, and middle schools should not be located in the core of the neighborhood. Such schools generate significant traffic. If secondary and middle schools are located adjacent or within one block from the nearest minor arterial street, traffic will move efficiently from the arterial street to the school on local collectors and not through the neighborhood. (pg. 43)

Walkways shall be provided from schools and parks to those portions of residential subdivisions in which homes back such facilities. (pg. 43)

Transportation Plan: Holmes is a Principle Arterial

Zoning Ordinance: See the next page.

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

	Low Density Residential			Medium Density Residential			High Density Residential	
Proposed Land Use Classification	**RE**	**RP**	**R1**	**R2**	**TN**	**RMH**	**R3**	**R3A**
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C_2	P	P		P	P
Day Care, Group*	C_1		C_1	P	P	C_1	P	P
Day Care, Home	C_1		C_1	P	P	C_1	P	P
Dwelling, Accessory Unit*	P			P	P		P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			
Food Processing, Small Scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C_1		C_1	C_1	C_1	C_1	C_1	C_1
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C_1			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C_2		C_2
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C_3	C_3	C_3	C_3		C_3	C_3	C_3
Professional Service								P
Public Service Facility*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C_2		

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Residential Care Facility							P	P
Retail					P*			C_2
School*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

(Ord. 3218, 9-13-18)

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)

(A) Minimum and Maximum Lot Area.

(1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft^2), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.

(2) In the R2 zone, seven hundred and fifty square feet (750 ft^2) shall be added to the minimum required area for each additional dwelling unit.

(3) In the TN Zone, the maximum average lot area for subdivisions approved after the adoption of this Code, April 12, 2018, shall be six thousand two hundred and fifty square feet (6,250 ft^2) in order to encourage a mix of lot sizes and dwelling types. (Ord. 3210, 8-23-18)

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.

2. ANNX 20-002: ANNEXATION/INITIAL ZONING. Falkernath Annexation TN Initial Zoning. Foster presented the staff report, a part of the record. Morrison asked what could go here. Foster indicated it could accommodate a street and a row of housing. Dixon clarified it would be houses on one side of the street.

Applicant: Blake Jolley, Connect Engineering, 1150 Hollipark, Idaho Falls, Idaho. Jolley indicated that the property is 153' wide along Holmes. Jolley stated that they are requesting TN because of the unique width of the property and being next to the school.

Wimborne is intrigued by the property and likes the idea of the TN Zone. Wimborne believes this is the type of properties that she had in mind when they revised the zoning ordinances. Wimborne stated that she has seen these types of developments in Boise within a single-family development and they work well.

Morrison moved to recommend to the Mayor and City Council approval of the Annexation and Initial Zoning of TN for the 4.63 Acres, SE ¼ of Section 31, Township 2 North, Range 38 East, as presented, Wimborne seconded the motion and it passed unanimously.

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 9:56 AM
To: Naysha Foster
Subject: FW: Taylorview Development

-----Original Message-----
From: Chris Browning <cbrowning5@yahoo.com>
Sent: Tuesday, June 2, 2020 9:48 AM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Taylorview Development

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.

We are writing this letter to let you know we are strongly opposed to this parcel being zoned in way that deviates from the city's long term comprehensive plan. We depend on the commission to base their decisions on the long term planning. We do not believe we should allow a developer to alter or deviate from that plan. A large amount of thought and effort went into the City's comprehensive plan to ensure it is in the best interests of our citizens. All developers have an opportunity to view the plans prior to purchasing land they intend to develop. Changing that plan to meet the developers desires puts their financial interests above that of our citizens. Appeasing the few at the expense of many is never a good outcome.

We are not against development and growth. In fact we would like to see the growth of new homes. We would strongly encourage the commission to zone the area in either R1 or Estate. The suggested zones would be a very good compromise. It still meets the city's long term planning and allows the developer build new homes for young families. The initial plat for this project was unanimously rejected for many reasons. High density housing in that location creates many problems for the city and its citizens. Please zone the area for R1 or Estate.

Sincerely, Chris and Debra Browning.

Sent from my iPad

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 8:02 AM
To: Naysha Foster
Subject: FW: Proposed Taylorview Homes Development

-----Original Message-----
From: Joseph Elison <elisonjoseph@gmail.com>
Sent: Tuesday, June 2, 2020 7:06 AM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Proposed Taylorview Homes Development

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.

Officers of Planning and Zoning,

As neighbors living almost directly across the street we respectfully request that the zoning for the proposed development be kept “low density R1”. This is consistent with the surrounding properties.
We hope that the feelings and desires of the neighbors are as important as those of the developers.
Joseph and Jeanie Elison
4475 S. Holmes Ave.
Idaho Falls, ID

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 8:02 AM
To: Naysha Foster
Subject: FW: Taylorview Homes Development

-----Original Message-----
From: Joseph Elison <elisonjoseph@gmail.com>
Sent: Tuesday, June 2, 2020 6:45 AM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Taylorview Homes Development

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.

Dear officers of Planning and Zoning,

As neighbors living almost directly across the street we respectfully request that the zoning at the proposed Taylorview Homes Development be kept as Low Density R1.

We hope that the feelings and wishes of the neighbors is as important as those of the developers.
Joseph and Jeanie Elison
4475 S. Holmes Ave.
Idaho Falls

Brad Cramer

From: Kerry Beutler
Sent: Tuesday, June 2, 2020 8:09 AM
To: Naysha Foster
Subject: FW: Taylorview Annexation Zoning Meeting

From: Drew Facer <DFacer@idahoan.com>
Sent: Tuesday, June 2, 2020 7:41 AM
To: Kerry Beutler <kbeutler@idahofallsidaho.gov>
Subject: Taylorview Annexation Zoning Meeting

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.

In regard to the Taylorview Annexation, I am strongly opposed to the parcel being zoned to become a traditional neighborhood with medium density. We need to follow a city plan that is comprehensive and cohesive. If this property is changed it negatively impacts the surrounding home values. As an adjacent property owner, I implore the commission to keep it a low density housing zone or estate properties. The area is not suitable as a traditional neighborhood as traffic patterns, walking paths (or lack thereof) and amenities are not sufficient, nor would it support a retention of existing home values.

Please change the zoning back to “low-density” to match up with surrounding properties.

Regards,

Drew Facer
3931 S. Kinsman Lane
Idaho Falls, ID 83404

Brad Cramer

From: Mike Groberg <mikegroberg@gmail.com>
Sent: Tuesday, June 2, 2020 1:04 AM
To: Kerry Beutler; Naysha Foster
Subject: Taylorview Homes TN Zoning Request Objection Letter

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.

I am writing to express my strong opposition to the zoning request of Traditional Neighborhood.

I have had many conversations with Brad Cramer about this proposed zone and I very much appreciate him taking the time to answer my questions. We are lucky to have such a thoughtful and responsive planning staff.

That being said, I respectfully disagree that the TN zone in this location is good city planning.

The purpose of the planning commission includes this statement: "The Planning Division assists the Planning & Zoning Commission to **prepare and implement the Comprehensive Plan ...**" (https://www.idahofallsidaho.gov/270/Planning). The comprehensive plan indicates this area as "estate" and "low density". The TN zone is classified as "medium density" according to the subdivision ordinance tables. That is a drastic change. However, when we consider what could be built in that zone, I believe most reasonable people would consider the zone as "high density". If the zone is approved someone could build 44 units on just over 4 acres. If the zone is approved someone could build 44 units on a 1,300 foot narrow road with no outlet. If this zone is approved it could lead to something so much worse than Nathan Avenue.

The comprehensive plan does say that higher density should be along arterial roads but it further states: "To reduce land use conflicts, **existing land uses are recognized as starting points for future development patterns**" (p. 66) In my opinion the commission has an obligation to consider the existing neighborhood in determining how to zone newly annexed parcels. When people are considering where to live, the only thing they have available to them as to how the area around them will develop is the comprehensive plan. It just isn't fair for people to rely on a comprehensive plan as to what will be around them and then have a drastic change from the information they relied on.

The purpose of the TN zone from code section 11-3-3 states: "This Zone is situated in the historic neighborhoods **within the central part of the City** and in other locations where a traditional neighborhood character with a **gridded street pattern** is desired. The standards in this zone ... will be **required to integrate with the established characteristics of the existing neighborhood.**" The purpose of the zone is not met to any degree in the proposed location.

I understand the comprehensive plan and purposes of the zone are not binding . They are more like the line from Pirates of the Caribbean which says "those are not rules, those are guidelines." But why do we have a "comprehensive plan" or "purpose of zone statements" if they aren't to at least provide guidance as to what is appropriate zoning policy?

Finally, this is the only step the commission has the power to exercise judgement and planning as opposed to simple code enforcement

The change from the existing established neighborhood is just too drastic. Incremental changes between neighborhoods are good planning. This requested change is not incremental. The zone does not follow the comprehensive plan. The purpose of the zone is not met to any degree. In short, approving the zone is just poor planning.

Thank you

Mike Groberg
540 Castlerock Lane

--
Mike Groberg
ph) 208-542-4502
fax) 208-522-3060
mikegroberg@gmail.com

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 2:51 PM
To: Naysha Foster
Subject: FW: Taylor View homes development

-----Original Message-----
From: Justin Hall <jhall@rockysinc.com>
Sent: Tuesday, June 2, 2020 2:43 PM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Taylor View homes development

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.

To whom it may concern:

I was pleased to see the committee's decision to uphold the are one zoning in this particular case. I am sure the committee will refer to the letters written earlier. I understand and support the need for development in the city. I also appreciate the effort made in recent years to stick to the Idaho Falls comprehensive development plan. Keeping Like development and like zones in the same areas. I support leaving this area zoned as it is.

Thank you.
Justin and Nicole Hall

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 8:03 AM
To: Naysha Foster
Subject: FW: Zoning

-----Original Message-----
From: Dan Herway <danherway@icloud.com>
Sent: Monday, June 1, 2020 9:36 PM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Cc: Lara Herway <laraherway@gmail.com>
Subject: Zoning

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.

Zoning Commission,

We understand that you are meeting tomorrow evening to discuss the Taylorview Homes Development. We live in the development to the east of Taylorview Middle School and have concerns regarding the current plan. As it stands, we are strongly opposed to this parcel being zoned in a manner that deviates from the comprehensive city plan. We request the commission keep it low density housing R1 or Estate to keep the integrity of this part of our city.

Thank you for your careful consideration of this matter.

Dan and Lara Herway

Sent from my iPhone

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 8:02 AM
To: Naysha Foster
Subject: FW: Taylorview Homes Development

-----Original Message-----
From: Joseph Elison <elisonjoseph@gmail.com>
Sent: Tuesday, June 2, 2020 6:31 AM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Taylorview Homes Development

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.

Dear officers of planning and zoning,
As a neighbor living almost directly across the street I respectfully ask that the zoning be kept Low Density R1 to go with the surrounding properties.
I feel the desires of the neighbors is as important as those of the developers.
Thank you,
Joseph Elison
4475 S. Holmes Ave
Idaho Falls, Idaho

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 8:03 AM
To: Naysha Foster
Subject: FW: Taylorview Homes annexation and original zoning

From: Marvin M Smith <mmsmith@hawleytroxell.com>
Sent: Monday, June 1, 2020 10:38 PM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Taylorview Homes annexation and original zoning

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.

To whom may concern:

I strongly object to the proposed zoning in this matter. The proposed zone does not fit the comprehensive plan's forecast for this area and it certainly does not fit the current environs.

The proposal is an attempt to maximize the spatial limits of a restricted land area and is frankly an abandonment of the concept of planning.

We all know that Holmes will be widened...but presently it is not...and to allow the traffic burden at this time is folly. Despite the staff's comment about the problems of traffic always being exaggerated by the public I as one who confronts the intersection of Holmes and Castlerock on a daily basis (especially when school is in session) am always cautious when presented by pedestrians, cyclists, and four way vehicular traffic all at the same time. In addition the vehicular traffic traveling north and south is almost without exception traveling in excess of the posted speed of 35 mph (20 mph during school hours).

Emergency vehicles, garbage collection, and snow removal would be hindered in this zoning given the inevitable loaded plat that would be attached to this zoning.

In conclusion the proposed zoning is tantamount to a commercial zone with heavy traffic and parking problems that would be alien to the neighborhoods that it would be placed among. One only has to compare what is allowed in the proposed zoning with R1 and commercial to understand that this multiple use zoning is not suited to this particular location and this property's configuration

Thank you for your consideration.

Marvin M. Smith

Sent from my Verizon, Samsung Galaxy smartphone

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 10:42 AM
To: Naysha Foster
Subject: FW: Rezoning

From: Michael Elison <mandjelison@yahoo.com>
Sent: Tuesday, June 2, 2020 10:40 AM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Rezoning

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.

As a neighboring property owner you kindly request that the commission deny the Taylorview zoning request as TN, in favor of keeping that land harmonious with surrounding low- density residential zoning.

This is a deviation from the Comprehensive city plan which shows that entire area as planned for low-density residential development.

We are strongly against this rezoning.

Sincerely,

Michael and Jamie Elison
656 Castlerock Lane
Idaho Falls, ID 83404

Sent from Yahoo Mail for iPhone

Brad Cramer

From: Kerry Beutler
Sent: Tuesday, June 2, 2020 5:03 PM
To: Naysha Foster
Subject: FW: Taylorview Annexation Zoning Meeting

-----Original Message-----
From: BART MORRISON <endoman@mac.com>
Sent: Tuesday, June 2, 2020 5:02 PM
To: Kerry Beutler <kbeutler@idahofallsidaho.gov>
Subject: Taylorview Annexation Zoning Meeting

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.

We are strongly opposed to the parcel being zoned TN which deviates from the comprehensive city plan upon which surrounding property owners all planned and developed around. As an adjacent property owner we strongly suggest the commission keep it low density housing zones R1 or estate.

Thank you,

Bart and Nicole Morrison

Sent from my iPhone

Brad Cramer

From: Ann Peterson
Sent: Tuesday, June 2, 2020 8:03 AM
To: Naysha Foster
Subject: FW: Concerned Neighbor

-----Original Message-----
From: Payton Smith <paytonclarksmith@gmail.com>
Sent: Monday, June 1, 2020 10:37 PM
To: Ann Peterson <apeterson@idahofallsidaho.gov>
Subject: Concerned Neighbor

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.

My name is Payton Smith and we are building our new home in Belmont Estates. We are strongly opposed to the parcel in question being zoned in a manner that deviates from the comprehensive city plan. AND that you request the commission keep it low density housing R1 or Estate.

As members of the community, we depend on the commission to make decisions based on the long term plan rather than individual developers desires. All developers have the opportunity to check the comprehensive plan before acquiring properties.

Payton Smith

Brad Cramer

From: Kerry Beutler
Sent: Tuesday, June 2, 2020 8:10 AM
To: Naysha Foster
Subject: FW: Taylorview annexation zoning

-----Original Message-----
From: Jan <janstrobel@gmail.com>
Sent: Tuesday, June 2, 2020 12:16 AM
To: Kerry Beutler <kbeutler@idahofallsidaho.gov>
Subject: Taylorview annexation zoning

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.

Taylorview Annexation Zoning Meeting

We are strongly opposed to this parcel being zoned TN which deviates from the comprehensive city plan upon which surrounding property owners all planned and developed around. As an adjacent property owner I request the commission keep it low density housing zones R1 or estate.

If this zone passes then a developer could potentially put up to 45 units. If not then they would have to abide by the low density zoning as in all the surrounding properties.

As community members we depend on the commission to make Decisions based on the long term plan rather than individual developers desires. Any potential developer could have checked the comprehensive plan before acquiring the property.

Sincerely,
Jan and John Strobel
615 Castlerock Lane

Regarding Taylorview Zoning Annexation:

TJ & Lisa Baker
715 Castlerock Lane
Idaho Falls, ID 83404

June 2, 2020

I want to thank the Planning Commission and City Planning Departing for showing good leadership in choosing to revisit this zone hearing.

The commissions careful and thoughtful initial zoning is vital in determining how our city plan is enacted, and how our community develops. Initial zone annexation could be considered the most important decision you make, because once a zone is adopted your role then changes from planning to enforcement of zone regulations. This hearing is the only real opportunity that YOU, as members of our City Planning Commission have to actively PLAN as stated in your title.

At the last commission hearing, every member expressed varying common-sense reasons why they wished the presented plat could be denied. However, because the zone had been previously approved, the Commission was limited to determining zone compliance. This must have been very frustrating because there are many clear negatives to our community based on density, layout, and planning principles.

Tonight the commission has the rare opportunity to re-evaluate this zone annexation. On reflection, do you think your approval of Taylorview annexation as zone TN was the correct decision? Does this zone integrate with characteristics of existing neighborhoods? Does it fulfill both the definition and the spirit of the Comprehensive City Plan? I hope we can all agree that the starting point of any initial zone annexation hearing should be an analysis of the parcels planned use **within** the Comprehensive City Plan.

The commission would also be wise to consider **ALL** possible uses of a particular parcel **BEFORE** approving the zone. Not only assumed usage, but what might potentially be allowable by zone regulation.

With this particular parcel, the commission doesn't need to stretch their imagination. You have already seen one extreme interpretation of TN zone on this parcel. With 4.5 acres, this small parcel could potentially (unbelievably) allow up to 45 units if laid out on one long single road. That is between 2-15 times the density of surrounding neighborhoods and properties. Now imagine a step further. Allowances for commercial properties are included within the TN zone. In your judgement would commercial properties on this parcel be in harmony with surrounding properties? These questions and judgments must be asked and answered TONIGHT, because once a zone is approved the **only** power this commission retains is in determining if a plat legally fits the zone covenants. All “planning” will be in the past.

This hearing is apparently also the only time the commission is allowed to consider the **TN purpose statement** in relation to this property. It reads:

> *"Traditional Neighborhood zone is characterized by a walkable, traditional residential neighborhood pattern …and a grid street pattern with rear alleys. This Zone is situated in the historic neighborhoods within the central part of the City and in other locations where a traditional neighborhood character with a gridded street pattern is desired. The standards in this zone … will be required to integrate with the established characteristics of the existing neighborhood' and 'Whenever feasible, driveways garages and parking areas shall be accessed from an alley."*

The location and layout of the parcel in question makes it nearly impossible to fulfill any of the TN zone purposes. It is not downtown, nor in the historic district. Walkability is questionable, even with a church and school nearby, given the absences of sidewalks or bike lanes on the only access road. The long narrow shape of the parcel makes a grid pattern and rear alleys impossible. I struggle to see how this parcel can possibly fit any definition of this zone, while also "integrating with established existing neighborhoods".

The requested TN zone is a significant change from the Comprehensive Plan, which shows low-density residential for the entire area. Not only would this zone be a departure from the plan, but it actually allows for the highest density of any medium-density zone. This is not a gradual transition between zoning. Even if you disregarding all other arguments, this reason alone should be sufficient to deny the zoning request.

But just in case you need more, here are just a few of the comments I remember hearing from commission members at the last hearing:

- "This is way to many units on a single street",
- "There is not enough green space",
- "We promised to never allow another Nathan Drive, and this is twice as long", and
- "This zone is a R3 masquerading as a R2"

My final thought: It is not the commissions responsibly to bailout a developer who owns a difficult-to-develop parcel of land. **Before** acquiring property, potential developers can, and should, determine its planned zone on the Comprehensive Plan. **OR** alternatively they can choose to work **WITH** neighboring property owners to responsibly develop their lands jointly.

Please deny Taylorview TN zone annexation.

Sincerely,

TJ & Lisa Baker

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 4.63 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

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

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

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

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Low Density"; and

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

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

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

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

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

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

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

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

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

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2020.

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
: ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS,

IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 4.63 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

(SEAL)

EXHIBIT

LEGAL DESCRIPTION

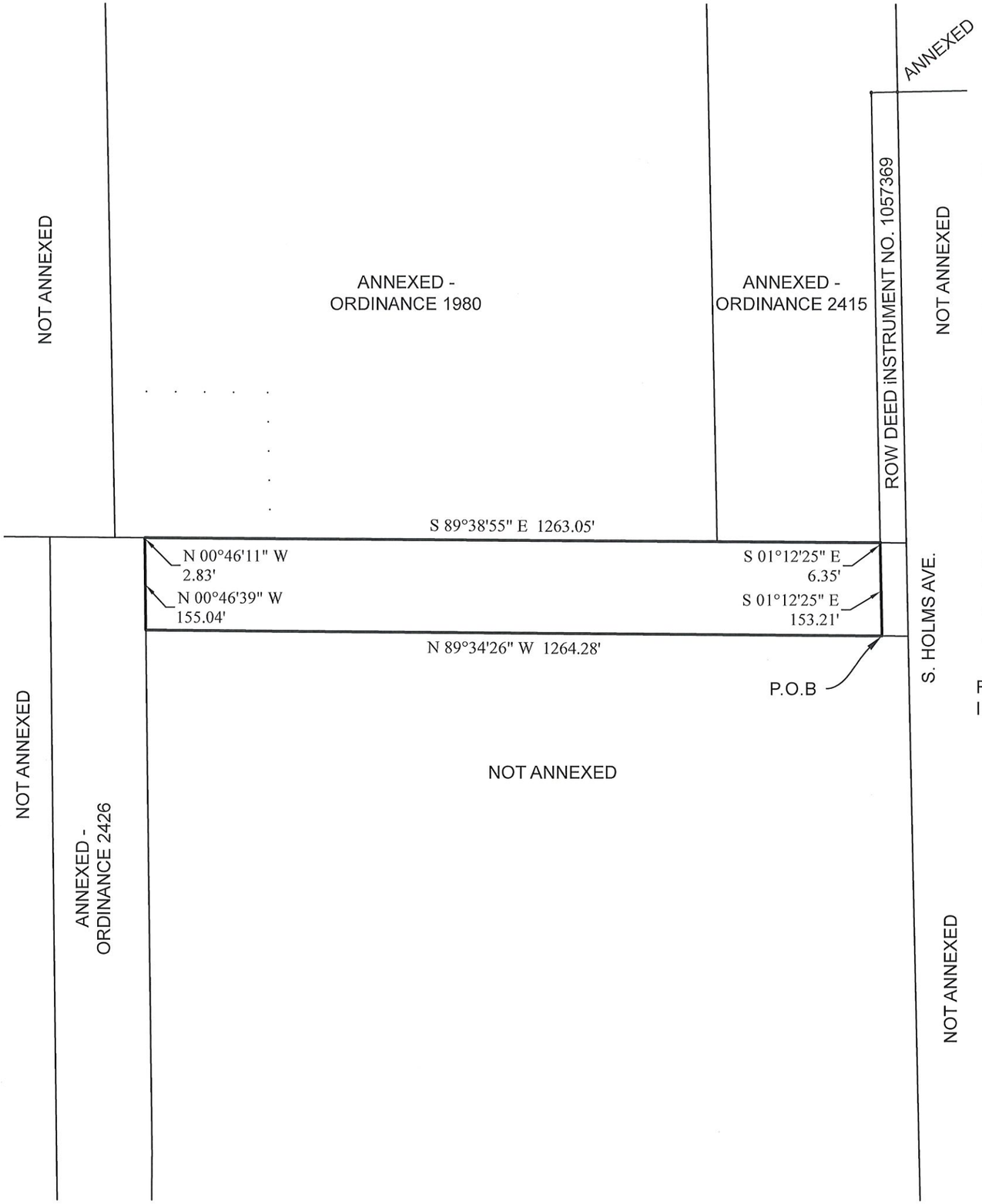
Part of the SE1/4 of the SE1/4 of Section 31, Township 2 North, Range 38 East, of the Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

(Basis of Bearing = Pre-2004 Coordinate System Pursuant to Stonebrook Division No. 6)
Beginning at the Southeast Corner of said Section 31, said point being Monumented with an Aluminum Cap, Recorded as Instrument No. 1482057 in the Bonneville County Clerk's Office;
Thence N01°12'25"W along the East line of said Section 31 for a Distance of 1199.00 Feet;
Thence N89°34'26"W for a Distance of 45.02 Feet to the True Point of Beginning.
Thence N89°34'26"W for a Distance of 1264.28 Feet, said point being the Southwest corner of Warranty Deed Inst. No. 1605017, said point also being on the East line of City of Idaho Falls Annexation Ordinance No. 2426;
Thence N00°46'39"W for a Distance of 155.04 Feet to the Northwest corner of Warranty Deed Instrument No. 1605017;
Thence N00°46'39"W for a Distance of 2.83 Feet to the South line of the City of Idaho Falls Annexation Ordinance No. 1980 and the Stonebrook Subdivision, Division No. 6, Recorded as Instrument No. 806751;
Thence S89°38'55"E for a Distance of 1263.05 Feet to the Southeast corner of the City of Idaho Falls Annexation Ordinance No. 2415;
Thence S01°12'25"E for a Distance of 6.35 Feet to the North line of Warranty Deed Instrument No. 1605017;
Thence S01°12'25"E for a Distance of 153.21 Feet to the True Point of Beginning, Containing 4.603 Acres More or Less.

Submitted by:
Eng/Survey Firm Name: Thompson Engineering
Contact Name: Kevin Thompson
Phone Number: 208-390-9234
Email: kevin@teidaho.com

PLS Seal: PROFESSIONAL LAND SURVEYOR REGISTERED 5/7/2020 10563 STATE OF IDAHO KEVIN L. THOMPSON

ANNEXATION ORDINANCE
_____

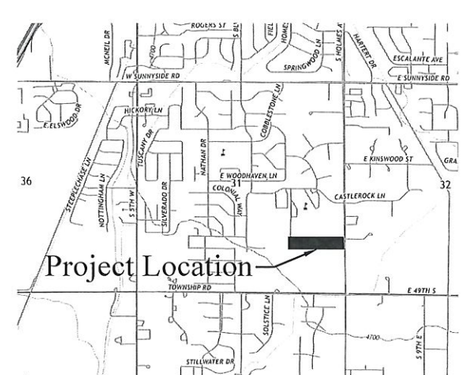


ANNEXATION LEGAL DESCRIPTION

Part of the SE¼ of the SE¼ of Section 31, Township 2 North, Range 38 East, of the Boise Meridian, Bonneville County, Idaho, more particularly described as follows:

(Basis of Bearing = Pre-2004 Coordinate System Pursuant to Stonebrook Division No. 6)
Beginning at the Southeast Corner of said Section 31, said point being Monumented with an Aluminum Cap, Recorded as Instrument No. 1482057 in the Bonneville County Clerk's Office;
Thence N01°12'25"W along the East line of said Section 31 for a Distance of 1199.00 Feet;
Thence N89°34'26"W for a Distance of 45.02 Feet to the True Point of Beginning.
Thence N89°34'26"W for a Distance of 1264.28 Feet, said point being the Southwest corner of Warranty Deed Inst. No. 1605017, said point also being on the East line of City of Idaho Falls Annexation Ordinance No. 2426;
Thence N00°46'39"W for a Distance of 155.04 Feet to the Northwest corner of Warranty Deed Instrument No. 1605017;
Thence N00°46'39"W for a Distance of 2.83 Feet to the South line of the City of Idaho Falls Annexation Ordinance No. 1980 and the Stonebrook Subdivision, Division No. 6, Recorded as Instrument No. 806751;
Thence S89°38'55"E for a Distance of 1263.05 Feet to the Southeast corner of the City of Idaho Falls Annexation Ordinance No. 2415;
Thence S01°12'25"E for a Distance of 6.35 Feet to the North line of Warranty Deed Instrument No. 1605017;
Thence S01°12'25"E for a Distance of 153.21 Feet to the True Point of Beginning, Containing 4.603 Acres More or Less.

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



VICINITY MAP
(No Scale)

PROFESSIONAL LAND SURVEYOR
REGISTERED
4/27/2020
10563
STATE OF IDAHO
KEVIN L. THOMPSON

N

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

THOMPSON ENGINEERING, INC.
Consulting Engineers and Professional Land Surveyors

CONNECT ENGINEERING
The Civil Connection
1150 Hollipark Dr. Idaho Falls, ID 83401
208.681.8590

DRAWN BY	CHECK BY
JWT	KLT

JOB NO: 2020-020

DATE: APRIL 27, 2020

SHEET NAME: ANNEXATION EXHIBIT

PROJECT: FALKENRATH PROPERTY

LOCATION: IDAHO FALLS, IDAHO

REVISIONS	DATE

SHEET 1 OF 1 SHEETS

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF APPROXIMATELY 4.63 ACRES GENERALLY LOCATED NORTH OF E 49TH S, EAST OF S 5TH W, SOUTH OF E SUNNYSIDE ROAD, WEST OF S HOLMES AVE.

WHEREAS, the applicant filed an application for an application for annexation on February 26, 2020;
and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANTCRITERIAANDSTANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 4.63 acre parcel generally located North of E 49th S, East of S 5th W, South of E Sunnyside Road, and West of S Holmes Ave.
3. The Comprehensive Plan designates this area as Low Density Residential.
4. This is a category "A" annexation requested by the applicant.
5. The proposed annexation is consistent with the purposes set forth within the Comprehensive Plan of the City of Idaho Falls.
6. Annexation of the area will allow for orderly development and efficient, equitable and economical delivery of municipal services within the urbanizing areas.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the Planning and Zoning Commission of the City of Idaho Falls approved the annexation and initial zoning as presented.

PASSED BY THE CITY OF IDAHO FALLS CITY COUNCIL

THIS_____DAY OF JUNE, 2020

_____
Rebecca L. Noah Casper, Mayor

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPLE CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE INITIAL ZONING OF APPORXIMATELY 4.63 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R1 ZONE; AND PROVIDING SERVERABILITY, PUBLICATION BY SUMMARY AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is R1 Zone for such annexed lands such zoning is consistent with current City of Idaho Falls Comprehensive Plan Land use designation "Low Density"; and

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

WHEREAS, the Idaho Falls Planning and Zoning Commission held a duly noticed public meeting on June 2, 2020 and recommended approval of zoning the subject property R1; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public meeting and passed a motion to approve the R1 zoning on June 25, 2020

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

SECTION 1. Legal Description. The land described in Exhibit A be hereby zoned R1.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zone R1 Zones and the City Planned is hereby ordered to necessary amendments to the Official Maps of the City of Idaho Falls which are on file at the City Planning Offices, 680 Park Ave.

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 invalidly or unconstitutionality shall 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.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho,
This day _____ of June, 2020

X X X

REBECCA L. NOAH CASPER, MAYOR

ATTEST:

KATHY HAMPTON, CITY CLERK

(SEAL)

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

That the above and forgoing full, true, and correct copy of this Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPLE CORPORATION OF THE STATE OF IDAHO, PROVIDING FOR THE INITIAL ZONING OF APPORXIMATELY 4.63 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS TN ZONE; AND PROVIDING SERVERABILITY, PUBLICATION BY SUMMARY AND ESTABLISHING EFFECTIVE DATE."

_____

Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF R1 OF APPROXIMATELY 4.63 ACRES GENERALLY LOCATED NORTH OF E 49TH S, EAST OF S 5TH W, SOUTH OF E SUNNYSIDE ROAD, WEST OF S HOLMES AVE.

WHEREAS, the applicant filed an application for an application for initial zoning on February 26, 2020;
and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANTCRITERIAANDSTANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is an approximate 4.63 acre parcel generally located North of E 49th S, East of S 5th W, South of E Sunnyside Road, and West of S Holmes Ave.
3. The Comprehensive Plan designates this area as Low Density Residential.
4. R1 zoning is consistent with the Low Density Residential designation and other zoning and land uses in the area.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the Planning and Zoning Commission of the City of Idaho Falls approved the annexation and initial zoning as presented.

PAS SED BY THE CITY OF IDAHO FALLS CITY COUNCIL

THIS_____DAYOF JUNE, 2020

_____
Rebecca L. Noah Casper, Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, June 15, 2020

RE: Annexation and Initial Zoning of I&M, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, I&M, M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Ordinance annexing M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E, 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 annexation of M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E and give authorization for the Mayor to execute the necessary documents.

3. Assign a Comprehensive Plan Designation of "Highway Related Industrial," and approve the Ordinance establishing the initial zoning for I&M under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (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. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of I&M and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Annexation and Initial Zoning of I&M, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: M&B: 16.112 Acres, NW1/4, NW1/4 Section 8, T2N, R38E. 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

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the annexation/initial zoning 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

The annexation legal description has been reviewed by the Survey Division

Fiscal Impact

NA

Legal Review

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

Annexation

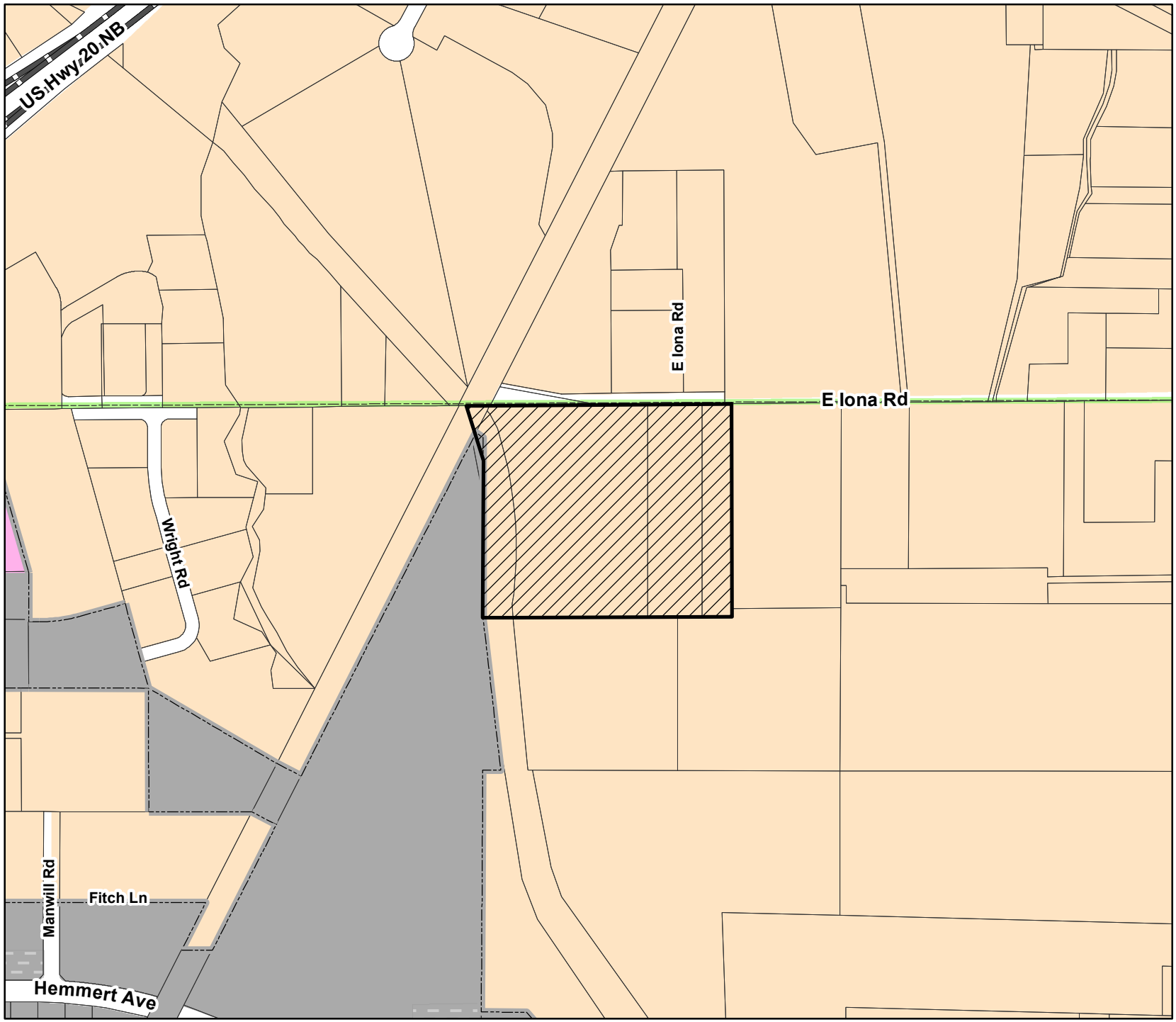
ANNX20-006 ~ 16.112 Acres Sec 8 T2N R38E

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

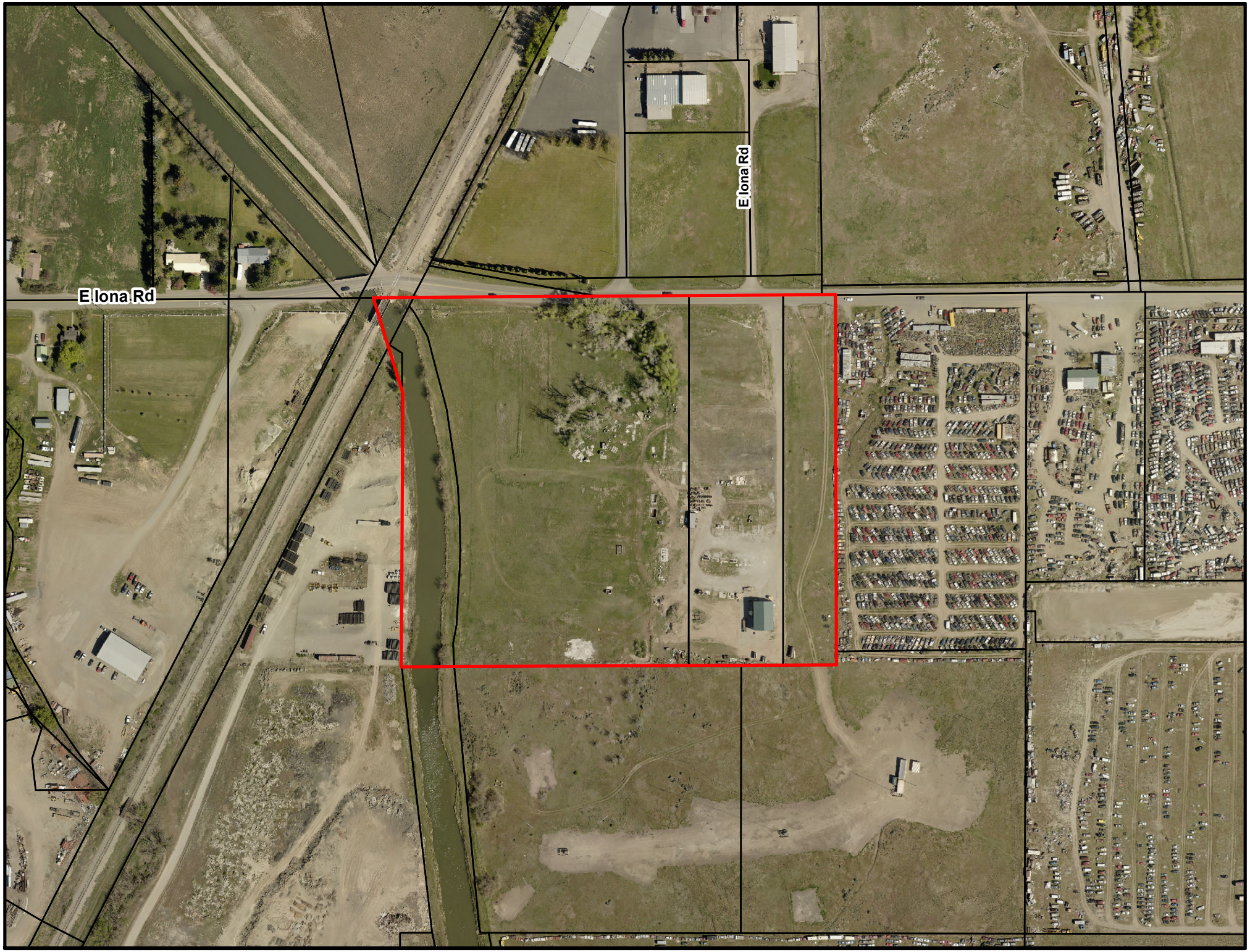
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

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

N

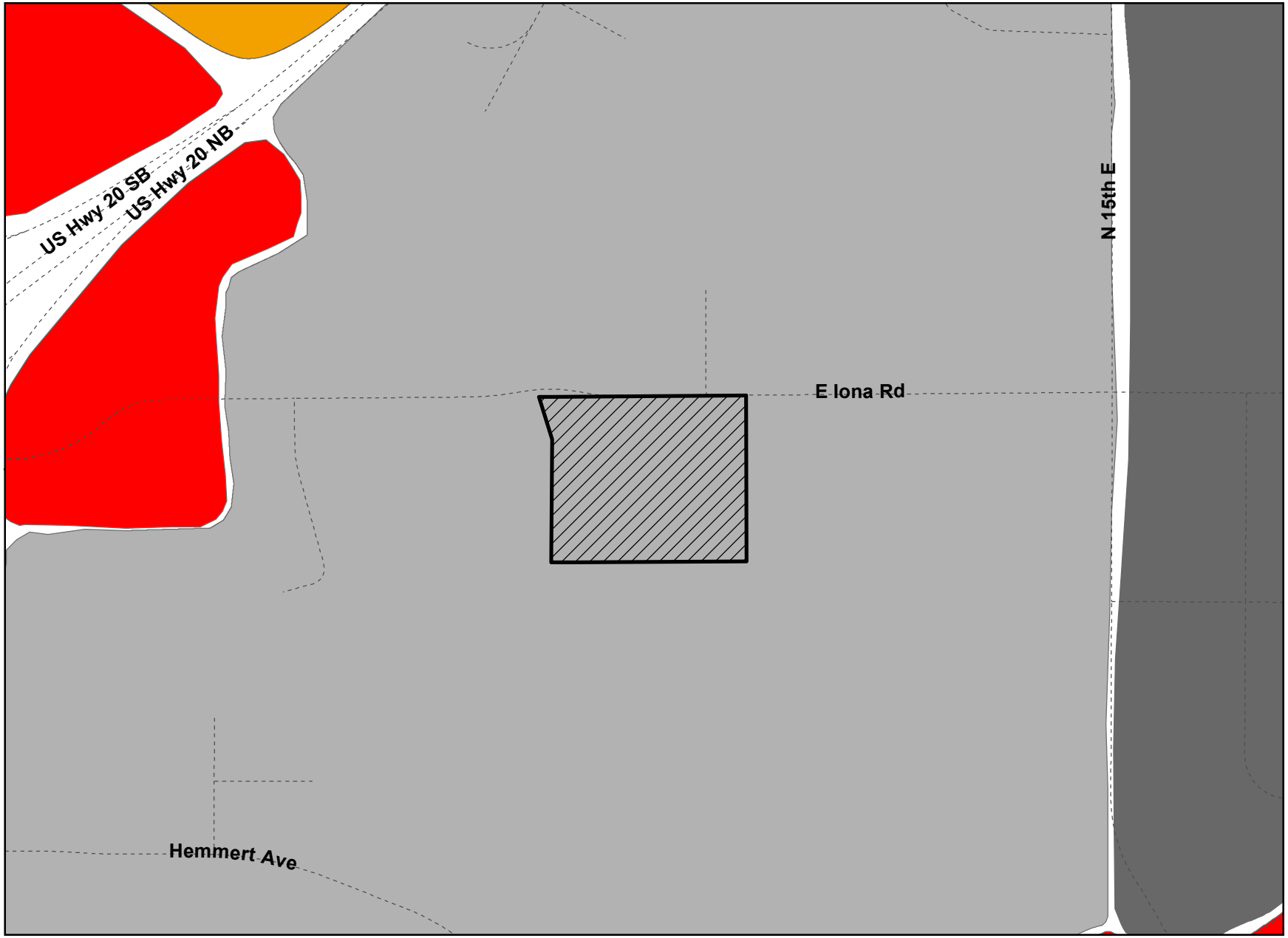

E Iona Rd
E Iona Rd

Annexation

ANNX20-006 ~ 16.112 Acres Sec 8 T2N R38E

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

Comprehensive Plan



IDAHO FALLS

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

N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

ANNEXATION AND INITIAL ZONING OF IM
14.678 ACRES, SECTION 8, T2N, R 38E
June 2, 2020

IDAHO FALLS

Community Development Services

Applicant: HLE

Project Manager: Brent McLane

Location: North of Hemmert Ave, East of N Holmes Ave, South of E Iona Rd, West of N 15th E

Size: 14.678 acres

Zoning:
North: County
South: County
East: County
West: IM

Proposed Zoning: R3A

Existing Land Uses:
Site: Vacant
North: Commercial
South: Vacant
East: Industrial
West: Industrial

Future Land Use Map:
Highway Related Industrial

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of IM to the Mayor and City Council.

Staff Comments: The property is located north of Hemmert Ave, east of N Holmes Ave, south of E Iona Rd, west of N 15th E

Annexation: This is a Category "A" annexation as it is requested by the property owner. The property is contiguous with the city on the western property line. Annexation of the property is consistent with the City's Comprehensive Plan.

Initial Zoning: The proposed zoning is IM, Industrial and Manufacturing. The Comprehensive plan identifies this area as Highway Related Industrial. The IM Zone is consistent with the Highway Related Industrial designations as it allows for industrial uses.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of IM as it is consistent with the policies of the Comprehensive Plan.

Comprehensive Plan Policies:

Lands served by railroad/airport facilities and near or adjacent to State highways shall be retained for industrial development.
To protect our economy, we need to protect those lands offering railroad access or airport access adjacent to major arterial highways.
(page 52)

Encourage a number of locations in the City for industry and large employers.
There should be a number of modestly sized sites to offer employers a greater choice of locations and convenience to employees.
(page 52)

Assure there are sufficiently large vacant areas within and adjacent to the City to accommodate new industry.
Modern one-story buildings with loading and storage facilities may require 50 to 100 acres. Working with Bonneville County and neighboring communities, we need to monitor our supply of vacant industrially zoned land near railroads and major highways with available utilities to assure sites are available to new employers.
(page 53)

Encourage heavier industries to locate in the northern areas of the community or separate such uses from residential areas by open space or land use buffers.
Heavy industrial processes which generate off-site noise, glare, odor and smoke should be located in areas where compatibility with neighbors is not an issue.
(page 53)

Zoning Ordinance: See the next page.

June 2, 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, Margaret Wimborne.

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; 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 moved to approve the Minutes of May 5, 2020, Morrison seconded the motion and it passed unanimously.

Cramer addressed the Commission to acknowledge and clarify why the following annexations were coming back to the Commission, after they had been approved previously. Cramer indicated that they had previously been of the understanding that Category A Annexations required no hearing, and so no notice was needed. Cramer indicated that Annexations and Initial Zonings are Legislative items and so staff had the assistant City Attorney do some research on the history and the code and he recommended that a hearing is required. Cramer stated that they searched the Idaho Code to find the notification requirements. Cramer showed two pieces of Code from the Local Land Use Planning Act that describe what is required and how it is to be done. Cramer read from Idaho Code 67-65-25 "When property is annexed there must be a hearing to consider the zoning and the Comprehensive Plan Changes." Cramer read from another Code section that is specific to the requirements. Cramer confirmed they are required to have a hearing and the notice they have to provide is in the news paper 15 days prior to the hearing, notify political subdivisions and they could do PSA is they choose. Cramer stated that there is not requirement to send out property (neighbor) notices. Cramer stated they might move that, but it will take time to move through Council. Cramer stated that after discussing with legal they brought all the annexations that were considered last month back to have a hearing. Cramer stated that they have had a lot of contact with property owners and they have let them know about the hearings.

Public Hearing(s):

2. ANNX 20-006: ANNEXATION/INITIAL ZONING. Annexation & Zoning of I&M.

McLane presented the staff report, a part of the record. Wimborne confirmed that the legal description would be re-written prior to going to City Council to make it contiguous. Dixon asked what the County zoning is for this area. McLane indicated the County zoning is IM-3.

Dixon confirmed that there is no difference between highway related and railroad related. McLane agreed that they did away with the differences in the zoning change.

Black opened the public hearing.

Applicant: Steve Heath, HLE. Heath stood for questions. Heath indicated that they would reach out to the canal company prior to proceeding.

There were no written statements sent in, and no one appeared in person or via WebEx.

Black closed the public hearing.

Wimborne indicated that the annexation makes sense and the initial zoning makes sense as it follows the Comprehensive Plan perfectly.

Wimborne moved to recommend to the Mayor and City Council approval of the Annexation of 14. 678 Acres, Section 8 T2N, R 38 E with initial zoning of IM, Hicks seconded the motion and it passed unanimously.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 16.112 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

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

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

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

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Highway Related Industrial"; and

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

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

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

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

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

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

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

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

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

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2020.

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
: ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS,

IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 16.112 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____

Kathy Hampton, City Clerk

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 8, TOWNSHIP 2 NORTH RANGE 38 E.B.M. BONNEVILLE COUNTY, IDAHO DESCRIBED AS:

COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 8; THENCE N 89°34'01" E 915.55 FEET ALONG THE NORTH LINE OF SAID SECTION 8; THENCE S 00°00'51" E 25.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF IONA ROAD; THENCE S 00°00'51" E 755.17 FEET; THENCE S 89°33'50" W 917.66 TO THE CITY OF IDAHO FALLS ANNEXATION ORDINANCE 1386; THENCE ALONG SAID ANNEXATION ORDINANCE THE FOLLOWING THREE (3) COURSES; (1) THENCE N 02°52'34" W 12.80 FEET; (2) THENCE N 00°11'26"E 434.47 FEET; (3) THENCE N 11°00'17" W 313.28 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF IONA ROAD; THENCE ALONG SAID RIGHT- OF-WAY LINE N 89°34'02" E 60.83 FEET TO THE NORTH-SOUTH CENTERLINE OF SAID SECTION 8; THENCE ALONG SAID RIGHT-OF-WAY LINE N 89°34'02" E 915.64 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 16.112 ACRES, MORE OR LESS.

Submitted by:

Eng/Survey Firm Name: Harper-Leavitt Engineering Inc.

Contact Name: Clint Jolley

Phone Number: 208.524.0212

Email: if@hleinc.com

PLS Seal:

Page ____ of ____

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF APPROXIMATELY 16.112 ACRES LOCATED GENERALLY NORTH OF HEMMERT AVE, EAST OF N HOLMES AVE, SOUTH OF E IONA RD, WEST OF N 15TH E.

WHEREAS, the applicant filed an application for an application for annexation on May 8, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANTCRITERIAANDSTANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The property is an approximate 16.112 acre parcel located generally North of Hemmert Ave, East of N Holmes Ave, South of E Iona Rd, West of N 15th E.

3. The Comprehensive Plan designates this area as Highway Related Industrial.

4. This is a category "A" annexation requested by the applicant.

5. The proposed annexation is consistent with the purposes set forth within the Comprehensive Plan of the City of Idaho Falls.

6. Annexation of the area will allow for orderly development and efficient, equitable and economical delivery of municipal services within the urbanizing areas.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the Planning and Zoning Commission of the City of Idaho Falls approved the annexation as presented.

PASSED BY THE CITY OF IDAHO FALLS CITY COUNCIL

THIS_____DAY OF JUNE, 2020

_____

Rebecca L. Noah Casper, Mayor

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 16.112 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS IM ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is IM Zone for such annexed lands such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Highway Related Industrial"; 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 June 2, 2020, and recommended approval of zoning the subject property to IM Zone; and

WHEREAS, the Idaho Falls City Council conducted a duly noticed public hearing and passed a motion to approve this zoning on June 25, 2020.

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

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

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

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

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

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

passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2020.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

> That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 16.112 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS I M ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF I&M OF APPROXIMATELY 16.112 ACRES LOCATED GENERALLY NORTH OF HEMMERT AVE, EAST OF N HOLMES AVE, SOUTH OF E IONA RD, WEST OF N 15TH E.

WHEREAS, the applicant filed an application for an application for initial zoning of I&M on May 8, 2020;
and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANTCRITERIAANDSTANDARDS

1. The Planning and Zoning Commission considered the request pursuant to the City of Idaho Falls 2013 Comprehensive Plan, the City of Idaho Falls Subdivision and Zoning Ordinance, the Local Land Use Planning Act, and other applicable development regulations.

2. The property is an approximate 16.112 acre parcel located generally North of Hemmert Ave, East of N Holmes Ave, South of E Iona Rd, West of N 15th E.

3. The Comprehensive Plan designates this area as Highway Related Industrial.

4. The proposed I&M is consistent with the principles of the Comprehensive Plan and other zoning and uses in the area.

II. DECISION

Based on the above Reasoned Statement of Relevant Criteria and Standards, the Planning and Zoning Commission of the City of Idaho Falls approved the initial zoning as presented.

PASSED BY THE CITY OF IDAHO FALLS CITY COUNCIL

THIS_____DAY OF JUNE, 2020

_____
Rebecca L. Noah Casper, Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, June 15, 2020

RE: Planned Unit Development (PUD) and Reasoned Statement of Relevant Criteria and Standards, Rising Sun Townhomes.

Council Action Desired

☐ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Planned Unit Development for Rising Sun Townhomes as presented.

2. Approve the Reasoned Statement of Relevant Criteria and Standards for the Planned Unit Development for Rising Sun Townhomes, 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 Rising Sun Townhomes. The Planning and Zoning Commission (P&Z) considered this item at its June 2, 2020 meeting and recommended approval by a unanimous vote. Staff concurs with this recommendation. Since the P&Z meeting, the applicant has made some adjustments to the site plan. These are explained in the updated staff report. Staff does not believe the changes are substantial enough to warrant a new P&Z hearing. The overall development pattern is still the same and all PUD requirements are still met.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the PUD 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

The PUD plan has been reviewed by Engineering, Fire, Parks, Planning, Sanitation, Sewer, and Water Divisions.

Fiscal Impact

NA

Legal Review

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

PUD

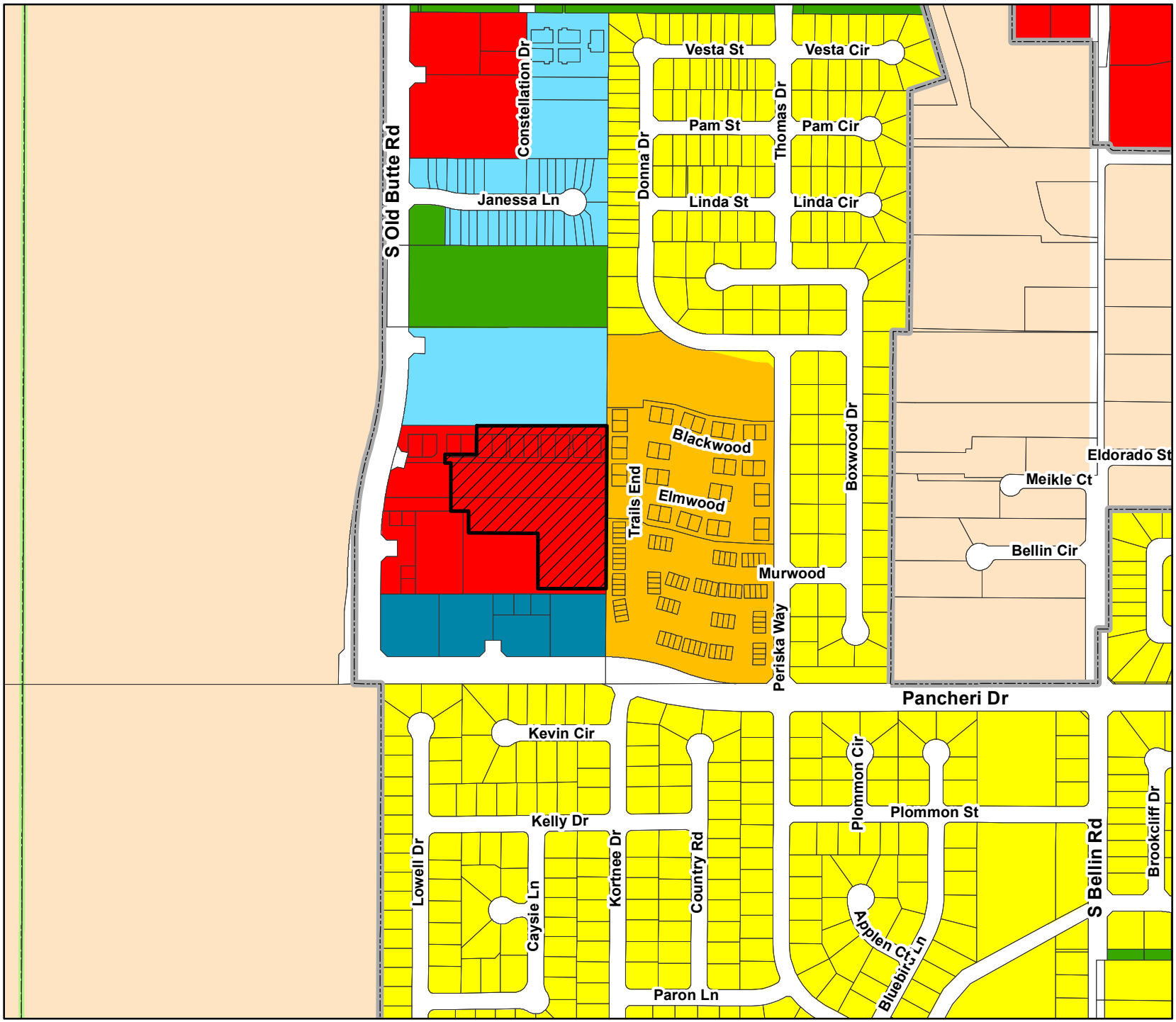
Rising Sun Townhomes

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



IDAHO FALLS

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

N

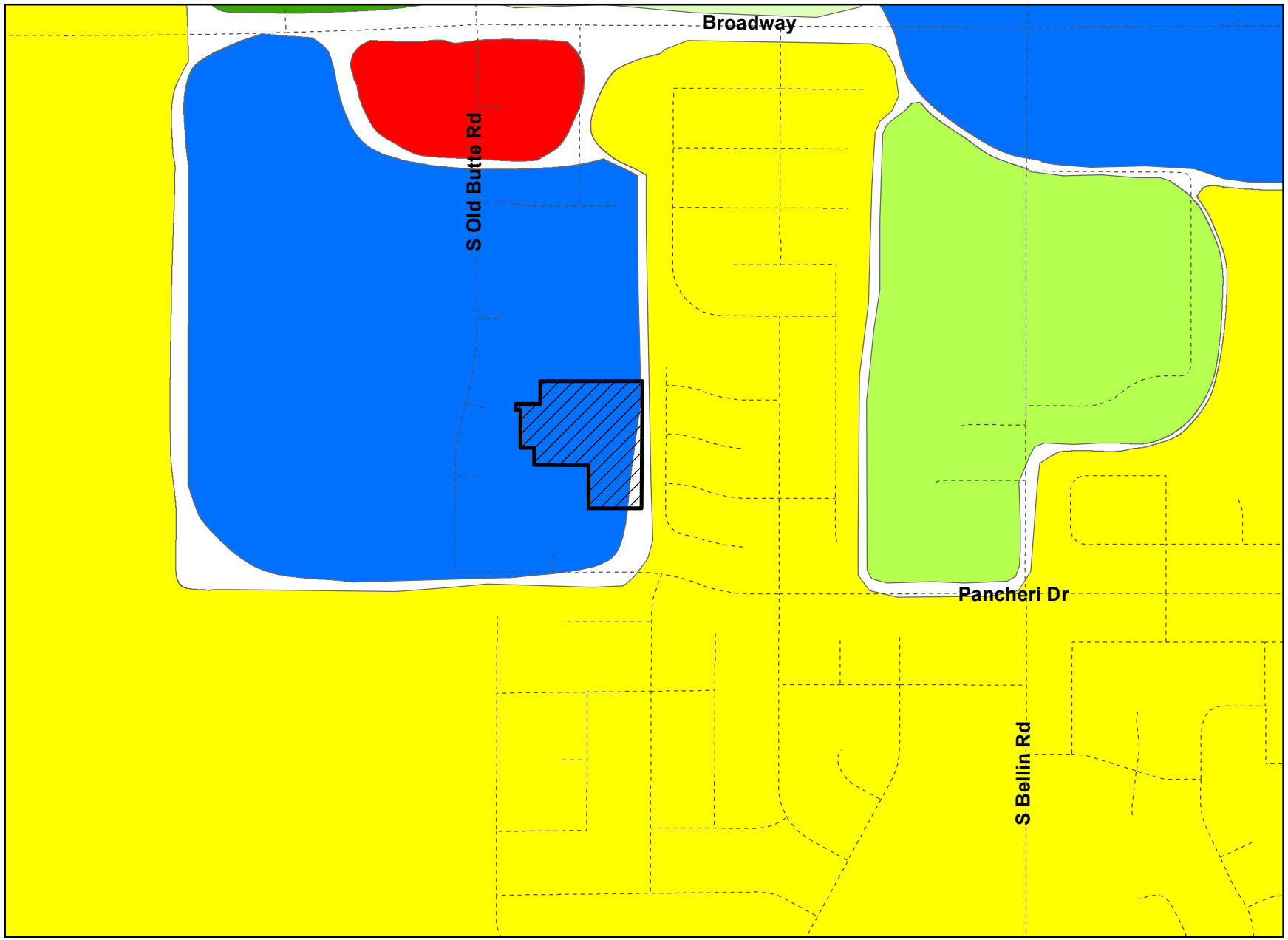
Donna Dr
Blackwood
Elmwood
Trails End
Boxwood Dr
Murwood
Periska Way
S Old Butte Rd
Pancheri Dr
Kevin Cir
Lowell Dr
Kortnee Dr
Country Rd
Plommon Cir

PUD

Rising Sun Townhomes

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

Comprehensive Plan



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680 Park Ave.
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(208) 612-8276

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IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT
Planned Unit Development
Rising Sun Townhomes
June 2, 2020

IDAHO FALLS
Community Development Services

Applicant: Connect Engineering

Project Manager: Naysha Foster

Location: Generally south of Broadway, west of S Bellin Rd., north of Pancheri Dr., and east of S. Old Butte Rd.

Size: 6.0 acres
Units: 72 Total Units 18 Buildings, with 4 units per building.

Existing Zoning:
Site: LC
North: LC
South: PB
East: LC
West: R2

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

Future Land Use Map:
Employment Centers

Attachments:
1. Maps
2. Aerial photos
3. PUD Site Plan
4. Elevations
5. PUD Standards

Requested Action: To **recommend** to the Mayor and City Council approval of the Rising Sun Townhomes PUD.

History: The property was annexed into the City and platted August 8, 2002. The initial Zoning was C-1 and PB. In April 2018, the C-1 Zone was changed to LC as part of the City wide Zoning Ordinance and Map Amendment. Multi-residential development in the LC Zone will comply with the development standards of the R3A.

Staff Comments: The application for the proposed PUD was submitted on April 29, 2020. The proposed PUD consists of 72 total units. The 18 buildings will be townhouse style fourplexes. The amenity will be a play area on the east side of buildings 5 and 18. The proposed PUD exceeds the twenty five percent requirement. The proposed landscape area is 44%.
The developer planning to phase construction into four phases**.**

- **Phase 1** will include Buildings 1, 2, 5, 6, 7 and the "tot lot" or amenity.
- **Phase 2** will include buildings 3, 4, 8, and 9.
- **Phase 3** will include buildings 10, 11, 12, 13, 14 and the second "tot lot" or amenity.
- **Phase 4** will include buildings 15, 16, 17, and 18.

The allowed density is 35 units per acre, the PUD proposes 12 units per acre.
The developer is requesting a variance to allow a reduction of required landscaped islands within the parking lot. The code requires that parking lots with more than 24 spaces provide 10% internal landscaping within the parking lot. The development is proposing to provide 5% internal landscaping. Staff is supportive of the request because of the large amount of landscaping being provided over the site exceeding the minimum requirement of 25%. The PUD is proposing to provide 44% landscaping. The variance also allows the applicant to place more guest parking within the development which is often requested in these types of development. The required number of parking stalls is two per unit totaling 144, the developer is proposing to provide 183 spaces.

	The streets within the development will be private. Approved private streets are permitted within a PUD. The access to the development will be from Old Butte Road. Old Butte Road is classified as a principle arterial. The PUD is compatible with contiguous neighborhoods. The legal ad was published in the Post Register on Sunday, May 17, 2020. Twenty-two public hearing notices were mailed on May 14th to property owners within 300 feet of the proposed development. **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
General Objectives and Characters: The proposed PUD meets the objectives of permitting a PUD	Objectives met by proposed PUD include the following: 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.
Siting Requirements: Minimum site size shall be two (2) acres.	The PUD consists of 6 acres. The minimum requirement is 2 acers. Section 11-2-6(W).
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.	The underlying district is LC. The LC use and standards shall govern the project.
Unified Control:	The PUD will include a Home Owners Association.
Density: The residential density in the LC (R3A) Zone shall not exceed 35 units per acre.	The density equates to 12 units per acre.
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	There is no building height restrictions in the LC Zone.
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.	The arrangement of the townhomes will provide some private space, but also be open to the common areas.

Landscaping: All areas within the PUD not covered by buildings, parking spaces, sidewalks or driveways shall be landscaped and maintained.	All non-hard surfaced areas are proposed to be covered by landscaping.
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. The proposed landscape area is 44%.
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 the common area.
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.
Phasing:	Construction is proposed to be completed in four 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.

PUD CONCEPT FOR:

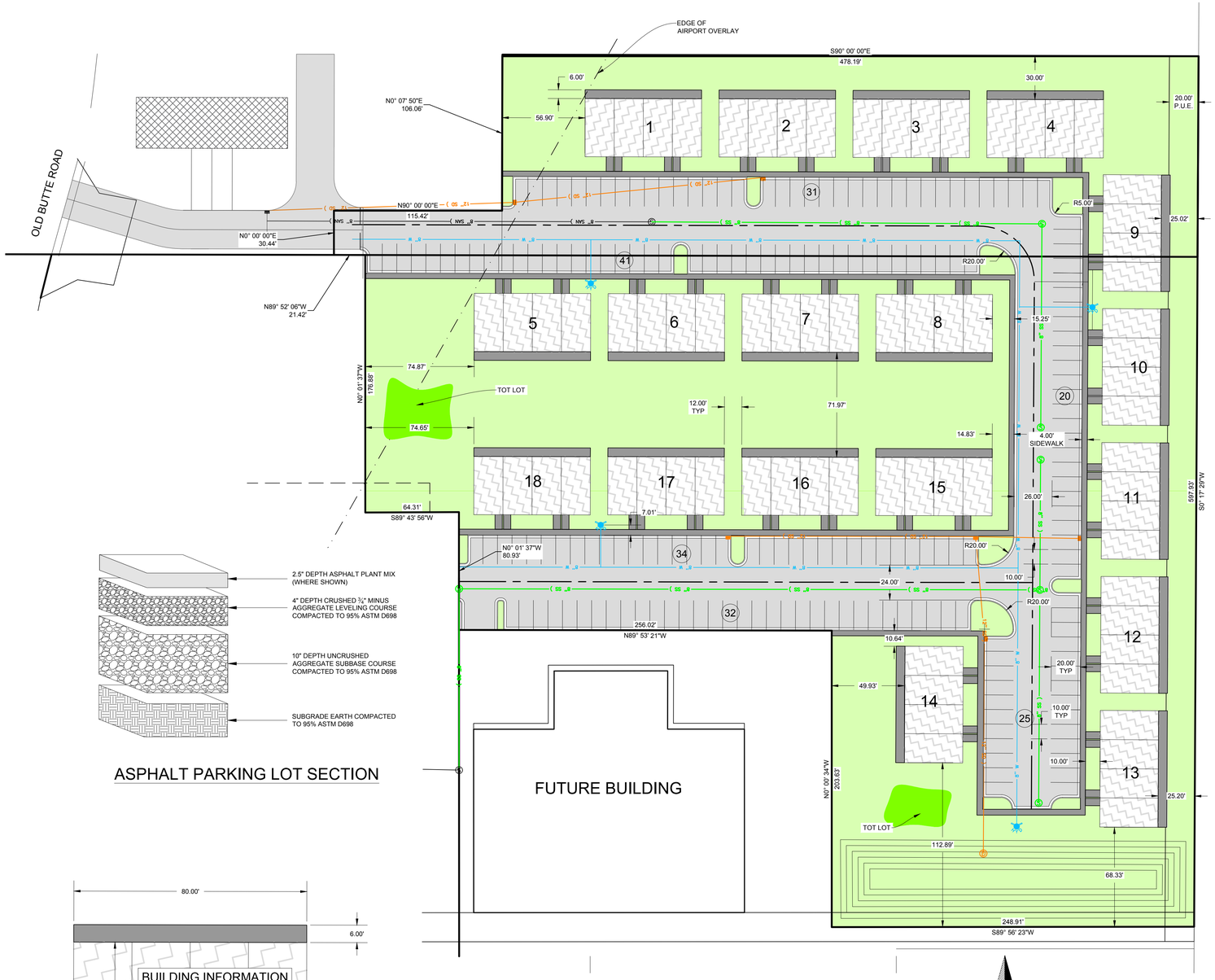
RISING SUN TOWNHOMES

LEGEND

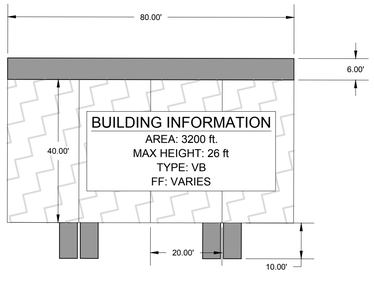
- EXIST. CATCH BASIN
- PROPOSED CATCH BASIN
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- EXIST. LIGHT POLE
- PROPOSED STREET LIGHT
- EXISTING WATER VALVE
- EXIST. SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXIST. CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPERTY LINE
- GB — GB — GRADE BREAK
- SAW CUT
- EASEMENT LINE
- 8" SAN — EXIST. SANITARY SEWER LINE
- 8" SS — PROPOSED SANITARY SEWER LINE
- 8" W — PROPOSED WATER LINE
- 8" WTR — EXIST. WATERLINE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PARKING LOT
- PROPOSED LANDSCAPING
- PROPOSED BUILDINGS
- EXISTING ASPHALT TO BE PROTECTED

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.



ASPHALT PARKING LOT SECTION



BUILDING DETAIL

SCALE: 1"=20'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

N

APPROVED BY _____ DATE: _____

City of Idaho Falls

Know what's below. Call before you dig.

ENGINEERING DEPT.

SEWER FRONT FOOTAGE _____ FT.

WATER FRONT FOOTAGE _____ FT.

PROFESSIONAL ENGINEER REGISTERED 17678 STATE OF IDAHO BLAKE JOLLEY

PRELIMINARY FOR REVIEW ONLY

SHEET INDEX

1 OF 1 = PLANNED UNIT DEVELOPMENT CONCEPT

SITE INFORMATION

AREA: 261,585 (6.005 ACRES)
PARCEL ZONING: R2
TOTAL BUILDINGS: 18
UNITS: 72
ALLOWED DENSITY: 17 UNITS PER ACRE
PROPOSED DENSITY: 12 UNITS PER ACRE

PARKING REQUIREMENTS

PARKING SPACES REQUIRED = 144 (2 SPACES PER DWELLING UNIT)

PARKING SPACES PROVIDED = 183

STORM WATER REQUIREMENTS

TOTAL STORM WATER DIRECTED TO CITY = 8,950 cu. ft.
TOTAL RETAINED ON SITE = 14,036 cu ft

LANDSCAPING REQUIREMENTS

TOTAL REQUIRED(25%) = 65,396 SQ. FT.(1.50 ACRES)
TOTAL PROVIDED = 113,923 SQ. FT.(2.62 ACRES)
PROVIDED PERCENT = 44% (NOT INCLUDING CANAL AREA)

BASIS OF BEARING

CITY OF IDAHO FALLS 2004 CONTROL

AMMENITIES

1. TOT LOTS

VARIANCE REQUESTS

1. REDUCTION IN REQUIRED LANDSCAPE ISLAND PERCENTAGE OF OVERALL PARKING LOTS.
2. ALLOW FOR PRIVATE STREETS.

ELECTRICAL NOTES:

1. ALL NEW ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY AND/OR ROCKY MOUNTAIN POWER SERVICE POLICY. EACH UTILITY SHALL BE CONSTRUCTED TO ITS OWN POLICY.
2. ELECTRICAL SWITCH CABINETS AND BASES (WHEN REQUIRED) WILL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR.
3. 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.
4. 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.
5. 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 THAT 48" DEEP.
6. THE DEVELOPER/CONTRACTOR SHALL PROVIDE ALL STAKING AND LAYOUT OF NEW ELECTRICAL FACILITIES INCLUDING POWER POLES. IDAHO FALLS POWER SHALL BE RESPONSIBLE FOR THE RELOCATION OF POLES INSIDE CITY OF IDAHO FALLS RIGHTS OF WAY.
7. THE CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING CITY POWER POLES AND ELECTRICAL FACILITIES DURING CONSTRUCTION EXCEPT THOSE FACILITIES SHOWN TO BE RELOCATED OR MOVED PER IDAHO FALLS POWER CONTRACTORS MAP.
8. COORDINATE ALL ELECTRICAL CONSTRUCTION WITH IDAHO FALLS POWER.
9. OWNER SHALL BEAR ALL COSTS TO RELOCATE OR REMOVE EXISTING POWER POLES, LIGHT POLES, ANCHOR GUYS, AND MISCELLANEOUS ELECTRICAL FACILITIES, WITH THE EXCEPTION OF UTILITIES INSIDE CITY RIGHTS OF WAY THAT ARE REQUIRED BY THE CITY TO BE RELOCATED.
10. 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).
11. 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.
12. IF APPLICABLE, SEE IDAHO FALLS POWER ELECTRICAL SITE PLAN FOR OFF-SITE ELECTRICAL AND FIBER OPTIC FACILITIES, LAYOUT, AND INSTALLATION DETAILS.
13. CONTACT IDAHO FALLS POWER PRIOR TO CONSTRUCTION. (208)612-8573

NOTES

1. The address shall be posted and maintained on every job site prior to and during construction. **NO ADDRESS = NO INSPECTION.**

2. A **Site Plan** including a completed City review block shall be on the job site at all times during construction.

3. Any changes to this site plan shall be submitted to the City of Idaho Falls Planning and Building Division for approval prior to construction.

4. Failure to comply with the requirements of this plan may result in the City withholding building permits, certificates of occupancy, water or electrical service.

5. 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 Specifications and Drawings**.

6. A **City of Idaho Falls Public Works License** is required for any contractor working in a public right-of-way or easement.

7. A **Public Right-of-Way Use Permit** is required for any work in any public right-of-way or easement. The City Engineering Department must be notified at least two (2) days prior to any excavation under this permit (208-612-8250).

8. Placing Concrete within the public right-of-way requires inspection and approval by the City Engineering Department. The department shall be notified at least four (4) hours prior to placing (208-612-8250).

9. 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.

10. Replace all broken or poor quality curb, gutter, and sidewalk.

11. Remove all unused driveway approaches and replace with standard full height curb, gutter and sidewalk.

12. 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**.

13. All **Water Service Lines** less than four (4) inches and **Sanitary Service Lines** less than eight (8) inches shall be inspected by the City Sewer Department prior to backfilling (612-8108).

14. Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation uses. Provisions shall be installed per City of Idaho Falls Standard Drawing 600-1or 600-3. Contact Water Supt. (208-612-8471) to determine if meter itself is required. Meters or meter idlers shall be on approved material list and may be purchased from Water Department warehouse (208-612-8474).

15. Fire flow and **access road requirements for commercial buildings** are based on building construction type, height, and total square footage of all floors. This information must be provided on the site plan.

16. Private fire service water mains shall be installed by, or under the supervision of, a city licensed fire sprinkler contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.

17. All **Electrical Facilities**, including new services or the relocating of existing, shall be in accordance with the current Idaho Falls Power Service Policy. Service Policy available at I.F.P. office or I.F.P. website. The developer must submit two (2) copies of these plans directly to Idaho Falls Power for the design and/or approval of electric service. Contact Idaho Falls Power prior to construction of electrical facilities (612-8430).

18. All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.

19. Appropriate erosion and sediment control requirements associated with construction shall be shown on the Site Plan or a separate attached plan.

20. 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.

VICINITY MAP

CITY OF IDAHO FALLS APPROVAL
Revision 4/2016

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

WESTRIDGE COMMERCIAL PLAZA AMMENDED NO. 1

IMPROVEMENT DRAWINGS CONTACT PERSON

NAME BLAKE JOLLEY
ADDRESS 1150 HOLLIPARK DR. ZIP 83401
PHONE 208.524.0212

PROJECT TITLE

OLD BUTTE ROAD TOWNHOMES

FILE NO.	DRAWN BY:	DATE PLOTTED:	SHEET NO.
2020-038	TKP	30/04/2020	1 of 1
SCALE: 1"=40'	CHECKED BY: BDJ	REVIEW NO.: 1	

PUD CONCEPT FOR:

RISING SUN TOWNHOMES

LEGEND

- EXIST. CATCH BASIN
- PROPOSED CATCH BASIN
- EXIST. FIRE HYDRANT
- PROPOSED FIRE HYDRANT
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- PROPOSED ASPHALT PARKING LOT
- PROPOSED LANDSCAPING
- PROPOSED BUILDINGS
- EXISTING ASPHALT TO BE PROTECTED

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.

SHEET INDEX

1 OF 1 = PLANNED UNIT DEVELOPMENT CONCEPT

SITE INFORMATION

AREA: 261,585 (6.005 ACRES)
PARCEL ZONING: R2
TOTAL BUILDINGS: 18
UNITS: 72
ALLOWED DENSITY: 17 UNITS PER ACRE
PROPOSED DENSITY: 12 UNITS PER ACRE

PARKING REQUIREMENTS

PARKING SPACES REQUIRED = 144 (2 SPACES PER DWELLING UNIT)

PARKING SPACES PROVIDED = 183

STORM WATER REQUIREMENTS

TOTAL STORM WATER DIRECTED TO CITY = 8,950 cu. ft.
TOTAL RETAINED ON SITE = 14,036 cu ft

LANDSCAPING REQUIREMENTS

TOTAL REQUIRED(25%) = 65,396 SQ. FT.(1.50 ACRES)
TOTAL PROVIDED = 113,923 SQ. FT.(2.62 ACRES)
PROVIDED PERCENT = 44% (NOT INCLUDING CANAL AREA)

BASIS OF BEARING

CITY OF IDAHO FALLS 2004 CONTROL

AMMENITIES

1. TOT LOTS

VARIANCE REQUESTS

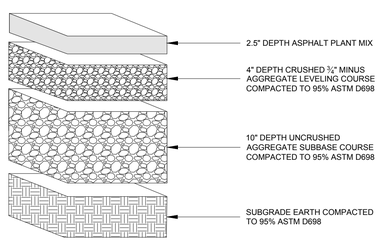
1. REDUCTION IN REQUIRED LANDSCAPE ISLAND PERCENTAGE OF OVERALL PARKING LOTS.
REQUIRED (10%): 6,493 SQ. FT.
PROVIDED (5%): 2920 SQ. FT.

ELECTRICAL NOTES:

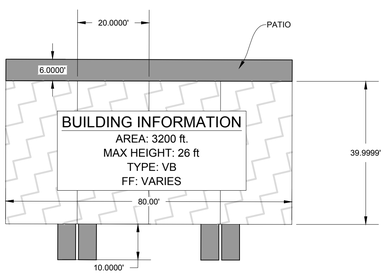
1. ALL NEW ELECTRICAL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT IDAHO FALLS POWER SERVICE POLICY AND/OR ROCKY MOUNTAIN POWER SERVICE POLICY. EACH UTILITY SHALL BE CONSTRUCTED TO ITS OWN POLICY.
2. ELECTRICAL SWITCH CABINETS AND BASES (WHEN REQUIRED) WILL BE PROVIDED BY IDAHO FALLS POWER BUT SHALL BE INSTALLED BY THE DEVELOPER/CONTRACTOR.
3. 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.
4. 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.
5. 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 THAT 48" DEEP.
6. THE DEVELOPER/CONTRACTOR SHALL PROVIDE ALL STAKING AND LAYOUT OF NEW ELECTRICAL FACILITIES INCLUDING POWER POLES. IDAHO FALLS POWER SHALL BE RESPONSIBLE FOR THE RELOCATION OF POLES INSIDE CITY OF IDAHO FALLS RIGHTS OF WAY.
7. THE CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING CITY POWER POLES AND ELECTRICAL FACILITIES DURING CONSTRUCTION EXCEPT THOSE FACILITIES SHOWN TO BE RELOCATED OR MOVED PER IDAHO FALLS POWER CONTRACTORS MAP.
8. COORDINATE ALL ELECTRICAL CONSTRUCTION WITH IDAHO FALLS POWER.
9. OWNER SHALL BEAR ALL COSTS TO RELOCATE OR REMOVE EXISTING POWER POLES, LIGHT POLES, ANCHOR GUYS, AND MISCELLANEOUS ELECTRICAL FACILITIES, WITH THE EXCEPTION OF UTILITIES INSIDE CITY RIGHTS OF WAY THAT ARE REQUIRED BY THE CITY TO BE RELOCATED.
10. 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).
11. 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.
12. IF APPLICABLE, SEE IDAHO FALLS POWER ELECTRICAL SITE PLAN FOR OFF-SITE ELECTRICAL AND FIBER OPTIC FACILITIES, LAYOUT, AND INSTALLATION DETAILS.
13. CONTACT IDAHO FALLS POWER PRIOR TO CONSTRUCTION. (208)612-8573

UTILITY NOTES

1. 18" VERTICAL SEPARATION TO BE MAINTAINED BETWEEN POTABLE AND NON-POTABLE WATER LINES AT MAIN LINE CROSSINGS.
2. 10' HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN POTABLE AND NON-POTABLE WATER LINES AT ALL LOCATIONS.
3. 6' HORIZONTAL SEPARATION TO BE MAINTAINED BETWEEN POTABLE AND NON-POTABLE SERVICE LINES.

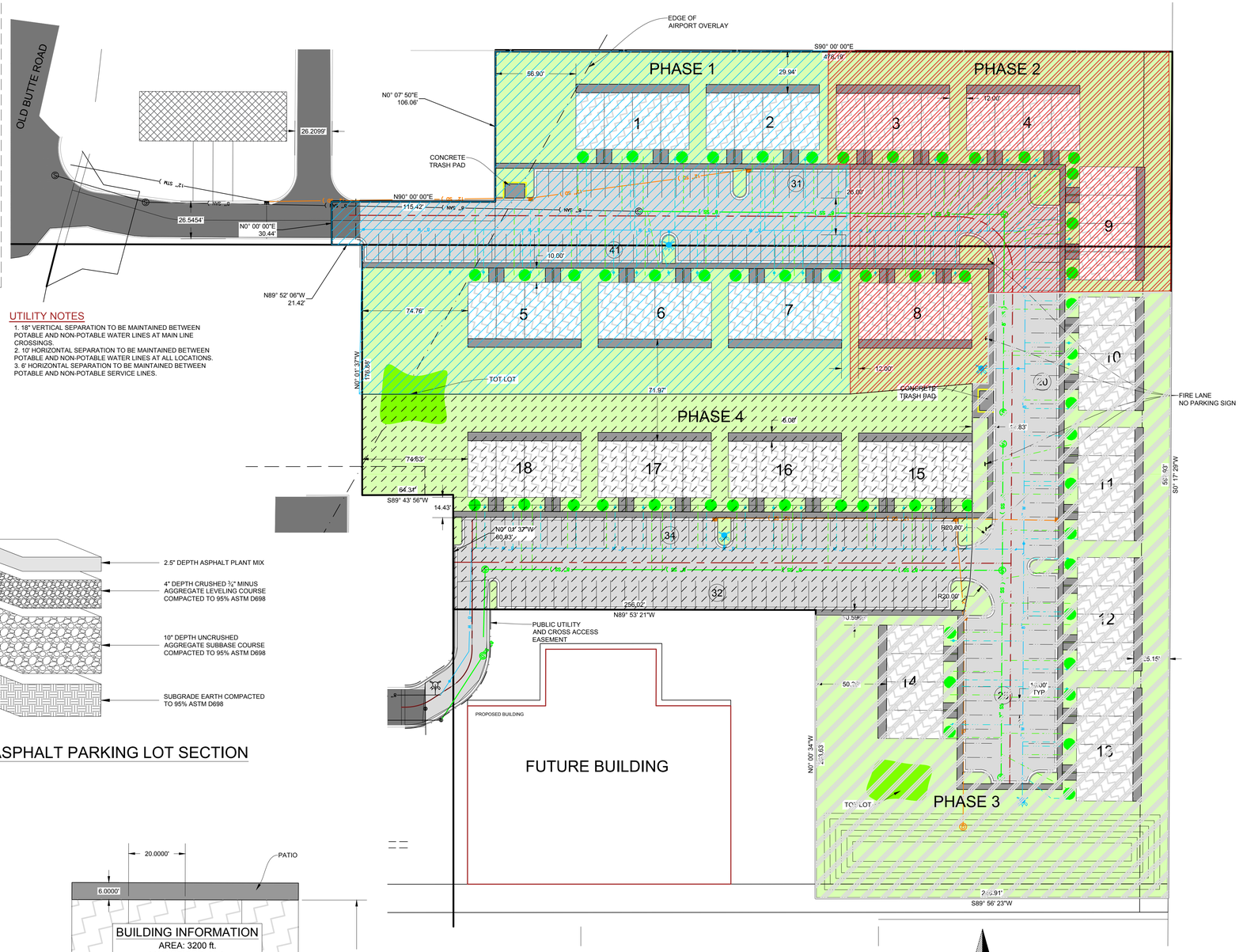


ASPHALT PARKING LOT SECTION



BUILDING DETAIL

SCALE: 1"=20'



811 Know what's below. Call before you dig.

ENGINEERING DEPT.

SEWER FRONT FOOTAGE _____ FT.

WATER FRONT FOOTAGE _____ FT.

PROFESSIONAL ENGINEER REGISTERED STATE OF IDAHO BLAKE JOLLEY 17678

PRELIMINARY FOR REVIEW ONLY

NOTES

1. The address shall be posted and maintained on every job site prior to and during construction. **NO ADDRESS = NO INSPECTION.**
2. A **Site Plan** including a completed City review block shall be on the job site at all times during construction.
3. **Any changes** to this site plan shall be submitted to the City of Idaho Falls Planning and Building Division for approval prior to construction.
4. **Failure to comply** with the requirements of this plan may result in the City withholding building permits, certificates of occupancy, water or electrical service.
5. **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 Specifications and Drawings**.
6. A **City of Idaho Falls Public Works License** is required for any contractor working in a public right-of-way or easement.
7. A **Public Right-of-Way Use Permit** is required for any work in any public right-of-way or easement. The City Engineering Department must be notified at least two (2) days prior to any excavation under this permit (208-612-8250).
8. **Placing Concrete** within the public right-of-way requires inspection and approval by the City Engineering Department. The department shall be notified at least four (4) hours prior to placing (208-612-8250).
9. 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.
10. **Replace** all broken or poor quality curb, gutter, and sidewalk.
11. **Remove** all unused driveway approaches and replace with standard full height curb, gutter and sidewalk.
12. 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**.
13. All **Water Service Lines** less than four (4) inches and **Sanitary Service Lines** less than eight (8) inches shall be inspected by the City Sewer Department prior to backfilling (612-8108).
14. Pursuant to IDAPA 58.01.08, all new construction shall install provisions for a future water meter to capture domestic and landscape irrigation uses. Provisions shall be installed per City of Idaho Falls Standard Drawing 600-1or 600-3. Contact Water Supt. (208-612-8471) to determine if meter itself is required. Meters or meter idlers shall be on approved material list and may be purchased from Water Department warehouse (208-612-8474).
15. **Fire flow** and **access road requirements for commercial buildings** are based on building construction type, height, and total square footage of all floors. This information must be provided on the site plan.
16. **Private fire service water mains** shall be installed by, or under the supervision of, a city licensed fire sprinkler contractor. Fire service mains must be tested and approved by the Fire Marshal prior to backfilling.
17. All **Electrical Facilities**, including new services or the relocating of existing, shall be in accordance with the current Idaho Falls Power Service Policy. Service Policy available at I.F.P. office or I.F.P. website. The developer must submit two (2) copies of these plans directly to Idaho Falls Power for the design and/or approval of electric service. Contact Idaho Falls Power prior to construction of electrical facilities (612-8430).
18. All single-family attached dwellings shall have separate electrical, water, and sewer service lines without any common facilities.
19. Appropriate erosion and sediment control requirements associated with construction shall be shown on the Site Plan or a separate attached plan.
20. 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.

CITY OF IDAHO FALLS APPROVAL
Revision 4/2016

Approved _____ Date _____
City of Idaho Falls

PROPERTY LEGAL DESCRIPTION

WESTRIDGE COMMERCIAL PLAZA AMMENDED NO. 1

IMPROVEMENT DRAWINGS CONTACT PERSON

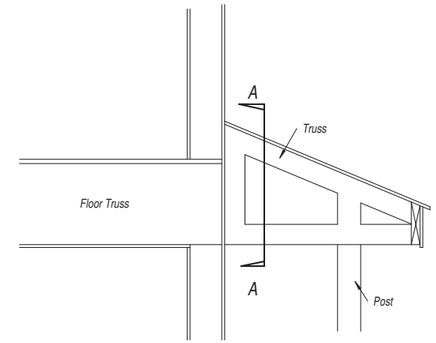
NAME BLAKE JOLLEY
ADDRESS 1150 HOLLIPARK DR. ZIP 83401
PHONE 208.524.0212

PROJECT TITLE

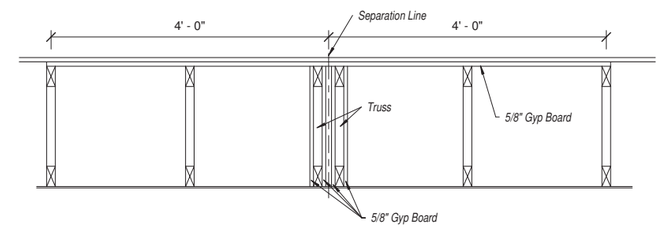
RISING SUN TOWNHOMES

FILE NO.	DRAWN BY:	DATE PLOTTED:	SHEET NO.
2020-038	TKP	5/21/2020	1 of 1
SCALE: 1"=40'	CHECKED BY: BDJ	REVIEW NO.: 1	

1 Front Elevation
1/4" = 1'-0"

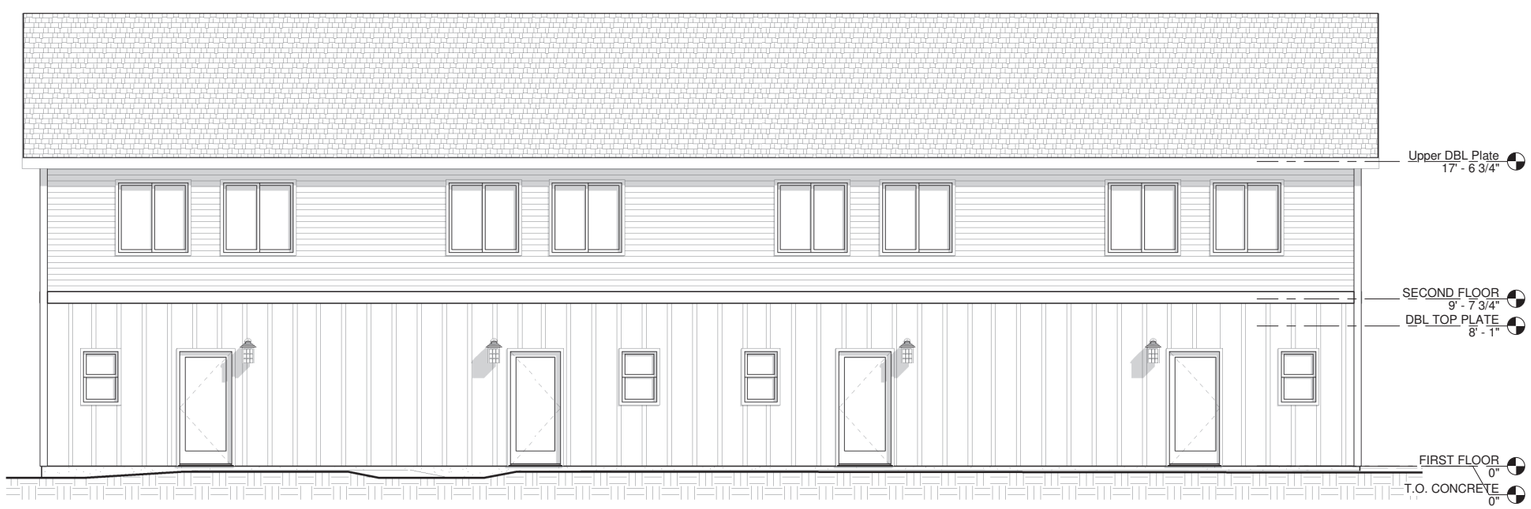


Cross Section



A-A Section

3 Firewall @ Porch
1" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

These plans have been prepared by an ADDA Certified Drafter to approved drafting practices. All information contained in these plans have been provided by the customer and has been accepted as is. B'n'R Drafting Services has not conducted any independent Structural, Mechanical, Electrical Engineering for this project unless explicitly noted. B'n'R Drafting Services will not perform any services reserved for an Architect or Engineer. All Liability for this project remains solely with the contractor, subcontractors and Owner. Field Plans are accepted AS IS.

REV	DATE	DESCRIPTION

B'n'R Drafting Services
1993 N. 37th E
Idaho Falls, Idaho
83401

© 2016 B'n'R Drafting Services

Townhouses - A Plan

DATE: 26 Sept 2017
DRAWN BY: RRS
PROJECT: 1611108-a

FOR
Linden Trails Townhome -A
Idaho Falls, Idaho

ELEVATION

The plans are the joint property of B'n'R Drafting and the Client. They are not to be reproduced or to be used for any construction except by express written consent by one of the owning parties. B'n'R Drafting assumes no liability beyond the production of these plans. All information contained has been exclusively provided by the client and are accepted as is.

June 2, 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, Margaret Wimborne.

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; 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 moved to approve the Minutes of May 5, 2020, Morrison seconded the motion and it passed unanimously.

Cramer addressed the Commission to acknowledge and clarify why the following annexations were coming back to the Commission, after they had been approved previously. Cramer indicated that they had previously been of the understanding that Category A Annexations required no hearing, and so no notice was needed. Cramer indicated that Annexations and Initial Zonings are Legislative items and so staff had the assistant City Attorney do some research on the history and the code and he recommended that a hearing is required. Cramer stated that they searched the Idaho Code to find the notification requirements. Cramer showed two pieces of Code from the Local Land Use Planning Act that describe what is required and how it is to be done. Cramer read from Idaho Code 67-65-25 "When property is annexed there must be a hearing to consider the zoning and the Comprehensive Plan Changes." Cramer read from another Code section that is specific to the requirements. Cramer confirmed they are required to have a hearing and the notice they have to provide is in the news paper 15 days prior to the hearing, notify political subdivisions and they could do PSA is they choose. Cramer stated that there is not requirement to send out property (neighbor) notices. Cramer stated they might move that, but it will take time to move through Council. Cramer stated that after discussing with legal they brought all the annexations that were considered last month back to have a hearing. Cramer stated that they have had a lot of contact with property owners and they have let them know about the hearings.

Public Hearing(s):

5. PUD 20-002: PLANNED UNIT DEVELOPMENT. Rising Sun Townhomes. Foster presented the staff report, a part of the record. Black asked why they are asking for the PUD. Wimborne confirmed that the PUD allows a higher density, but they are asking for a lower density. Dixon is confused by LC. Dixon stated that 11-2-4 doesn't show LC listed. Foster

indicated that LC does allow residential, and you would refer to the R3A and City requirements for the LC Zone. Dixon stated that it was C1 and then it was changed from something that doesn't allow residential to something that does allow residential without a public hearing. Foster stated that they are not asking for a rezone, they are just asking for a PUD. Foster stated that the City rezoned the property in 2018 under the City initiated rezone. Cramer stated that C1 that changed to LC did allow for residential and it had the same reference that any residential in the C1 had to meet the standards of R3A. Black was confused about the landscaping being over the required %, but then requesting a lower % for the parking. Foster clarified that they still have to meet the landscaping requirements, but they are asking for a variance for the internal parking area landscaping to go from 10% to 5% and that will provide more parking for guests. Dixon asked if the parking is narrower in phase 4 and asked if staff looked at the parking. Foster stated that they meet the minimum requirements for parking stalls and drive isle which is 24'.

Black opened the public hearing.

Applicant: Barry Baine, CE. Baine stated that 17 units to the acre is R2 and the R3A is 35 units to the acre. Baine stated that this density of 12 units per acre is well below the R3A and what could be allowed. Baine stated that they are doing the PUD for private streets and are not asking for a reduction in setbacks. Baine stated that they are asking for a reduction on the interior islands because they've seen on the property to the east and one of the major concerns was parking and they wanted more parking and people would rather have more parking than landscape islands.

Dixon agrees with the applicant about guest parking.

There were no written statements submitted and no one appeared via WebEx to testify.

Black closed the public hearing.

Morrison likes the presentation.

Wimborne believes the variance makes sense and having real common areas and additional parking will be much more valuable to the residents and make for a better space than parking island.

Dixon likes the amount of space behind the units. Dixon likes the character of the front of the building.

Wimborne moved to recommend to the Mayor and City Council approval of the Planned Unit Development for Rising Sun Townhomes, Morrison seconded the motion and it passed unanimously.

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

PLANNED UNIT DEVELOPMENT OF RISING SUN TOWNHOMES, LOCATED GENERALLY SOUTH BROADWAY, WEST OF S BELLIN RD, NORTH OF PANCHERI DR AND EAST OF S OLD BUTTE RD.

WHEREAS, the applicant filed an application for a PUD on April 29, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City Council during a duly noticed public hearing on June 25, 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 6 acre parcel located generally south of Broadway, west of S Bellin Rd, north of Pancheri Dr and east of S Old Butte Rd.
3. The property is currently zoned LC.
4. The proposed PUD consists of 18 townhouse style fourplex buildings, totaling 72 units.
5. The developer requested a variance to reduce the interior parking lot landscape requirement from 10% to 5%, allowing for more open space and guest parking.
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 JUNE, 2020

_____

Rebecca L. Noah Casper, Mayor

IDAHO FALLS

MEMORANDUM

FROM: Brad Cramer, Director

DATE: Monday, June 15, 2020

RE: Annexation and Initial Zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 9.7 Acres, Sec 33, T2N, R38E

Council Action Desired

☒ Ordinance ☐ Resolution ☒ Public Hearing

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

1. Approve the Ordinance annexing 9.7 Acres, Sec 33, T2N, R38E, 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 annexation of 9.7 Acres, Sec 33, T2N, R38E, and give authorization for the Mayor to execute the necessary documents.

3. Assign a Comprehensive Plan Designation of Medical Services Center and approve the Ordinance establishing the initial zoning for R3A under a suspension of the rules requiring three complete and separate readings and request that it be read by title and published by summary, that the City limits documents be amended to include the area annexed herewith, and that the City Planner be instructed to reflect said annexation, amendment to the Comprehensive Plan, and initial zoning on the Comprehensive Plan and Zoning Maps located in the Planning office (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. Approve the Reasoned Statement of Relevant Criteria and Standards for the Initial Zoning of R3A and give authorization for the Mayor to execute the necessary documents.

Description, Background Information & Purpose

Attached is the application for Annexation and Initial Zoning of R3A, Annexation and Zoning Ordinances, and Reasoned Statements of Relevant Criteria and Standards, M&B: 9.7 Acres, Sec 33, T2N, R38E. The Planning and Zoning Commission considered this item at its June 2, 2020 meeting and recommended approval of R3A by a unanimous vote. Staff concurs with this recommendation.

Relevant PBB Results & Department Strategic Plan

☐ ☒ ☒ ☐ ☒ ☐ ☐ ☐

Consideration of the annexation/initial zoning 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

The annexation legal description has been reviewed by the Survey Division

Fiscal Impact

NA

Legal Review

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

Annexation

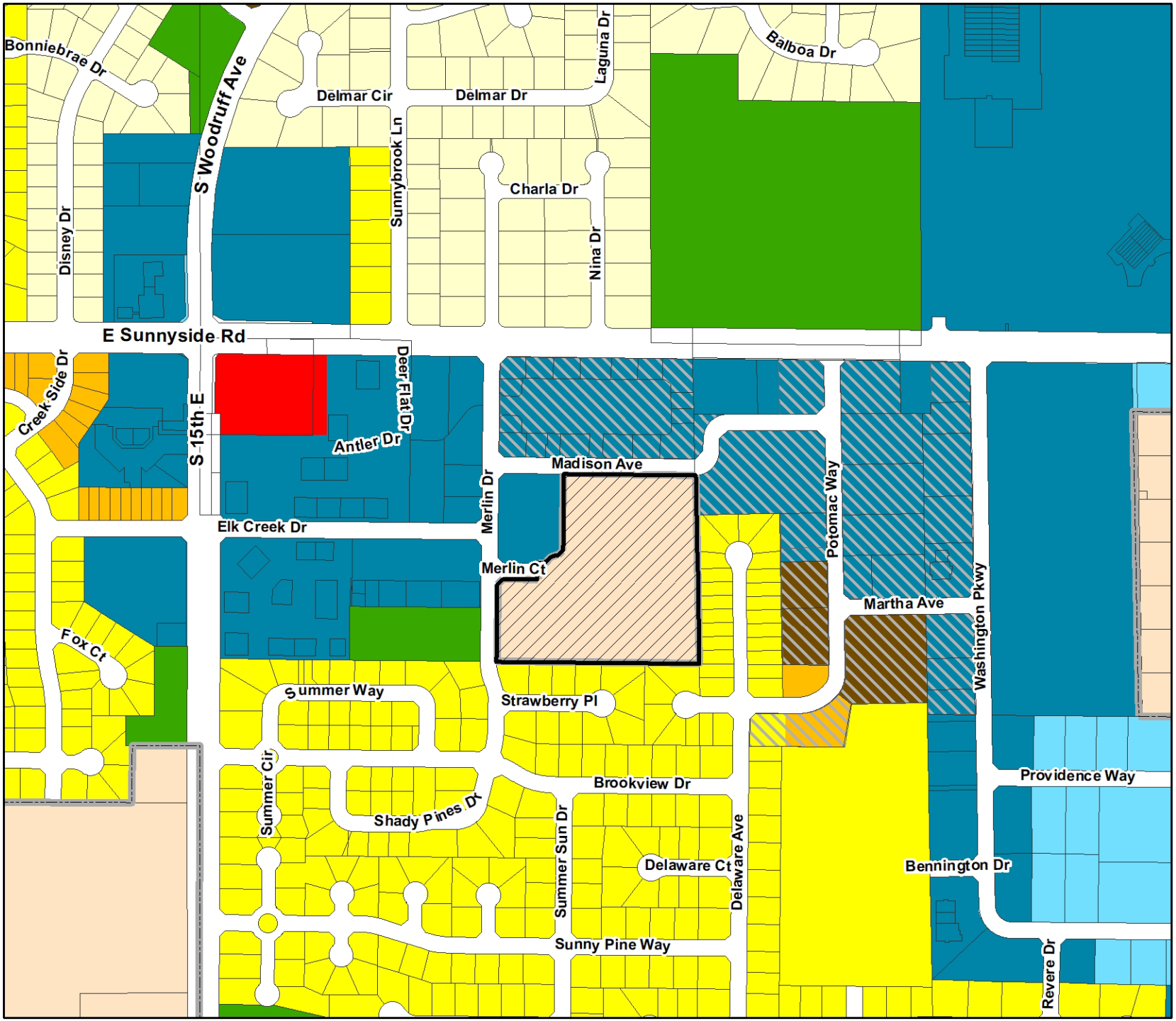
9.7 acres NW 1/4, Sec 33, T2N, R38E.

Legend

- Site - CP
- City Limits
- Area of Impact

Overlays

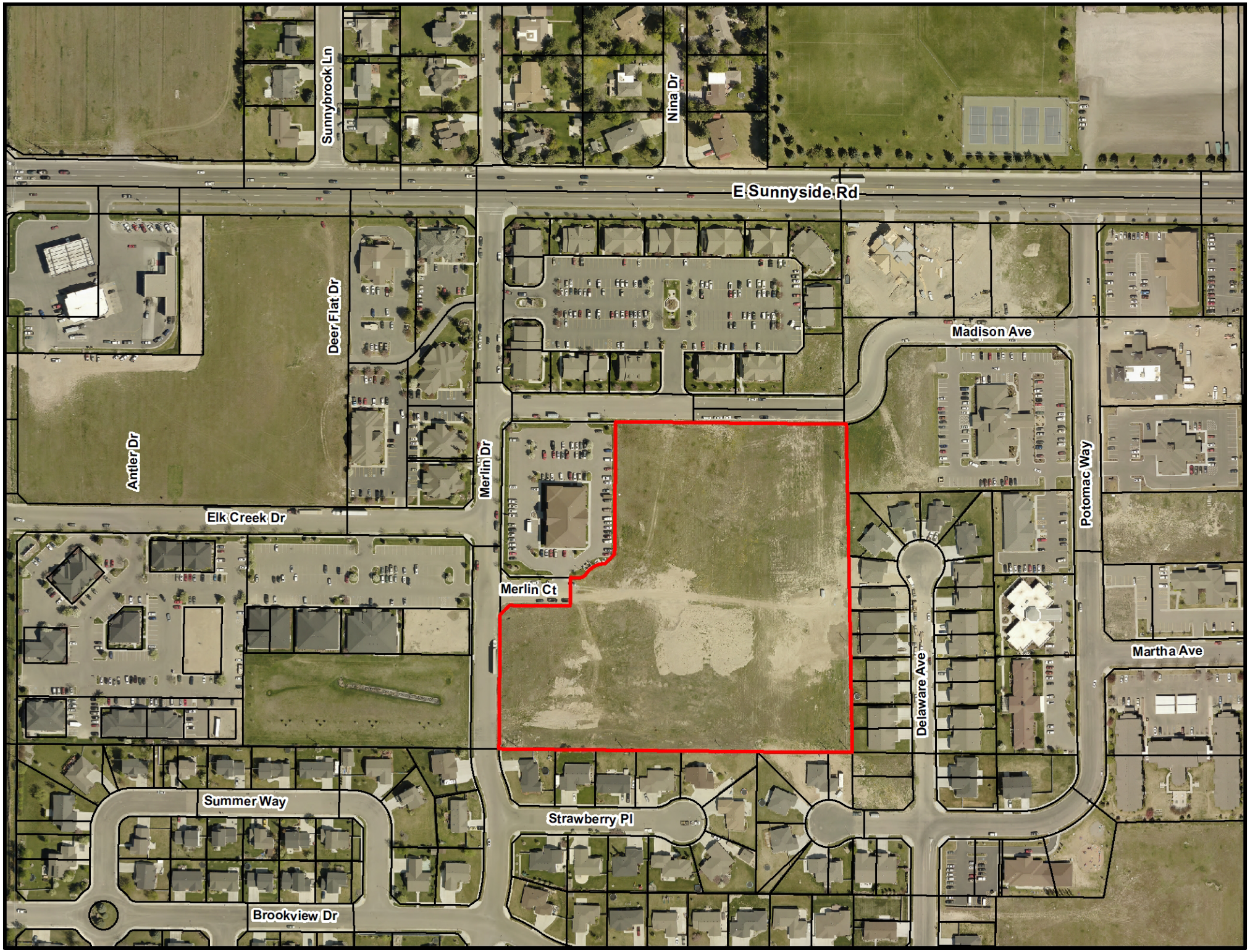
- PT
- PT&T-1
- PUD
- T-1
- T-2
- RE
- RP
- R1
- R2
- TN
- RMH
- R3
- R3A
- PB
- DT
- CC
- LC
- HC
- R&D
- LM
- I&M
- P



IDAHO FALLS

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

N

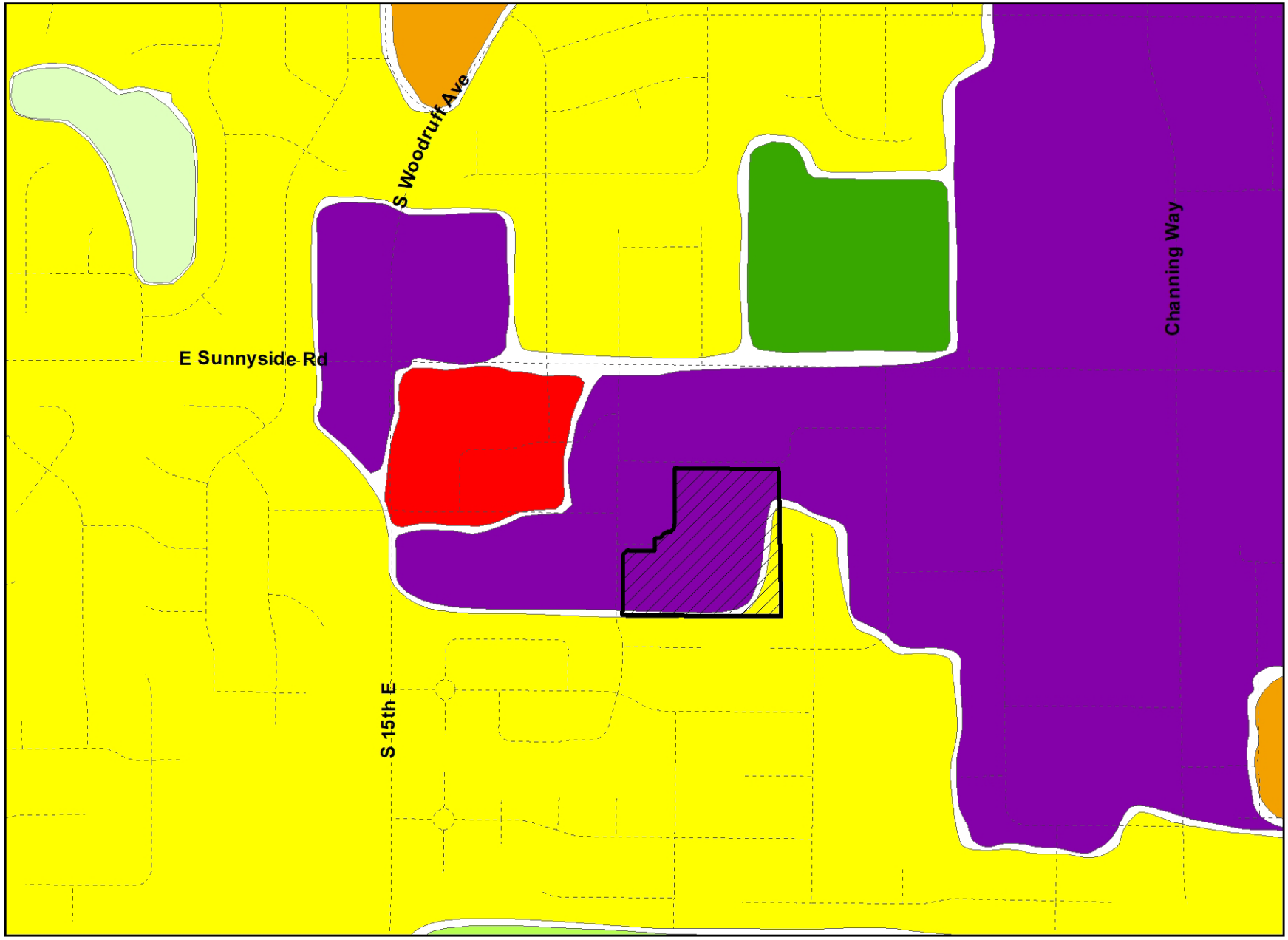

Sunnybrook Ln
Nina Dr
E Sunnyside Rd
Deer Flat Dr
Madison Ave
Antler Dr
Merlin Dr
Potomac Way
Elk Creek Dr
Merlin Ct
Martha Ave
Delaware Ave
Summer Way
Strawberry Pl
Brookview Dr

Annexation

9.7 acres NW 1/4, Sec 33, T2N, R38E.

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

Comprehensive Plan



IDAHO FALLS

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

N

IDAHO FALLS PLANNING AND ZONING COMMISSION
STAFF REPORT

ANNEXATION AND INITIAL ZONING OF R3A
9.7 ACRES, NW ¼ SECTION33, T 2N, R 38E
June 2, 2020

IDAHO FALLS

Community Development Services

Applicant: Eagle Rock Engineering

Project Manager: Kerry Beutler

Location: Generally Located North of E 49th S, East of S 15th E, South of E Sunnyside Road, West of S 25th E

Size: 9.7 acres

Zoning:
North: PB
South: R1
East: R1& PB
West: PB & P

Proposed Zoning: R3A

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

Future Land Use Map: Medical Service Center &Low Density

Attachments:
1. Comprehensive Plan Policies
2. Zoning Information
3. Maps and Aerial Photos

Requested Action: To **recommend** approval of annexation and initial zoning of R3A to the Mayor and City Council.

Staff Comments: The property is located south of Sunnyside Road, adjacent to Merlin Drive and Madison Avenue. This area was part of a preliminary plat for Chantilly Addition and intended for annexation into the city.

Annexation: This is a Category "A" annexation as it is requested by the property owner. The property is enclaved, completely surrounded by the city. Annexation of the property is consistent with the City's Comprehensive Plan.

History: It was recommended by the Planning and Zoning Commission for approval with an initial zoning of PB to the City Council on May 5, 2020. The project has been brought back to Commission for a public hearing on the zoning according to the City's new understanding of State Statute.

Initial Zoning: The proposed zoning is R3A, Residential Mixed Use. The Comprehensive plan identifies this area as Medical Service Center and some Low Density residential. The R3A Zone is consistent with the Medical Service Center designations as it allows for professional services.

The R3A Zone also allows for residential development which would also be consistent with the area. Immediately to the east are properties that have been developed to a higher density than the single unit residential to the south of the parcel. There are also medium and high density zones with both R2 and R3 designations. The Comprehensive Plan identifies diversity as a standard for residential development. It states "New and existing developments should foster inclusiveness and connectivity through mixed housing types and sizes and neighborhood connections through paths, parks, open spaces, and streets." A zoning designation of R3A will create the potential for diversity in this area without creating other negative effects like cut-through traffic.

The Zoning Ordinance has minimum landscaping and buffering requirements for commercial or multi-unit residential developments that would be contiguous to single unit residential uses to the south.

Staff Recommendation: Staff recommends approval of the annexation and initial zoning of R3A as it is consistent with the policies of the Comprehensive Plan.

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 paths, 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. (p. 43)

Plan for different commercial functions within the City of Idaho Falls. (p.46)

Cluster community commercial centers and highway commercial rather than encourage strip commercial along arterial streets. (p. 48)

Buffer commercial development, including services, from adjacent residential development. (p. 49)

Medical services center Medical and dental offices, hospitals, outpatient clinics, and support services including pharmacies, medical equipment, coffee shops, and motels. (p. 63)

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. 63)

Zoning Ordinance: See the next page.

11-2-3: ALLOWED USES IN RESIDENTIAL ZONES.

Table 11-2-1: Allowed Uses in Residential Zones

P = permitted use. C1 = administrative conditional use. C2 = Planning Commission conditional use. C3 = City Council conditional use. A blank denotes a use that is not allowed in that zone.

*Indicates uses that are subject to specific land use provisions set forth in the Standards for Allowed Land Uses Section of this Chapter.

	Low Density Residential			Medium Density Residential			High Density Residential	
Proposed Land Use Classification	**RE**	**RP**	**R1**	**R2**	**TN**	**RMH**	**R3**	**R3A**
Accessory Use	P	P	P	P	P	P	P	P
Agriculture*	P							
Animal Care Clinic					P*			P
Artist Studio					P*			
Bed and Breakfast*								P
Boarding /Rooming House							P	P
Day Care, Center*			C_2	P	P		P	P
Day Care, Group*	C_1		C_1	P	P	C_1	P	P
Day Care, Home	C_1		C_1	P	P	C_1	P	P
Dwelling, Accessory Unit*	P			P	P		P	P
Dwelling, Multi-Unit*				P*	P		P	P
Dwelling, Single Unit Attached*			P	P	P	P	P	P
Dwelling, Single Unit Detached	P	P	P	P	P	P	P	P
Dwelling, Two Unit				P	P		P	P
Eating Establishment, Limited					P*			P
Financial Institutions					P*			
Food Processing, Small Scale					P*			
Food Store					P*			
Fuel Station					P*			
Health Care and Social Services					P*			P
Home Occupation*	C_1		C_1	C_1	C_1	C_1	C_1	C_1
Information Technology								P
Laundry and Dry Cleaning					P*			P
Live-Work*					C_1			P
Manufactured Home*	P	P	P	P	P	P	P	P
Mobile Home Park*						C_2		C_2
Mortuary								P
Park and Recreation Facility*	P	P	P	P	P	P	P	P
Parking Facility								P
Personal Service					P*			P
Planned Unit Development*	C_3	C_3	C_3	C_3		C_3	C_3	C_3
Professional Service								P
Public Service Facility*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Public Service Facility, Limited	P	P	P	P	P	P	P	P
Public Service Use								P
Recreational Vehicle Park*						C_2		

Proposed Land Use Classification	RE	RP	R1	R2	TN	RMH	R3	R3A
Religious Institution*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Residential Care Facility							P	P
Retail					P*			C_2
School*	C_2	C_2	C_2	C_2	C_2	C_2	C_2	C_2
Short Term Rental*	P	P	P	P	P	P	P	P
Transite Station								P

(Ord. 3218, 9-13-18)

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)

(A) Minimum and Maximum Lot Area.

(1) In the R1 Zone, the maximum lot size shall be thirteen thousand five hundred square feet (13,500 ft^2), except for corner lots, wedge-shaped lots in cul-de-sacs, or other unusual shaped lots. This shall also not apply to conditional uses such as schools and religious institutions.

(2) In the R2 zone, seven hundred and fifty square feet (750 ft^2) shall be added to the minimum required area for each additional dwelling unit.

(3) In the TN Zone, the maximum average lot area for subdivisions approved after the adoption of this Code, April 12, 2018, shall be six thousand two hundred and fifty square feet (6,250 ft^2) in order to encourage a mix of lot sizes and dwelling types. (Ord. 3210, 8-23-18)

June 2, 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, Margaret Wimborne.

MEMBERS ABSENT: None.

ALSO PRESENT: Planning Director Brad Cramer; Assistant Planning Directors Kerry Beutler; Brent McLane; 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 moved to approve the Minutes of May 5, 2020, Morrison seconded the motion and it passed unanimously.

Cramer addressed the Commission to acknowledge and clarify why the following annexations were coming back to the Commission, after they had been approved previously. Cramer indicated that they had previously been of the understanding that Category A Annexations required no hearing, and so no notice was needed. Cramer indicated that Annexations and Initial Zonings are Legislative items and so staff had the assistant City Attorney do some research on the history and the code and he recommended that a hearing is required. Cramer stated that they searched the Idaho Code to find the notification requirements. Cramer showed two pieces of Code from the Local Land Use Planning Act that describe what is required and how it is to be done. Cramer read from Idaho Code 67-65-25 "When property is annexed there must be a hearing to consider the zoning and the Comprehensive Plan Changes." Cramer read from another Code section that is specific to the requirements. Cramer confirmed they are required to have a hearing and the notice they have to provide is in the news paper 15 days prior to the hearing, notify political subdivisions and they could do PSA is they choose. Cramer stated that there is not requirement to send out property (neighbor) notices. Cramer stated they might move that, but it will take time to move through Council. Cramer stated that after discussing with legal they brought all the annexations that were considered last month back to have a hearing. Cramer stated that they have had a lot of contact with property owners and they have let them know about the hearings.

Public Hearing(s):

3. ANNX2 20-004: ANNEXATION/INITIAL ZONING. Annexation & Zoning of R3A.
Beutler presented the staff report, a part of the record. Dixon asked about Madison Ave. and whether it needs to be included or if it is already annexed. Beutler confirmed that it has all been

included and annexed. Dixon asked about the areas near the property that are hatched. Beutler confirmed those properties have a PUD overlay.

Black opened the public hearing.

Applicant: James Rasmussen. Rasmussen indicated that they have done an outreach to the neighbors to tell people about the project. Rasmussen sent a flyer to the neighbors that back the property. Rasmussen stated that two people reached out to them to discuss the plans. Rasmussen indicated that there was also information about the project put in the HOA newsletter. Rasmussen presented a power point showing the plans for the property with townhomes (7 acres) and office park (3 acres). Rasmussen stated that there are 220 parking spots on site, and they are high end town homes. Rasmussen indicated that they are talking to local contractors (Matt Morgan and Head waters Construction).

Michael Kirkham, Esq., reminded the Commission that the job the Commission has is in regard to the initial zoning, and the information they are receiving is interesting, but the project cannot be tied to the zoning because things can change.

Alan Walker, architect on project. Walker stated that they wanted to show what they are planning because zoning is abstract, but the site plan shows that this is a perfect transition zone. Walker stated that Madison Ave. is adjacent to office and that would be a good place for offices, and the single-family homes would be multi-family housing to naturally blend the zoning. Walker stated that the residential portion will be 72 3-bedroom townhouses with courtyards, 36 2-bedroom carriage houses over garages, and 12 1-bedroom apartments (6 ADA Compliant). Walker stated that they will have professional management and landscape to ensure the long-term viability and compatibility. Walker indicated that the R3A zone is suitable for this property.

Kirkham again cautioned the Commission to not consider the "project" and only consider the zone.

There were no written statements submitted.

Appearing via WebEx:

Doug Caldwell, St. Clair Estates. Caldwell is in favor of the project. Caldwell stated that his neighborhood did have a problem with a proposed property east of Delaware, and it was a landlocked property with poor access. Caldwell stated that this property has good access. Caldwell stated that Tyson Murdock is the HOA president and agrees that the access to this property is good and sees no issues with traffic. Caldwell believes the project will be attractive to the neighborhood.

Matt Morgan, Morgan Construction. Morgan owns the property and is selling to Rasmussen and Walker. Morgan bought 26 acres in 2000 and since 2000 he has developed Chantilly and Kensington on this property. Morgan stated that he started the PB development when Sunnyside and in 20 years he has developed 16 acres of PB with medical/professional/dental. Morgan stated that after he did Clocktower on the corner of Sunnyside and Holmes in 97-99 he started this development. Morgan stated that a lot of competition followed after him from 2000 forward. Morgan stated that there is not the market for PB zoned development. Morgan stated that there is a lot PB zoned land still available and undeveloped and the demand is not there for PB. Morgan is not in residential development, so he is selling the acreage.

Clint Boyle, 901 Pier View Drive, suite 205, Idaho Falls. Boyle was asked by Morgan to give some comments. Boyle stated that the Comprehensive Plan states that residential should reflect economic and social diversity in Idaho Falls, and new developments should foster inclusiveness and connectivity through mixed housing types and sizes. Boyle stated that he believes this property is in the right location for R3A because higher density should be located closer to service areas and streets designed to move traffic. Boyle stated that there is already single family attached in the area on Delaware. Boyle illustrated how the transition of zoning goes from Sunnyside from Commercial, PB, residential. Boyle compared setbacks for R1 and R3A and showed that they are both 25' setback for the rear yard. Boyle stated that R3A will have no change to the rear yard setback that would affect single family homes to the south. Boyle stated that this location is close to a lot of services, including hospital, Broulims, parks, convenient stores, so this area is close proximity to all services and near streets that are designed to move traffic (Sunnyside and St. Clair). Boyle is familiar with the request a few years ago that was not approved and was opposed heavily by the neighborhood. Boyle indicated that project was deeper into the neighborhood and farther from streets to carry traffic. Boyle stated that traffic from the proposed property will move west and north and likely stay out of the neighborhood.

Scott Adams, Idaho Falls. Adams believes that zoning this as R3A gives it a developable space to transition from business to multi-family residential and it is a good use of the lot and they type of property that needs to be available.

Black closed the public hearing.

Morrison stated he loves the R3A designation.

Denney stated that she loves the mixed use in R3A and allows for different possibilities and this is in a transitional area. Denney likes the proposal.

Dixon hates R3A because there is uncertainty whether it is residential or not. Dixon was surprised that the neighbors didn't turn out, but they were given the opportunity. Dixon feels that they have had an honest discussion of what makes sense. Dixon stated that the Comprehensive plan shows this being medical services center. Dixon stated that a portion of the public testimony gave a history of PB and how there has been a lot of PB developed. Dixon stated that the owner stated that PB is saturated at this point. Dixon stated that residential does make sense if PB is saturated. Dixon agreed that access is good to this property to get to the major arterials without requiring a left-hand turn. Dixon indicated that he is comfortable with this proposal because there was a public hearing.

Black stated that she is not a fan of R3A, but thinks it is a good fit on this property and has no issues with any of the items allowed in R3A and anything she might question has a conditional use permit required. Black loves having an applicant that brings visuals.

Dixon moved to recommend to the Mayor and City Council approval of the Annexation for 9.7 acres, NW ¼ Section 33, T 2N, R 38 E, with initial zoning of R3A, Morrison seconded the motion and it passed unanimously.

Kerry Beutler

From: Kurt Roland <kroland@erengr.com>
Sent: Friday, May 29, 2020 1:28 PM
To: Kerry Beutler
Cc: Brad Cramer
Subject: FW: Narrative to be read at the planning commission as an introduction to our comments.

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.

Kerry,
My clients would like to submit this narrative into the record for the planning and zoning meeting.
Please read below.
If you have any questions please let me know.
Thanks,
Kurt

Kurt Roland, PLS
President

Eagle Rock Engineering & Land Surveying, PC
A Company of Professional Engineers and Land Surveyors

Web Site: www.eaglerockengineering.com

Idaho Falls, Idaho office
Phone: 208-542-2665
Cell: 208-757-7625
Fax: 208-522-2664
Email: kroland@erengr.com

Rexburg, Idaho office
Phone: 208-359-2665

From: Alan Walker [mailto:adavidwalker@hotmail.com]
Sent: Friday, May 29, 2020 12:48 PM
To: Kurt Roland
Subject: FW: Narrative to be read at the planning commission as an introduction to our comments.

Please submit to planning, our narrative:

Thank you for your consideration of our project. After consulting with our real estate advisor, Michele Robison, she indicated that Idaho Falls was in great need of a high quality "pride of home ownership like" rentals that would satisfy both the local residence and additionally INL and other companies that were locating to the Idaho Falls area. This need lead us to search and find the Madison Ave and Merlin Drive Property. The property is a great transition lot situated between quality professional office buildings and quality single family residence. The site would lend it's self beautifully for a small professional office park and a high quality townhouse styled apartment development. We worked with the current land owner Matt Morgan, who developed both the existing offices and single family residences to craft a high quality design that would enhance the overall community. We wanted to the residential portion of the project to be large enough to make it feasible to have on site professional management, landscape and maintenance to ensure the property would meet the high standards of the area. We would like to build 120 townhouse styled apartments on

approximately 7 acres of the land. This would be approximately 17 units per acre, half the allowed of 35 units per acre in a RA3 zone. Over half of the proposed parking in the residential area would be garaged and all the parking would be located “off street”. We proposed a minimum of a 10’ pine tree buffer between our project and the single family homes. Additionally our project would be set back from the property line by approximately 30-34 feet to ensure privacy to the single family homes. We appreciate your consideration to allow us to annex the property and designate the zoning for RA3 to allow us this opportunity and meet the demand for quality office and affordable housing in Idaho Falls.
Best regards,
Silver Wood Offices and Townhomes
James Rasmussen
Jeanne Rasmussen
Alan Walker
Bruce Williams

Sent from Mail for Windows 10

Virus-free. www.avast.com

Kerry Beutler

From: Jeanne Anderson <allegro1847@gmail.com>
Sent: Monday, June 8, 2020 7:13 PM
To: Kerry Beutler
Subject: Concerns over development on Merlin and Madison

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.

Hello,

My name is Jeanne Anderson. I live in St Clair estates on Lexington.

I am very discouraged to hear that there are plans to build a large rental complex right next to our neighborhood.

1- There is currently a large parking problem on Merlin. Cars line both sides of the street all day. Adding more traffic and lack of parking to an already overcrowded area seems very unwise. It will amount to more car accidents and dangerous congestion.

2- Sunnyside is already one of the busiest streets in Idaho Falls. It is difficult to turn right on Sunnyside. Turning left is nearly immpossible. All the residents of the complex will see the impossibility of turning left on Sunnyside and instead wind through our neighborhood on Brookview. This is not safe. There is already an overflow of traffic coming from the daycare by our neighborhood. They wind through St Clair to access the stop light on 15th and Sunnyside. This will only increase! The safety of our children will be at risk.

3- Lack of safe Play ground for children that should live in complex. although there is a park on the other side of Sunnyside it is a five lane highway that is not safe for children to cross. The alternative would be for these children to come into the small neighborhood playground in St Clair estates that is not meant for large amounts of children.

I hope these concerns will be discussed at your next meeting. I look forward to attending.

Thank you for your time.
Jeanne Anderson

From: Shantay Taylor <smoosetay@gmail.com>
Sent: Thursday, June 18, 2020 1:32 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Merlin/Madison lot

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.

This is my official disagreement email for the Merlin/Madison lot to be developed into apartments. Could you please make sure this email gets to the next city meeting on June 25th?!

I really do not want apartments going in right next to my street (Strawberry place).

120 apartments will bring on average 240 kids. Their drawing shows no little park, not much grass at all, no sports court. Nothing. This tells me that MY neighborhood playground and basketball court that I pay for with my HOA will be full of kids from this apartment complex that are bored and wanting something to do. The developer told me the kids can play at the Mel Erickson park. That is across a 5 lane busy roadand not a close cross walk. The kids will not and should not be crossing Sunnyside on their own.

I would be fine with medical/professional buildings in that field. But I do not want 19 two story apartment buildings 'luxury' or not. There will still be 120 transient families. None of them will be owning those apartments, will they take care of them... respect the neighbors... be quiet at nights... etc. Will the apartments have covenants like our neighborhood does?

Also, I'm curious where the developers live?! If they think it would be a wonderful idea to live right next to 120 apartments then they can buy my house and live in it!

This will lower our home values. I am fine with offices being there but I am VERY against apartments. Even though they are calling them 'luxury apartments' it does not matter. It is still a RENTAL ONLY APARTMENT.

My home's appraised value which represents the fair market value of our home will most likely go down with a high density (multi family) development 100 yards from our front door.

-----Original Message-----
From: Bradley Rhinehart <bhrhinehart@gmail.com>
Sent: Thursday, June 18, 2020 3:34 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: New development

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.

Regarding the proposed high density residential development in the Saint Clair Estates area of Idaho Falls, I write to urge reconsideration and relocation. Similar developments have been proposed previously and it has been determined by the City Council that local roads leading to and from the area in question are not sufficient to support a high density residential establishment. As that was the case previously, it must truly remain and be even more the case now, as the area is even more highly trafficked and more developed within the past few years. Furthermore, as I understand it, other considerations regarding available recreation for young people, the plan for rentals, present limited demand for parking and related peak traffic concerns in many healthcare facilities and other existing and proposed commercial establishments in the area on Potomac, Washington, Elk Creek, Providence and roundabout, as well as Eastern Idaho regional Medical Center, with its emergency traffic access on Sunnyside, make this a poor location for such an establishment and I would like to have it duly noted that I see this as another poorly conceived and sure-to-be poorly executed plan, if allowed to go forward. Surely there are favorable areas very close by on 25th, 15th or elsewhere in the area better suited to accommodate this proposal. One of the things I love about Idaho Falls is that it has done very well with managing the consequences of growth and even facilitating growth for residents, businesses and would be residents and businesses in positive ways. I hope that will continue. I am deeply concerned that if this proposal goes forth, that the results will be very inconsistent with what has taken place in our city thus far.

Regards,
Bradley L. Rhinehart

From: Kristy Gillespie <kristyinrigby@gmail.com>
Sent: Thursday, June 18, 2020 2:37 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Silver Wood Project Concern

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.

The proposed Silver Wood Townhome development (located on Merlin Drive and Madison Ave) is a project right around the corner from my home on Bookview Dr. My household is not in favor of this type of development being put into place at this location. Please note this at the next meeting where this issue is to be addressed.

Thank you for your help,

Kristy Gillespie

From: Robyn Whitworth <lifetimefitnessteam@gmail.com>
Sent: Thursday, June 18, 2020 4:18 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: St Clair Estates Development

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.

Hi Brent!

My Husband and I are members of the St Clair estates and would hate to see our property values fall due to apartment buildings coming to our backdoors. PLEASE consider building elsewhere! We do NOT want the traffic, demographics, lack of space and noise that they will bring. Please keep our neighborhood the quiet, family centered and SLOW place that it is! IT is a treasure to live here, and your apartment buildings will not uphold that.

Thank you for your consideration,

Chayce and Robyn Whitworth

St Clair Estates Residents in Protest of your development

From: daniel schwendiman <danielschwendi@gmail.com>
Sent: Thursday, June 18, 2020 2:08 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: St. Claire estate apartments

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.

I strongly disagree with apartments in the area. They provide short term cheap housing that attracts poor tenants and can cause the crime rate in this area to go up. Please choose another route.
Thank you.

From: Chrissie Swanson <mrmrsswanny@gmail.com>
Sent: Thursday, June 18, 2020 4:43 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Disapproval of apartment development in St. Claire Estates

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.

To whom it may concern:

I am writing concerning the apartments that have been approved to be built off of Delaware in my neighborhood of St. Clair estates. My husband and I are very much against this plan. Not only will this increase the traffic on our streets but we are all worried that these rentals will decrease the value and appeal of our homes. These will all be rentals and it's obvious that they will not be cared for in a manner that we as homeowners take care of our homes. I would ask those of you making these decisions to ask yourselves if you would be ok with these so called "luxury" apartments being built in your neighborhood. I have no issue if what was going up would be high end townhomes with garages because there would be less of them and they could be owned. Even more professional office space would be better than apartments. I ask that you consider what is best for your local residents and not what is best for an out of state developer that only has interest in making money. Please consider this appeal to keep our neighborhood what it was intended to be for and why we all bought homes here.

Respectfully,
Proud homeowner
Chrissie Swanson

-----Original Message-----
From: Bonnie Wetsel <bonniewetsel@yahoo.com>
Sent: Thursday, June 18, 2020 5:12 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: St Claire Estates Apartment complex

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.

Brent,

This email serves to show our disapproval of the proposed apartment complex in St Claire Estates. The added traffic flow and children in the neighborhood would be a hazard. This is not a neighborhood that would be able to facilitate the increase in traffic. Our house is next to the park and there would be a number of vehicles and children going to and from the park.

Sincerely,

Wyatt & Bonnie Wetsel
3994 S Pine Needle Cir

-----Original Message-----
From: Trevor Waters <tandawaters@yahoo.com>
Sent: Thursday, June 18, 2020 8:17 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Apartments in St. Clair Estates

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.

My name is Trevor Waters and I live in St. Claire estates. More particularly back right up to the field that is in question for the town home style apartments that are proposed to be built . I AM 100% AGAINST THIS PROPOSAL! First off the letter stated that the barrier between theses apartments and the surrounding homes would be pine trees. Explain to me how is that going to stop anyone from jumping my fence and or looking from there second story of these apartments into my privacy in my back yard. Also the traffic is already extremely high and 120 apartments and more commercial will not help that by any means.

That is going to make it almost impossible to get in or out of the neighborhood or any of the current business. Plus the elderly homes that need quick and secure access to medical care that are always needing ambulances and fire trucks responding to Elk Creek homes and the other elderly residence the the west of it and I truly believe whole heartedly that that is one of the most important aspects of this proposal. I bought my home under the impression that the field behind me was zoned commercial and I wouldn't have to deal with at the bare minimum 120 more people 365 day of the year . It zoned commercial and that is what need to be built there and as minimal as possible! That way my self and my family only have to deal with the noise and people during business hours and quite on the weekends. I as said earlier the aspect of loosing my privacy and security of having minimal neighbors , let alone these monstrous apartments with NO PROPER BARIOR around them . My HOA's won't even let me put up any larger of a fence so I will loose my property value dramatically as well as what my wife , kids and I were hoping was going to be our forever home. These investors have so many more options in the city of idaho falls to build these apartments other than what I believe to be to small of a peace of real estate any way. People are going to be packed in like sardines and increasing the traffic to the point I will worry about my kids playing in the neighborhood, not to mention the private park that our annual HOA dues pay for!! If you have any questions or would like you explain any of theses concerns my phone # (208)346-2953 , and you now have my email

Thanks Trevor Waters

-----Original Message-----
From: Sarah Salsgiver <sarahsalsgiver1911@yahoo.com>
Sent: Thursday, June 18, 2020 8:29 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Silver Wood Apartments

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.

My name is Sarah Salsgiver and I live in St. Clair Estates. I am writing you in regards to the townhouse style APARTMENTS they are proposing to build in the field adjacent to Keller Williams. My house backs right up to the field and these apartments would be directly on the other side of my fence. When we decided to build our house we choose this particular lot because we were told the field behind us was zoned commercial. I have a severally autistic son named Maxx. He does not do well with loud noises and people. We choose this place to build our home knowing that businesses are normally closed on weekends so our son could play outside in our backyard without having meltdowns. Please please please do not allow them to build these apartments, my son will never be able to play in our backyard with all the noises and high traffic that 120 apartments will bring. I have so many other concerns with the apartments being built here but my son is my most important one. The paper says they will put pine trees to provide a barrier for privacy. How big are these pine trees? Will these trees stop people from jumping our fence into our backyard? Will the block people from 2nd and 3rd stories from seeing directly into my backyard? As these trees get bigger will their roots destroy my fence that I paid $14,000 to put in? Also these apartments are going to bring lots of children do they have a playground for them to play in? From what I've heard they do not which means all the kids are going to come into our neighborhood to our little playground that we pay HOA fees to build and maintain. It is a small playground and this would make it to were our neighborhood kids will not be able to use it. If they think the kids are going to go across to Mel Erickson they are wrong. There is no where to cross the street unless you go all the way down to Woodruff or up to Channing Way. The kids will just go to the playground in the neighborhood behind their apartments or worse try to jaywalk across oneof the busy streets in this town which is an accident waiting to happen. The amount of traffic that it will increase in our neighborhood is also a huge concern. It is already so hard to try and turn out onto Sunnyside from any of these side streets so all this increased traffic from the apartments will take the back street through our neighborhood and come out into woodruff from Brookview. We all work really hard to keep our neighborhood calm, quiet and crime free. There are so many places in this town to build other then here. Building these apartments will do everyone in St. Clair Estates a huge disservice as well as being down the property value of those of us who's houses border these apartments. Please take these things into consideration. They are extremely important and will dramatically impact our way of living, especially my son Maxx. If you have any questions or would like to further discuss this matter please feel free to call me at my cell (208) 242-9033 or you can email me at sarahsalsgiver1911@yahoo.com
Sent from my iPhone

From: Amy Sebreros <amysebreros@yahoo.com>
Sent: Thursday, June 18, 2020 9:53 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: St. Clair Estates and new Apartments on Merlin

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.

Hello there,
My name is Amy Sebreros and my family and I reside at 1609 Sunny Pine Way in Idaho Falls. My husband is a Social Worker and Clinical Therapist, and I am a teacher. We have 4 young children. One of the reasons we bought our house is for the quiet, lovely neighborhood. We wanted a place where our children can safely play, walk and ride their bikes around the neighborhood. We love our neighbors and our neighborhood.

We do deal with some extra traffic because of a daycare center that is located at the edge of our neighborhood-- many times I have seen cars speeding through the neighborhood, going much faster than the post 25 mph speed limit, and then stop at the day care. I understand that there is often non-neighborhood traffic in many subdivisions. This is always a big concern, because we have a lot of families with small children and these speeding cars are dangerous to everyone. We have requested speed bumps to be put in on our roads, but due to "snow removal issues," our requests have been denied.

I have heard the plans for the new apartment buildings to be squeezed into the lot at the edge of our neighborhood, and I would like to express my STRONG disapproval at this plan. If you drive down Merlin Dr. during the week, you will see that both sides of the road are lined with the cars of the people who work at the businesses in that area. The cars are usually parked bumper to bumper and go almost into our subdivision. Putting apartments in that small, already crowded area, even with 'adequate" parking would only compact and exacerbate this issue. Not only would parking be a problem, but the overall traffic would greatly increase, as people will be taking the "shortcut" through our neighborhood to get to 15th. There would also be a big increase the noise and extra pollution that it would cause in our area. There are many examples of nice neighborhoods being taken over by apartments and then losing property values in Idaho Falls. I do not want this to happen to our lovely and well-kept neighborhood. I would ask that that the builders continue to look for other locations-- there are plenty of other lots that are open and for sale that would better accommodate these apartments.

Please consider this feedback and request from an Idaho Falls family who is dedicated to our community.

Thank you so much,
Amy Sebreros
amysebreros@yahoo.com
208.521.9854

I would appreciate confirmation that you received this, if you can, please. :)

-----Original Message-----
From: Sherry jarvis <herbesid@gmail.com>
Sent: Thursday, June 18, 2020 10:10 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Silverwood town homes

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.

To whom it may concern,
I want to let you know that we disapprove of the proposed silverwood town homes that are proposed to be built next to our subdivision St Clair Estates. These townhomes would increase our traffic and we already have a problem with speeding as well lots of small children that ride bike in our street. These town home have no playground and they will have to use ours. I will attended the meeting to speak up in disapproval again.

Sherry

From: Allison Walker Harris <editorallison@gmail.com>
Sent: Thursday, June 18, 2020 10:55 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: Rezoning off of Merlin Drive

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.

I just recently heard that the city is leaning towards rezoning commercial land off of Merlin Drive south of Sunnyside for high density housing. I didn't want to be opposed to it, but as I weighed the pros and cons, it just continues to make me feel uncomfortable.

The biggest reason for this is that with a very high number of 3-bedroom units, there will be quite a few kids. Our school district is not planned to add that many students to Ammon Elementary school. It is a small school that already has 4 known developing areas that will all increase the school's enrollment. Adding a significant unplanned number of kids to the school will create overcrowded classrooms (the Ammon Elementary school building is 85 years old, and they just built the classrooms tiny back then) and will put more burden on the overtaxed busing in the area. The school district will have to pay for another school bus to the area just to add the kids in that housing unit. The current one is bursting.

Also, if you do decide to move forward with rezoning, it should be with conditions that the complex build a community/play area. Again, so many kids with no where to play. And you should be an advocate for building another elementary school south of us to help relieve the major overcrowding at Woodland Hills and the soon to be overcrowded Ammon Elementary. If you can't commit to these, rezoning this area should probably not move forward.

I'm also concerned with the street parking on Merlin. There is already a ton, and I'm afraid that an apartment complex there would just compound the problem.

Lastly, I would have appreciated some more notice about such a significant change for our neighborhood and our school district. Why did we not receive notice, but had to hear through the Facebook grape vine? And why was our school district not consulted either? I urge you to consider all the factors before you make your decision, and next time consult with the people who are actually affected.

Thank you for your time.

Allison Harris
St. Clair Estates resident

-----Original Message-----
From: Ron Sebreros <rksebreros@yahoo.com>
Sent: Thursday, June 18, 2020 11:13 PM
To: Brent McLane <BMcLane@idahofallsidaho.gov>
Subject: New apartments on Merlin

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.

To Whom It May Concern:

I do not want apartments built on the lot between Strawberry and Keller-Williams. It will disrupt my neighborhood and make my property values go down. It will make this subdivision over crowded. Please do not approve this.
Thank you,
Ron Sebreros

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 9.696 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

1) That the lands annexed meet the applicable requirements of Idaho Code Section 50-222 and does not fall within exceptions or conditional exceptions contained in Idaho Code Section 50-222;

2) The annexation is consistent with public purposes addressed in annexation and related plans prepared by the City; and

3) Annexation of the lands described in Section 1 are reasonably necessary for the orderly development of the City; and

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

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

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

WHEREAS, for consistency with the Comprehensive Plan, the Council desires to designate the lands within the area of annexation as "Medical Services Center"; and

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

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

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

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

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

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

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

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

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

PASSED BY THE COUNCIL AND APPROVED BY THE MAYOR this_____day of _____, 2020.

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
: ss.
County of Bonneville)

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

That the above and foregoing is a full, true and correct copy of the Ordinance entitled: "AN ORDINANCE OF THE CITY OF IDAHO FALLS,

IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 9.696 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE, AMENDING THE LEGAL DESCRIPTION OF THE CITY WITH THE APPROPRIATE COUNTY AND STATE AUTHORITIES; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

(SEAL)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST, BOISE MERIDIAN, BONNEVILLE COUNTY, IDAHO MORE PARTICUARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS N.89°24’03”W. ALONG THE SECTION LINE 1146.15 FEET AND S.00°35’57”W. 485.00 FEET FROM THE NORTH 1/4 CORNER OF SECTION 33, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING THE SOUTHWEST CORNER OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2951; RUNNING THENCE S.89°24’03”E. ALONG THE SOUTH LINE OF SAID ORDINANCE NO. 2951 A DISTANCE OF 318.11 TO THE WEST LINE OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2441; THENCE SOUTHERLY AND EASTERLY ALONG SAID ORDINANCE THE FOLLOWING TWO (2) COURES: (1) THENCE S.00°56’54”E. 145.88 FEET; (2) THENCE N.89°03’06”E. 5.04 FEET TO THE WEST LINE OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2449; THENCE S.00°56’54”E. ALONG SAID WEST LINE 547.15 FEET TO THE NORTH LINE OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2506; THENCE N.89°24’03”W. ALONG SAID NORTH LINE AND THE NORTH LINE OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2505 A DISTANCE OF 744.86 FEET TO THE EAST LINE OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2497; THENCE N.00°35’57”E. ALONG SAID EAST LINE 282.65 FEET TO THE SOUTH LINE OF CITY OF IDAHO FALLS, IDAHO, ORDINANCE NO. 2744; THENCE EASTERLY AND NORTHERLY ALONG THE BOUNDARY LINE OF SAID ORDINANCE NO. 2744 THE FOLLOWING NINE (9) COURSES: (1) THENCE N.45°35’57”E. 28.28 FEET; (2) THENCE S.89°24’03”E. 127.28 FEET; (3) THENCE N.00°35’57”E. 60.00 FEET; (4) THENCE S.89°24’03”E. 16.79 FEET TO A POINT OF CURVE WITH A RADIUS OF 20.00 FEET AND A CHORD BEARING N.61°53’19”E. 19.22 FEET; (5) THENCE TO THE LEFT ALONG SAID CURVE 20.04 FEET THROUGH A CENTRAL ANGLE OF 57°25’16” TO A POINT OF REVERSE NON-TANGENT CURVE WITH A RADIUS OF 45.00 FEET AND A CHORD BEARING N.62°55’40”E. 44.66 FEET; (6) THENCE TO THE RIGHT ALONG SAID NON-TANGENT CURVE 46.73 FEET THROUGH A CENTRAL ANGLE OF 59°29’57”; (7) THENCE N.44°21’30”E. 27.70 FEET; (8) THENCE N.00°35’57”E. 280.00 FEET; (9) THENCE S.89°24’03”E. 163.37 FEET TO THE POINT OF BEGINNING, CONTAINING 9.696 ACRES.

Submitted by:

Eng/Survey: Eagle Rock Engineering

Contact Name: KURT ROLAND

Phone Number: 208-542-2665

Email: kroland@erengr.com

PLS Seal:

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

ANNEXATION OF PROPERTY M&B: 9.696 ACRES LOCATED IN NW1/4, SECTION 33, T 2N, R 38E, GENERALLY NORTH OF 49TH s. WEST OF S. 25TH EAST, SOUTH OF SUNNYSIDE ROAD, AND EAST OF S. 15TH EAST.

WHEREAS, the applicant filed an application for annexation on April 3, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 9.696 acres located generally North of E 49th S, East of S 15th E, South of E Sunnyside Road, West of S 25th E.
3. The Comprehensive Plan designates this area a Medical Services Center and Lower Density.
4. This property is within the city's area of impact.
5. The application is a Category "A" annexation.
6. Idaho Falls Planning and Zoning Commission recommended approval of zoning the subject property to R3A Zone

II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

ORDINANCE NO._____

AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 9.696 ACRES DESCRIBED IN EXHIBIT A OF THIS ORDINANCE AS R3A ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE.

WHEREAS, the proposed initial zoning district of lands described in Exhibit A is R3A Zone for such annexed lands such zoning is consistent with the current City of Idaho Falls Comprehensive Plan Land use designation "Medical Services Center"; 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 June 2, 2020, and recommended approval of zoning the subject property to R3A 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. The lands described in Exhibit A are hereby zoned as R3A Zone.

SECTION 2. Zoning. That the property described in Section 1 of this Ordinance be and the same hereby is zoned "R3A, Zone" and the City Planner is hereby ordered to make the necessary amendments to the official maps of the City of Idaho Falls which are on file at the City Planning Department Offices, 680 Park Avenue.

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

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

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

passage, approval and publication.

PASSED by the City Council and APPROVED by the Mayor of the City of Idaho Falls, Idaho, this_____day of_____, 2015.

CITY OF IDAHO FALLS, IDAHO

_____
Rebecca L. Noah Casper, Mayor

ATTEST:

_____
Kathy Hampton, City Clerk

(SEAL)

STATE OF IDAHO)
) ss:
County of Bonneville)

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

> That the above and foregoing is a full, true and correct copy of the Ordinance entitled, "AN ORDINANCE OF THE CITY OF IDAHO FALLS, IDAHO, A MUNICIPAL CORPORATION OF THE STATE OF IDAHO; PROVIDING FOR THE INITIAL ZONING OF APPROXIMATELY 1.887 ACRES DESCRIBED IN SECTION 1 OF THIS ORDINANCE AS R - 1 ZONE; AND PROVIDING SEVERABILITY, PUBLICATION BY SUMMARY, AND ESTABLISHING EFFECTIVE DATE."

_____
Kathy Hampton, City Clerk

REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS

INITIAL ZONING OF R3A (RESIDENTIAL MIXED USE) ZONE OF M&B: 9.696 ACRES LOCATED IN NW1/4, SECTION 33, T 2N, R 38E, GENERALLY NORTH OF 49TH s. WEST OF S. 25TH EAST, SOUTH OF SUNNYSIDE ROAD, AND EAST OF S. 15TH EAST.

WHEREAS, the applicant filed an application for annexation on April 3, 2020; and

WHEREAS, this matter came before the Idaho Falls Planning and Zoning Commission during a duly noticed public hearing on June 2, 2020; and

WHEREAS, this matter came before the Idaho Falls City council during a duly noticed public hearing on June 25, 2020; and

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

I. RELEVANT CRITERIA AND STANDARDS

1. The City Council considered the request pursuant to City of Idaho Falls Comprehensive Plan, City of Idaho Falls Zoning Ordinance, City of Idaho Falls Subdivision Ordinance, the Local Land Use Planning Act, and other applicable development regulations.
2. The property is approximately 9.696 acres located generally North of E 49th S, East of S 15th E, South of E Sunnyside Road, West of S 25th E.
3. The Comprehensive Plan designates this area a Medical Services Center and Lower Density.
4. The proposed zoning of R3A is consistent with the Comprehensive Plan and existing Zoning in the area.
5. The proposed initial zoning is consistent with the policies set forth within the Comprehensive Plan of the City of Idaho Falls.
6. Idaho Falls Planning and Zoning Commission recommended approval of zoning the subject property to R3A Zone

II. DECISION

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

PASSED BY CITY COUNCIL OF THE CITY OF IDAHO FALLS

THIS _____ DAY OF _____, 2020

_____

Rebecca Casper - Mayor

Pawn License Appeal Hearing

IDAHO FALLS

Receipt No.: 15918
City License No.: 10045
Entered: 5/20/2020
Approved/Denied By: WS | SKILLIAM
Approval/Denial Date: 5-28-2020
Zoning Approval/Denial: emailed 5/20/2020 Rcvd 5/20/2020

PAWNBROKER LICENSE APPLICATION

Annual License Fee: $50.00 Date: 5-19-20

Business Name: Essential Money Telephone No.: 208-941-7480

Business Address: 545 Shoup Ave St 14 IF ID 83401

Mailing Address: 2184 Channing Way PMB 158 IF ID 83404
(If different from above) Street City State Zip

Applicant Name: RainyRose Bayette Telephone No.: 208-941-7480

Applicant Address: 992 Stars Rd Pocatello ID 83201
Street City State Zip

Date of Birth: Social Security Number:

General description of goods or materials to be purchased, sold, exchanged, or traded:
buying/selling/pawning seond hand goods

I hereby authorize the City of Idaho Falls, its Agents and Employees, to seek information and conduct an investigation into the truth of the statements set forth in this application.

I hereby authorize any investigator, special agent, or other duly appointed representative of the authorized Federal agency conducting my background investigation to receive any criminal history record information pertaining to me, which may be in the files of any Federal, State, or Local Criminal Justice Agency. I understand my fingerprint form may be provided to other Federal, State, or Local Agencies in conjunction with the application process, and I consent to such disclosure.

THIS RECORD IS SUBJECT TO THE FOLLOWING USE AND DISSEMINATION RESTRICTIONS:

Under provisions set forth in Title 28, Code of Federal Regulations (CFR), Section 50.12, both governmental and non-governmental entities authorized to submit fingerprints and receive FBI Identification Records must notify the individuals fingerprinted that the fingerprints will be used to check the criminal history records of the FBI. Identification records obtained from the FBI may be used solely for the purpose requested and may not be disseminated outside the receiving department, related agency, or other authorized entity. If the information on the record is used to disqualify an applicant, the official making the determination of suitability for licensing or employment shall provide the applicant the opportunity to complete, or challenge the accuracy of, the information contained in the FBI Identification Record. The deciding official should not deny the license or employment based on the information in the record until the applicant has been afforded a reasonable time to correct or complete the information, or has declined to do so. An individual should be presumed not guilty of any charge/arrest for which there is no final disposition stated on the record or otherwise determined. If the applicant wishes to correct the record as it appears on the FBI's CJIS Division Records System, the applicant should be advised that the procedures to change, correct or update the record are set forth in Title 28, CFR, Section 16.34.

PRIVACY ACT STATEMENT:

The Privacy Act of 1974, 5 U.S.C. § 552a, Public Law No. 93-579, (Dec. 31, 1974) establishes a Code of Fair Information Practice that governs the collection, maintenance, use, and dissemination of personally identifiable information about individuals that is maintained in systems of records by federal agencies. A system of records is a group of records under the control of an agency from which information is retrieved by the name of the individual or by some identifier assigned to the individual. The Privacy Act requires that agencies give the public notice of their systems of records by publication in the Federal Register. The Privacy Act prohibits the disclosure of information from a system of records absent the written consent of the subject individual, unless the disclosure is pursuant to one of twelve statutory exceptions. The Act also provides individuals with a means by which to seek access to and amendment of their records, and sets forth various agency record-keeping requirements.

STATEMENT OF OATH

I swear and affirm, under penalty of perjury pursuant to Title 18, Chapter 54, Idaho Code, that the statements contained in the above application for a Pawnbroker License are true and correct to the best of my knowledge.

Rainy Rose Boyette
Signature of Applicant

STATE OF IDAHO)
: ss.
County of Bonneville)

On this 19th day of May, in the year 2020, before me the undersigned, a Notary Public, personally appeared Rainy Rose Boyette known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

JODI M. ADOLFSON
COMMISSION NO. 25164
NOTARY PUBLIC
STATE OF IDAHO

(SEAL)

Jodi M Adolfson
Notary Public for the State of Idaho
Residing at Idaho Falls, Idaho
My Commission Expires: 5/20/2026

6-15-2020

POLICE DEPARTMENT

Bryce A. Johnson | *Chief of Police*
Chief's Office (208) 612-8660
Detective Division (208) 612-8630
Animal Shelter (208) 612-8670
Records (208) 612-8600

IDAHO FALLS POLICE

MEMORANDUM

TO: City Clerk's Office

FROM: Captain Bill Squires

DATE: May 28, 2020

RE: Denial – RainyRose Boyette – Essential Money

RainyRose Boyette applied for a Pawnbroker License for Essential Money. After receiving the background check on 05/28/2020, it is the City of Idaho Falls Police Department's recommendation to deny the license. The background check showed that RainyRose Boyette does not qualify under City Code 4-13-9.

4-13-9: LICENSE APPROVAL, DENIAL AND ISSUANCE: Applications for licenses required under this Chapter shall be forwarded by the Clerk to the Council for its approval or denial. Upon approval of an application, the Clerk shall issue the license, which shall expire one (1) year from the date that the license is issued. If a license application is denied by the Council, the license fee shall not be refunded to the applicant. A license may be denied upon proof that the licensee has violated any provision herein, has supplied any false or materially misleading information in his or her application, or has previously been convicted of any felony.

OFFICE OF THE CITY CLERK

City Clerk (208) 612-8414
Deputy City Clerk (208) 612-8415

IDAHO FALLS

May 28, 2020

Ms. RainyRose Boyette
2184 Channing Way PMB 158
Idaho Falls, ID 83404

Dear Ms. Boyette,

Your application for a Pawnbroker License has been received and reviewed by the Idaho Falls Police Department. After receiving the background investigation on May 28, 2020, it is the Idaho Falls Police Department's recommendation to deny the license. The background investigation showed you do not qualify under City Code Section 4-13-9, which reads as follows:

> 4-13-9: LICENSE APPROVAL, DENIAL AND ISSUANCE: Applications for licenses required under this Chapter shall be forwarded by the Clerk to the Council for its approval or denial. Upon approval of an application, the Clerk shall issue the license, which shall expire one (1) year from the date that the license is issued. If a license application is denied by the Council, the license fee shall not be refunded to the applicant. A license may be denied upon proof that the licensee has violated any provision herein, has supplied any false or materially misleading information in his or her application, or has previously been convicted of any felony.

The City of Idaho Falls Code provides a method by which you may appeal this decision, which form is enclosed.

Sincerely,

Kathy Hampton

Kathy Hampton
City Clerk

Enclosure

P.O. Box 50220 | 308 Constitution Way | Idaho Falls, Idaho 83405-0220

IDAHO FALLS

CITY OF IDAHO FALLS

City Clerk's Office

City Clerk's Office: (208) 612-8415 FAX: (208) 612-8560

APPLICATION TO APPEAL A DECISION TO THE CITY COUNCIL

Appellant Information:

Contact Name: RainyRose Boyette		Phone Number: 208-941-7480
Address: 545 Shoup Ave St 214		Email: essentialmoneyone@gmail.com
City: Idaho Falls	State: ID	Zip: 83401

Reason for Appeal:

See attachment

City of Idaho Falls Code of Ordinances:

4-1-2: (C) Any applicant may appeal a denial of his or her application by filing a notice of appeal with the City Clerk, within ten (10) days after the date the denial is delivered to the applicant. The notice of appeal shall be in such form as may be approved by the City Clerk and shall in summary form set forth the reasons for the appeal. Such notice of appeal shall be accompanied by a filing fee in the amount of fifty dollars ($50.00). Such filing fee shall be non-refundable. Upon timely delivery of a notice of appeal and payment of the filing fee, the City Clerk shall schedule a hearing before the City Council within thirty (30) days after the delivery of the notice of appeal. The City Clerk shall also deliver a written notice of hearing to the applicant not less than seven (7) days prior to the date of such hearing. A copy of the notice of hearing shall likewise be sent to the Chief of Police. At the hearing, the City Clerk shall keep a transcribeable, verbatim record of the hearing, including any exhibits or documentary evidence and shall retain such transcript for a period of not less than six (6) months following the conclusion of the hearing. At the conclusion of the hearing, the City Council shall render a decision, which may be verbal or in writing. Such decision shall succinctly state the reasons for the denial or affirmation of the decision of the City Clerk.

Date: 6-4-20

RainyRose Boyette
Signature of Appellant

$50.00 Filing Fee for Appeal

16003 Receipt Number

06-05-20P01:00 RCVD

I can reasonably conclude this application was denied based on my record, and I can also understand your concern. I utilized CBD salve in place of prescribed but dangerous opiods to remedy broken ribs and other serious physical injuries as a result of a serious accident. While, not allowed in Idaho at the time, CBD is now sold in Idaho. This is in no way meant to excuse my behavior; simple provide background information about my record. Also, since 2016 I've been the General Manager of Infinity Coins, a business similar to what I'm I intend to open with this license. I am well versed in the laws, expectations, and working closely with IFPD in reference to pawning and have successfully done so for years. Please consider granting me the opportunity to better myself and add an essential service to the community. Thank you for your consideration.

OFFICE OF THE CITY CLERK

City Clerk (208) 612-8414
Deputy City Clerk (208) 612-8415

IDAHO FALLS

June 16, 2020

Ms. RainyRose Boyette
545 Shoup Avenue, Suite 214
Idaho Falls, ID 83401

Dear Ms. Boyette,

Your Application to Appeal a Decision to the City Council has been received in the City Clerk's Office on June 5, 2020. Per City Code 4-1-2(C) ... Upon timely delivery of a notice of appeal and payment of the filing fee, the City Clerk shall schedule a hearing before the City Council within thirty (30) days after the delivery of the notice of appeal. ... At the hearing, the City Clerk shall keep a transcribable, verbatim record of the hearing, including any exhibits or documentary evidence. ... At the conclusion of the hearing, the City Council shall render a decision, which may be verbal or in writing. Such decision shall succinctly state the reasons for the denial or affirmation.

This letter will serve as notice the hearing before the City Council is scheduled for Thursday, June 25, 2020. The hearing will occur at the conclusion of the City Council Meeting, which begins at 7:30 p.m.

Sincerely,

Kathy Hampton

Kathy Hampton
City Clerk

cc: City Council
City Attorney
Idaho Falls Police Department

P.O. Box 50220 | 308 Constitution Way | Idaho Falls, Idaho 83405-0220