

IDAHO DEPARTMENT OF PARKS & RECREATION

“To improve the quality of life in Idaho through outdoor recreation and resource stewardship”

**Special Board Meeting
December 6, 2023
IDPR Headquarters
5657 Warm Springs Avenue
Boise, ID 83716**

Joanna Hiller is inviting you to a scheduled Zoom meeting.

Topic: Special Board Meeting

Time: Dec 6, 2023 1:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86770644462?pwd=UzV1VjhPdktGZmhwL0diQUdYTkI0UT09>

Meeting ID: 867 7064 4462

Passcode: 002167

Meeting ID: 867 7064 4462

Passcode: 002167

AGENDA

Wednesday, December 6, 2023

1:00 P.M. (MST) 12:00 P.M. (PTD)

Periodic breaks will be taken during the meeting at the discretion of the Chairman

- 1:00 P.M. (MST) - 12:00 P.M. (PTD) Call to Order - Chairman Beckley
 - Roll Call
 - Welcome and Introductions - Chairman Beckley and Director Buxton
- Memorandum of Understanding (MOU) Idaho State Police & IDPR Three Island State Park – **Action Item**– Adam Zaragoza
- Board Comments
- Old/New Business
- Public Comment

* Under authority of Idaho Code 74-206. Executive sessions -- When authorized. (1) An executive session at which members of the public are excluded may be held, but only for the purposes and only in the manner set forth in this section. The motion to go into executive session shall identify the specific subsections of this section that authorize the executive session. There shall be a roll call vote on the motion and the vote shall be recorded in the minutes. An executive session shall be authorized by a two-thirds (2/3) vote of the governing body. An executive session may be held:

(b) “To consider the evaluation, dismissal or disciplining of or to hear complaints or charges brought against a public officer, employee, staff member or individual agent or public-school student.”

(c) "To acquire an interest in real property not owned by a public agency."

- **Executive Session* - Action Item**
 - (b) Personnel
 - (c) Interest in real property

- **ADJOURN**

This agenda is subject to change in accordance with the provisions of the Idaho Open Meeting Law. Items may be addressed in a different order than appears on this agenda. Individual items may be moved from one place on the agenda to another by the Board. Time frames designated on this agenda are approximate only. The Board will continue its business in the event that an agenda item is resolved in less than the allotted time.

IDAPA RULE IDAPA FEE BOARD ACTION REQUIRED
 BOARD POLICY INFO ONLY, NO ACTION REQUIRED

AGENDA ITEM
Idaho Park and Recreation Quarterly Meeting
December 6, 2023

AGENDA ITEM: Memorandum of Understanding (MOU)
 Idaho State Police and Idaho Department of Parks and Recreation
 Three Island State Park, Glens Ferry, Idaho

ACTION REQUIRED: Board Approval of MOU

PRESENTER: Adam R. Zaragoza, Management Services Administrator

PRESENTATION

BACKGROUND INFORMATION:

On June 28, 2021, Director Buxton and Colonel Kedrick Wills from the Idaho State Police (ISP) proposed to the IDPR Board a partnership housing project that would benefit both agencies. Primarily, the housing project is for ISP troopers to be stationed within Three Island State Park. Since June 2021, ISP has been working with the Department of Public Works (DPW) on designing a pre-fabricated house. ISP/DPW have completed the design and ready to begin construction, weather permitting. This item requires Board action on an MOU with Idaho State Police.

A summary of the MOU is outlined below.

- ISP is financially responsible for all development costs
- After completion, ownership of the building will be transferred from ISP to IDPR
- IDPR will provide regular maintenance to the building since the asset will be owned by IDPR
- IDPR and ISP will enter into a lease agreement for ISP personnel
- ISP will bear any and all conversion costs for utilizing Land and Water Conservation Fund (LWCF) property

STAFF RECOMMENDATIONS:

Staff recommends the Board approve the Memorandum of Understanding, and, authorize the Director to sign the agreement between IDPR and ISP.

Attachments:
Memorandum of Understanding between ISP and IDPR
June 28, 2021 Meeting Minutes
Aerial Image and Drawings

MEMORANDUM OF UNDERSTANDING
between
IDAHO STATE POLICE
and
IDAHO DEPARTMENT OF PARKS AND RECREATION

This MEMORANDUM OF UNDERSTANDING (“**MOU**”) is dated and effective as of the last signature of the Parties (“**Effective Date**”) and is made by and between the IDAHO STATE POLICE (“**ISP**”) and the IDAHO PARK AND RECREATION BOARD by and through the IDAHO DEPARTMENT OF PARKS AND RECREATION (collectively “**IDPR**”). Collectively these agencies of the State of Idaho are referred to herein as the “**Parties**” and individually as a “**Party**”.

This MOU is made with reference to and incorporation of the following facts:

WHEREAS, IDPR is the vested owner of real property located in Elmore County, Idaho, commonly known as Three Island Crossing State Park (“**Park**”);

WHEREAS, the Park was acquired pursuant the authorities vested in IDPR under Idaho Code §§ 67-4223(2, 6, 9 and 10) and IDAPA 26.01.33, and utilizing grant money from the National Park Services, Land and Water Conservation Fund State Assistance Program (“**LWCF**”), which obligates the Park to be operated and maintained for outdoor recreation uses including assurance of adequate facilities and staffing;

WHEREAS, the LWCF allows facilities that support the operation and maintenance of the recreation resource on which they are located;

WHEREAS, ISP provides essential services to the health and safety of all people within the state, including visitors to the Park, but has challenges ensuring regular and consistent presence of resident law enforcement officers in remote areas of the state;

WHEREAS, during the regularly scheduled June 28, 2021 meeting of the Idaho Park and Recreation Board, the Board agreed that the presence of ISP at the Park will increase the safety and security for IDPR staff and visitors to the Park, and authorized IDPR staff to work with ISP to undertake the necessary steps to site facilities for utilization by ISP within the Park;

WHEREAS, the State Legislature did appropriate funds to ISP for the development of such facilities and the Idaho Department of Administration is providing administrative support in the development and completion of such facilities; and

WHEREAS, the Parties have identified the need to formalize their verbal agreements regarding development activities and post-development contractual intentions through this MOU.

NOW THEREFORE, in consideration of the covenants and conditions set forth in this MOU, and including the above-stated recitals that are intended to be contractual in nature and not mere recitals, the Parties mutually agree, as follows:

1. **Costs.** ISP will bear all costs of surveying, development, permitting and approvals, construction and completion of the ISP trooper housing facility. ISP working with Idaho Department of Administration is solely responsible for managing the development and construction of the facility and satisfying all applicable state and local laws, ordinance, and codes. Upon completion, IDPR will be given complete and correct “as-built” plans of the facility, utilities, and other improvements to the site.
2. **Ownership Upon Completion.** Upon completion of construction and resolution of all associated costs, ISP will cooperate with the Idaho Department of Administration for the conveyance of the facility to IDPR.
3. **Lease.** Prior to occupancy of the facility, IDPR and ISP will negotiate and execute a lease agreement for the facility, from which ISP will enter into a sublease agreement with any occupying trooper. The sublease will incorporate by reference all provisions and conditions of the lease.
 - a. The lease will address the required terms of compliance with the LWCF Financial Assistance Manual, chapter 8, section E and will require mutual cooperation of the Parties in the event a conversion is declared under the LWCF, with ISP bearing all the financial responsibility for any replacement property.
 - b. Utility costs will be the responsibility of the occupant of the facility and, for utilities connected to the Park’s systems, will be administered by the Park.
 - c. IDPR will add the facility to its regular maintenance schedule. Any damage to the facility or related improvements or Park land including normal wear and tear will be the responsibility of the sub-lessor of the facility (*i.e.* ISP).
 - d. Consideration for occupancy of the facility will be through in-kind services in addition to a monthly rent payment in an amount consistent with what IDPR charges its employees.

e. In the event ISP has a lapse in occupancy for more than sixty (60) days, IDPR may, at its discretion, utilize the facility as it improves the adequacy of Park facilities and staffing, until such time as a resident trooper is available to utilize the facility. ISP will communicate its need for the facility as soon as it is known, but at least 120 days prior to reoccupying the facility.

4. **Sufficient Appropriation.** It is understood and agreed that the Parties are governmental agencies, and this MOU shall in no way be construed so as to bind or obligate either Party beyond the term of any particular appropriation of funds as may exist from time to time. IDPR and ISP reserve the right to terminate this MOU if, in either party's sole judgement, the Federal Government or Legislature of the State of Idaho fails, neglects, or refuses to appropriate sufficient funds as may be required for ISP or IDPR. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

5. **Risk.** ISP and IDPR will be responsible only for the acts, omissions or negligence of each Party's own employees. The Parties participate in the State of Idaho Risk Management Program comprehensive liability plan utilizing the Retained Risk Account. Each Party is obligated to notify the Division of Risk Management and the other party upon receipt of notice or in the event it has knowledge of any claim or damage arising out of this MOU.

In Witness Whereof, the Parties have executed this MOU on the day and year last date written below.

Idaho State Police

Idaho Department of Parks
and Recreation

By: Kendrick R. Wills

By: Susan E. Buxton

Its: Director

Its: Director

Date: _____

Date: _____

June 28, 2021 Meeting Minutes

IDAHO DEPARTMENT OF PARKS & RECREATION

“To improve the quality of life in Idaho through outdoor recreation and resource stewardship”

Board Zoom Meeting

IDPR Headquarters

June 28, 2021

Boise, Idaho

▪ AGENDA

▪ Monday, June 28, 2021

- Call to Order – Chairman Beckley called the meeting to order at 1:30 P.M. The Chairman requested a roll call.
 - Board Member Beckley – Present
 - Board Member Black- Present
 - Board Member Fatkin- Absent
 - Board Member Doman - Present
 - Board Member Roach – Present
 - Board Member Eastwood -Present

Also present during all or portions of the meeting either in person or on the phone, were the following individuals:

Susan Buxton – Director

Betty Mills – Management Assistant to the Director’s Office

Troy Elmore – Operations Division Administrator

David White – North Region Manager

Garth Taylor – East Region Manager

Theresa Perry – South Region Manager

Craig Quintana – Public Information Officer

Seth Hobbs – Registration/Reservation Program Manager

Adam Zaragoza – Development Bureau Chief

Dave Claycomb – Recreation Bureau Chief

Debbie Hoopes – Human Resource Manager

Steve Strack – Deputy Attorney General

Rob Sepich – Budget and Policy Analyst

Matthew Reiber – Department of Financial Management

Sandra Mitchell – Executive Director, Idaho Recreation Council

David Claiborne – President, Idaho State ATV Association

Colonel Kedrick Wills – Director of the Idaho State Police

Chrystelle Zimmerman

Chairman Beckley requested to change the agenda and move the Proposed Idaho State Police (ISP) Housing at Three Island, agenda item up first to accommodate Colonel Wills’ schedule.

MOTION: Mr. Black moved for a unanimous consent from the Board to change the agenda and move the Idaho State Police agenda item to the beginning of the meeting. Motion was seconded by Mr. Fatkin.

Consent Agenda Item

- May 19-20, 2021, Minutes

MOTION: Ms. Roach moved to approve the May 19-20, 2021; minutes as written. Motion was seconded by Mr. Doman. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Proposed Idaho State Police Housing at Three Island State Park – Susan Buxton & Kedrick Wills ISP Director Buxton introduced Colonel Kedrick Wills, Director for the Idaho State Police (ISP). Colonel Kedrick stated that ISP does not have any Troopers stationed between Mountain Home and Jerome, so the area does not receive necessary patrol coverage. Colonel Wills reported that ISP is having difficulty filling remote positions due to challenges finding local housing for rent or purchase. ISP would like to partner with IDPR and place a prefabricated home within Three Island State Park. Housing of an Idaho State Trooper at the park will increase the safety and security for staff and those citizens visiting the park. ISP agrees to undertake all costs incurred by IDPR for this project.

Ms. Roach moved for IDPR staff to work with Idaho State Police to undertake the necessary steps to site Idaho State Police employee housing at Three Island State Park. Motion was seconded by Mr. Fatkin. The Chairman asked for further discussion. Board and Staff discussion followed acknowledging the advantages of having a State Trooper living within the park, the Board feels this would be a positive situation for both agencies. The Chairman called for a vote on the motion. Motion carried unanimously.

Administrative Fee Rules for 2021 Legislative Session – Seth Hobbs

Mr. Hobbs provided background information on these temporary rules. He stated that in May 2021, the Board approved a similar action for the Department's Non-Fee Rules. The Legislature did not approve all agency rules so the Board must take action today so the rules can be in effect by July 1, 2021. As required by the law, the Department held a public hearing on the Administrative Fee Rules on June 24, 2021. Oral and written comments were received, and copies were provided to the Board. The majority of comments heard and received, voiced concerns of removing the 30% WIF and 5% cash match. Director Buxton stated that due to the comments that we heard and received, it is her recommendation that IDPR hold another public hearing.

Mr. Eastwood moved to forward the changes the Board recommended at the May 2021 Board meeting and hold a second Public Hearing if necessary so we can move forward with the changes that have been proposed. Motion was seconded by Ms. Roach. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Director Buxton proposed for IDPR staff to look at potential dates for another Public Hearing, or we hold the hearing during the Board meeting in August 2021. The Board agreed it would be best to hold the hearing during our August 2021 Board meeting. IDPR staff will get the communication out earlier for the Public Meeting on August 11, 2021, to allow more stakeholders the opportunity to attend and participate in this Public Meeting.

Ms. Roach moved that in Pursuant to Section 67-5226, Idaho Code, the Governor has found that temporary adoption of this rule is appropriate to protect the public health, safety, and welfare of the citizens of Idaho and confer a benefit on its citizens. These rules implement the duly enacted laws of the state of Idaho, provide citizens with the detailed rules and standards for complying with those laws, and assist in the orderly execution and enforcement of those laws. The expiration of these rules without due consideration and processes would undermine the public health, safety and welfare of the citizens of Idaho and deprive them of the benefit intended by these rules. Therefore, we are adopting these temporary rules to be effective upon July 1, 2021. We are also rescinding our existing temporary rules with an effective date of July 1, 2021. Motion was seconded by Mr. Eastwood. The Chairman asked for further discussion, hearing none, the Chairman called for a vote on the motion. Motion carried unanimously.

Director Update

Director Buxton reported on the following items:

- Theresa Perry was hired for the South Region Manager position.
- Attended Capitol for a Day in Driggs, ID.
- Working with Aspira to improve the registration and reservation system.
- Working on opportunities for apprentices to offer assistance to the Department.

Director Buxton stood for questions.

Mr. Eastwood inquired about the dates for our August 2021 Board meeting and time for a tour with Kootenai County representatives during the meeting. Chairman Beckley suggested that we check with Kootenai County to see if Tuesday, before the Board meeting starts, for any Board members who may be available to attend.

Mr. Fatkin moved to adjourn the meeting. Motion was seconded by Ms. Roach. The meeting was adjourned at 2:26 P.M.



Chairman Brian Beckley
Idaho Park and Recreation Board



Susan E. Buxton, Director
Idaho Department of Parks and Recreation

Aerial Image and Drawings

GENERAL NOTES:

1. ALL NOTES SPECIFIED HEREIN ARE TO BE COMPLETED OR ADHERED TO BY THE CONTRACTOR, UNLESS SPECIFICALLY NOTED TO BE PERFORMED BY OTHER PARTIES.
2. REFERENCE TO THE PROJECT MANUAL FOR ADDITIONAL DIVISION 01 GENERAL REQUIREMENTS (SCHEDULE, SUBMITTALS, SURVEYING, TEMPORARY FACILITIES, CLOSEOUT PROCEDURES, ETC).
3. SUBMIT ALL MATERIALS AND REQUIRED PLANS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH SPECIFICATION 01 30 00.
4. PROVIDE UTILITY SUPPORT AT ALL TRENCH CROSSINGS AT NO ADDITIONAL COST TO THE OWNER. NOTIFY ENGINEER IF UTILITIES MARKED BY DIG LINE WILL CAUSE MODIFICATION TO THE DESIGN.
5. ALL MISCELLANEOUS STRUCTURES SUCH AS FENCES, MAILBOXES, SIGNS, IRRIGATION AND DRAINAGE FACILITIES, SIGNS, UTILITY POLES, LINE AND APPURTENANCES WHEN NECESSARY TO BE REMOVED OR DISTURBED, SHALL BE REPLACED OR RECONSTRUCTED TO BETTER THAN OR EQUAL THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
6. COORDINATE WATER MAIN WORK WITH THE CITY OF GLENNIS FERRY.

CONSTRUCTION SPECIFICATIONS & STANDARDS:

1. ALL WORK IS TO BE COMPLETED ON A LUMP SUM BASIS IN ACCORDANCE WITH THE FIXED PRICE CONSTRUCTION CONTRACT. NO SPECIAL PAYMENT WILL BE MADE FOR ITEMS LISTED IN REFERENCE STANDARDS.
2. ALL SITE WORK WITHIN THE PROPERTY LIMITS OF THE PROJECT SITE EXCEPT FOR THE POTABLE WATER SOURCE, SHALL ADHERE TO THE PROJECT SPECIFICATIONS FOUND WITHIN THE PROJECT DRAWINGS AND PROJECT MANUAL.
3. CONSTRUCT POTABLE WATER SERVICE IN ACCORDANCE WITH THE 2020 EDITION OF THE ISPWC. A COPY OF THE ISPWC, 2020 EDITION MAY BE PURCHASED FROM LHTAC AT <https://lhtac.org/resources/ispwc/> OR AVAILABLE FOR VIEW AT THE OFFICE OF THE ENGINEER. THE CONTRACTOR SHALL HAVE A COPY OF THE ISPWC ONSITE DURING THE CONSTRUCTION AND MADE AVAILABLE TO THE ENGINEER.

UTILITY COORDINATOR PROVIDED BY THE CONTRACTOR:

1. CALL DIG LINE AT 800-342-1585. ALL EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE LOCATIONS, FIELD VERIFY PRIOR TO CONSTRUCTION. COORDINATE AND NOTIFY ALL AFFECTED UTILITY OWNERS. BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING OR CONSTRUCTED UTILITIES AND SHALL REPAIR DAMAGES IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT NO ADDITIONAL COST.
2. PROVIDE AN INDIVIDUAL WHOSE PRIMARY RESPONSIBILITY IS TO COORDINATE THE WORK WITH EACH UTILITY COMPANY THAT WILL OR MAY AFFECT THE UTILITY COMPANY'S PROPERTY, FACILITIES, OR OPERATIONS. ENSURE THIS INDIVIDUAL IS READILY AVAILABLE BY TELEPHONE WHENEVER THERE IS WORK BEING DONE BY THE CONTRACTOR, SUBCONTRACTOR, LOWER-TIER SUBCONTRACTOR, OR UTILITY COMPANY.
1. ENSURE THIS INDIVIDUAL IS RESPONSIBLE FOR THE FOLLOWING ACTIVITIES AND MAKES DOCUMENTS GENERATED BY THESE ACTIVITIES AVAILABLE TO THE CONTRACTOR, UTILITY COMPANY, AND THE ENGINEER:
 - a. COORDINATING WITH EACH UTILITY COMPANY AND THE ENGINEER TO RESOLVE UTILITY CONFLICTS AND FOR ANY NEEDED CHANGE ORDERS TO ADDRESS UNIDENTIFIED UTILITY CONFLICTS.
3. UTILITY FACILITY CONTACTS
 - a. CITY OF GLENNIS FERRY
SCOTT NICHOLAS
(208) 366.2614
SNICHOLS.GFCITYCREW@RTCI.NET
 - b. IDAHO POWER
ETHAN MORGAN
(208) 388.2356
C: (208) 912.6200
UTILITYLOCATIONMAP@IDAHOPOWER.COM
 - c. INTERMOUNTAIN GAS
BRYCE OSTLER
(208) 377.6812
BRYCE.OSTLER@INTGAS.COM
 - d. RURAL TELEPHONE CO.
CHAD GRIGG
(208) 366.2614
CHAD.GRIGG@RURALTEL.ORG
 - e. CENTURYLINK/LUMEN
BRETT MCKINNEY
(208) 331.5307
C: (208) 954.1640
BRETT.MCKINNEY@LUMEN.COM

TRENCHING, BACKFILL & TRENCH SURFACE REPAIR:

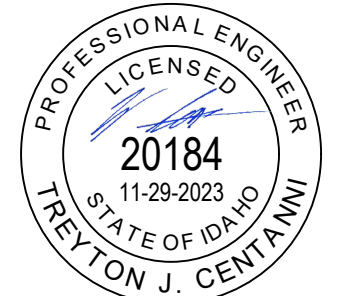
1. PERFORM TRENCHING, BACKFILL AND SURFACE REPAIR IN ACCORDANCE WITH THE ISPWC.

POTABLE WATER SERVICE:

1. THE WATER SERVICE SHALL HAVE A MINIMUM COVER DEPTH OF 4 FEET FROM THE FINISHED SURFACE ELEVATION.
2. ALL WATER PIPES, FITTINGS AND METER ASSEMBLIES SHALL MEET ANS/NSF 61.

EXISTING SURVEY MONUMENTS:

1. REFERENCE ALL PUBLIC AND PRIVATE LAND SURVEY MONUMENTS THAT WILL BE DISTURBED BY CONSTRUCTION ACTIVITIES PRIOR TO DISTURBING. REESTABLISH SUCH MONUMENTS AS PART OF THE SURVEY WORK FOR THIS PROJECT BEFORE PROJECT COMPLETION. SECTION CORNER AND QUARTER CORNER MONUMENTS RESET AFTER CONSTRUCTION SHALL INCLUDE CORNER PERPETUATIONS AND FILING WITH THE COUNTY. SIXTEENTH CORNERS THAT ARE DISTURBED AND RESET AND HAVE EXISTING CORNER PERPETUATION FILED WITH THE COUNTY SHALL HAVE NEW PERPETUATION RECORDS FILED AFTER THE CORNER HAS BEEN RESET. PERFORM ALL MONUMENT WORK IN ACCORDANCE WITH TITLE 55, CHAPTER 16 OF THE IDAHO STATE CODE. PERFORM ALL CORNER REESTABLISHMENT AND CORNER PERPETUATION FILING WORK IN ACCORDANCE WITH STANDARD SURVEYING PRACTICES UNDER THE RESPONSIBLE CHARGE OF A PROFESSIONAL LAND SURVEYOR DULY AND PROPERLY REGISTERED IN THE STATE OF IDAHO.



PROJECT: DPW PROJECT NO. 22-512

MANUFACTURED HOUSING UNIT

IDAHO STATE POLICE
GLENNIS FERRY, IDAHO

SHEET TITLE: GENERAL CIVIL NOTES

PROJECT:

REVISIONS

2	P&R
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PROJECT NO.: 22512

DATE: 9/14/2022

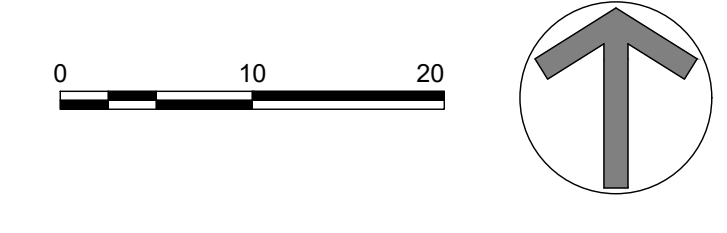
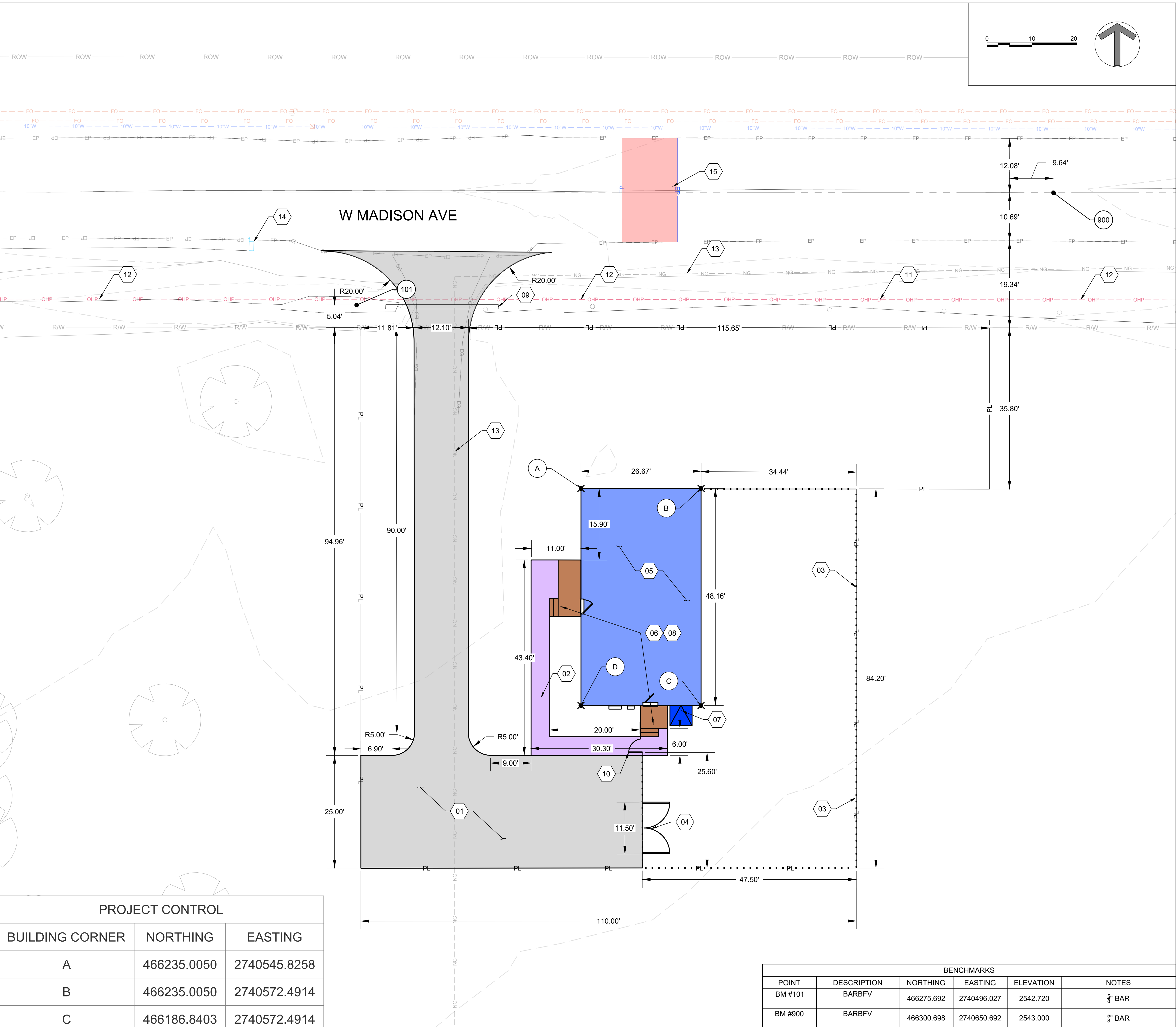
DRAWN BY: TC

CHECKED BY: NC

DRAWING NO.:

C1.1

J:\2026\106-096 GLENNIS FERRY\SP MANUFACTURED UNIT\CADD_PLANS-1\C1.2 SITE PLAN.DWG LAST SAVED: 11/29/2023 1:24 PM PRINTED: 11/29/2023 2:44 PM



GENERAL NOTES

- RELEVANT CODES & SPECIFICATIONS: 2020 EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION (ISPC).
- PERFORM CLEARING AND GRUBBING TO A DEPTH OF 4 INCHES AS NEEDED WITHIN THE PROJECT LIMITS.
- CONTRACTOR SHALL DISPOSE OF GRUBBING OFFSITE, AT A LOCATION DETERMINED BY THE CONTRACTOR.

KEYNOTES

- INSTALL GRAVEL DRIVEWAY, RE: B1/C1.6
- INSTALL CONCRETE SIDEWALK, 5" THICKNESS, RE: B4/C1.6
- CONSTRUCT WOOD FENCE TYPICAL PANEL CONSTRUCTION, RE: C3/C1.6
- CONSTRUCT WOOD ACCESS GATE CONSTRUCTION, RE: C3/C1.6
- PLACE MANUFACTURED HOME, RE: ARCHITECTURAL SHEETS
- CONSTRUCT MANUFACTURED HOME DECK, RE: ARCHITECTURAL SHEETS
- CONSTRUCT MANUFACTURED HOME CRAWL SPACE ACCESS, RE: ARCHITECTURAL SHEETS
- CONSTRUCT MANUFACTURED HOME STAIRCASE, RE: ARCHITECTURAL DRAWINGS
- INSTALL CMP CULVERT UNDER APPROACH; 25 LF
- CONSTRUCT WOOD MAN GATE CONSTRUCTION, RE: C3/C1.6
- RETAIN AND PROTECT POWERPOLE
- RETAIN AND PROTECT OVERHEAD POWER
- RETAIN AND PROTECT NATURAL GAS LINE
- INSTALL UNITED STATE POSTAL SERVICE COMPLIANT MAILBOX ON 6-FOOT WOOD POST. EMBED WOOD POST AT 24 INCHES INTO THE GROUND WITH CONCRETE FOOTING.
- UTILITY TRENCH AND SURFACE REPAIR, RE: C1.4-UTILITY PLAN

LEGEND

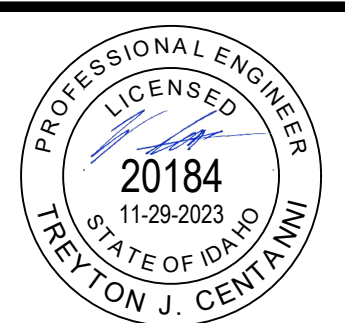
- CONCRETE
- GRAVEL
- BUILDING FOOTPRINT
- BUILDING DECKING
- FENCE
- PROJECT LIMITS

PROJECT CONTROL

BUILDING CORNER	NORTHING	EASTING
A	466235.0050	2740545.8258
B	466235.0050	2740572.4914
C	466186.8403	2740572.4914
D	466186.8403	2740545.8258

BENCHMARKS

POINT	DESCRIPTION	NORTHING	EASTING	ELEVATION	NOTES
BM #101	BARBFV	466275.692	2740496.027	2542.720	orig. BAR
BM #900	BARBFV	466300.698	2740650.692	2543.000	orig. BAR



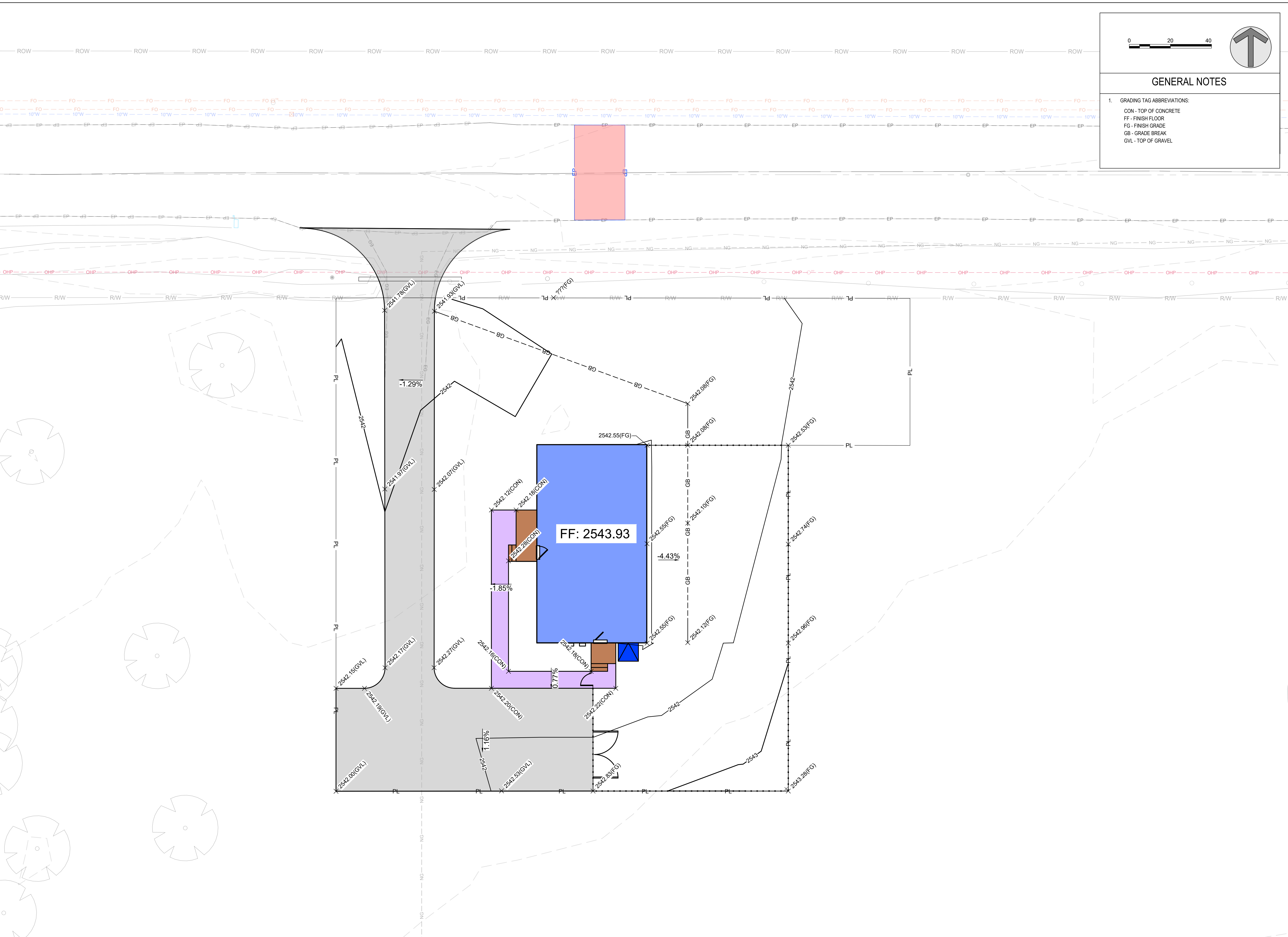
DPW PROJECT NO. 22-512
MANUFACTURED HOUSING UNIT
 IDAHO STATE POLICE
 GLENNIS FERRY, IDAHO
 CIVIL SITE PLAN & PROJECT CONTROL

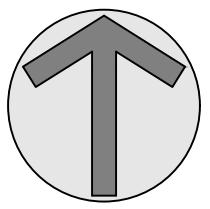
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 DATE: 9/14/2022
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 CHECKED BY: NC
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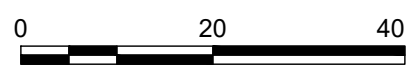
REVISIONS	DATE	DESCRIPTION
2		P&R

C1.2

J:\2021\06-086 GLENNIS FERRY (SP MANUFACTURED UNIT) CADD PLANS-1\C1.3 GRADING PLAN.DWG LAST SAVED: 10/27/2022 12:51 PM PRINTED: 11/29/2023 2:44 PM

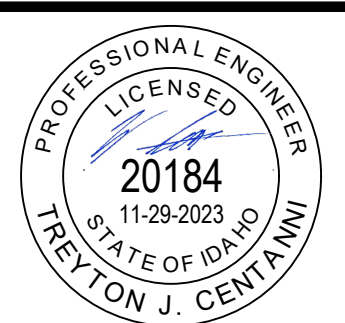






GENERAL NOTES

1. GRADING TAG ABBREVIATIONS:
 CON - TOP OF CONCRETE
 FF - FINISH FLOOR
 FG - FINISH GRADE
 GB - GRADE BREAK
 GVL - TOP OF GRAVEL



pbwarchitects pa
 ARCHITECTURE / PLANNING / INTERIORS
 100 JOHN HAYES PARKWAY / P.O. BOX 2732 / HOOSIERS, INDIANAPOLIS, IN 46216-2732
 TEL: 317.332.8278 FAX: 317.332.8275 | pbwarchitects.com

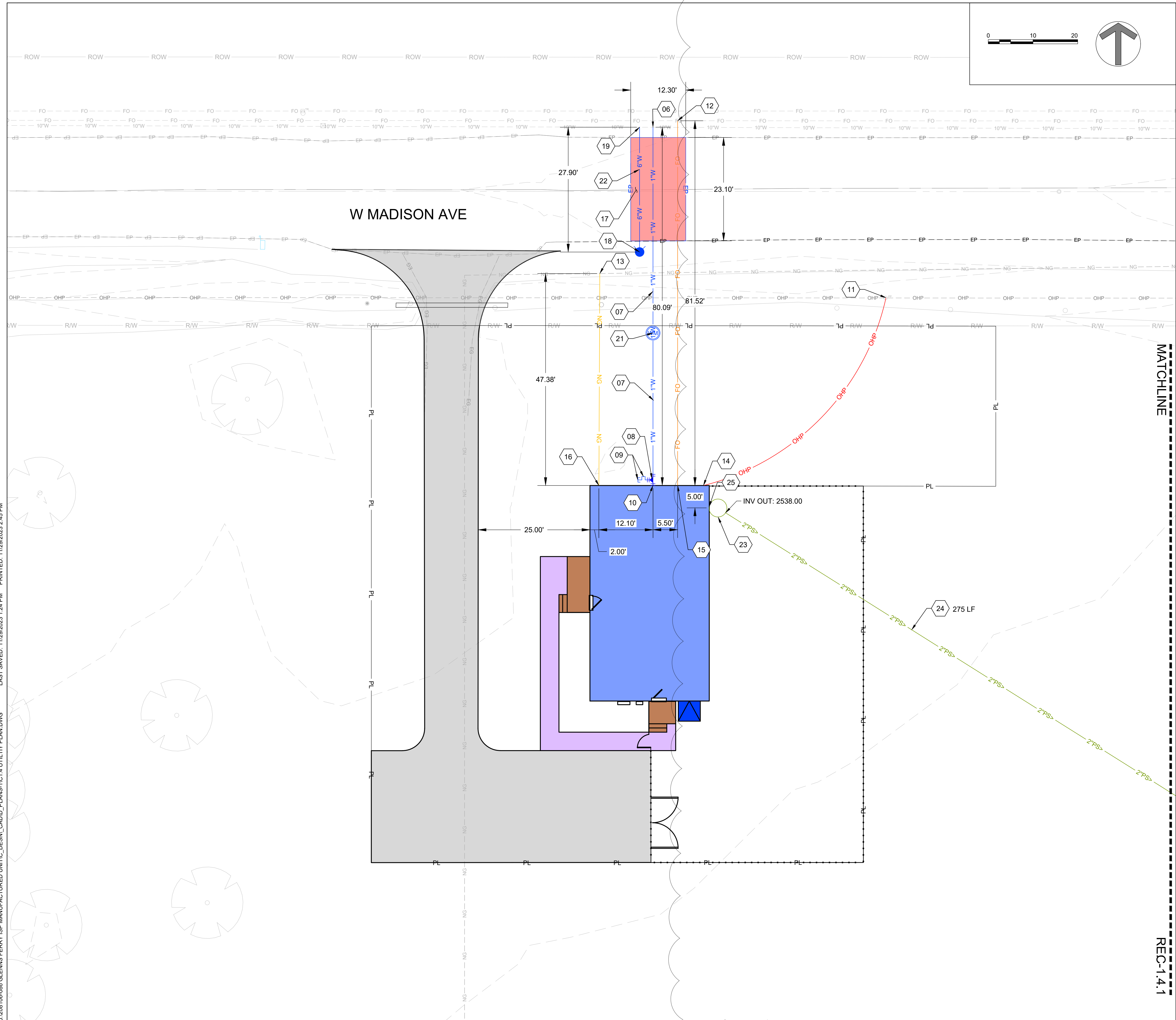
PROJECT: _____ SHEET TITLE: GRADING PLAN

REVISIONS	
2	P&R

PROJECT NO.: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DRAWING NO.: _____

C1.3

J:\2028106-096 GLENNIS FERRY ISP MANUFACTURED UNIT\CADD_PLANS-1\C1.4 UTILITY PLAN.DWG LAST SAVED: 11/29/2023 1:24 PM PRINTED: 11/29/2023 2:45 PM



MATCHLINE
REC-1.4.1

GENERAL NOTES

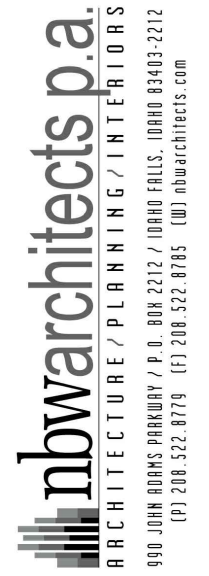
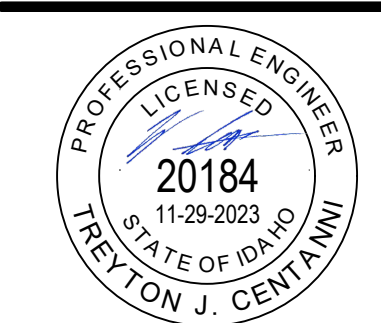
1. COORDINATE WITH THE CITY OF GLENNIS FERRY FOR CITY WATER CONNECTION
2. MAINTAIN MINIMUM 4' COVER OVER ALL SEWER AND WATER PIPE INSTALLATIONS

KEYNOTES

1. NOT USED
2. NOT USED
3. NOT USED
4. NOT USED
5. NOT USED
6. INSTALL 1" WATER SERVICE CONNECTION, RE: ISPWC SD-401
7. INSTALL 1" WATER LINE, TYPE - PVC OR PE TUBING
8. INSTALL 1" X 1" X 1" TEE FITTING FOR IRRIGATION CONNECTION
9. INSTALL BACKFLOW PREVENTER, RE: B2/C1.6. IF IRRIGATION SYSTEM IS NOT BEING INSTALLED CONCURRENTLY, CAP END OF BACKFLOW PREVENTER FOR FUTURE IRRIGATION SYSTEM USE
10. CONNECT CITY WATER TO MODULAR HOME
11. COORDINATE NEW OVERHEAD POWER SERVICE WITH LOCAL PROVIDER
12. COORDINATE NEW COMMUNICATIONS SERVICE WITH LOCAL PROVIDER
13. COORDINATE NEW NATURAL GAS SERVICE WITH LOCAL PROVIDER
14. CONNECT POWER TO MANUFACTURED HOME
15. CONNECT COMMUNICATIONS TO MANUFACTURED HOME
16. CONNECT NATURAL GAS TO MANUFACTURED HOME
17. INSTALL TYPE "P" SURFACE REPAIR, RE: ISPWC SD-303
18. INSTALL FIRE HYDRANT, RE: ISPWC SD-404
19. INSTALL 6" HOT TAP TO EXISTING 10" CITY WATER LINE
20. NOT USED
21. INSTALL CITY APPROVED WATER METER
22. INSTALL 6" WATER PIPE, TYPE - PVC
23. INSTALL LITTLE GIANT PIT-PLUS GRINDER PUMP SYSTEM, OR APPROVED EQUAL, RE: SPECIFICATION 333480 - SINGLE SERVICE PRESSURE SEWER SYSTEMS.
24. TRENCH, BED AND INSTALL 2", SCHEDULE 40, RE: ISPWC SD-301. RESTORE NATURAL SURFACE GENERALLY MATCHING THE SURROUNDING GRADES.
25. CONNECT MODULAR HOME TO GRINDER PUMP SYSTEM

LEGEND

	CONCRETE
	GRAVEL
	BUILDING FOOTPRINT
	BUILDING DECKING
	FENCE
	PROJECT LIMITS

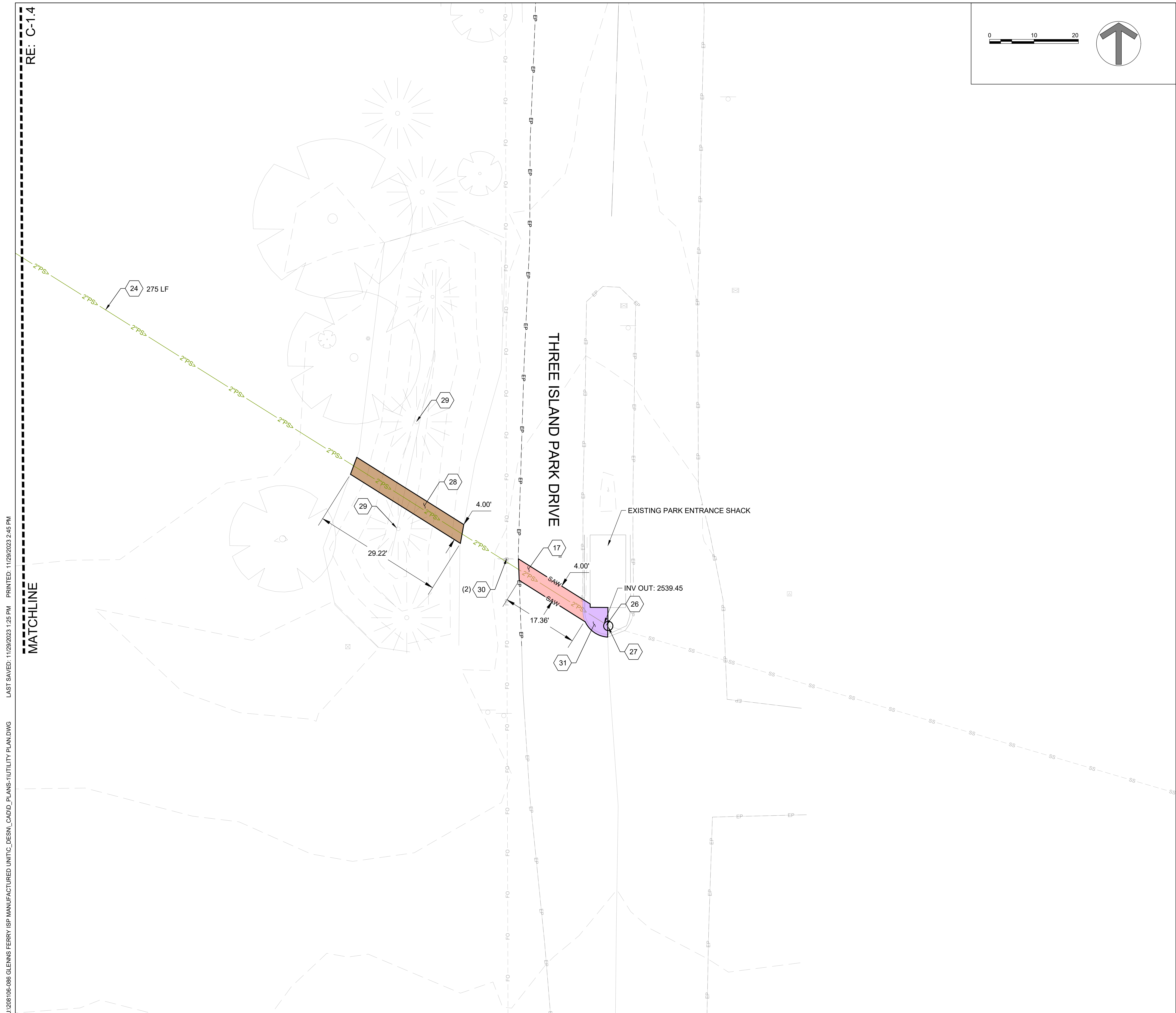


DPW PROJECT NO. 22-512
MANUFACTURED HOUSING UNIT
 IDAHO STATE POLICE
 GLENNIS FERRY, IDAHO
 UTILITY PLAN

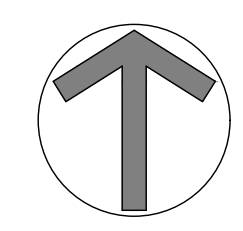
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 DATE: 9/14/2022
 DRAWN BY: TC
 CHECKED BY: NC
 DRAWING NO.:

REVISIONS	
01	PRESSURE SEWER
2	P&R

C1.4



RE: C-14



GENERAL NOTES

1. COORDINATE WITH THE CITY OF GLENN'S FERRY FOR CITY WATER CONNECTION
2. MAINTAIN MINIMUM 4' COVER OVER ALL SEWER AND WATER PIPE INSTALLATIONS

KEYNOTES

17. INSTALL TYPE "P" SURFACE REPAIR, RE: ISPWC SD-303
24. TRENCH, BED AND INSTALL 2" SCHEDULE 40, RE: ISPWC SD-301. RESTORE NATURAL SURFACE GENERALLY MATCHING THE SURROUNDING GRADES.
25. NOT USED
26. CORE DRILL EXISTING MANHOLE. CONNECT PRESSURE SEWER LINE TO EXISTING MANHOLE
27. APPLY SPRAY-ROC COATING TO EXISTING MANHOLE
28. REPAIR EXISTING LANDSCAPE. PROVIDE MATERIALS IN-KIND WITH EXISTING LANDSCAPE
29. RETAIN AND PROTECT EXISTING TREES
30. REMOVE AND RESET EXISTING SIGN
31. REMOVE AND REPLACE EXISTING CURB AND GUTTER AND CONCRETE IN SAME FOOTPRINT.

LEGEND

	CONCRETE
	GRAVEL
	BUILDING FOOTPRINT
	BUILDING DECKING
	FENCE
	PROJECT LIMITS



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DPW PROJECT NO. 22-512
MANUFACTURED HOUSING UNIT
 IDAHO STATE POLICE
 GLENN'S FERRY, IDAHO
 UTILITY PLAN

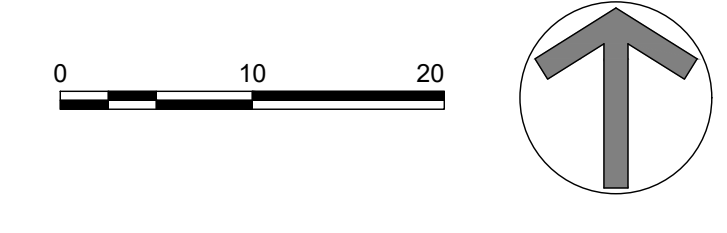
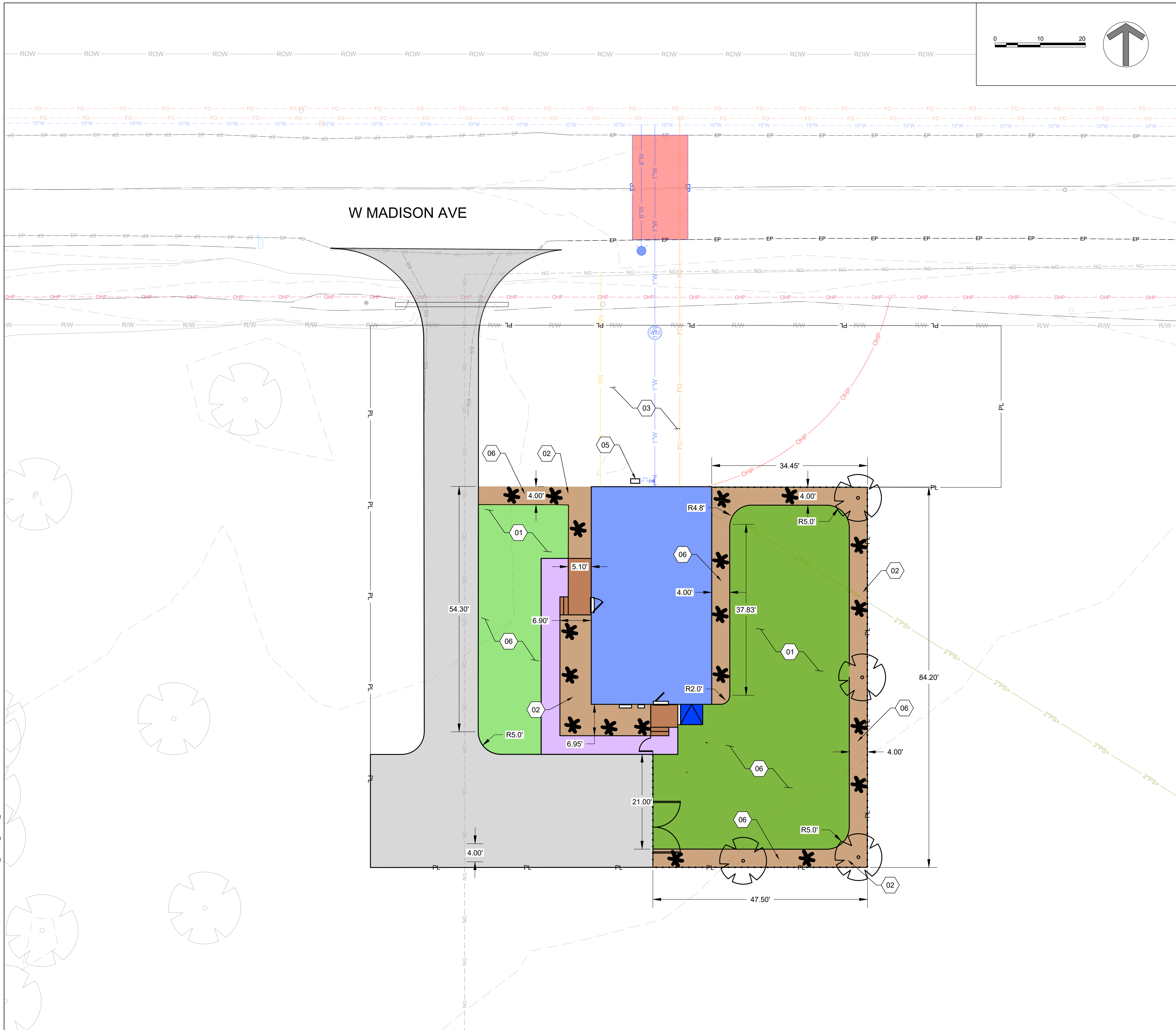
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 SHEET TITLE: UTILITY PLAN

REVISIONS	
01	PRESSURE SEWER
2	P&R

PROJECT NO.: 22512
 DATE: 10/30/2023
 DRAWN BY: TC
 CHECKED BY: NC
 DRAWING NO.:

C1.4.1

J:\2021\06-096 GLENNIS FERRY ISP MANUFACTURED UNIT\CAD\PLANS-1\C1.5 LANDSCAPE PLAN.DWG LAST SAVED: 11/29/2023 1:23 PM PRINTED: 11/29/2023 2:45 PM



GENERAL NOTES

1. INSTALL SOD OVER 6" OF TOP SOIL
2. INSTALL 6" TOP SOIL
3. RETAIN AND PROTECT NATURAL GRASSES AND LANDSCAPE
4. NOT USED
5. INSTALL IRRIGATION VALVE BOX ADJACENT TO BACKFLOW PREVENTER
6. DESIGN AND INSTALL PRESSURE IRRIGATION SYSTEM. LOCATE SPRINKLER CONTROLLER IN ACCESSIBLE LOCATION WITHIN THE MANUFACTURED HOME. COORDINATE WITH OWNER AND SUBMIT DESIGN TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. RE: PROJECT MANUAL SPECIFICATION 328400 - IRRIGATION

KEYNOTES

PLANT SCHEDULE

- FLAME GRASS, 2-GALLON (QUANTITY - 19)
- PACIFIC SUNSET MAPLE, 3 CALIPER INCHES (QUANTITY - 4)

LEGEND

- CONCRETE
- GRAVEL
- BUILDING FOOTPRINT
- BUILDING DECKING
- FENCE
- PROJECT LIMITS



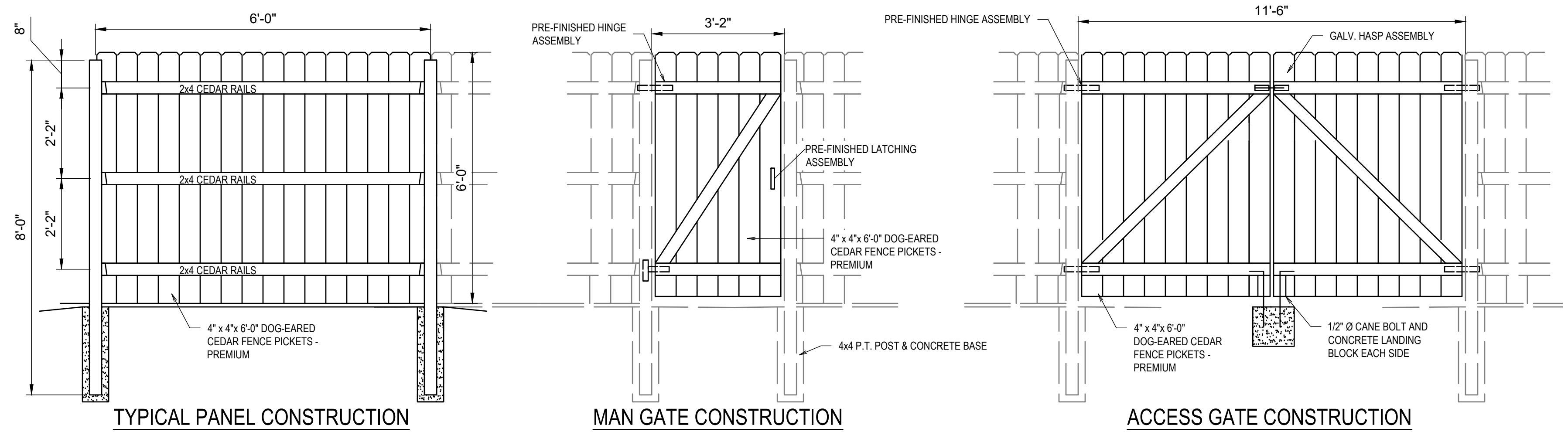
kbwarchitects pa.
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 (208) 333-8778 (208) 333-8785 (208) 333-8786

DPW PROJECT NO. 22-512
MANUFACTURED HOUSING UNIT
 IDAHO STATE POLICE
 GLENNIS FERRY, IDAHO
 LANDSCAPE PLAN

PROJECT: PROJECT NO. 22512
 DATE: 9/14/2022
 DRAWN BY: TC
 CHECKED BY: NC
 DRAWING NO.:

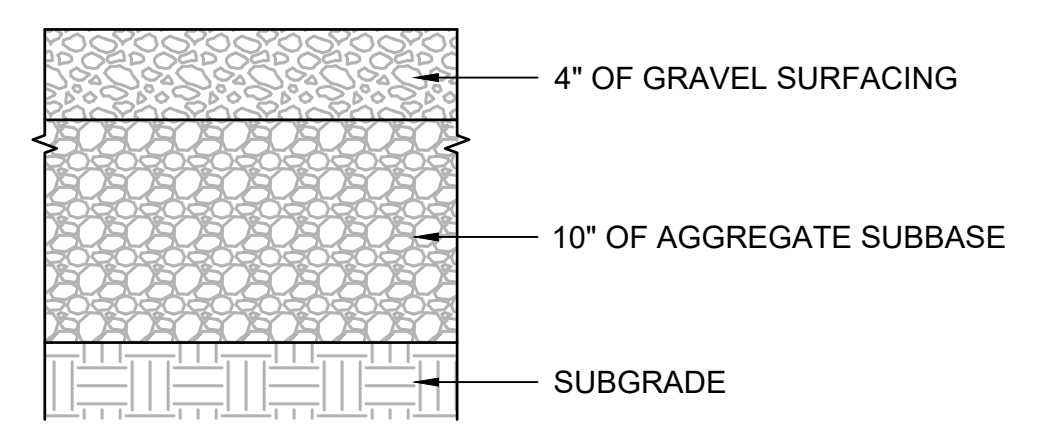
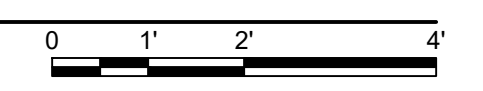
REVISIONS	
2	P&R

C1.5



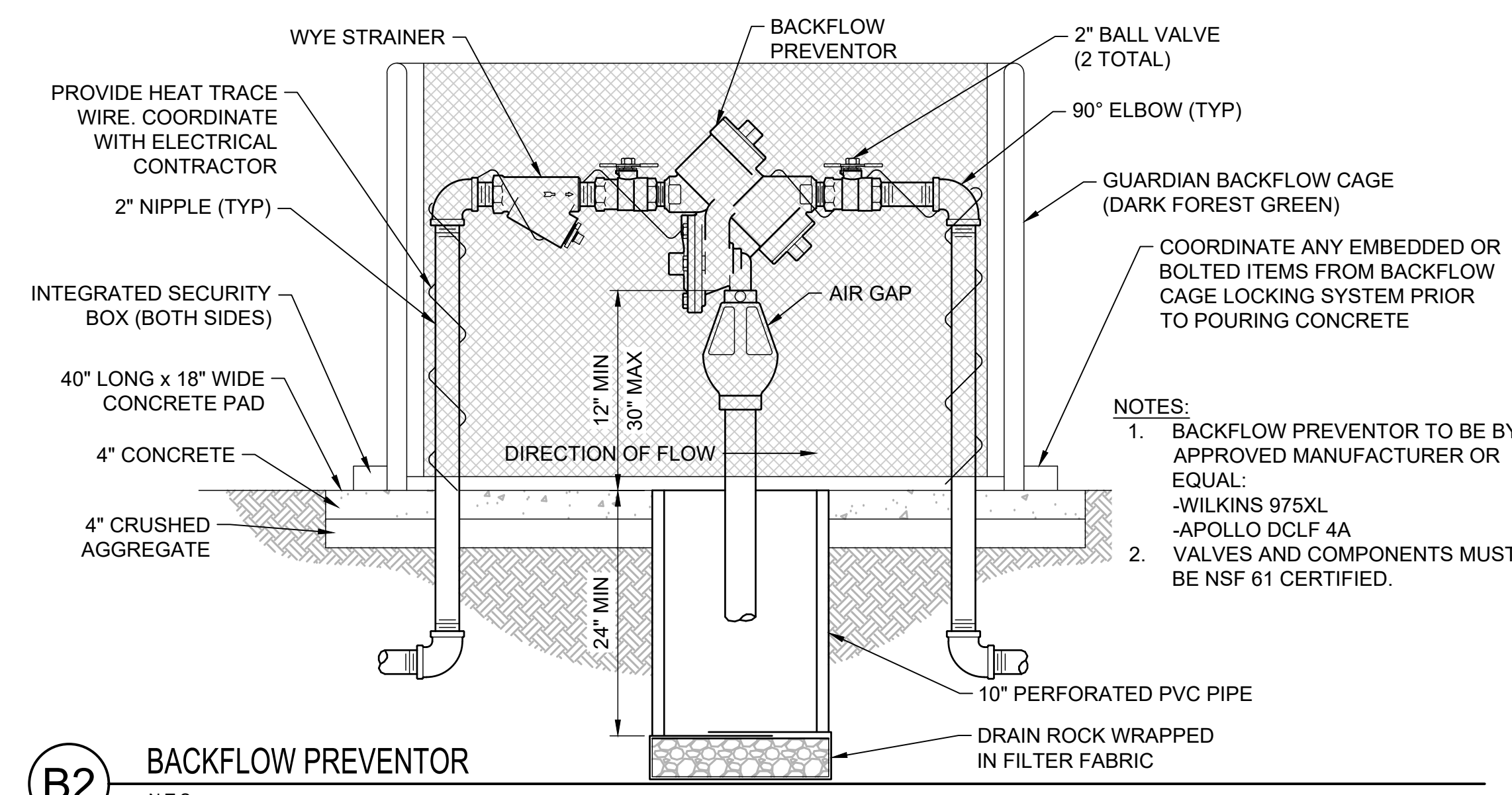
C3 WOOD FENCE DETAILS
1/2" = 1'-0"

- NOTES**
1. SECURE SIMPSON FB24Z FENCE BRACKET TO P.T. POST w/ (2) #9 1 1/2" SDWS STRONG TIE FRAMING SCREWS.
 2. SECURE 2x4 P.T. RIAL TO BRACKET w/ (1) 1" SIMPSON SDWS STRONG TIE.
 3. FRAMING SCREW EACH SIDE.
 4. SECURE 4x4 PT POSTS IN CONCRETE BASE @ 8'-0" o.c.
 5. PROVIDE GATE HARDWARE TO ACCOMMODATE FENCING TYPE.

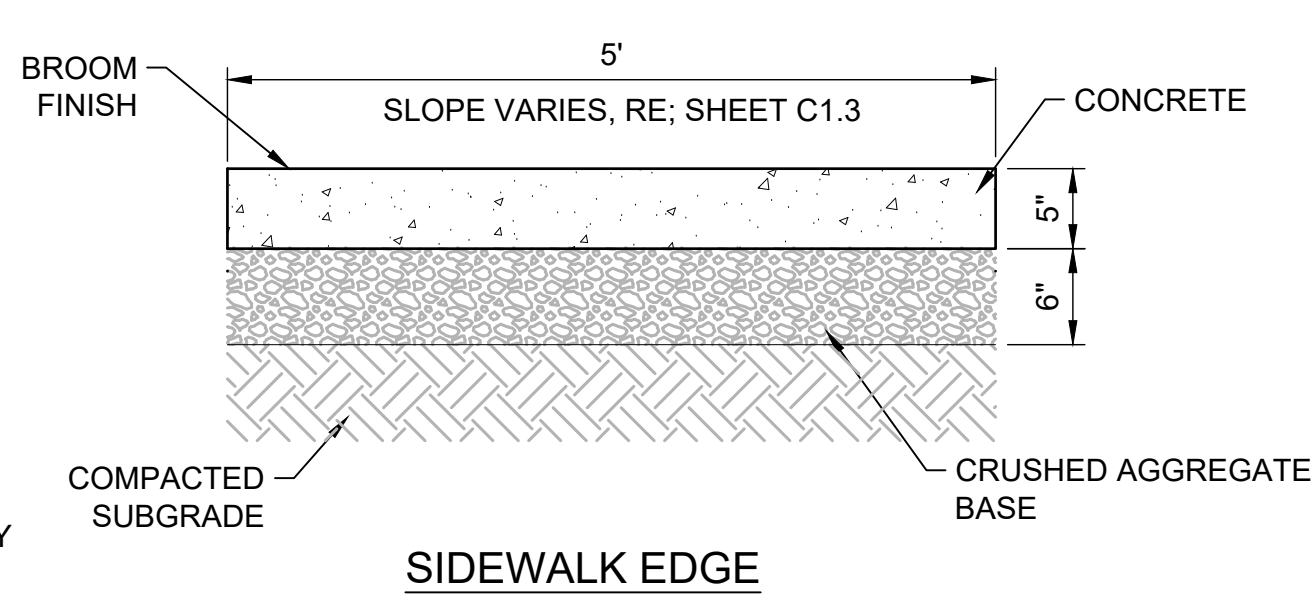


- NOTES:**
1. SEE SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION REQUIREMENT.
 2. PREPARE SUBGRADE IN ACCORDANCE WITH SPECIFICATIONS.

B1 GRAVEL DRIVEWAY TYPICAL SECTION
N.T.S.

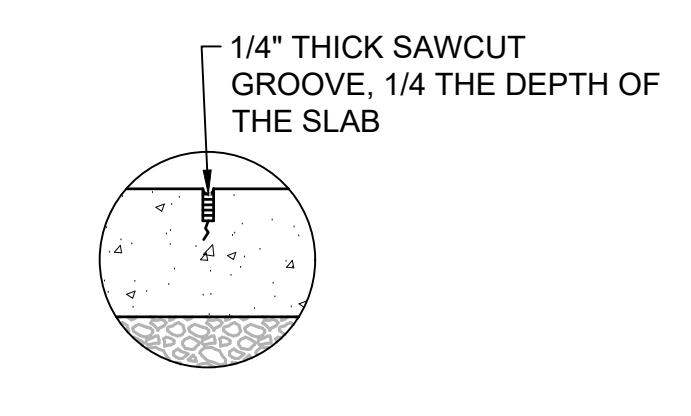


B2 BACKFLOW PREVENTOR
N.T.S.

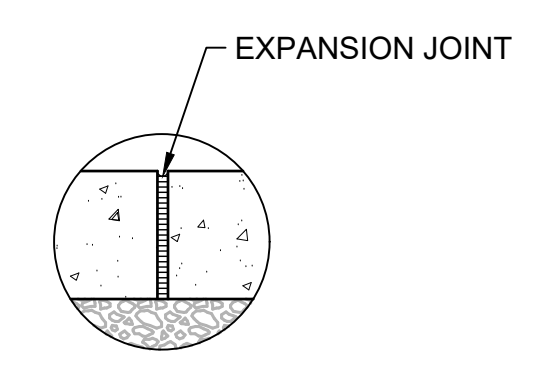


- NOTES:**
1. PLACE EXPANSION JOINT MATERIAL ADJACENT TO STRUCTURES AND 60 FEET MAXIMUM SPACING.
 2. CONTINUOUS PLACEMENT PREFERRED, CONTROL JOINT INTERVALS AT 5 FEET MAXIMUM SPACING.
 3. SEE SPECIFICATIONS FOR MATERIALS, PLACEMENT & CONSTRUCTION REQUIREMENTS.
 4. PREPARE SUBGRADE IN ACCORDANCE WITH SPECIFICATIONS.

B4 CONCRETE SIDEWALK
N.T.S.



CONTROL JOINT



EXPANSION JOINT

SITE DETAILS

PROJECT:

REVISIONS	
2	P&R

PROJECT NO.: 22512

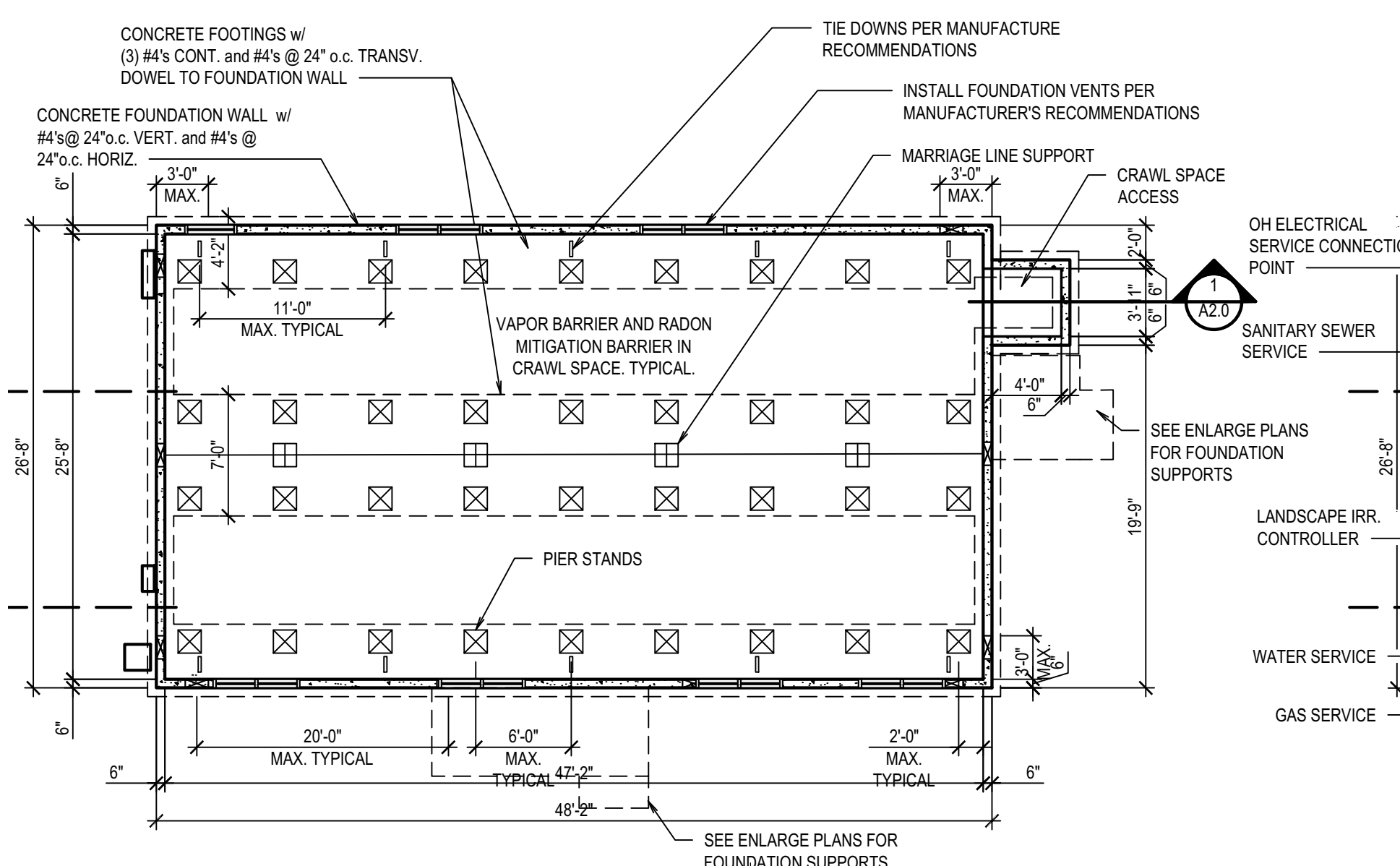
DATE: 9/14/2022

DRAWN BY: TC

CHECKED BY: NC

DRAWING NO.:

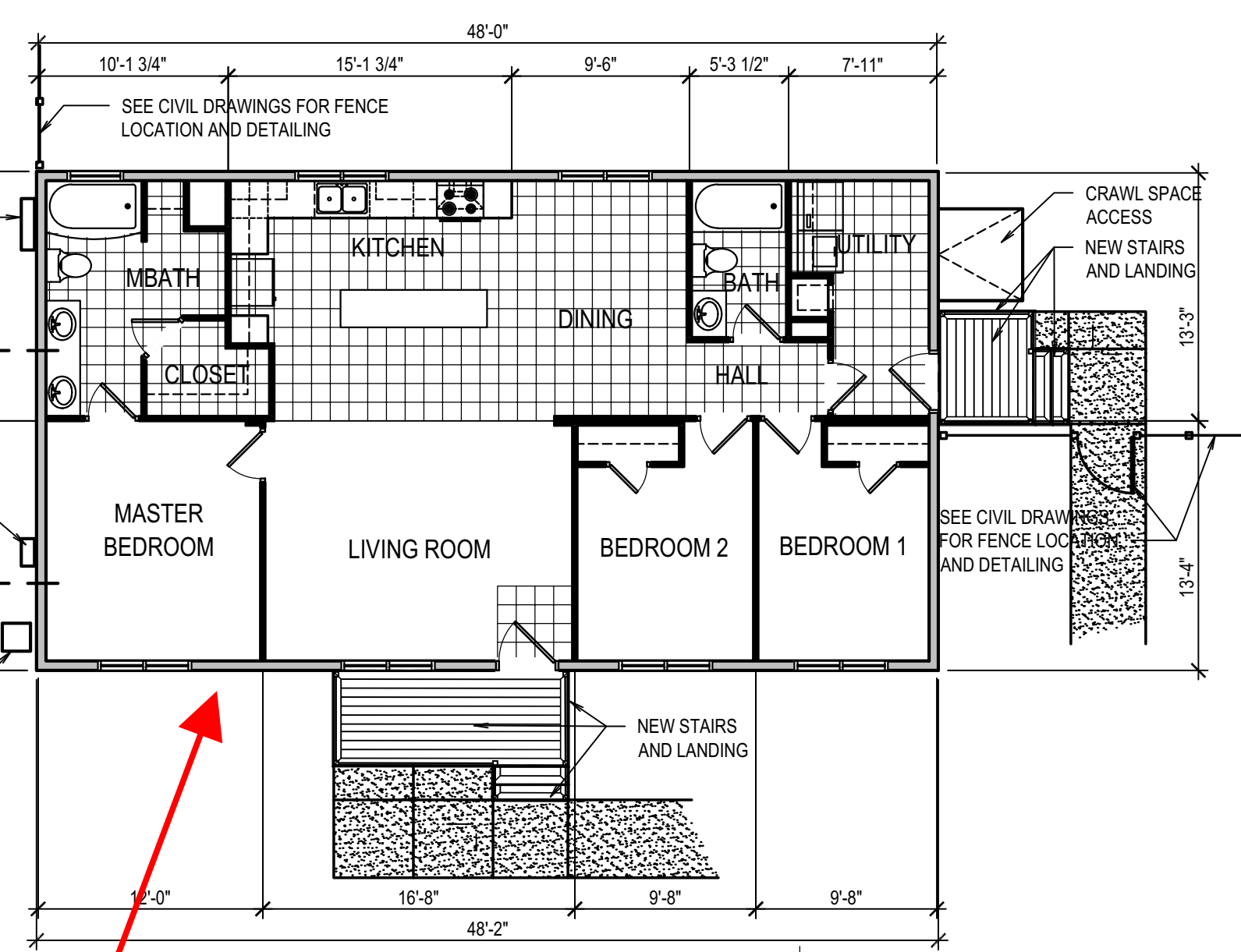
C1.6



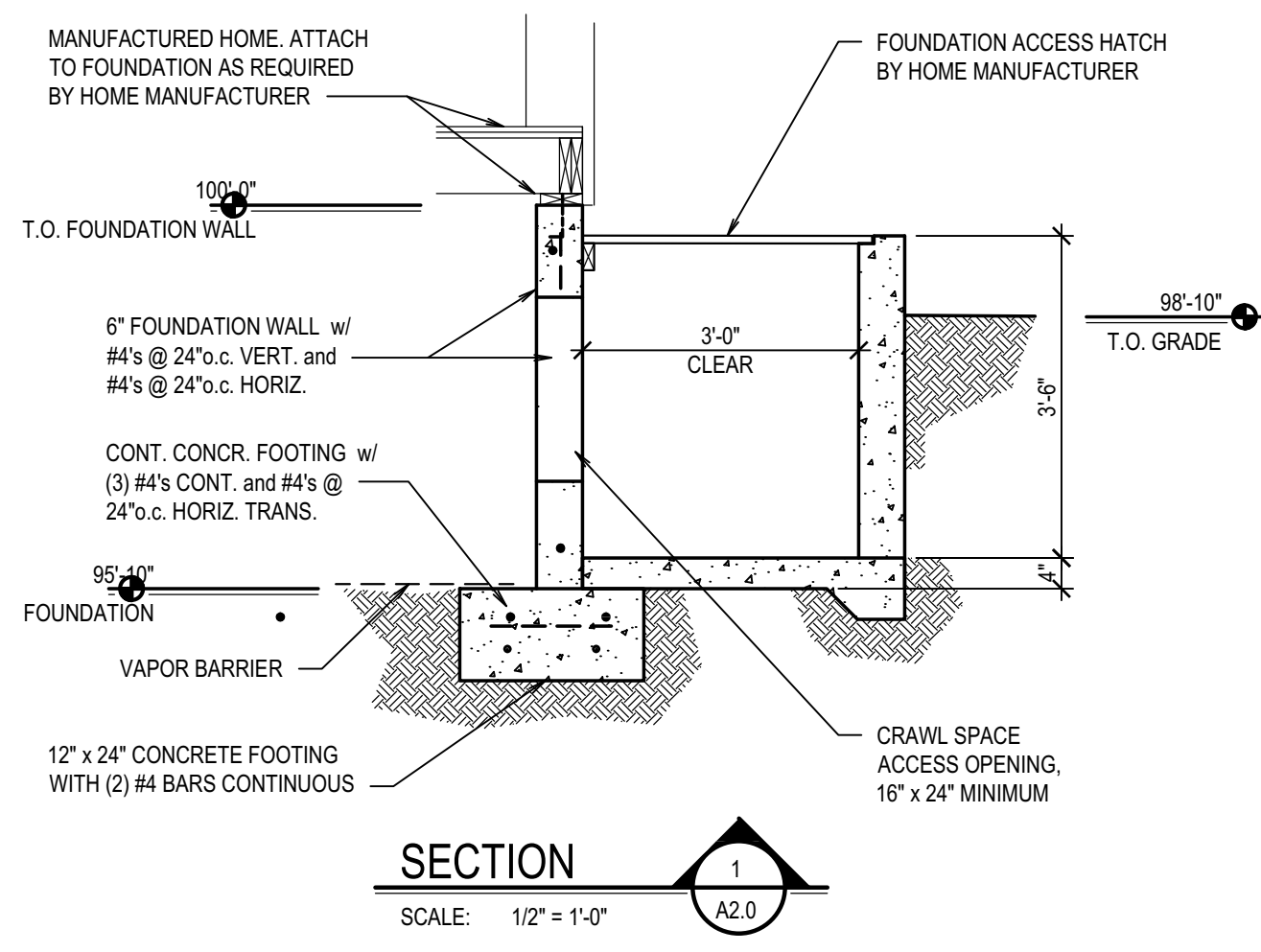
FOUNDATION PLAN
SCALE: 1/8" = 1'-0"

NOTES:
1. THIS FOUNDATION LAYOUT IS FOR REFERENCE ONLY. CONTRACTOR RESPONSIBLE FOR FINAL FOUNDATION DESIGN. SUBMIT FOUNDATION DESIGN WITH STRUCTURAL CALCULATIONS TO ARCHITECT PRIOR TO BEGINNING ANY WORK.
2. NET AREA OF VENTILATION OPENINGS CALCULATION:
A MINIMUM OF 1 SQUARE FOOT PER EACH 150 SQUARE FEET OF UNDER-FLOOR AREA IS REQUIRED.
UNDER-FLOOR AREA: 1,280 SQFT
VENT OPENING SIZE: 1 SQFT
 $1,280 / 150 = 8.5 / 1 = 8.5 = 9$ VENT OPENINGS

1910.157(d)(1) Portable fire extinguishers shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use.
Ensure the house has working smoke and carbon monoxide detectors.



FLOOR PLAN
SCALE: 1/8" = 1'-0"



SECTION
SCALE: 1/2" = 1'-0"

DESIGN CRITERIA		NOTE:			
IRC 2012		PROpane IS THE FUEL SOURCE FOR THE BUILDING / FOR ALL GAS APPLIANCES, EQUIPMENT ETC. . . PROpane TANK AND SUPPLY LINE IS OWNER FURNISHED AND INSTALLED.			
ELMORE COUNTY, IDAHO: SEISMIC DESIGN CATEGORY: D					
GROUND SNOW LOAD: 90 PSF					
WIND LOAD: 90 MPH, 3 SEC GUSTS					
LIVE LOAD: SNOW 150 PSF					
FROST DEPTH: 24 IN					
ELEVATION: 2600 FT					
BASIS OF DESIGN		230WI-WAVERLY CREST-28483N BY FLEETWOOD			
EXTERIOR FINISHES					
EXTERIOR BASE: PAINT - SNOWBOUND		EXTERIOR FASCIA:		DUAL BLACK ARCH	
EXTERIOR TRIM: SNOWBOUND		EXTERIOR WAINSCOT:			
EXTERIOR ACCENT: PAINT - SNOWBOUND		ROOF COLOR:			
EXTERIOR SHUTTER: -		WINDOW TREATMENT:		MESQUITE	
CAB COLOR:		MESQUITE			
INTERIOR FINISHES					
	INTERIOR WALL COLOR /ACCENT	COUNTERTOP	COUNTER EDGE	BACK SPLASH	FLOOR COVERING
KITCHEN	T&T PORCELAIN	DRAMA MARBLE		DRAMA MARBLE	DF 9656 VINYL
M BATH	T&T PORCELAIN	DRAMA MARBLE		DRAMA MARBLE	DF 9656 VINYL
G BATH	T&T PORCELAIN	DRAMA MARBLE		DRAMA MARBLE	DF 9656 VINYL
UTILITY	T&T PORCELAIN				DF 9656 VINYL
MBED	T&T PORCELAIN				MACRAME-PUMICE STONE
2 BED	T&T PORCELAIN				MACRAME-PUMICE STONE
3 BED	T&T PORCELAIN				MACRAME-PUMICE STONE
LIV RM	T&T PORCELAIN				MACRAME-PUMICE STONE
DINING	T&T PORCELAIN				DF 9656 VINYL
ENTRY	T&T PORCELAIN				DF 9656 VINYL

- SELECTED OPTIONS :**
- P230WI-Waverly Crest Prestige-28483N
PACKAGES
Faucets - Single Lever T/O
Package - Appliance - Essential Gas & Stainless
Package - Energy Star
E-STAR PACKAGE:
SEE "UTILITY" FOR FURNACE OPTION
SEE "UTILITY" FOR 50 GAL WATER HEATER OPTION
36" 6-PANEL IN-SWING FRONT DOOR
9-LITE IN-SWING REAR DOOR
R-40 ROOF INSULATION
R-21 WALL INSULATION W/ 2" X 6" SIDEWALLS
R-33 FLOOR INSULATION
E-STAR PROGRAMMABLE THERMOSTAT
VINYL WINDOWS T/O
25 WATT WHOLE HOUSE FAN
R-8 INSULATED FLEX DUCT (WHEN APPLICABLE)
2 EACH 12" GALVANIZED ELBOWS (WHEN APPLICABLE)
1 BOX OF 6 MIL BLACK POLY
- STRUCTURAL**
Ducts - In Floor Crossover
- THERMAL**
- PLUMBING**
- ELECTRICAL**
Electric Service - 200 Amp
- FLOORS**
Carpet - Macrame
- CABINETS**
Base Cab - Drawers over Doors in Kitchen Only
Cab Doors - Stiles Hardwood Raised Panel - Mesquite WITH CABINET-MATCHED LUAN THROUGHOUT
- KITCHEN**
Dishwasher - Stainless Steel
Microwave - Over Range - Stainless Steel
Range - Gas - Self Cleaning - Stainless Steel
Refrigerator - 28 CF SxS - Stnls Steel
Faucet - Single Lever - Gooseneck w/Pull Down Sprayer
Sink - Kitchen - Farmhouse - Stainless Steel
- UTILITY ROOM**
Drain Line - Water Heater Installed
Floor Register - Toe Kick (Ea)
Furnace - Gas
Wtr Htr-50 Gallon Gas
- INTERIOR**
Shelves - Wood w/Pole - White
Ship Loose - 3" Interior Trim Board - Center
Window Sills - Upgrade
- EXTERIOR**
Foundation Ready
Roof Load -100 lbw/3:12 Roof Pitch - 28' Wide (per LF)
- DORMER**
- MISC - EXT**
- DOORS & WINDOWS**
EXTERIOR WINDOWS
BATHS
MASTER BATHROOM
Lavy - China Bath Lavy - M Bath
Tub/Shower One Piece Oval 60" - Master Bath
- GUEST BATHROOM**
Lavy - China Bath Lavy - G Bath
Tub/Shower One Piece 60" - Guest Bath
- THIRD BATH**
- MISC - BATH**
- MISCELLANEOUS**
Detector - Carbon Monoxide & Smoke (HUD Compliant)
Misc. General Construction
RADON MITIGATION PREP AND WIRE
4" CONDUIT TO BE SET IN 2X6 WALL IN WATER HEATER COMPARTMENT FROM CRAWLSPACE THROUGH CEILING
PRICE INCLUDES RECEPT BELOW FLOOR IN CRAWLSPACE AREA
- National Dues
HUD Fees (Multi)

Agency Construction Approval No. 1 for project 202212 ISP - Manufactured Housing, Glens Ferry, Idaho

202212 ISP - Manufactured Housing, Glens Ferry, Idaho

CONSTRUCTION APPROVAL BY RESPONSIBLE CHIEF OFFICER OF INSTITUTION OR AGENCY

THIS IS TO CERTIFY THAT THE PROJECT HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE BUILDING CODE AND REGULATIONS FOR THE STATE OF IDAHO.

DATE OF APPROVAL: 03/01/2022

APPROVED: [Signature]

AGENCY: [Signature]

Rev	Date	By	Notes
1	03/01/2022	JHW	Initial Review
2	03/01/2022	JHW	Final Review

DPW PROJECT NO. 22-512
ISP MANUFACTURED HOUSING UNIT
GLENS FERRY, IDAHO

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990 JOHN ADAMS PARKWAY / P. O. BOX 2212 / IDAHO FALLS, IDAHO 83403-2212
(P) 208-522-8779 (F) 208-522-8785 (W) nbwarchitects.com

PROJECT: DPW PROJECT NO. 22-512
PROJECT: ISP MANUFACTURED HOUSING UNIT
PROJECT: GLENS FERRY, IDAHO
SHEET TITLE: FLOOR AND FOUNDATION PLAN

REVISIONS

NO.	DESCRIPTION
2	P&R

PROJECT NO.: 21022
DATE: MARCH 2022
DRAWN BY: KP
CHECKED BY: JHW
DRAWING NO.:

A1.0

