

MEETING AGENDA
CITY OF POCATELLO
PLANNING & ZONING COMMISSION

AUGUST 13, 2025 | 6:30 PM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCATELLO, IDAHO

In accordance with the Americans with Disabilities Act, it is the policy of the City of Pocatello to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are disabled and require an accommodation, please contact Skyler Beebe with two (2) business days' advance notice at sbeebe@pocatello.gov; 208.234.6248; or 5815 South 5th Avenue, Pocatello, Idaho. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

The Planning & Zoning Commission is a citizen advisory group to the City Council. They are charged with making recommendations concerning land use plans, planning processes and/or on matters of plan implementation. All regular meetings of the P&Z Commission are recorded for record retention and transcription.

The following is the official agenda of the Planning & Zoning Commission. Discussion and Commission action will be limited to those items on the agenda. Any citizen who wishes to address the Commission shall first be recognized by the Chair, and shall give his/her name and address for the record. If a citizen wishes to read documentation of any sort to the Commission, he/she shall first seek permission from the Chair. Oral testimony may be restricted to no more than 3 minutes per person.

1. ROLL CALL AND DISCLOSURES.

Disclose who was talked to, the basic substance of the conversation, and whether the conversation had any influence. Disclose if there is anything personally or professionally that would not allow an impartial or unbiased decision. Disclose if a site visit was done, location(s) of the visit, and what was seen.

2. ACTION ITEM: APPROVAL OF MINUTES.

The Commission may wish to waive the oral reading of the Planning and Zoning Commission's clarification and meeting minutes held July 9, 2025, and to approve the minutes as presented.

3. ACTION ITEM: PUBLIC HEARING: ANNEXATION - FILE ANEX24-0005.

This time has been set aside for the Commission to hear comments from the public regarding an annexation application submitted by Tia Lloyd. The subject property, located at 8728 N. Kraft Road, is 1.86-acres (more or less), is within the adopted Area of City Impact (ACI), and lies contiguous to the City of Pocatello limits at the northern most property line. The parcel is designated Mixed Use (MU) on the City's Future Land Use Map and is proposed to be zoned Residential-Commercial-Professional (RCP). (Quasi-Judicial Public Hearing)

4. ACTION ITEM: PUBLIC HEARING: PLANNED UNIT DEVELOPMENT (PUD) - FILE PP25-0001.

This time has been set aside for the Commission to hear comments from the public regarding a planned unit development application submitted by Buck Swaney of Smart Town LLC, represented by Paul Feser. The subject parcels include: RPCPP147101, RPCPP14702, RPCPP147105, RPCPP147106, and a portion of RPCPP147200, entailing 20.41 acres (more or less). The PUD request is to develop 20.41 acres (more or less) into 283 zero lot line townhomes and common areas. The request is to allow for lot size averaging as outlined under Pocatello Municipal Code Section 17.02.140. (Quasi-Judicial Public Hearing)

5. ACTION ITEM: PUBLIC HEARING: PRELIMINARY PLAT - FILE PP25-0006.

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat application request by Buck Swaney of Smart Town LLC, represented by Paul Feser. The property to be known as Northgate Ridge Divisions 1-5 Subdivision requests to plat 83-acres (more or less) into 374 lots. The proposed subdivision is generally located east of Olympus Drive; Northgate Parkway; and Portneuf Medical Urgent Care with a Mixed Use (MU) designation and Residential Commercial Professional (RCP) zoning designation. (Quasi-Judicial Public Hearing)

6. ADJOURN MEETING.

AGENDA ITEM 2

CLARIFICATION MEETING MINUTES

CITY OF POCATELLO

PLANNING & ZONING COMMISSION (P&Z)

JULY 9, 2025 | 6:00 PM

COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCATELLO, IDAHO

Phillips called the P&Z meeting to order at 6:00 PM.

1. ROLL CALL.

Present: Benjamin Gomez, Adam Geyer, Ronda McHargue, Richard Phillips and Desirea Valladolid.

Excused: Annie Mendoza.

Staff: Jim Anglesey, Matthew Lewis, Aceline McCulla, Brent McLane, and Merril Quayle.

2. DISCUSSION TO CLARIFY ITEMS ON THE P&Z MEETING AGENDA FOR JULY 9, 2025.

The Commission and staff discussed the agenda items.

3. ADJOURN.

With no further discussion, **Phillips** closed the meeting at 6:05 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

MEETING MINUTES
CITY OF POCATELLO
PLANNING & ZONING COMMISSION (P&Z)

JULY 9, 2025 | 6:30 PM
COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCATELLO, IDAHO

Chair Rich Phillips opened the meeting at 6:30 p.m. and announced that agenda item 7 will be heard following agenda item 2, Minutes.

1. ROLL CALL.

Present: Benjamin Gomez, Adam Geyer, Ronda McHargue, Richard Phillips, and Desirea Valladolid.

Excused: Annie Mendoza. **Staff:** Jim Anglesey, Matthew Lewis, Aceline McCulla, Brent McLane, and Merrill Quayle. None of the members had anything to disclose.

2. MINUTES.

The Commission may wish to waive the oral reading of the P&Z clarification and regular meetings' minutes held June 11, 2025, and to approve the minutes as presented.

It was moved by **B. Gomez** and seconded by **A. Geyer** to approve the June 11 meeting minutes as presented. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

7. PUBLIC HEARING: ZONING ORDINANCE TEXT AMENDMENT – FILE: ZOTA25-0001.

This time has been set aside for the Commission to hear comments from the public regarding a zoning ordinance text amendment application submitted by the City of Pocatello and represented by the Planning & Development Services Department. Proposed changes are regarding standards within the sensitive lands overlay (§17.04.170).

Phillips opened the public hearing at 6:35 PM.

Long-Range Sr. Planner **Jim Anglesey** of the City of Pocatello Planning Department summarized the proposed City Code 17.02.170.F provided in the agenda packet.

No written comments were received for this application request.

Staff finds that the proposed text amendment meets the standards of City Code 17.02.170.F as the amendment is in the community's best interest, consistent with the existing provisions of the Zoning Ordinance, and consistent with the existing provisions of the Comprehensive Plan. Staff recommends that the Commission consider the proposed amendment to Title 17: Zoning Regulations and act to recommend: approval; approval with modifications; or denial of the proposed changes to City Council.

Anglesey clarified how the elevation criteria was determined.

Phillips clarified with staff that there were no written comments received for this application request.

Phillips opened the hearing for public comment at 6:39 PM.

Those in support, uncommitted or opposed: none.

With no public comments, **Phillip** closed the public hearing at 6:40 PM.

It was moved by **B. Gomez** and seconded by **A. Geyer** to recommend approval of the proposed amendment

to Title 17: Zoning Regulations, finding the amendment is in compliance with the Comprehensive Plan and the criteria listed in section 17.02.170 of Pocatello City Code, and to authorize the Chair to sign the findings of fact and recommendation. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

3. PUBLIC HEARING: ANNEXATION – FILE: ANEX25-0004. This time has been set aside for the Commission to hear comments from the public regarding The Trail Creek Estates Division 5-7 annexation application by McCormick Ranch LLC and represented by Brady Smith, request is for annexation of parcel RPR3853028016 into the City of Pocatello corporate boundaries. The property is 12.4 acres (more or less) with a proposed zoning designation of Residential Low Density (RL) and Future Land Use Map designation of Residential (R).

Phillips opened the public hearing at 6:42 PM.

Brady Smith stated he is representing McCormick Ranch LLC on this annexation request and changing the zoning designation to Residential Low Density (RL).

Sr. Planner **Matthew Lewis** of the City of Pocatello summarized the staff report, and stated that no written public comments have been received regarding this application.

Staff concludes that the proposed annexation and zoning request is compliant with Pocatello City Code section 17.02.110 and conditions in the Public Works Memorandum.

Phillips clarified that no public comment has been received for this application.

Phillips opened the hearing for public comment at 6:45 PM.

With no more public comments, **Phillips** closed the public hearing at 6:45 PM.

It was moved by **B. Gomez** and seconded by **A. Geyer** to recommend approval of the Annexation and Zoning application from McCormick Ranch, LLC to Annex 12.4 acres (more or less) of parcel RPR3853028016 into the City of Pocatello corporate boundary, with a proposed zoning designation of Residential Low Density (RL), finding the application meets the standards for approval under section 17.02.110 of Pocatello City Code, and to authorize the Chair to sign the findings of fact and recommendation. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

4. PUBLIC HEARING: PRELIMINARY PLAT - FILE: PP25-0005.

This time has been set aside for the Commission to hear comments from the public regarding The Trail Creek Estates Division 5-7 Subdivision preliminary plat application by McCormick Ranch LLC and represented by Brady Smith, to subdivide 12.4 acres (more or less) of parcel RPR3853028016 into thirty-four (34) residential lots with a proposed zoning designation of Residential Low Density (RL) and Future Land Use Map designation of Residential (R).

Phillips opened the public hearing at 6:47 PM.

Brady Smith of Avyant is representing McCormick Ranch LLC for this preliminary plat request and summarized the application materials in the agenda packet. Smith stated he reviewed the conditions and is agreeable with them.

Sr. Planner **Matthew Lewis** of the City of Pocatello summarized the staff report. No written public comments have been received regarding this application.

Staff concludes that the proposed preliminary plat application is compliant with Pocatello City Code Section 16.20.050 assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum shall be adhered to; **2)** A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; and **3)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Phillips clarified that no written comments were received for this application request.

Phillips opened the hearing for public comment at 6:53 PM.

Those in favor, neutral or opposed: none.

With no more public comments, **Phillip** closed the public hearing at 6:53 PM.

It was moved by **D. Valladolid** and seconded by **R. McHargue** to approve Trail Creek Estates Divisions 5-7 Subdivision Preliminary Plat application, by McCormick Ranch, finding the application does meet the standards for approval under Section 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff reports, and to authorize the Chair to sign the Findings of Fact & Decision. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

5. PUBLIC HEARING: MAP AMENDMENT - FILE: MA25-0003.

This time has been set aside for the Commission to hear comments from the public regarding The Northgate Ridge Subdivision zoning map amendment and comprehensive land use map amendment application request submitted by Buck Swaney of Smart Town LLC and represented by Chris Adams of Creek Hollow Associates Inc. entail 83 acres (more or less) and seven (7) parcel pins: RPRPCPP147101, RPRPCPP147102, RPRPCPP147103, RPRPCPP147106, RPRPCPP147104, RPRPCPP147105, and RPRPCPP147200. The subject property is located east of Olympus Drive and Northgate Parkway, and the proposed zoning is Residential Commercial Professional (RCP) with a proposed Future Land Use designation of Mixed Use. (Quasi-Judicial Public Hearing)

Phillips opened the public hearing at 6:55 PM.

Chris Adams of Creek Hollow & Associates Inc represents Buck Swaney of Smart Town LLC for this map amendment request. Adams summarized the application materials included in the agenda packet. The request is to change the Comprehensive Plan designation from Commercial (C) to Mixed Use (MU) and the Zoning designation from Commercial General (CG) to Residential Commercial Professional (RCP). This will allow some commercial uses and residential use.

Planning Director **Brent McLane** of the City of Pocatello summarized the staff report. No written public comments have been received regarding this application.

Staff concludes that the proposed map amendments are compliant with Pocatello City Code § 17.02.120 & 17.02.170. A full analysis is detailed within this staff report. **McLane** clarified that west of Olympus Drive, properties are zoned RCP, which allows office, some limited commercial and residential uses.

Phillips clarified that no written comments were received for this application request.

Phillips opened the hearing for public comment at 7:03 PM.

Those in favor or neutral: none.

Those opposed:

Heather Disselkoen was concerned the City is ignoring commercial zoning to allow for high density residential. Traffic and unsafe roads are an issue. Pocatello needs more higher paying jobs.

With no more public comments, **Phillip** closed the public hearing at 7:07 PM.

McLane clarified that CG allows residential on the second floor and higher of a commercial main floor business and frontage. McLane then pulled up the zoning map to illustrate the zoning designation areas meet the future land use map within the Comprehensive Plan. Zoning only looks at use. The Plat process looks at all the other Code Compliance for subdivision.

It was moved by **B. Gomez** and seconded by **D. Valladolid** to recommend approval of the map amendment application from Buck Swaney of Smart Town LLC to amend the future land use map and to rezone the subject property as presented, finding the application meets the standards for approval under § 17.02.120 & 17.02.170 of Pocatello City Code, and to authorize the Chair to sign the Findings of Fact & Recommendation. Those voting in favor were B. Gomez, R. Phillips and D. Valladolid. Those against were A. Geyer and R. McHargue. Motion passed.

6. PUBLIC HEARING: PRELIMINARY PLAT – FILE: PP25-0003.

This time has been set aside for the Commission to hear comments from the public regarding the Walnut Place Subdivision preliminary plat application, submitted by the City of Pocatello and represented by Becky McLane, City of Pocatello Planning Manager and Merrill Quayle, City of Pocatello Development Engineer. The request is to plat, the currently unplatted lot, located at 409 Washington Avenue, parcel pin RPRPBNV000701 that entails 1.55 acres (more or less) into eight (8) city lots, with four (4) of the lots to be utilized for development into duplexes is for the subject property located. The property is zoned Residential Medium Density Single Family (RMS) with a Future Land Use designation of Residential. (Quasi-Judicial Public Hearing.

Phillips opened the public hearing at 7:29 PM.

Planning Director **Brent McLane** of the City of Pocatello summarized the staff report and noted the thought and options that City Council to consider. The subdivision of this property will allow future options of trade property with another government agency, auction the property off, or develop the property. Studies have identified high asbestos, lead paint, mold and severe water damage from a water pipe breaking this past winter. Staff have received thirteen (13) written comments in opposition for this application request.

Staff concludes that the proposed preliminary plat is compliant with Pocatello City Code Chapter 16.20.050 assuming the following conditions are met: **1)** All comments contained in the Public Works Memorandum shall be adhered to; **2)** The lot lines must be adjusted to meet the minimum lot sizes, i.e. 3 lots at 4,800 sq. ft. and 1 lot at 3,000 sq. ft.; **3)** A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording; and **4)** All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

Gomez stated most of the public comments focused on the lot size. **McLane** clarified the lot size and the redevelopment and in-fill standards. Bonneville Commons recently developed utilized the redevelopment in-fill standards. The lot sizes fall within these standards to provide housing to rent or live in. **Phillips** clarified the ground, not the buildings are being looked at. This is a decision for plat use only. The Final Plat will go before City Council to approve. **McLane** discussed the Historical Analysis being done, which the State Historic Preservation Office reviews and makes the determination. If the building(s) are deemed historic, it may provide grant options that would need to be applied and granted. There was more discussion on the property

ownership and building ownership.

A discussion on the City of Alameda being encompassed by the City of Pocatello was not platted at that time. Parking requirements were looked at for existing facilities. The City Council would make decisions with the final plat process. The City Council does not like being a landlord. If the City disposes of land, it must go to auction, the City may not sell property directly or donation land. It is a complex issue. The fire house is being reviewed, could the platting process wait until a historic determination has been identified. **McLane** stated if the Commission wanted to add a condition, if they choose.

Phillips clarified that thirteen written comments were received for this application request.

Phillips opened the hearing for public comment at 6:53 PM.

Those in favor: none.

Those neutral:

Merrill Quayle stated with other developments in Pocatello stated that one-acre lots are being platted into 12 lots. Lot sizes are not unique to this area and subdivision plats must meet City Code requirements.

Those opposed:

Roger Frey Alameda Neighborhood Association was concerned with the historic value and six levels. The lower concrete levels are where the water damage and mold issue are located. They had two people state the building is sound.

Darryn Davidson was concerned glossing over demolishing a building. The proposal presented this evening did not match the proposal in the agenda packet. Removing parking that is meant for stormwater drain off is another concern. He wants constructive development.

Marjanna Hulet does not meet City Code in-fill. The agenda states the fire house is going to be torn down. The City has neglected the building. The preliminary plat does not Code. Please do not approve

Jean Davidson was concerned about the fire house being torn down. She has lived in the neighborhood for 52-years. She gave the Chair a three-page petition against tearing down the fire house, will be included with the approved minutes.

Kestrel Hulet wants to see a community center for the community. The storm water pond is needed for the water run-off during the heavy rains. This community was built around the railroad era and should remain for community. The area should accommodate similar lot size to fit with priorities of the neighborhood.

Vauna Newbold is opposed to put six families in this small space.

Rick Fuger is opposed to the size of the lots for six families. It should be moved to a large plot of land.

Tiffany Sandusky lives in a townhome on a small lot, and to put three houses for six dwelling units on the proposed lot sizes. Affordable living housing at \$1,600.00 a month is not affordable.

Kolby Cain is opposed to bringing in low income housing will create more crime and issues for the current businesses. The lack of maintenance and repairs by the City the past year is not questionable. The property should be sold at auction.

Barry Hulet is opposed to changing this area for more housing and change the lot sizes, this will increase

parking issues, more than what it is currently. People leave vehicles on the street, not moved for long periods of time. The density and close proximity, children will not have a place to play safely. With more pedestrian traffic the street plan needs to be looked at also.

Rebuttal:

McLane stated he was input and participation of the Alameda neighborhood is appreciated. The P&Z may make conditions and recommendations in the approval process. He recommends combining lots 1-4 into one lot and approve the plat with the added conditions. Create the subdivisions that will address the concerns of the neighborhood, a compromise that is most beneficial for everyone.

With no more public comments, **Phillip** closed the public hearing at 8:26 PM.

McLane noted the entire exterior and most of the interior has asbestos and lead paint that need to be removed and address these hazards and remediated. This is a requirement whether sold or leased that these remediations must be done. The City does not have funds to remediate this property.

Phillips noted that with all the remediation work that must be done for safety, could the fire house be considered not historical once gutted and fully remediated.

It was moved by **B. Gomez** and seconded by **A. Geyer** to approve the preliminary plat application request by City of Pocatello for the Walnut Place Subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff reports and to add one condition to combine lots 1-4 into one lot, and to not subdivided the property until the historical significant has been determined by SHPO, and to authorize the Chair to sign the Findings of Fact and Decision. Those voting in favor were B. Gomez, A. Geyer, R. McHargue, R. Phillips and D. Valladolid. Motion passed unanimously.

8. ADJOURN.

With no other business, Phillips closed the meeting at 8:34 PM.

Submitted by

Aceline McCulla, Secretary

Approved on

AGENDA ITEM 3

**PLANNING & ZONING COMMISSION
HEARING: AUGUST 13, 2025
STAFF REPORT**

APPLICANT:	Tia Lloyd	
REQUEST:	Annexation & Zoning	ANEX25-0005
LEGAL DESCRIPTION:	Submitted and reviewed	
GENERAL LOCATION:	8728 N. Kraft Road	
STAFF:	Matthew G. Lewis, M.S., Senior Planner	

SUMMARY:

The corporate boundary of the City may be expanded whenever the City Council deems it to be for the public convenience or necessity or for the general welfare. Annexations shall be conducted in accordance with Idaho State Code Title 50-222(5a) and City Code section 17.02.110. As land is annexed, it shall be given a zoning district designation based on designations as identified on the City's Future Land Use Map and the provisions of City Code section 17.01.130. A full analysis of the standards for annexation are detailed within the staff report in pages 2-3. In consideration of the application, staff concludes that the proposed annexation and zoning request is **compliant** with Pocatello City Code section 17.02.110.

OPTIONAL MOTIONS:

1. Approval of the Application: "Move to recommend approval of the Annexation and Zoning application from Tia Lloyd to annex and zone property located at 8728 North Kraft Road, finding the application meets the standards for approval under section 17.02.110 of Pocatello City Code, [*with the following condition attached – A minimum 20-foot wide public access easement shall be placed on the rear of Lot 2 of Songbird Way Short Plat as measured from the high water mark of the Portneuf River. A note shall specify that the easement is open to the public for access to the Greenway trail and river access*], and to authorize the Chair to sign the findings of fact."

2. Denial of the Application: "Move to recommend denial of the Annexation and Zoning application from Tia Lloyd to annex and zone property located at 8728 North Kraft Road, finding the application does not meet the standards for approval under section 17.02.110 of Pocatello City Code, finding that: [cite findings for denial], and to authorize the Chair to sign the findings of fact."

GENERAL BACKGROUND:

Request: The annexation request is in statutory compliance with Idaho State Code Section 50-222 (5a) "Annexation with consent" reads, "*In the case of a prospective annexation where all landowners of the subject property have requested annexation or where*

consent has been given by the landowner or landowners of a contiguous parcel or parcels or where implied consent has been given, the provisions of subsections (3) and (4) of this section shall not apply. In such a case, the subject land may extend beyond the city area of impact if the land is contiguous to the city and the comprehensive plan includes the area of annexation. Lands need not be contiguous to the city limits at the time a landowner consents to annexation for the property to be subject to a valid consent to annex, but no annexation of lands may occur, regardless of consent, until such land becomes contiguous to the city. Upon determining that a proposed annexation meets the requirements of this subsection, a city may initiate the planning and zoning procedures set forth in chapter 65, title 67, Idaho Code, to establish the comprehensive planning policies, where necessary, and zoning classification of the lands to be annexed.” As proposed, the subject property is within the adopted Area of City Impact, and lies contiguous to the City of Pocatello limits at the northern most property line. The applicant, Tia Lloyd is the property owner of the subject 1.86-acre parcel. The parcel is designated Mixed Use (MU) on the City’s Future Land Use Map and is proposed to be zoned Residential-Commercial-Professional (RCP).

Physical Characteristics of the Site: The parcel consists of a single-family home located on a 1.86-acre parcel (more or less). The rear portion of the property extends to the centerline of the Portneuf River. As such the Future Land Use Map has approximately 0.63 acres designated as Open Space (OS). The subject property is one of two remaining areas where access is needed for the Greenway Trail and access to the river for periodic maintenance. This being the case Staff is recommending that condition be added requiring that a minimum 20-foot wide public access easement be placed on the rear of Lot 2 as measured from the high water. The Note shall specify that the easement is public for the purpose of access to the Greenway Trail and river access.

Notification: Notice was published in the Idaho State Journal and a sign was posted on the subject property on July 23, 2025. All affected property owners as well as property owners within three hundred feet (300’) of the external boundaries of the land being considered have been provided notice of the public hearing in order that they may provide comment on the proposed annexation. In accordance with Idaho State Code Title 50, Chapter 2, effected property owners have been provided more than twenty-eight (28) days notice of the proposed annexation and have been provided an annexation plan as well as opportunity to provide comment on the proposal. No written comment from the public has been received at the time this report was submitted.

Planning & Zoning Commission Action: After notice, the Planning and Zoning Commission shall hold a hearing to consider the request and render a recommendation to City Council. The commission shall submit findings of fact and recommendations to the City Council within forty-five (45) days following closure of the public hearing.

ATTACHMENTS:

A. Application & Supporting Materials

B. Public Works Memorandum August 4, 2025

CRITERIA FOR REVIEW: The Planning and Zoning Commission and City Council shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

Table 1. Zoning Map Amendment Review Criteria Analysis

REVIEW CRITERIA (17.02.170.E):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	Idaho Code 50-222	Annexation by Cities
			<i>Staff Review</i>	The annexation request is in statutory compliance with Idaho State Code Section 50-222(5)(a) “Annexation with consent”. As proposed, the subject property is within the adopted Area of City Impact, and lies contiguous to the City of Pocatello limits at the northern most property line. The applicant, Tia Lloyd is the property owner of the subject 1.86 acres.
☒	☐	☐	17.02.170 E1	How the requested zoning at the location in question would be in the community’s best interest.
			<i>Applicant Response</i>	I believe keeping the current mixed-use zoning is the best fit for this property and the surrounding area. I’m in the process of building a high-quality single-family home that will add beauty and value to the neighborhood, but I also want to make sure the land stays flexible for the future as community needs change. Mixed-use zoning gives room for a thoughtful mix of residential, agricultural, and small-scale uses—like gardens, home-based work, or even small services that support the community—without taking away from the peaceful, rural feel of the area. It keeps the land useful, but still grounded in the lifestyle and look of the neighborhood. To me, this annexation isn’t just about now—it’s about making sure we’re developing in a way that makes sense long term. Keeping the mixed-use designation helps strike a balance between investing in the land and respecting the unique character of this part of the city.

			<i>Staff Review</i>	As noted above, the subject parcel entails 1.86-acres (more or less) and is proposed to be zoned Residential Commercial Professional (RCP) in accordance with the City's Future Land Use Map designation of Mixed Use (MU).
			17.02.170 E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			<i>Applicant Response</i>	I believe the mixed-use zoning fits really well with the character of this area. The land around me includes homes, agricultural space, and open natural areas—and the uses allowed under this zoning respect and support that balance. My intention is to build a beautiful, well-maintained home that complements the landscape and adds value to the neighborhood, without disrupting the rural feel that makes this part of Pocatello special. The mixed-use designation also allows for thoughtful, low-impact uses in the future, like small-scale agricultural or home-based projects, which are very much in line with what already exists nearby. It gives flexibility for the land to evolve with community needs, while still maintaining the peaceful and open nature of the surroundings. My goal is to be a good steward of the land and contribute to a neighborhood that feels welcoming, intentional, and connected.
☒	☐	☐	<i>Staff Review</i>	The RCP zoning district is intended to accommodate a mix of residential, professional office, and neighborhood commercial uses including business/professional services, convenience retail, personal services, and restaurants, in close proximity to residential areas and major transportation facilities. Residential uses are permitted consistent with the density and requirements of the RH zoning district. Heliports, medical centers, and some utilities are conditionally permitted. Developments in the RCP zoning district may be used to serve as a buffer between residential areas and commercial and/or industrial areas. The RMM zoning district is designed to accommodate a mix of housing types including single-family dwellings, townhomes, two-family dwellings, multi-family dwelling units, condominiums and accessory dwellings. Development standards for this zoning district promote pedestrian travel to a variety of neighborhood services within close proximity. Surrounding zoning districts include: Residential Medium Density Multi-family (RMM), Residential/Commercial/Professional (RCP), Light Industrial (LI),

				and Industrial (I). Existing development within and surrounding the subject property includes residential, commercial, and industrial land uses. All existing uses not permitted within the proposed zoning districts will be considered legal-nonconforming. Lot one (1) of Songbird Way will include the existing home and entail 0.31 acres or 13,503 sq.ft. (more or less). Lot 2 will encompass 1.51-acres (more or less). The applicant notes in their written narrative that they are exploring three potential development options on Lot 2 specifically as follows: • Construction of single-family residence (permitted); • Barndominium with additional living space (permitted) • Luxury RV Park – Note this use is not permitted nor conditionally permitted in the RCP zoning district
☒	☐	☐	17.02.170 E3	If the subject site is physically suitable for the type and intensity of land uses permitted under the proposed zoning district.
			<i>Applicant Response</i>	This property is well-suited for the types of uses allowed under the mixed-use zoning. It's a full acre with level ground, mature trees, and direct access off Kraft Road, making it ideal for residential use as well as other light, low-impact uses permitted under this district. The land already includes a well and will have its own septic system, allowing it to support a home and potential agricultural or irrigation uses without placing a burden on city infrastructure. The surrounding area is low-density and quiet, and my goal is to maintain that peaceful feel while building a home that adds beauty and long-term value. The space is more than adequate to accommodate a single-family residence, landscaping, and the flexibility for small-scale mixed-use possibilities—without overdeveloping or overwhelming the site.
			<i>Staff Review</i>	All of the subject property is suitable for the type and intensity of land uses permitted within RCP.
☒	☐	☐	17.02.170 E4	If the uses permitted in the proposed zoning district would be adequately served by public facilities and services such as thoroughfares, police and fire protection, drainage, refuse disposal, water, sewer, and schools, to ensure the public health, safety and general welfare.

			<i>Applicant Response</i> The property has direct access to Kraft Road, which provides reliable connectivity for residents, emergency vehicles, and service providers. Police and fire protection are already active in this area and can continue to serve both parcels without issue. The existing home on the property will continue using the private well for all of its water needs. The new home that will be built on the second parcel will connect to city water for domestic use, ensuring clean, regulated drinking water. Both homes will share the well for irrigation and agricultural purposes only, which helps reduce demand on public water infrastructure. A private septic system will be installed for the new home in accordance with health regulations, keeping wastewater systems localized and independent from city sewer lines. Refuse collection is already available and will extend to both residences. The site naturally drains well and poses no known flood risk. Given the low-density residential nature of this development and its compatibility with surrounding land uses, the impact on public services and schools will be minimal. At the same time, this project contributes positively to the community through improved land use, increased property value, and long-term tax support.	
			<i>Staff Review</i> The subject property can be adequately served by water, however, sewer will need to be extended at 450-feet therefore an exception is being requested and Public Works Staff is in favor of such. A Real Covenant will be required for future placement of curb, gutter and sidewalk.	
			17.02.170 E5 If the uses permitted in the zoning district would be compatible in terms of their scale, mass, coverage, density, and intensity with adjacent land uses.	
☒	☐	☐	<i>Applicant Response</i> The property has direct access to Kraft Road, which provides reliable connectivity for residents, emergency vehicles, and service providers. Police and fire protection are already active in this area and can continue to serve both parcels without issue. The existing home on the property will continue using the private well for all of its water needs. The new home that will be built on the second parcel will connect to city water for domestic use, ensuring clean, regulated drinking water. Both homes will share	

				the well for irrigation and agricultural purposes only, which helps reduce demand on public water infrastructure. A private septic system will be installed for the new home in accordance with health regulations, keeping wastewater systems localized and independent from city sewer lines. Refuse collection is already available and will extend to both residences. The site naturally drains well and poses no known flood risk. Given the low-density residential nature of this development and its compatibility with surrounding land uses, the impact on public services and schools will be minimal. At the same time, this project contributes positively to the community through improved land use, increased property value, and long-term tax support.
			<i>Staff Review</i>	Most uses permitted in the proposed zoning districts would be compatible to existing development within and surrounding the subject property which are mainly single-family residences. Existing uses not permitted in the proposed zoning districts would be considered legal-nonconforming.
☒	☐	☐	17.02.170 E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			<i>Applicant Response</i>	Yes, the proposed zoning designation is consistent with the Comprehensive Plan Land Use Map. The area is identified for mixed-use or transitional development, which supports a blend of residential, agricultural, and low-intensity uses—exactly what is being proposed for this property. By maintaining the mixed-use zoning, this request aligns with the city’s long-term vision for thoughtful growth, flexibility, and preserving the rural character while allowing for responsible, low-density development. The use of the land for a single-family home, irrigation, and future light agricultural or home-based options fits well within the intent of the plan and supports the broader goals of balanced, sustainable land use in this part of the community.
			<i>Staff Review</i>	The proposed zoning designation of RCP is consistent with the City’s Future Land Use Map.

ATTACHMENT A
APPLICATION & SUPPORTING MATERIALS

RECORD OF SURVEY

TIA LLOYD

DEED INST. NO. 22403615
LOCATED IN PART OF THE
NE 1/4 OF SECTION 21,
T. 6 S., R. 34 E., B.M.,
BANNOCK COUNTY, IDAHO

RECORDER CERTIFICATE

Instrument # 22408278
Bannock County, Pocatello, Idaho
08/07/2024 09:43:43 AM No. of Pages: 1
Recorded for: GVE DRAFTING AND LAND SURVEY
Jason C. Dixon Fee: \$5.00
Deputy: J. Brower

Jason Dixon by Brower

FOUND 50' REFERENCE MONUMENT
PER ROS INST. NO. 631810

N 1/4 COR. SEC. 21,
FOUND 6" DIA IRON
FENCE POST PER
CP&F INST. NO. 782026

W-E 1/64 CORNER
COMPUTED POSITION
NOT FOUND OR SET

NE COR. SEC. 21,
FOUND 3" DIA ITD BRASS
CAP IN STANDARD VAULT
PER CP&F INST. NO.
20326704

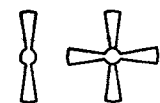


SCALE: 18 x 24
1 IN. = 60 FT.

BASIS OF BEARING
GRID BEARINGS BASED ON THE CENTRAL
MERIDIAN OF THE EAST ZONE OF THE IDAHO
STATE PLANE COORDINATE SYSTEM
(NAD83/2011)

LEGEND

- SET 1/2" DIA x 24" LONG IRON PIN W/ PLASTIC
CAP INSCRIBED PLS 19356
- FOUND BANNOCK COUNTY BRASS CAP
MONUMENT OR AS OTHERWISE NOTED
- FOUND 1/2" IRON PIN W/ NO PLASTIC CAP OR
AS OTHERWISE NOTED
- FOUND 5/8" DIA IRON PIN WITH NO CAP



FOUND SECTION MONUMENTS
AS NOTED

CALCULATED POSITION

SECTION LINE

ROAD RIGHT OF WAY

PARCEL BOUNDARY

EXISTING FENCE

PORTNEUF RIVER BANK

EXISTING DEED LINES

ROAD CENTERLINE

RP REFERENCE POINT

- (R1-) BEAR/DIST PER BANNOCK COUNTY SURVEY
MAP DATED FEB. 1930, REVISED, FEB. 8, 1945,
APPROVED BY W.P. HAVENOR.
- (R2-) BEAR/DIST PER RECORD OF SURVEY
INST. NO. 739728
- (R3-) BEAR/DIST PER RECORD OF SURVEY
INST. NO. 780176
- (R4-) BEAR/DIST PER RECORD OF SURVEY
INST. NO. 21608853
- (R5-) BEAR/DIST PER FEDERAL AID
PROJECT NO. F.A.G.S. 57

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO IDENTIFY AND MARK THE BOUNDARY OF THE LANDS
DESCRIBED IN DEED INST. NO. 22403615.

THE EASTERLY BOUNDARY OF SAID DEED PARCEL WAS ESTABLISHED BY HOLDING THE EAST
LINE OF THE NW 1/4 SW 1/4 NE 1/4 AND THE EAST LINE OF THE SW 1/4 NW 1/4 NE 1/4. THE WESTERLY BOUNDARY
WAS HELD AS BEING 130 FT WEST AND PARALLEL TO THE SAID EASTERLY BOUNDARY. THE
SOUTHERLY BOUNDARY ADJOINS THE NORTHERLY RIGHT OF WAY OF KRAFT ROAD. THE
NORTHERLY BOUNDARY ADJOINS THE CENTERLINE OF THE PORTNEUF RIVER.

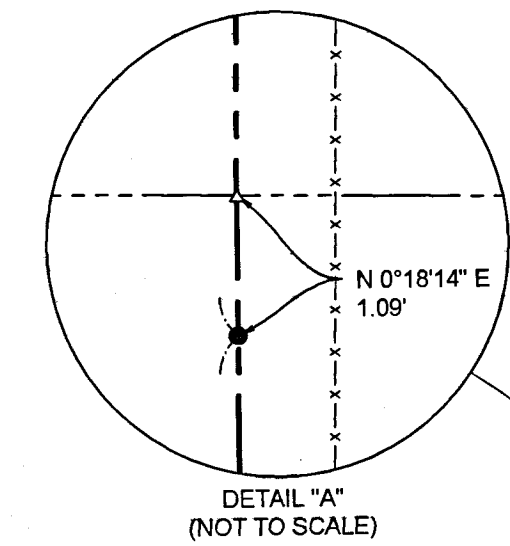
THE CENTERLINE OF PORTNEUF RIVER WAS ESTABLISHED BY LOCATING THE EXISTING NORTH
AND SOUTH BANKS OF THE RIVER AND CREATING A BEST FIT LINE ALONG THE CENTER. THE
RIGHT OF WAY OF KRAFT ROAD AND THE SAID 1/2 SECTION LINES WERE ESTABLISHED FROM
FOUND MONUMENTS IN ACCORDANCE WITH A BANNOCK COUNTY SURVEY MAP DATED FEB. 1930,
REVISED, FEB. 8, 1945, AND APPROVED BY W.P. HAVENOR. THE EAST LINE OF THE SW 1/4 NW 1/4 NE 1/4
WAS CALCULATED FROM FOUND MONUMENTS AT THE NORTH AND NORTHEAST CORNERS OF SAID
SECTION AND A FOUND BANNOCK COUNTY BRASS CAP MONUMENT AT THE NE CORNER OF THE
NW 1/4 SW 1/4 NE 1/4.

NO TITLE REPORT WAS EXECUTED CONCURRENT WITH THIS SURVEY. NO ADDITIONAL
EASEMENT/RIGHT OF WAY INFORMATION WAS RESEARCHED THAT MAY ENCUMBRANCE THE
HEREON PROPERTY. THE INFORMATION AND BOUNDARY DEPICTED ON THIS SURVEY IS A
REPRESENTATION AND INTERPRETATION BASED ON THE CURRENT DEED DESCRIPTION.

SURVEY REFERENCES

ROS INST. NO. 739728 DEED INST. NO. 20108375
ROS INST. NO. 780176 DEED INST. NO. 21601755
ROS INST. NO. 21608853 DEED INST. NO. 22013812
FEDERAL AID PROJECT DEED INST. NO. 22302767
NO. F.A.G.S. 57 DEED INST. NO. 22403615
CP&F INST. NO. 782026
CP&F INST. NO. 20326704

BANNOCK COUNTY SURVEY MAP
DATED FEB. 1930, REVISED, FEB. 8, 1945,
APPROVED BY W.P. HAVENOR.



DETAIL "A"
(NOT TO SCALE)

DALLAN WOODLAND
DEED INST. NO. 22013812
PARCEL NO. RPR3853024400

E D ABERCROMBIE
DEED INST. NO. 20108375
PARCEL NO. RPR3853024300

TIA H. LLOYD
DEED INST. NO. 22403615
PARCEL NO. RPR3853024600
1.82 Acres

BANNOCK COUNTY
FLOWAGE EASEMENT AREA
OF THE PORTNEUF RIVER

C-W NE 1/64 CORNER
FOUND BRASS CAP BANNOCK
COUNTY MONUMENT

RS JOBBER INC
DEED INST. NO. 22302767
PARCEL NO. RPR3853024800

NATHANIEL FUNK
DEED INST. NO. 21601755
PARCEL NO. RPR3853024500

WILLIAM L. RONCHETTI
DEED INST. NO. 20101815
PARCEL NO. RPR3853023900

LEVI HENRY
DEED INST. NO. 22127123
PARCEL NO. RPR3853024000

JOHN T. FRY
DEED INST. NO. 89012749
PARCEL NO. RPR3853024100

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	S 8°28'45" E	20.72'

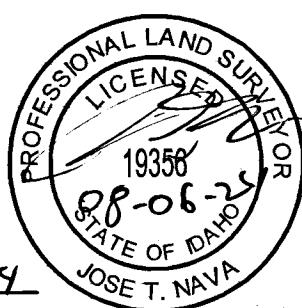
CURVE TABLE					
NUMBER	DELTA ANGLE	CHORD DIRECTION	TANGENT	RADIUS	ARC LENGTH
C1	117°52'16"	S 67°24'53" E	68.06'	41.00'	84.35'
C2	20°50'39"	S 1°56'34" W	18.39'	100.00'	36.18'
C3	72°13'17"	S 23°44'45" E	95.49'	130.90'	164.99'
C4	4°02'47"	S 46°57'20" E	27.15'	768.60'	54.28'

SURVEYOR'S CERTIFICATE

I, JOSE T. NAVA 19356 IDAHO, HEREBY CERTIFY THAT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION, IN CONFORMANCE
WITH THE LAW(S), CHAPTER 19, TITLE 55, IDAHO CODE.

JOSE T. NAVA PLS-19356

08-06-2024
DATE



GVE

DRAFTING AND LAND
SURVEYING

1290 MOUNTAIN WEST DR.
POCATELLO ID. 83202
208-317-6189 CELL

RECORD OF SURVEY

TIA LLOYD
LOCATED IN PART OF THE
NE 1/4 OF SECTION 21,
T. 6 S., R. 34 E., B.M.,
BANNOCK COUNTY, IDAHO

DRAWN BY:
PLM/JTN
PROJECT NO:
24-007
DATE:
08/06/2024
SHEET:
1 of 1

Pocatello Planning Map



DRAFT (07/01/2024)

LEGAL DESCRIPTION TIA LLOYD PARCEL ANNEXATION DESCRIPTION

A parcel of land located in the Northeast $\frac{1}{4}$ of Section 21, Township 6 South, Range 34 East Boise Meridian, Bannock County Idaho, being the same lands as described in deed instrument 22403615 of the records of Bannock County, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section, point being marked with a Bannock County Brass Cap Monument; Thence South 00°22'40" West, a distance of 338.45 feet along the East line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the Northeasterly Right-of-Way of Kraft Road; Thence along said Right-of-Way, North 48°58'44" West, a distance of 171.33 feet to a point being west and 130 ft perpendicular distance to the East line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$; Thence North 00°22'40" East, a distance of 226.77 feet along a parallel line to said East line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ to a point being west and 130 ft perpendicular to the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section; Thence North 00°18'14" East, a distance of 421.35 feet along a parallel line to said East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ to the centerline of the Portneuf River; Thence along said centerline for the following four (4) courses:

- (1) Thence along a 41-foot radius curve concave to the Southwest, whose center bears South 36°21'01" East and through a central angle of 117°52'16", an arc distance of 84.35 feet, (chord bearing of South 67°24'53" East, chord length of 70.24 feet) to a point of tangency of said curve;
- (2) Thence South 08°28'45" East, a distance of 20.72 feet to a point of curvature of a 100.00-foot radius curve, concave to the West whose center bears South 81°31'15" West;
- (3) Thence along said 100-foot radius curve, and through a central angle of 20°50'39", an arc distance of 36.38 feet, (chord bearing of South 01°56'34" West, chord length of 36.18 feet) to a point of a 130.90-foot radius reverse curve concave to the Northeast whose center bears South 77°38'06" East;
- (4) Thence along said 130.90-foot radius curve, and through a central angle of 72°13'17", an arc distance of 164.99 feet, (chord bearing of South 23°44'45" East, chord length of 154.29 feet) to a point on the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section;

Thence leaving said centerline and along said East line, South 00°18'14" West, a distance of 197.28 feet to the Northeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said section and the **True Point of Beginning**.

Comprising 1.82 acres more or less

ATTACHMENT B
PUBLIC WORKS MEMORANDUM

Memorandum

To: Becky Babb, Planning Manager

From: Merril Quayle PE, Public Works Development

Engineer Date: August 4, 2025

Re: Kraft-Lloyd – P&Z 8.13.2025, CC 9.4.2025, Application #ANEX25-0005

Background

Applicants Tia Lloyd, the property owner/applicant and Jose Nava, GVE Drafting and Land Surveying, the surveyor, has requested that approximately 1.82 acres between the Portneuf River and Kraft Road to be annexed into the corporate boundaries of the City of Pocatello, a Political Subdivision of Idaho.

Location Between the Portneuf River and Kraft Road

Utilities/Infrastructure Culinary water and fire flow will be served from the existing water main in Kraft Road. Service lines will need to be extended to the annexed property. Sanitary sewer is located on the opposite side of the Portneuf River. There is no sewer in Kraft Road and would need to be extended 2200-feet to serve the two homes. Stormwater will need to be detained/retained in accordance with the Portneuf Valley Stormwater Design Manual.

Conditions

The Public Works Department has reviewed the annexation request and the following items have been identified as conditions.

1. Annexation water values per Resolution 2006-02 requires a developer requesting annexation or zoning application to provide:
 - A documented source of water, deliverable to the city, sufficient for the water needs of Developer and the development **Or**
 - Cash as necessary to obtain the water utilizing a formula determined by the City and based upon the following:
 - Current market value \$/acre foot) Multiplied by
 - Average water use acre-feet) Plus
 - 20% for administrative/legal costs
2. Annexation water values will be calculated at the time final plats are submitted and payment shall be received prior to any plat being recorded with Bannock County. If final plat approval is beyond one (1) year from the time of Council's Decision of annexation



3. approval, or if the number or type of lots to be platted diverge from what was previously approved, then the water assessment calculation will be reviewed and may be amended to utilize up-to-date values and figures.
4. Water and road infrastructure are available for said development but, the sewer may be impractical due to the Portneuf River and length to extend for two homes. See city code 13.16.085: CONNECTION TO PROXIMATE SEWER REQUIRED: (B) In cases where the above connection is impractical, as determined by the Director, a private septic system may be permitted provided that a one-acre minimum parcel size exists and the parcel is or can be served by a Municipal water supply. If the parcel is served by a private water supply, the parcel size must be a minimum of two and one-half (2 1/2) acres before a private septic system may be permitted.
5. All city standards in affect at the time of development will apply to the development area within the said annexation.

Staff Recommendations

Staff recommends approving the annexation request with the above conditions.

AGENDA ITEM 4

**PLANNING & ZONING COMMISSION
MEETING DATE, AUGUST 13, 2025
STAFF REPORT**

FILE: PUD25-0001

PROJECT: Northgate Ridge Planned Unit Development File: PUD25-0001
APPLICANT/OWNER: Buck Swaney/Smart Town LLC & Millennial Development, LLC
SURVEYOR/ENGINEER: Paul Feser
REQUEST: Planned Unit Development application
TITLE REPORT: Title report was submitted and reviewed
LOCATION: Five (5) parcel's east of Portneuf Urgent Care 2850 Olympus Dr.
STAFF: Matthew G. Lewis M.S., Senior Planner

GENERAL BACKGROUND

REQUEST: Buck Swaney of Smart Town LLC., has submitted an application for a Planned Unit Development (PUD) to develop 20.41 acres (more or less) into 283 zero lot line townhomes and common areas. The subject parcels include: RPCPP147101, RPCPP147102, RPCPP147105, RPCPP147106, and a portion of RPCPP147200, entailing 20.41 acres (more or less). The request is to allow for lot size averaging as outlined under Pocatello Municipal Code Section 17.02.140.

DENSITY & LOT DESIGN: The Commission may recall recently reviewing and recommending approval of a zone and future land use map amendment for six (6) parcels entailing 83-acres (more or less). The Pocatello City Council recently approved the latter application. The subject PUD will be followed by a subdivision application to subdivide the lots as proposed, pending approval of the PUD. The applicant is proposing to develop 20.4-acres (more or less) of the aforementioned 83-acres into 283 zero lot line townhomes and common areas. The common areas will provide for parking, an integrated trail system, BBQ areas and several dog parks. The minimum lot size required by ordinance for a townhome dwelling unit is 2,750 sq.ft. See further discussion from staff under § 17.02.140.C & G regarding density and lot design.

The applicant has requested two waivers as part of the PUD application. These requests include a waiver to the requirement that all portions of a building be retained on its individual lot (setbacks), and a request to waive the minimum setback requirements of the Residential Commercial Professional (RCP) zoning district based on the Residential High (RH) Density standards. Both requests are discussed under the staff analysis contained in 17.02.140C.1.

NOTIFICATION: All property owners within a 300-foot radius of the existing property boundaries have been provided notice of the public hearing in order that they may provide comment on the proposed request. Notice was also published in the Idaho State Journal and a sign was posted on the subject property.

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City departments were provided notice on 07/28/2025. To date, no comments have been received from utility providers and affected City departments.

OPTIONAL MOTIONS:

1. **Approval of the Application:** “Motion to recommend approval of Northgate Ridge Planned Unit Development from Buck Swaney finding the application **does** meet the standards for approval under Chapter 17.02.140 of Pocatello Municipal Code, **with the conditions of approval** [insert conditions of approval here], and authorize the Chair to sign the findings of fact.”
2. **Denial of the Application:** “Motion to recommend denial of the Northgate Ridge Planned Unit Development from Buck Swaney finding the application **does not** meet the standards for approval under Chapter 17.02.140 of Pocatello Municipal Code, **finding that:** [cite findings for denial].”

TABLES:

1. PUD Review Criteria Analysis
2. PUD General Standards Analysis
3. PUD Development Standards in Residential Districts Analysis

ATTACHMENTS:

- A. Application & Supporting Materials
- B. Public Works Memorandum dated August 4, 2025

Table 1. PUD Review Criteria Analysis

REVIEW CRITERIA (17.01.140 C):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
			17.02.140 C.1	The project provides alternative methods of land development;
			<i>Staff Review</i>	As mentioned above, the Commission may recall recently reviewing and recommending approval of a zone and future land use map amendment for six (6) parcels entailing 83-acres (more or less). The Pocatello City Council approved the application. The applicant is proposing to develop 20.4-acres (more or less) of the aforementioned 83-acres into 283 zero lot line townhomes and common areas. The proposal includes open space (see 17.02.140.D.4), which includes an internal pedestrian pathway, dog park and recreation spaces. The applicant is proposing to utilize lot size averaging as called out in City Code 17.02.140 G. See the staff analysis under this subsection for an evaluation of the proposed lot size averaging. Dimensional Standards under Municipal Code Section 17.03.600 are typically as follows: front = 10-feet (and from any street) rear = 10-feet and 6-feet on the side. As previously stated, the applicant has requested two waivers as part of the PUD application. Said request includes a waiver to the requirement that all portions of a building be retained on its individual lot (reduced setbacks), and a request to waive the minimum setback requirements of the RCP/RH zoning district. The applicant is proposing that the development be comprised of zero lot-line town homes. In light of this style of development, an exception to setback requirements has been requested as an alternative method of land development. As with past developments of this nature, it is likely that roof lines, non-structural eaves, awnings and overhangs will protrude out beyond the building footprint line. Staff recommends that the waiver to setback requirements and protrusion beyond each individual lot be granted with the following conditions and due to the nature of the alternative method of land development. The applicant shall show a 2’ easement line around the footprint of each building cluster to
☒	☒	☐		

				provide for awnings, eaves, overhangs, and landscaping to extend into the shared common area, to be maintained by the homeowner's association.
☒	☐	☐	17.02.140 C.2	The project includes a mix of land uses; these uses are compatible and well integrated even though they might otherwise be discouraged through conventional zoning techniques;
			<i>Staff Review</i>	The project primarily proposes zero lot-line townhouses with common space that includes common open space. The zero lot-line townhome development would not be permitted outright if the units were to be sold individually with a platted building footprint. As proposed, the development is well integrated and provide for pedestrian access throughout the site, and connect to the existing pedestrian network to the west. The development promotes a mix of housing types in the area. An example of the end product is provided on page 6 of the applicants Narrative. Conventional zoning would permit the proposed use; however, such would require that each townhome be located on a separate lot and meet the minimum setback requirements.
☒	☐	☐	17.02.140C.3	The project conserves natural and topographic features;
			<i>Staff Review</i>	Northgate Ridge occupies a site characterized by uniform topographical landscape. The PUD property features a modest slope of approximately 5%. At the highest eastern point, the site reaches 4,842 feet and descends to 4,742 feet at the bottom of a detention area approximately ½ mile to the southwest. Sitting on a ridge, the project site has no drainages, waterways, or sensitive lands. The subject property is entirely undeveloped. Northgate Parkway extends directly from I-15 to the junction with Olympus Drive, which is effectively adjacent to the project site. Between Olympus Drive and the project site sits the partially developed 20-acre Portneuf Health Trust medical campus. The site is entirely covered in sagebrush with no other prominent vegetation.
☒	☐	☐	17.02.140C.4	The project promotes compatibility with adjacent land uses, established neighborhoods, and available public facilities;
			<i>Staff Review</i>	Property east of Olympus and Northgate Parkway is undeveloped with exception of the Portneuf Urgent Care. The forthcoming preliminary and final plats propose platting 83-acres (more or less) with limited commercial and professional office to the east northeast of the townhomes and to the west single-family homes resulting in a transition of density and intensity between land uses.
☒	☐	☐	17.02.140 C.5	The project considers intensity of use including, but not limited to, building coverage, magnitude of activities, density, and traffic circulation/patterns;
			<i>Staff Review</i>	The project will develop three (3) main public roadways – Gold Star Drive (via Olympus Drive); Northgate Parkway (via the Olympus Drive round-about); and Silver Star Drive. Northgate Parkway will have a Right-Of-Way (ROW) width of 150-feet with details to be determined by the Public Works personnel. Gold Star and Silver Star Drives will consist of a 66-foot ROW that includes a street section of 46-feet back of curb to back of curb; 5-foot planter strip on both sides. <i>(An illustration of the road profiles is provided on page of 3 of the narrative).</i> All other streets will be private and maintained by the HOA. A traffic impact study is being completed as part of the future final plat.
			17.02.140C.6	The project emphasizes architectural design and aesthetic value; and

☒	☐	☐	Staff Review	The applicant's narrative indicates that the buildings will consist of residential type construction materials which would include high quality, durable materials such as masonry and fiber-cement board. The sample images included here are typical of the townhomes being considered for the Northgate Ridge PUD. Colors and materials always vary from project to project, so these images should be considered as general reference only (refer to page 6 of the applicant's Narrative)
☒	☐	☐	17.02.140 C.7	The project emphasizes provision of open spaces and quality recreation areas and facilities;
			Staff Review	See staff analysis under section 17.01.140.D.4

Table 2. PUD General Standards Analysis

REVIEW CRITERIA (17.01.140 D):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	17.02.140 D.1	Ownership or Unitary Control: A PUD shall be under single ownership or unified control throughout the entire planning stage and the completion of all approved infrastructure to ensure that development is accomplished as planned. Proof of single ownership or unified control is required and may be demonstrated by a deed showing a single owner, restrictive covenants of a property owners' association, or otherwise as approved by the city.
			Staff Review	A title report has been submitted, dated June 2, 2025, with the application which shows Smart Town, LLC, a Utah liability company and Millennial Development Partners, LLC, a Utah limited liability company as the owner. A signed Affidavit of Legal Interest dated June 12, 2025 was submitted by the owner granting permission to Chris Adams to submit the application
☒	☐	☐	17.02.140 D.2	Integration: In the design process, particular effort shall be made to integrate a PUD proposal with the surrounding natural and built out environment. Particular attention shall be paid to proposed traffic patterns, pedestrian circulation, surrounding land uses, and drainage patterns.
			Staff Review	The proposed development is located directly east of Olympus Drive and Northgate Parkway. Bannock Transportation Planning Organization designates both Olympus and Northgate Parkway as minor arterials. Bike lanes are provided on Olympus Drive to the round-about where a multi-use pathway is provided adjacent Northgate Parkway. The trail system associated with the PUD Development is proposed to interconnect with the latter to create a "regional" trail system.
☒	☐	☐	17.02.140 D.3	Subdivision Requirements: Any PUD that includes a subdivision of land shall comply with all standards set forth by the subdivision ordinance of the city. Subdividing of land may not proceed until a proposed PUD has been approved.
			Staff Review	The subject PUD application will be followed by both a preliminary and final plat application to subdivide the property. All standards of the subdivision ordinance shall apply and will be reviewed at the time of application submittal. Any modifications at that time, may require an amendment to the final approved PUD application.
☒	☐	☐	17.02.140 D.4	Open Space: Regardless of the type of PUD, common open space shall encompass at least twenty percent (20%) of the net land area involved in

			the development. Rights of way and areas included within private lots shall not be counted toward the required open space. The required common open space shall include, but not be limited to, usable recreation areas and/or facilities (e.g., parks, clubhouses, athletic courts, pools, trails).
		<i>Staff Review</i>	The minimum lot size required for a townhome in the RCP/RH zoning district is 2,750 sq. ft. Both phases incorporated in the proposed PUD are zoned RCP encompassing 20.4-acres (more or less). The “North” PUD site consisting of 10.07-acres (more less) is proposing a total of 94 zero-lot line dwelling units covering 6.03-acres. The remaining 4.05-acres consist of paved drives (1.90-acres); amenities (1.94-acres) and landscape/walkways (0.20-acres). Therefore, the total minimum lot area required for the total proposed townhomes is 258,500 sq. ft. (94 x 2,750 sq. ft.) When taking the total lots of the subdivision, including all common area, the minimum lot size is 3,119 sq. ft., thus the lot sizes are met based on lot size averaging. The project area as called out in the summary of the request states that there is 20.42-acres of land area, or 889,495 sq. ft. (more or less). The open space dedication states that at least 20% of the net land area involved in the development be left for open space. As such, a minimum of 1.35-acres or 58,631.7 sq. ft. shall be dedicated as open space and the applicant is proposing 1.94 acres or 84,506.4 sq. ft. The open space is proposed to include pedestrian pathways interconnecting with existing pathways to the west, BBQ stations and several dog parks and additional amenities throughout the project. Also calculated into this area is the majority of the common landscaping onsite. Please note that said calculations does not include the parking/circulation area. The “South” PUD site consisting of 17.98-acres (more less) is proposing a total of 189 zero-lot line dwelling units covering 9.8-acres (more or less). The remaining 8.18-acres consist of paved drives (3.16-acres), amenities (4.43-acres), and landscape/walkways (0.59-acres). Therefore, the total minimum lot size required for the proposed townhomes is 519,7500 sq. ft. (189 x 2,750 sq. ft.) When taking the total lots of the subdivision, including all common area, the minimum lot size is 3,154 sq. ft., thus the lot sizes are met based on lot size averaging. The open space dedication states that at least 20% of the net land area involved in the development be left for open space. As such, a minimum of 2.778-acres or 121,009 sq. ft. shall be dedicated as open space and the applicant is proposing 4.43 acres or 192,970 sq. ft. The open space is proposed to include a pedestrian pathway interconnecting with existing pathways to the west adjacent Olympus & Northgate, BBQ stations, several dog parks and several other amenities. Also calculated into this area is the majority of the common landscaping onsite. Please note that said calculations do not include the parking/circulation area. (Note: Land dedicated as open space shall be permanently maintained by either private covenants attached to and made part of the plan, or if suitable and mutually agreeable to the applicant and the city, by public dedication. If open space is to be maintained through private covenants, the director may require, prior to recording of any final plat, establishment of

				a homeowners' association and/or either: a. Completed improvements, development, and dedication of open space features; b. Posting of a bond sufficient to assure completion of improvements, development, and dedication of open space features.)
☒	☐	☐	17.02.140 D.5	Grading and Vegetation: All lands graded and/or stripped of vegetation, except private residential yards, shall be revegetated by the developer in a timely manner with approved species adapted to site conditions. Revegetation plans shall be submitted to and approved by the city engineer or designee prior to grading
			<i>Staff Review</i>	The applicant has provided a concept landscaping plan included in the application packet. The final landscaping plan shall be reviewed and approved at the time of building permit. The applicant shall provide a revegetation plan at the time of building permit. The applicant shall receive approval by the city engineer or designee prior to grading.
☒	☐	☐	17.02.140 D.6	Time Frame: For any approved PUD, physical construction of approved infrastructure shall begin within three (3) years of final approval of the PUD. Grading or landscaping does not constitute physical construction. Build-out of the PUD infrastructure shall be completed within five (5) years of final approval. If not complete, the PUD becomes null and void and reapplication is required thereafter. If requested, the planning and zoning commission may consider granting time extensions for the PUD time frames described herein. Extensions shall not exceed a one year period, and requests for such extensions shall be received by the city at least three (3) months prior to the expiration date. These time limits may be as otherwise adjusted and approved through the PUD process.
			<i>Staff Review</i>	The applicant has indicated that the PUD will be constructed in two (2) phases – North & South all consisting of zero lot line townhomes with two public streets and numerous private streets and parking.
☒	☐	☐	17.02.140 D.7	Planned Unit Development to Run with the Land: A planned unit development granted pursuant to the provisions of this chapter shall continue for the approved use upon a change of property ownership, subject to the same conditions and terms of approval.
			<i>Staff Review</i>	All conditions and terms of approval shall run with the land and shall apply upon any change in ownership.

Table 3. PUD Development Standards in Residential Zoning Districts Analysis

REVIEW CRITERIA (17.01.140 G):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	17.02.140 G.1	Lot size averaging may be used provided that the overall density does not exceed the maximum number of dwelling units per acre allowed by the underlying zoning district, plus up to twenty percent (20%).
			<i>Staff Review</i>	The minimum lot size required for a townhome in the RCP/RH zoning district is 2,750 sq. ft. Both phases incorporated in the proposed PUD are zoned RCP encompassing 20.4-acres (more or less). The “North” PUD site consisting of 10.07-acres (more less) is proposing a total of 94 zero-lot line dwelling units covering 6.03-acres. The remaining 4.05-acres consist of paved drives (1.90-acres); amenities (1.94-acres) and landscape/walkways (0.20-acres). Therefore, the total minimum lot size required for the total

				proposed townhomes is 224,000 sq. ft. (56 x 4,000 sq. ft.) When taking the total lots of the subdivision, including all common area, the minimum lot size is 4,075 sq. ft. The RCP zoning district does not establish a maximum number of dwelling units per acre. Past interpretation of lot size averaging on separate applications has indicated that lot size averaging may include the common area of the project into the lot size average calculation; in this case the average lot size when taking into account common areas is being satisfied. The overall density does not exceed the maximum number of dwelling units per acre allowed by Municipal Code. The average minimum lot size meets the minimum requirement of the RCP/RH zoning district.
☒	☐	☐	17.02.140 G.2	Uses permitted in the neighborhood commercial and residential commercial professional districts may constitute up to twenty five percent (25%) of the net land area within a residentially zoned PUD.
			<i>Staff Review</i>	The applicant is proposing to develop townhomes which are permitted in the RCP zoning district. Commercial and Office uses are not part of this PUD.
☒	☐	☐	17.02.140 G.3	Open space (common area) shall conform to the general standards set forth in subsection D4 of this section.
			<i>Staff Review</i>	See analysis under subsection D4 regarding open space requirements.
☒	☐	☐	17.02.140 G.4	Residential PUDs shall meet minimum off street parking requirements for residential components. A reduction of up to ten percent (10%) from minimum off-street parking requirements may be allowed for nonresidential uses.
			<i>Staff Review</i>	Each residential unit will have a two-car garage and driveway space as off-street parking. The off-street parking provision is 291 parking spaces. These spaces are intended to serve the community and offer additional guest parking. The developer proposes that these spaces be maintained by the future homeowner's association.
☒	☐	☐	17.02.140 G.5	Architectural design principles shall be approved for each PUD and shall be enforced by the property owner(s) or a property owners' association. The standards shall address. a. Style or type of building; b. Color scheme; and c. Building materials.
			<i>Staff Review</i>	See staff review under section 17.02.140 C.6. Also refer to applicants written Narrative for specifics.

SUMMARY & CONDITIONS:

The Planning and Zoning Commission shall hold a public hearing on this matter and render a recommendation. The Commission shall submit findings of fact and their recommendation to the City Council within forty-five (45) days following the closure of the public hearing. In consideration of the application and proposed development, staff concludes that the Planned Unit Development request is compliant with Pocatello Municipal Code Section 17.02.140. Should the Commission recommend approval of the subject application, staff recommends the following conditions:

1. All applicable standards of Pocatello Municipal Code 16.20 & 16.24 shall be strictly adhered to;
2. All open space designated as part of the subject PUD shall be maintained by the future Homeowners Association subject to the standards of Municipal Code 17.02.140.D.4;
3. The parking area shall be dedicated as shared common area and at no point may any fencing or other obstruction be placed within the parking and access area so as to prevent fire access and turnaround. That the applicant shall maintain and enforce a no parking requirement along the private drive aisles;

4. The applicant shall provide a 2' easement line around the footprint of each building cluster to provide for awnings, eaves, overhangs, and landscaping to extend into the shared common area, to be maintained by the homeowner's association. This easement shall be shown on the preliminary and final plat for each phase of the development;
5. All proposed amenities shall be complete with each phase as proposed;
6. A traffic impact analysis is required at the time of Preliminary or Final plat, as required by the Public Works Department;
7. A final landscape plan shall be submitted at the time of the initial building permit application and shall be compliant with all landscaping requirements of Pocatello Municipal Code;
8. All approved architectural standards shall be enforced by the homeowner's association per Municipal Code 17.02.140.G.5; and
9. All other standards or conditions of Municipal Code not herein stated but applicable to the planned unit development, land subdivision and residential development shall apply.

ATTACHMENT A
APPLICATION & SUPPORTING MATERIALS



Millennial Development Partners
PO Box 17289, Holladay, UT 84117
July 24, 2025

City of Pocatello – Planning & Development Services
911 North 7th Avenue
Pocatello, Idaho 83201

SUBJECT: Northgate Ridge – Planned Unit Development

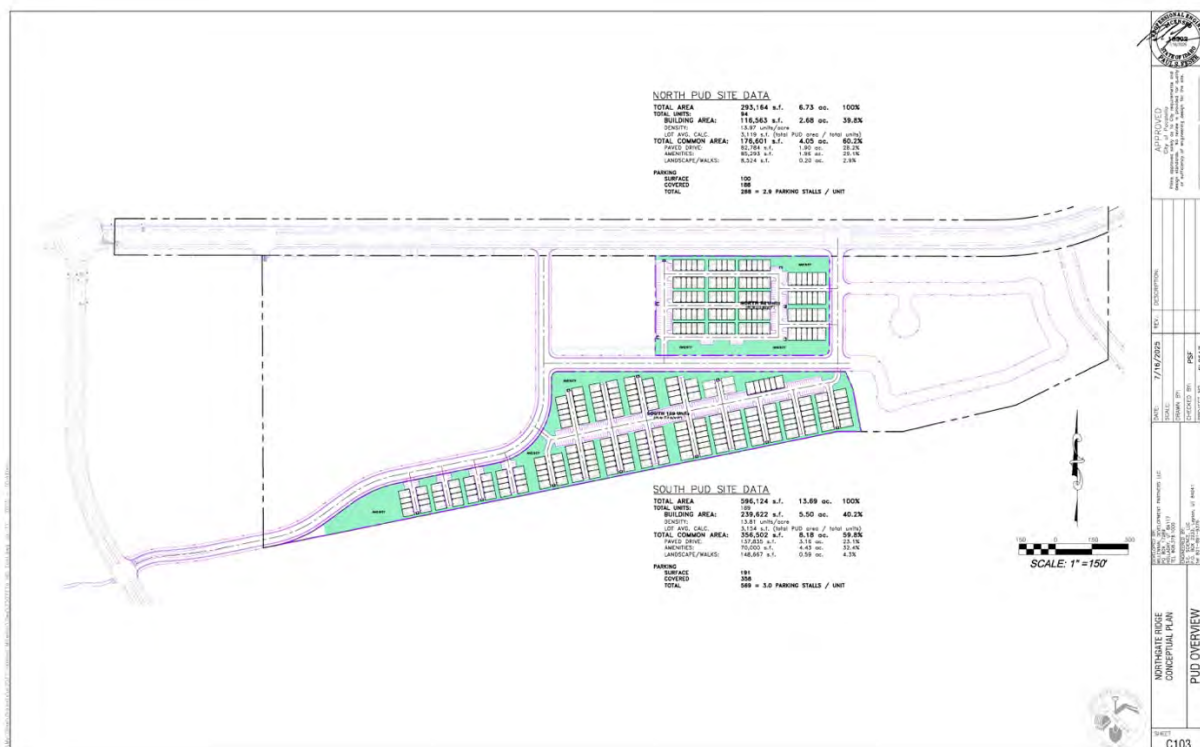
PURPOSE

This memorandum serves as a formal application for the Northgate Ridge Planned Unit Development (PUD) project. This comprehensive overview of the development plan demonstrates alignment with City of Pocatello codes and standards and highlights the project's benefits to the community.

PROPERTY INFORMATION & BACKGROUND

The subject property contains 20.42 acres falling in two divisions, the North PUD Site--a 6.73-acre parcel, and the South PUD Site--a 13.69-acre parcel, located just east of the junction of Northgate Parkway and Olympus Drive in the northeast part of the City of Pocatello, Bannock County, Idaho. The property shares no adjacency to existing development but is the centerpiece of a new 82.96-acre preliminary plat. The proposed Northgate Ridge Plat project, to which this PUD is central, is a horizontally mixed-use development containing single family residential (for sale), townhomes (for sale), potentially condos (for sale), apartments, and neighborhood commercial pads. Within the PUD itself, the project mixes two primary land uses (townhomes for sale and community open space). It shares adjacency, however, with all of the other land uses outlined above.

Figure 1: PUD Project Overview





Site Features

Northgate Ridge occupies a site characterized by uniform topographical landscape. The PUD property features a modest slope of approximately 5%. At the highest eastern point the site reaches 4,842 feet and descends to 4,742 feet at the bottom of a detention area approximately ½ mile to the southwest. Sitting on a ridge, the project site has no drainages, waterways, or sensitive lands. The subject property is entirely undeveloped. Northgate Parkway extends directly from I-15 to the junction with Olympus Drive, which is effectively adjacent to the project site. Between Olympus Drive and the project site sits the partially developed 20-acre Portneuf Health Trust medical campus. The site is entirely sagebrush with no other prominent vegetation.

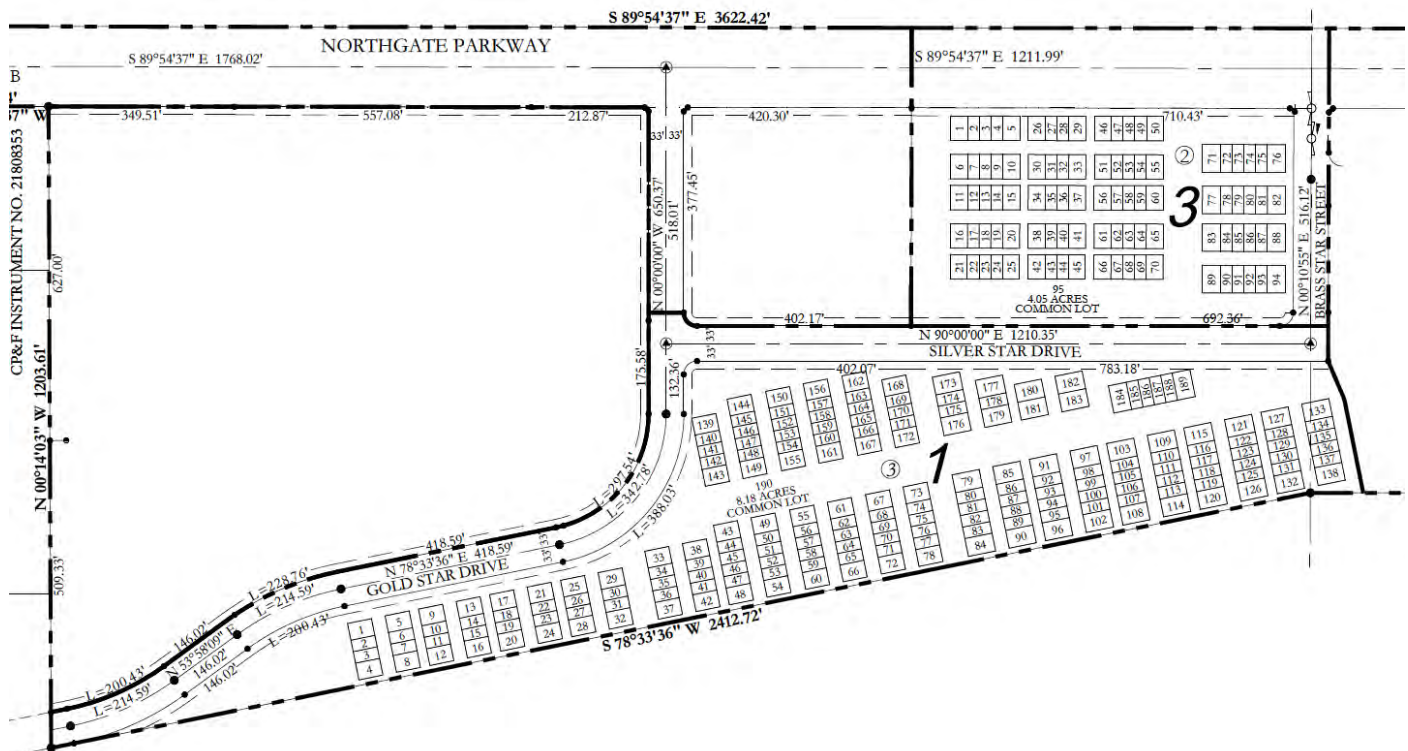
Future Land Use & Zoning Designations

The subject property was recently updated in the Future Land Use Map as “Mixed Use”. This is shared by all the neighboring properties that belong to the Northgate Ridge Preliminary Plat. The subject property is newly zoned Residential/Commercial/Professional (RCP). Because the maps have yet to be updated in the City’s GIS, they are not rendered here in order to minimize confusion.

PROPOSAL OVERVIEW

Our proposal is for the construction of 283 new residential townhome units. Each unit is on its own lot and belongs to an HOA which owns the common lot areas around the townhomes. These townhomes are found in two divisions of the currently proposed preliminary plat for Northgate Ridge: “Division 1” contains 189 units plus a common lot, and “Division 3” contains 94 units plus a common lot.

Figure 2: Proposed PUD Units in Divisions 1 and 3





Project Area Density PUD Bonus Analysis

The PUD and its townhomes will deliver a high-quality balance of development intensity (density) and privacy for residents. Moreover, this type of product delivers essential housing stock that is attainable and affordable compared with other products.

The Northgate Ridge PUD presents an alternative method of land development. In the standard code, townhome density is determined by individual lot size and lacks a required integration of common spaces, open spaces, trails, and other community amenities. By applying the PUD provisions of the code to this 20.42-acre section of the proposed 82.96-acre “Northgate Ridge Plat”, the developer can achieve essential density and make concrete commitments to the city and community regarding regional trails, development-serving open space, and pleasing layouts.

The subject property spans 32.23 gross acres and falls under the RCP zoning. This zone dictates a minimum lot size of 2,750 square feet per dwelling unit for townhomes. Factoring out the public right-of-way (ROW) of 11.8 acres, the net project area is reduced to 20.42 acres. (6.73 acres in the North division and 13.69 acres in the South Division.).

Planned Unit Developments (PUDs) offer flexibility through lot size averaging. This allows for variations in individual lot sizes while maintaining a capped overall density. In this case, the calculation yields a maximum of 283 dwelling units. Using lot averaging available under the provisions of the PUD code, the lot sizes for our two divisions are as follows:

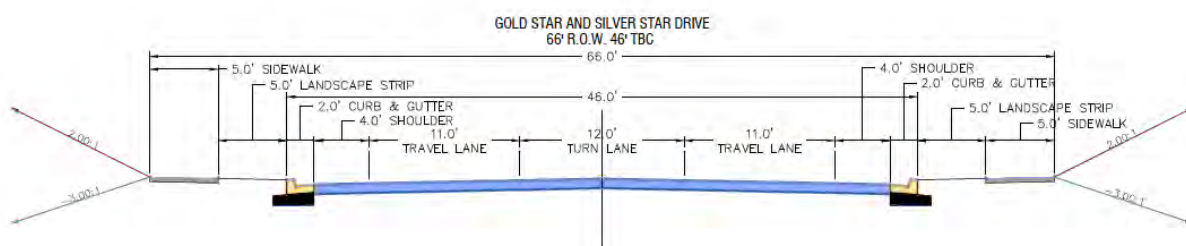
- North Division: 3,119 sf/unit
- South Division: 3,154 sf/unit

Project Roads & Parking

The project will integrate development of three roadways. Northgate Parkway will be extended eastward from its current terminus near the roundabout to the junction with the extension of Goldstar Drive. Goldstar Drive will be extended from its current terminus at Olympus Drive, eastward and then northward to the connection with Northgate Parkway. In addition, the new Silver Star Drive will be constructed between Division 1 and Division 3 phases of the PUD.

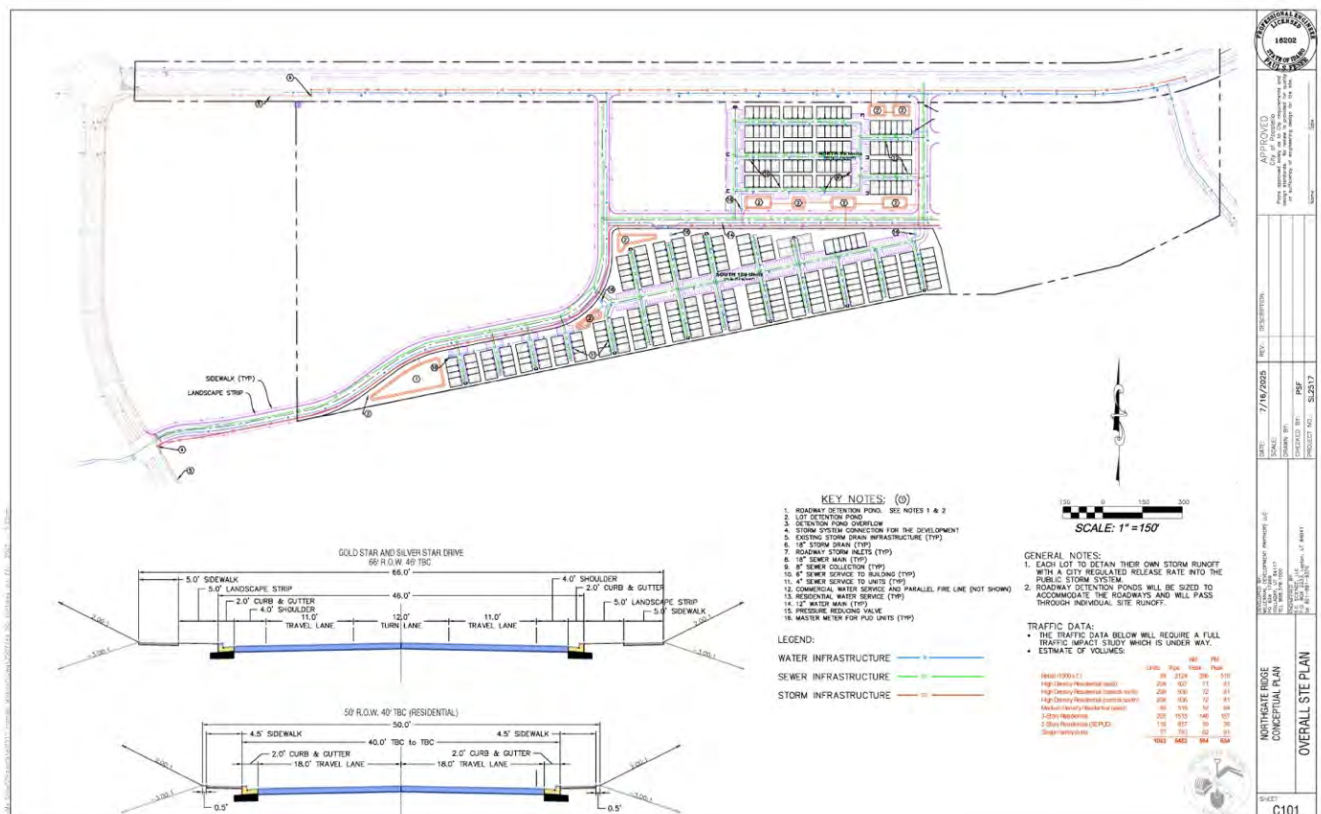
Northgate Parkway is planned to have an approximate 150-foot Right-of-Way (ROW), with precise section details to be determined in coordination with Pocatello’s Planning and Engineering, while Goldstar and Silver Star Roads share a 66-foot ROW that includes a road section that is 46 feet between curbs, with 5-foot planter strips and 5-foot sidewalks as depicted here:

Figure 3: Goldstar and Silverstar Road Profiles



Project Utilities

Figure 4: PUD Roads and Utilities (large format/high-resolution also provided)





Culinary Water: Our development plan utilizes the existing water infrastructure in Olympus Drive for water access and fire protection. This current system loops up and around the PHT Hospital property to the west. We will construct and install a larger water loop beginning at the current northern terminus of Satterfield Drive, to the top of the Northgate Ridge Proposed Preliminary Plat acreage, thence west down the Northgate Parkway ROW to a connection with the existing utilities. A Pressure Relief Valve (PRV) will be installed adjacent to Silver Star Drive, and fire hydrants located strategically throughout the project—both as specified and required by the City’s engineering staff, and to support the types and densities of development envisioned in this PUD and the supporting Plat. This will provide a comprehensive water network throughout the development. Once the new lines are installed and approved, we will collaborate with the City to activate them.

Sanitary Sewer: Significant sanitary sewer capacity exists and will be leveraged for the project. Its sewer will connect to the system in Olympus Drive via the to-be-built Goldstar Drive. The system is sized for its own and substantial anticipated future uphill capacity, as per prior discussions and decisions with the City.

Stormwater: Our development plan incorporates a comprehensive strategy to manage stormwater drainage. Drainage paths are intercepted and diverted to detention ponds throughout the development area. These are also leveraged as open and park spaces in the development. The stormwater design includes several interior detention areas with final discharge to the City’s storm system. The stormwater objectives include detention and retention of stormwater for eventual infiltration or natural evaporation.

Joint Trench Utilities: All readily available joint trench utilities will be connected into and extended through the development. Utilities will be placed along the ROW alignments that belong to the three project roadways referenced throughout this memorandum.

Project Grading, Including Conservation of Topography

This project does not require intensive grading. It will be built on Northgate Ridge, which slopes primarily from east to west. The townhomes are carefully laid out to step down topographically between buildings, following and protecting the natural topography of the site and minimizing cuts and fills, while staying cleanly above the ridge to the south, which provides tremendous open views. There is no place on the site that approaches the City’s slope analysis threshold of 15%.

Project Buildings

It is critical to deliver townhomes that are attractive and will maintain enduring value for the residents living here. Our architectural approach delivers comfortable spacing, both private and shared outdoor spaces, and homes built with quality materials and techniques. Because our projects belong to and participate in an HOA, the maintenance of the buildings and properties is never ignored or delayed. While single family projects can struggle to maintain a clean community aesthetic over time, townhome projects generally don’t.

The sample images included here are typical of the townhomes being considered for the Northgate Ridge PUD. Our colors and materials always vary from project to project, so these images should be considered as general reference only. The exteriors will feature high-quality, durable materials such as masonry and fiber-cement board. This ensures longevity, low maintenance, and also imparts the clear sense of quality:



Figures 5 and 6: Photos of Townhome Concepts





Project Amenities

As a comprehensively planned project, the Northgate Ridge Plat (of which the Northgate Ridge PUD is part) supports many desirable community development components, including attainable housing, regional pedestrian connectivity, and further development of regional infrastructure.

The PUD itself will protect and provide for the development of quality community open spaces (at least 20% of the PUD's total acreage will be so dedicated), and the PUD will contain the backbone of the trail that makes its way to the future Northgate project to the east and all the way to the Fairgrounds and the Bannock Events Center amphitheater to the west.

Landscaping: A preliminary Landscape Plan, outlining the placement and types of trees, turf, and amenities has been created and submitted alongside this application. This will be updated and refined in collaboration with the City as the project goes through final platting.

Trail System: A main amenity feature of the Northgate Ridge project is a walkable trails system. The common sidewalks between rows of units not only lead to interior sidewalks along streets, but also to trails and walkways that run around the general perimeter of the project. These will be long, convenient loops for residents and visitors to access. Daily walks, runs, or rides will begin at each front door and filter to the beautiful open southern ridge of the project.

Park Improvements: Beyond the integrated Trail System, the preliminary Landscape Plan for this project outlines several improvements for open/green spaces. These will be constructed and maintained by the developer. Wherever the project integrates space for storm detention, the detention site will also be purposed as an amenity. These amenities will include perimeter tree plantings, grass and flowers, and parklike features such as fire pits, BBQ areas and picnic tables, shade arbors, exercise and play features, and dog parks, with at least one fenced-in. See Figure 7 below for typicals.

Figure 7: Project-Typical Picnic Area / Shade Arbor and Fenced-in Dog Park





CONCLUSION

With this narrative and application, we ask the City of Pocatello to consider APPROVAL of the Northgate Ridge PUD. We also request *a specific waiver to the requirement that all portions of a building be retained on its individual lot (setbacks), and a waiver of the minimum setback requirements of the RMS zoning district* as within the PUD site, to accommodate the builds as intended. We are confident the Northgate Ridge PUD townhomes will provide the community with high-quality affordable housing that aligns strongly with both the original intent for mixed use development in the Northgate Area, and with the City's vision for responsible growth.

Here's a summary of the benefits this project brings:

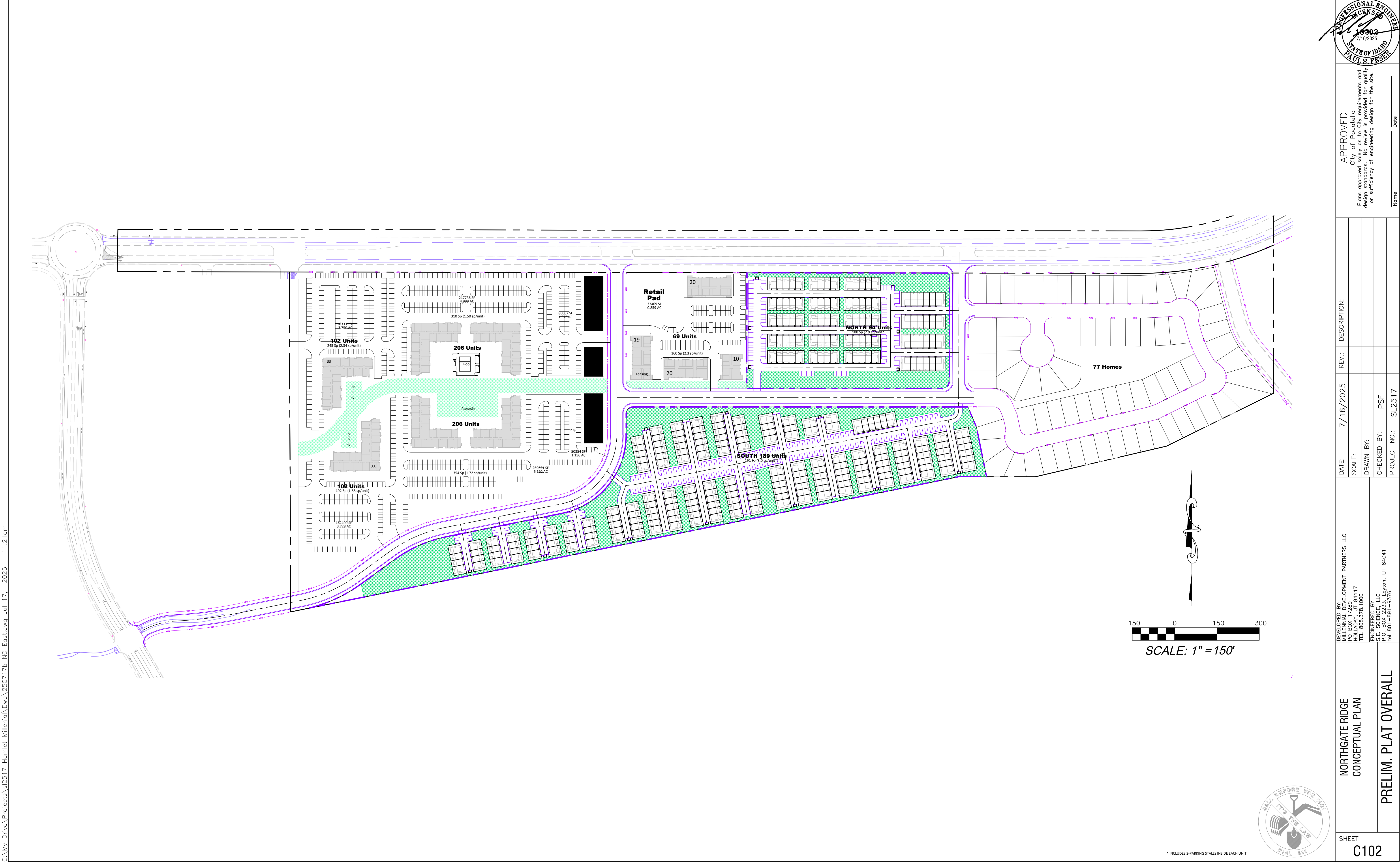
- As an integrated centerpiece of the Northgate Ridge Plat, it provides medium density in a context where the lowest density of the project lies east and uniformly increases to the highest density on the west—an area where the road and utility infrastructure are designed for tremendous capacity.
- The townhomes in this PUD will be compatible with both to the single family neighbors to the east, and the multifamily and small commercial neighbors to the west—providing an essentially perfect transition of density and intensity between and among land uses.
- Local and regional trail connectivity is prioritized. The project will contain convenient connections from the Bannock Events Center, through the project, and on to future regional trails to the east.
- Tax base is maximized. This development will provide immense returns to the Northgate TIF district, helping to quickly pay back community and developer contributions to regional infrastructure.

If you have any questions regarding this request, please give me a call at (808) 378-1000.

Sincerely,

Millennial/Smart Town Companies

Buck Swaney
Owner/Applicant

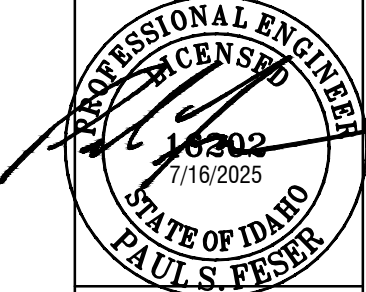


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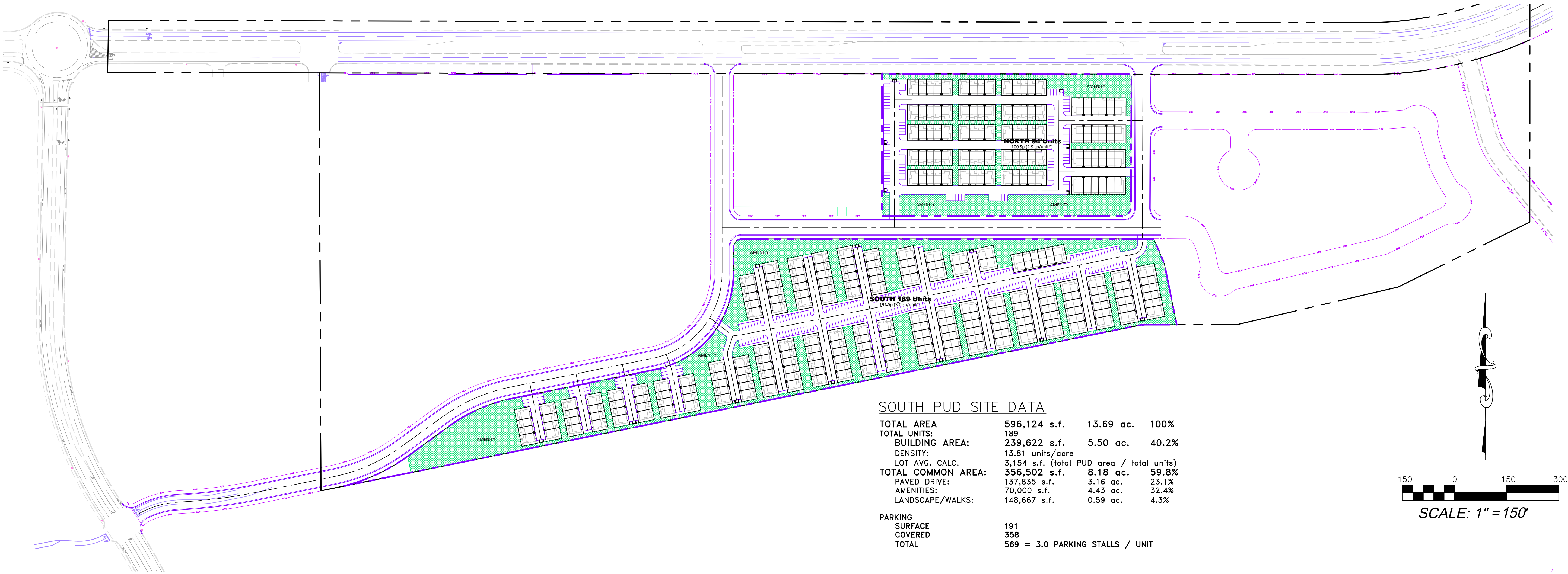
* INCLUDES 2-PARKING STALLS INSIDE EACH UNIT



NORTHGATE RIDGE CONCEPTUAL PLAN	DEVELOPED BY: MILLENNIAL DEVELOPMENT PARTNERS LLC PO BOX 17289 HOLADAY, UT 84117 TEL 808.376.1000		DATE:	7/16/2025	REV.:	DESCRIPTION:
	ENGINEERED BY: S.E. SCIENCE, LLC P.O. BOX 233333 Salt Lake City, UT 84041 Tel 801-591-3376		SCALE:			
PRELIM. PLAT OVERALL			DRAWN BY:	PSF		
			CHECKED BY:	PSF		
SHEET		PROJECT NO.:		SL2517		
C102						
				APPROVED		
				City of Provo		
				Plans approved solely as to City requirements and		
				design standards. No review is provided for quality		
				or sufficiency of engineering design for the site.		
				Name		Date



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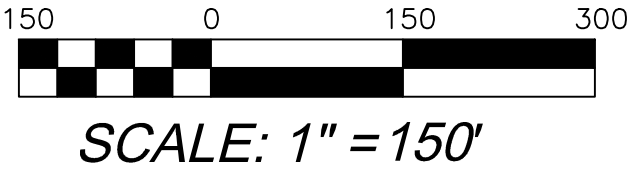


NORTH PUD SITE DATA

TOTAL AREA	293,164 s.f.	6.73 ac.	100%
TOTAL UNITS:	94		
BUILDING AREA:	116,563 s.f.	2.68 ac.	39.8%
DENSITY:	13.97 units/acre		
LOT AVG. CALC.	3,119 s.f. (total PUD area / total units)		
TOTAL COMMON AREA:	176,601 s.f.	4.05 ac.	60.2%
PAVED DRIVE:	82,784 s.f.	1.90 ac.	28.2%
AMENITIES:	85,293 s.f.	1.96 ac.	29.1%
LANDSCAPE/WALKS:	8,524 s.f.	0.20 ac.	2.9%
PARKING SURFACE COVERED TOTAL	100 188 288		
		288 = 2.9 PARKING STALLS / UNIT	

SOUTH PUD SITE DATA

TOTAL AREA	596,124 s.f.	13.69 ac.	100%
TOTAL UNITS:	189		
BUILDING AREA:	239,622 s.f.	5.50 ac.	40.2%
DENSITY:	13.81 units/acre		
LOT AVG. CALC.	3,154 s.f. (total PUD area / total units)		
TOTAL COMMON AREA:	356,502 s.f.	8.18 ac.	59.8%
PAVED DRIVE:	137,835 s.f.	3.16 ac.	23.1%
AMENITIES:	70,000 s.f.	4.43 ac.	32.4%
LANDSCAPE/WALKS:	148,667 s.f.	0.59 ac.	4.3%
PARKING SURFACE COVERED TOTAL	191 358 569		
		569 = 3.0 PARKING STALLS / UNIT	



PROFESSIONAL ENGINEER
PAUL S. FESER
7/16/2025
16302

APPROVED
City of Procella
Plans approved solely as to City requirements and design standards. No review is provided for quality or sufficiency of engineering design for the site.

Name _____ Date _____

DATE: 7/16/2025

REV.:

DESCRIPTION:

SCALE:

DRAWN BY:

CHECKED BY: PSF

PROJECT NO.: SL2517

DEVELOPED BY:
MILLENNIAL DEVELOPMENT PARTNERS LLC
PO BOX 17289
HOLADAY, UT 84117
TEL 806.376.1000

ENGINEERED BY:
S.E. SCIENCE, LLC
P.O. BOX 273333
Provo, UT 84041
tel 801-591-3376

NORTHGATE RIDGE
CONCEPTUAL PLAN

PUD OVERVIEW

SHEET
C103

ATTACHMENT B
PUBLIC WORKS MEMORANDUM

Memorandum

To: Becky Babb, Planning Manager

From: Merrill Quayle PE, Public Works Development Engineer
Jacob Murphy, Senior Engineering Technician

MB

JM

Date: 07/28/2025

Re: Northgate Ridge - P&Z Preliminary Plat (08/23/2025) Application #PP25-0006

The Public Works Department has reviewed the preliminary plat application for the above-mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

Plat Conditions

1. The final plat shall meet all the requirements defined in section **16.24.040: Final Plat Requirements** of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.
8. Include in the owner's certificate and note, Easements not depicted: There is an easement for refuse pickup that is within the parking area. Also add this paragraph to the owner's certificate. "The undersigned owner(s) of real property located within the Northgate Ridge Plat, hereby grant permission to the City of Pocatello Sanitation Department to drive City vehicles onto the asphalt/concrete and any other private property in order to provide garbage service at the above location including vehicles needed to perform clean-up maintenance on such private property. Owner(s) release and hold harmless the City of Pocatello, a municipal corporation of Idaho, and its employees from any liability and will accept full responsibility for damages to the driving surface area, which Owner(s) acknowledge and agree are beyond the control of the City of Pocatello and its employees.



Development Conditions

1. Turnarounds shall be required on all drives exceeding 150 feet.
2. Proposed dumpster locations in phase 1 shall be relocated from end of private drives.
3. Provide stormwater calculation for all development being served by existing storm ponds
4. Private drives for lots 1-45 need to be reconfigured so that sanitation and emergency vehicles do not have to back into Gold Star Drive.
5. Northgate Parkway shall be extended to facilitate secondary access to development independent of phasing of development. Provide design and cross sections.
6. Per city standards Gold Star and Silver Star drive shall be a 75 foot right of way.
7. Curbside sidewalk on residential streets shall be 5 feet wide.
8. Provide alignment, construction plans, and easements for 12- and 18-inch water transmission line at time of final plat application.
9. Water Transmission line shall be constructed and operational prior to issuing building permits.
10. All transmission lines and 12-inch mainline serving development shall be ductile iron.
11. Waterline on Northgate Parkway shall be extended and connected with an isolation valve at the approximate elevation of proposed PRV.
12. Hydrants shall be placed at the end of all private dead-end waterlines.
13. Curb stops shall be required on all private service lines.
14. Fire line hydrant spacing shall not exceed 300 feet. Private fire lines with backflow assemblies will be required where private main lines and master meters are not shown.
15. Section of Gold Star Drive outside of plat connecting to Olympus Drive shall be constructed with first phase of development.
16. Satterfield Drive and Northgate Parkway shall be extended to property lines with construction of phase 5.
17. additional storm infrastructure may be required to accommodate stormwater on north side of road Northgate Parkway.
18. Storm ponds shall be designed to retain individual site runoff. Provide treatment volumes.
19. All Drives on Goldstar and Silverstar shall be aligned across from each other meeting access guidelines as closely as possible.

General Conditions

1. One (1) full sized copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section **16.24.030(D): Final Plat Application Requirements** of the Subdivision Ordinance.
2. Proposed right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standings with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.
3. If the developer desires to record the final plat prior to completion of all the required public infrastructure and improvements, then the developer shall be required to adhere to section **16.24.110: Subdivision Surety Bond and Warranty Bond** of the Subdivision Ordinance.
4. All items above will need to be addressed in accordance with section **16.24.080(A): Recording of Final Plat** of the Subdivision Ordinance.
5. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.
6. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.
7. Per section **800 Geotechnical and Earthwork**, Structures shall not be permitted on slopes of 20 percent or greater without a civil site plan by a licensed engineer in the State of Idaho. Included in this section, **800.08 Grading**, slopes over 15% require engineered grading with recommendations included in a geotechnical engineering report and incorporated in the grading



- plans or specifications. Guidelines for Soils Engineering Report Risk Analysis Elements can be found in Appendix B of the City of Pocatello Design Principles and Standards.
8. Provide the model results for the culinary water system for projected pressures and flows for the subdivision and the entire pressure zone affected. Supply a digital layout of the subdivision with elevations for model verification.
 9. Developer is responsible for effecting a "Fire Wise/ Fire Fuels Management Assessment and Evaluation" on all areas within the proposed subdivision. This Assessment and Evaluation must be completed by a local fire authority having jurisdiction (Pocatello Fire Department) and meet all current requirements of the City code. Developer must reduce fire fuels within the subdivision area on all vegetation to specifications provided by the Pocatello Fire Department. All Assessments and Evaluations as well as fuels reductions are at the developer's expense.
 10. Utility and street light approval is required by the City.
 11. US Mail box units with ADA access required and location approved by the Post Master and the City of Pocatello.
 12. This area was annexed 02/15/2018 Ordinance #3001 and is subjected to a "Water Right Value" per Resolution 2006-02.



AGENDA ITEM 5

**PLANNING & ZONING COMMISSION
MEETING AUGUST 13, 2025
STAFF REPORT**

SUBDIVISION: Northgate Ridge Divisions 1-5
APPLICANT/OWNER: Buck Swaney Smart Town, LLC
SURVEYOR/ENGINEER: Paul Feser
REQUEST: Preliminary Plat Subdivision Application
TITLE REPORT: Title report was submitted and reviewed
LOCATION: Properties east of Portneuf Medical Urgent Care
LOTS/UNITS: 374-Lots /83-acres (more or less)
STAFF: Matthew G. Lewis M.S., Senior Planner

FILE: PP25-0006

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20, assuming the following conditions are met:

1. All comments contained in the Public Works Memorandum dated August 4, 2025, shall be adhered to; All requirements of the Planned Unit Development Council Decision, shall be strictly adhered to;
2. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording;
3. The landscape plan submitted at the time of building permit shall be compliant with all landscaping requirements of Pocatello Municipal Code;
4. All common areas shall be covered in their entirety by a public utility easement; and
5. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.
6. Submittal of a Final plat is contingent upon the City Council approving a separate Planned Unit Development application.

REQUEST: The request is for preliminary plat approval of the Northgate Ridge Divisions 1-5 Subdivision. The proposal calls for the platting of 83-acres (more or less) into 374 lots. The proposed subdivision is generally located east of Olympus Drive; Northgate Parkway; and Portneuf Medical Urgent Care. The application was submitted by Buck Swaney owner of Smart Towns, LLC.

OPTIONAL MOTIONS:

1. **Approval of the Application:** “Motion to approve the preliminary plat application by Buck Swaney of Smart Towns LLC., finding the Northgate Ridge Divisions 1-5 Subdivision **does** meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report and add [insert any additional conditions of approval], and to authorize the Chair to sign the Findings of Fact and Decision.”
2. **Denial of the Application:** “Motion to recommend denial of the preliminary plat application from Buck Swaney of Smart Towns LLC., finding the application **does not** meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code [cite findings for denial]” and authorize the Chair to sign the Findings of Fact and Decision.

ATTACHMENTS:

- A. Application & Materials
- B. Public Works Memorandum dated 8.4.2025
- C. Site Plan Review Comments 7.8.25
- D. Aerial

Table 1. Preliminary Plat Review Criteria Analysis

REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			<i>Staff Review</i>	The proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	16.20.050 B.	The subdivision proposal complies with all applicable city design standards and development regulations.
			<i>Staff Review</i>	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion is for Criteria 16.20.050 A-H and the Public Works Memorandum (Attachment B).
☒	☐	☐	16.20.050 C.	The subdivision proposal complies with all applicable zoning requirements of the underlying zoning district, applicable overlays, and other applicable development standards.
			<i>Staff Review</i>	Density & Lot Design: The entire 83-acres (more or less) is zoned Residential Commercial Professional (RCP). There is a total of five (5) divisions proposed with the Northgate Ridge Subdivision consisting of the following: Division 1: The “South” Planned Unit Development (PUD) site consisting of 17.98-acres (more less) is proposing a total of 189 zero-lot line dwelling units covering 5.50-acres. The remaining 8.18-acres consist of paved drives (3.16-acres), amenities (4.43-acres), and landscape/walkways (0.59-acres). Therefore, the total minimum lot size required for the proposed townhomes is 519,7500 sq. ft. (189 x 2,750 sq. ft.) When taking the total lots of the subdivision, including all common area, the minimum lot size is 3,154 sq. ft., thus the lot sizes are met based on lot size averaging. The open space dedication states that at least 20% of the net land area involved in the development be left for open space. As such, a minimum of 2.778-acres or 121,009 sq. ft. shall be dedicated as open space and the applicant is proposing 4.43 acres or 192,970 sq. ft. The open space is proposed to include a pedestrian pathway interconnecting with existing pathways to the west adjacent Olympus & Northgate, BBQ stations, several dog parks and several other amenities. Division 2: This division is not included in the PUD covering 12.28-acres (more or less) of which 13.05-acres involves extension of Northgate Parkway and Gold Star Drive. The remining 2.98-acres is proposed to be developed with professional and/or limited commercial uses.

				Division 3: The “North” PUD site consisting of 10.07-acres (more less) is proposing a total of 94 zero-lot line dwelling units covering 2.68-acres. The remaining 4.05-acres consist of paved drives (1.90-acres); amenities (1.94-acres) and landscape/walkways (0.20-acres). Therefore, the total minimum lot area required for the total proposed townhomes is 258,500 sq. ft. (94 x 2,750 sq. ft.) When taking the total lots of the subdivision, including all common area, the minimum lot size is 3,119 sq. ft., thus the lot sizes are met based on lot size averaging. The project area as called out in the summary of the request states that there is 20.42-acres of land area, or 889,495 sq. ft. (more or less). The open space dedication states that at least 20% of the net land area involved in the development be left for open space. As such, a minimum of 1.35-acres or 58,631.7 sq. ft. shall be dedicated as open space and the applicant is proposing 1.94 acres or 84,506.4 sq. ft. The open space is proposed to include pedestrian pathways interconnecting with existing pathways to the west, BBQ stations and several dog parks and additional amenities throughout the project. Division 4: This division entails 24-acres (more or less). Future development will consist of a mix of professional office, limited commercial land uses and upper-story housing. Division 5: This division includes extension of Northgate Parkway and Satterfield Drive. The area of development minus the Right-Of-Way (ROW) extensions entail 19.39-acres (more less). Said area is proposed to be developed with traditional single-family homes and a 1.2-acre common lot. The minimum lot size required for a single-family residence in the RCP district is 4,000 square feet. The smallest lot proposed is 4,792 square-feet (more or less). All required setbacks under Municipal Code Section 17.03.600 shall be met with exception of the zero lot line townhomes approved as part of the PUD. The landscape plan submitted at the time of building permit shall be compliant with all landscaping requirements of Pocatello Municipal Code.
☒	☐	☐	16.20.050 D.	All public facilities including streets, sidewalks, curbs, gutters, water, sewer, fire protection, and sanitation services can be provided to the newly created lots and accommodate future extension to adjacent land. The use of a "control strip" intended to control or prevent the future extension of public facilities or development of adjacent land is prohibited.
			Staff Review	R.O.W. Improvements: The project will develop three (3) main public roadways – Gold Star Drive (via Olympus Drive); Northgate Parkway (via the Olympus Drive round-about); and Silver Star Drive. Northgate Parkway will have a Right-Of-Way (ROW) width of 150-feet with details to be determined by the Public Works personnel. Gold Star and Silver Star Drives will consist of a 66-foot ROW that includes a street section of 46-feet back of curb to back of curb; 5-foot planter strip on both sides. <i>(An illustration of the road profiles is provided on page of 3 of the narrative).</i> WATER, SEWER, & STORMWATER: Water and sewer are available

				to extend to the proposed subdivision and shall be subject to all applicable Municipal Standards prior to acceptance of the final plat. Water and sewer connections shall be extended to each residential or commercial lot per water department officials. The development plan incorporates a comprehensive strategy to manage stormwater drainage. Drainage paths are intercepted and diverted to detention ponds throughout the development area. These are also leveraged as open and park spaces in the development. The stormwater design includes several interior detention areas with final discharge to the City's storm system. The stormwater objectives include detention and retention of stormwater for eventual infiltration or natural evaporation. Detail plans will be required as part of a final plat application. All development must comply with City Erosion and Sediment Control and Stormwater management requirements. See the attached Public Works Memorandum (Attachment A) for additional comments/conditions pertaining to water, sewer and stormwater requirements. UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice twice – once in June and again in July. The applicant is responsible for contacting all private utility companies for extension of services such as power, natural gas, and internet services. City Department comments/conditions are summarized in Attachment B. PRIVATE COVENANTS, RESTRICTIONS & CONDITIONS: Recorded Owner's Covenants, Conditions and Restrictions (CC &R's) for the subdivision, if any, must be submitted after the recording of the final plat.
☒	☐	☐	16.20.050 E.	If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, then a "traffic impact study" will be required as part of the commission's review.
			<i>Staff Review</i>	Municipal subsection 16.20.030.V states that a traffic impact study will be required for any subdivision creating one hundred (100) or more peak hour trips based on the Institute of Transportation Engineers' "Trip Generation Handbook" (current edition). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. The applicant noted that traffic impact analysis is in progress.
☒	☐	☐	16.20.050 F.	The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.

			Staff Review	The project will develop three (3) main public roadways – Gold Star Drive (via Olympus Drive); Northgate Parkway (via the Olympus Drive round-about); and Silver Star Drive. Northgate Parkway will have a Right-Of-Way (ROW) width of 150-feet with details to be determined by the Public Works personnel. Gold Star and Silver Star Drives will consist of a 66-foot ROW that includes a street section of 46-feet back of curb to back of curb; 5-foot planter strip on both sides. <i>(An illustration of the road profiles is provided on page of 3 of the narrative).</i> All other streets will be private and maintained by the HOA. A traffic impact study is being completed as part of the future final plat.
☒	☐	☐	16.20.050 G.	The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's most recent adopted bicycle and pedestrian plans.
			Staff Review	The proposed development is located directly east of Olympus Drive and Northgate Parkway. Bannock Transportation Planning Organization designates both Olympus and Northgate Parkway as minor arterials. Bike lanes are provided on Olympus Drive to the round-about where a multi-use pathway is provided adjacent Northgate Parkway. The trail system associated with the PUD Development is proposed to interconnect with the latter to create a “regional” trail system.
☒	☐	☐	16.20.050 H.	Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)
			Staff Review	The development will leverage both existing and new infrastructure for water and sanitary sewers. Culinary water and sanitary sewer lines already on or near the property will be utilized. Offsite development of a water loop from Satterfield Road to the project site has long been planned and will be installed with this development. A new stormwater system will be built to manage both existing drainage and runoff from the development. The City’s Public Works Department shall provide final approval of the utility location within the easement. See Criteria 16.20.050.D for additional comment.

ATTACHMENT A
APPLICATION & SUPPORTING MATERIALS

NORTHGATE RIDGE

A SUBDIVISION LOCATED IN
NE 1/4 & SE 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B. M., BANNOCK COUNTY, IDAHO
NW 1/4 & SW 1/4 OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B. M., BANNOCK COUNTY, IDAHO

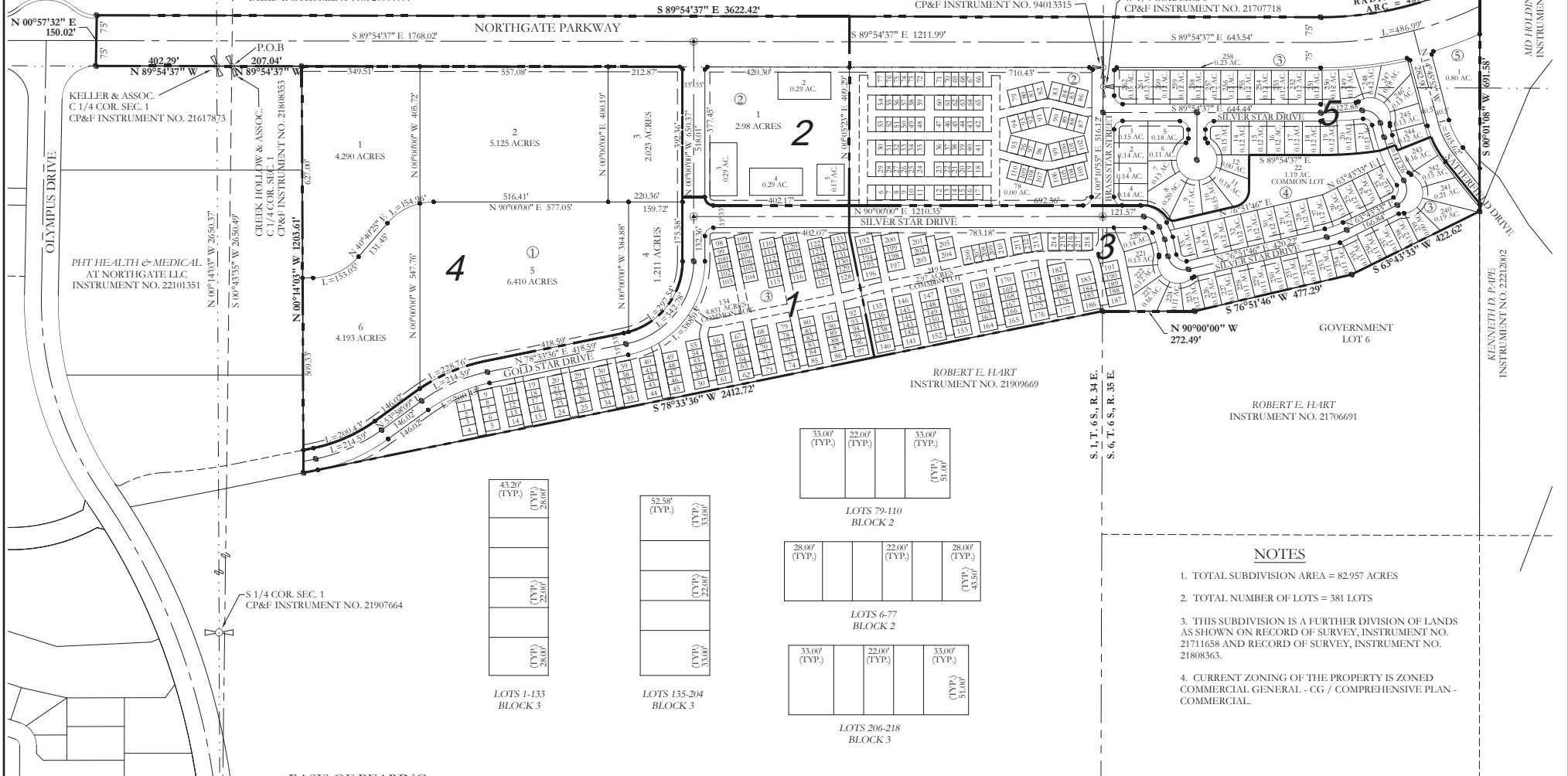
RUPP, HAROLD L. SR. TRUST
DEED INSTRUMENT NO. 21514114

RUPP, HAROLD L. SR. TRUST
DEED INSTRUMENT NO. 21514114

E 1/4 COR. SEC. 1
CP&F INSTRUMENT NO. 94013315

W 1/4 COR. SEC. 6
CP&F INSTRUMENT NO. 21707718

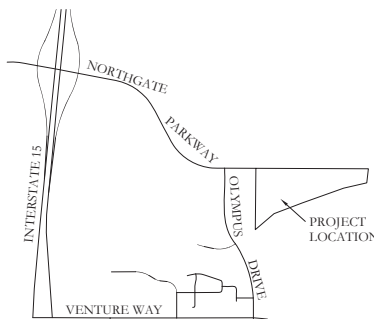
DELTA = 28°03'37"
RADIUS = 1000.00'
ARC = 450.74'



BASIS OF BEARING
THE LATITUDINAL CENTERLINE OF SECTION 1 BETWEEN FOUND MONUMENTS AS SHOWN BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM.

LEGEND

- SUBDIVISION BOUNDARY LINE
- - - SECTION LINES
- STREET CENTERLINE
- - - 15' WIDE PUBLIC UTILITY EASEMENT LINE
- - - 24' WIDE CROSS ACCESS EASEMENT LINE
- - - DIVISION / PHASE LINES
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED CHA - PLS 12457
- SET 1/2" REBAR WITH YELLOW CAP STAMPED CHA - PLS 12457
- ⊙ INTERIOR 2" ALUMINUM CAP IN VAULT STAMPED CREEK HOLLOW PLS 12457 SET AT A FUTURE DATE AS SHOWN ON INTERIOR MONUMENT CERTIFICATE



ROBERT E. HART
INSTRUMENT NO. 21909669

ROBERT E. HART
INSTRUMENT NO. 21706691

NOTES

1. TOTAL SUBDIVISION AREA = 82,957 ACRES
2. TOTAL NUMBER OF LOTS = 381 LOTS
3. THIS SUBDIVISION IS A FURTHER DIVISION OF LANDS AS SHOWN ON RECORD OF SURVEY, INSTRUMENT NO. 21711658 AND RECORD OF SURVEY, INSTRUMENT NO. 21808363.
4. CURRENT ZONING OF THE PROPERTY IS ZONED COMMERCIAL GENERAL - CG / COMPREHENSIVE PLAN - COMMERCIAL.

DEVELOPERS

MILLENNIAL DEVELOPMENT PARTNERS LLC
P.O. BOX 17289
HOLLADAY, UT 84117
SMART TOWN LLC
P.O. BOX 17289
HOLLADAY, UT 84117

NORTHGATE RIDGE

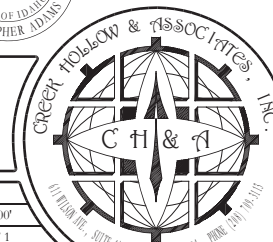
PRELIMINARY PLAT

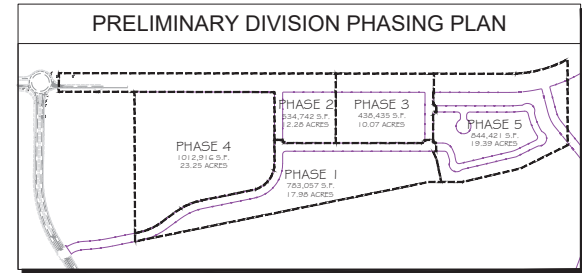
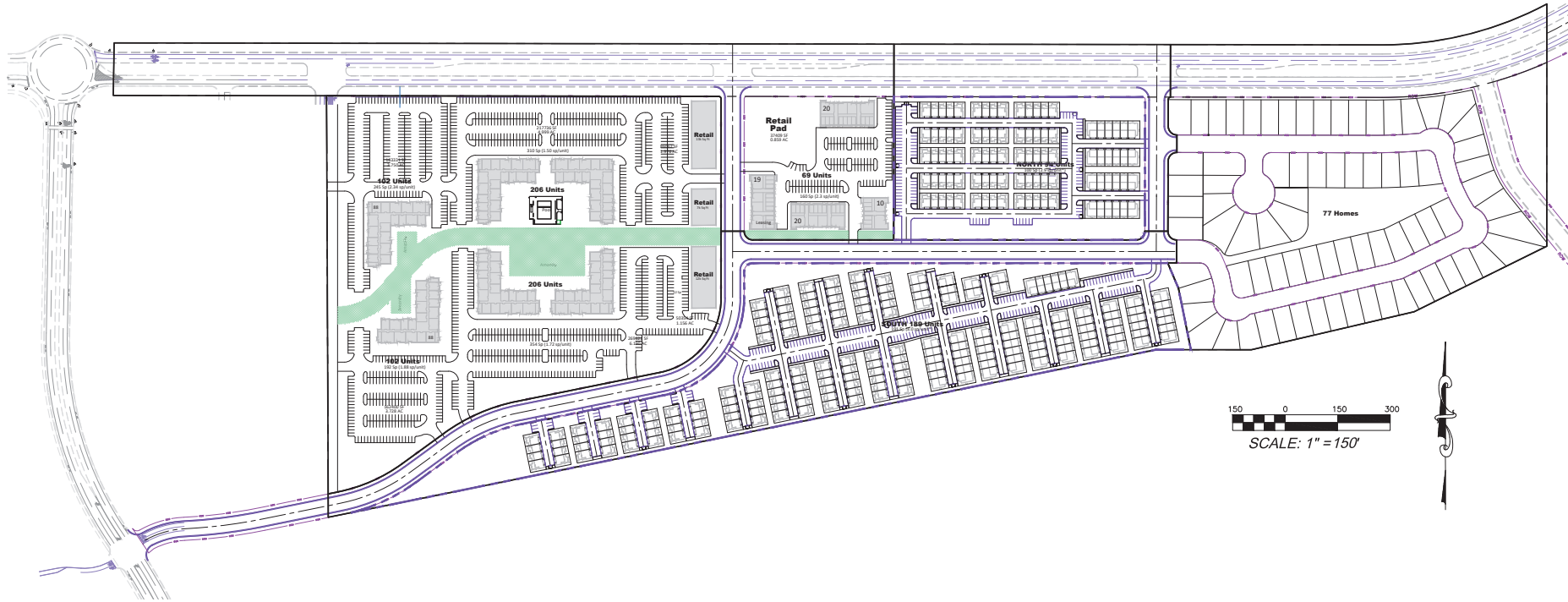
NE 1/4 & SE 1/4 SEC. 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 17033.ML7
DRAWN BY: CMA
06/06/25

REVISIONS	
1	
2	

SCALE 1"=200'
SHEET 1 OF 1

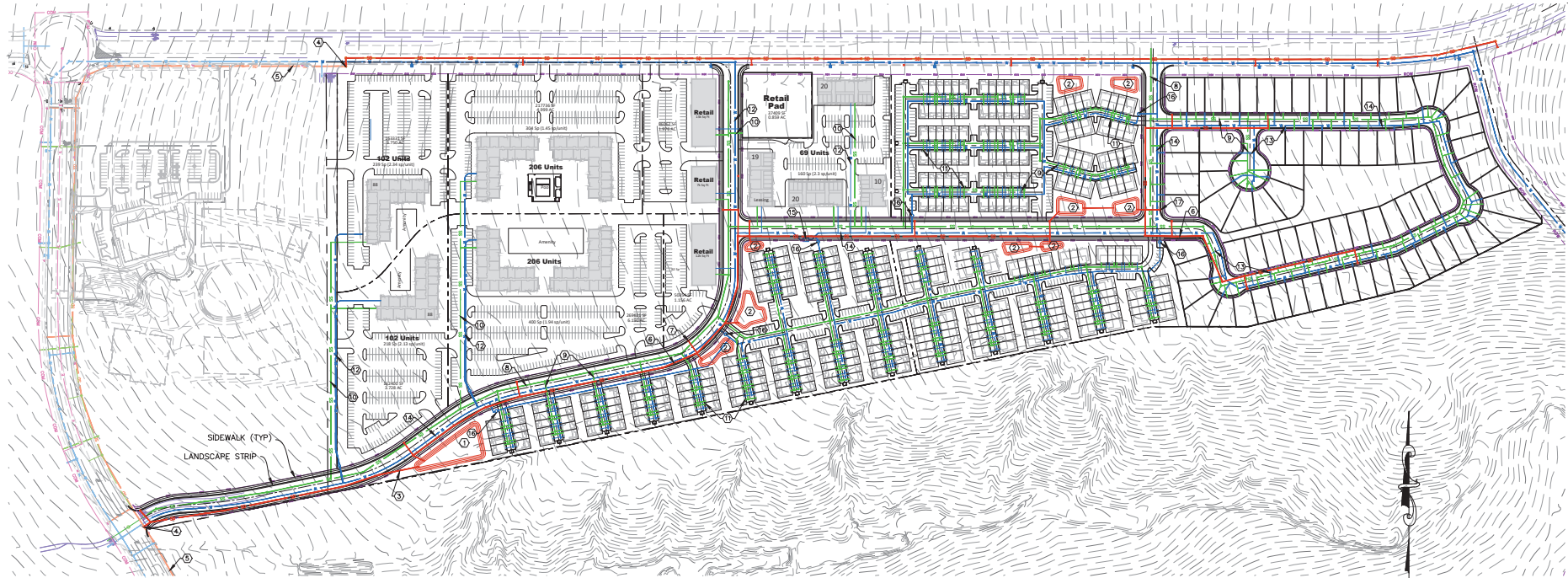




* INCLUDES 2 PARKING SPACES PER UNIT

NORTHGATE RIDGE CONCEPTUAL PLAN		DATE: 7/28/2025	REV: 1	DESCRIPTION:	APPROVED: CIVIL ENGINEER CITY OF HOUSTON Please approved today as to City requirements and for sufficiency of engineering design for the site.
PRELIM. PLAT OVERALL		DRAWN BY: PSF	CHECKED BY: PSF	PROJECT NO.: SL2517	Name _____ Date _____
SHEET C102		DEVELOPED BY: CONANT PARTNERS LLC PO BOX 17289 HOUSTON, TX 77251-0289 TEL 800.378.1000 ENGINEERED BY: CONANT PARTNERS LLC P.O. BOX 223, Layton, UT 84041 Tel 801-891-3376			

S:\My Drive\Projects\152517_Hometel_Milford\Draw\250606b_MS_East.dwg Jun 06, 2025 - 2:19pm



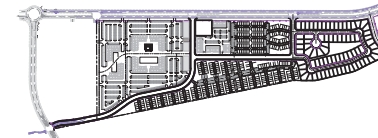
KEY NOTES: (0)

1. ROADWAY DETENTION POND. SEE NOTES 1 & 2
2. LOT DETENTION POND
3. DETENTION POND OVERFLOW
4. STORM SYSTEM CONNECTION FOR THE DEVELOPMENT
5. EXISTING STORM DRAIN INFRASTRUCTURE (TYP)
6. 18" STORM DRAIN (TYP)
7. ROADWAY STORM INLETS (TYP)
8. 18" SEWER MAIN (TYP)
9. 8" SEWER COLLECTION (TYP)
10. 6" SEWER SERVICE TO BUILDING (TYP)
11. 4" SEWER SERVICE TO UNITS (TYP)
12. COMMERCIAL WATER SERVICE AND PARALLEL FIRE LINE (NOT SHOWN)
13. RESIDENTIAL WATER SERVICE (TYP)
14. 12" WATER MAIN (TYP)
15. PRESSURE REDUCING VALVE
16. MASTER METER FOR PUD UNITS (TYP)

LEGEND:

- WATER INFRASTRUCTURE — W —
- SEWER INFRASTRUCTURE — SS —
- STORM INFRASTRUCTURE — SD —

PHASING:



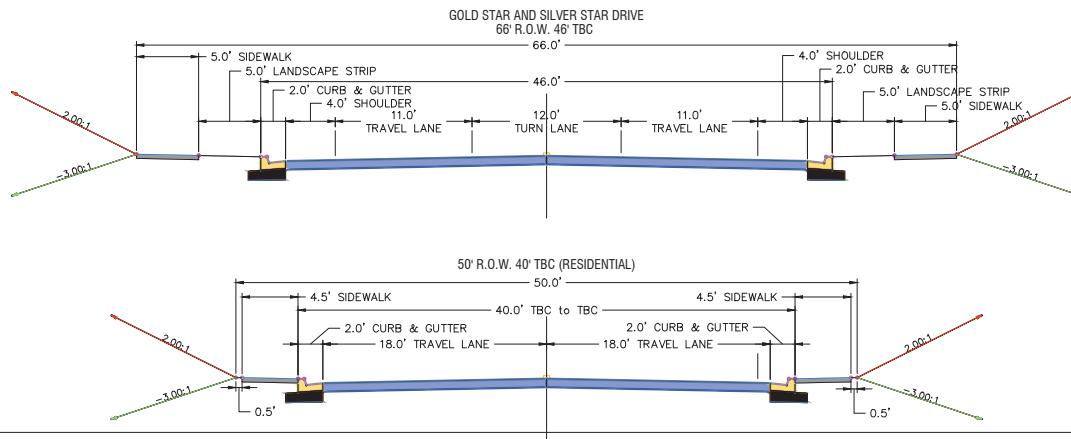
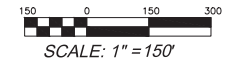
GENERAL NOTES:

1. EACH LOT TO DETAIN THEIR OWN STORM RUNOFF WITH A CITY REGULATED RELEASE RATE INTO THE PUBLIC STORM SYSTEM.
2. ROADWAY DETENTION PONDS WILL BE SIZED TO ACCOMMODATE THE ROADWAYS AND WILL PASS THROUGH INDIVIDUAL SITE RUNOFF.

TRAFFIC DATA:

- THE TRAFFIC DATA BELOW WILL REQUIRE A FULL TRAFFIC IMPACT STUDY WHICH IS UNDER WAY.
- ESTIMATE OF VOLUMES:

	Units	Peak	ADT	Peak
Residential	29	2724	296	516
High Density Residential	206	5627	37	51
High Density Residential	206	936	12	51
High Density Residential	206	936	72	51
Medium Density Residential	142	518	12	64
3 Story Residential	206	1575	146	167
2 Story Residential	116	127	55	69
Single Family Units	77	353	62	51
	1083	6482	564	654



APPROVED
CITY OF HOUSTON

Please approved only as to City requirements and for sufficiency of engineering design for the site.

REV.: DESCRIPTION:

DATE: 6/6/2025

SCALE:

DRAWN BY:

CHECKED BY: PSF

PROJECT NO.: SL2517

DEVELOPED BY: HOMETEL PARTNERS LLC

NO. 152517

TEL: 800.376.1000

ENGINEERED BY:

P.O. BOX 2233, Layton, UT 84041

TEL: 801-891-8376

NORTHGATE RIDGE
CONCEPTUAL PLAN

OVERALL SITE PLAN

SHEET
C101





Creek Hollow & Associates, Inc.

611 Wilson Ave., Suite 1A, Pocatello, ID 83201
Phone: (208) 709-3113 / Fax: (208) 238-8852

Millennial Partners Development
May 6, 2025
Job No. 17033.ML7

LEGAL DESCRIPTION **Preliminary Plat Boundary**

A parcel of land located in the Southeast Quarter and Northeast Quarter of Section 1, Township 6 South, Range 34 East, and a portion of Government Lot 5 and Lot 6 of Section 6, Township 6 South, Range 35 East, Boise Meridian, Bannock County, Idaho, more particularly described as follows:

Commencing at the Center Quarter Corner of said Section 1, Township 6 South, Range 34 East, being marked by a 5/8" rebar with an aluminum cap as shown on Corner Perpetuation and Filing, Instrument No. 21808353, also being the **Point of Beginning**; thence along the Latitudinal Centerline of said Section 1, North 89°54'37" West 402.29 feet; thence North 00°57'32" East 150.02 feet; thence South 89°54'37" East 3622.42 feet to a point of tangency with a 1000.00 foot radius curve concave to the northwest of which radius bears North 00°05'23" East; thence northeasterly 489.74 feet along the arc of said 1000.00 foot radius curve to the left through a central angle of 28°03'37" and a long chord that bears North 76°03'35" East 484.86 feet; thence South 00°01'08" West 691.58 feet; thence South 63°43'33" West 422.62 feet; thence South 76°51'46" West 477.29 feet; thence North 90°00'00" West 272.49 feet; thence South 78°33'36" West 2412.72 feet; thence North 00°14'03" West 1203.61 feet; thence North 89°54'37" West 207.04 feet to the **Point of Beginning**.

Parcel contains 82.96 acres.



ATTACHMENT B
PUBLIC WORKS MEMORANDUM

Memorandum

To: Becky Babb, Planning Manager

From: Merrill Quayle PE, Public Works Development Engineer *MQ*
Jacob Murphy, Senior Engineering Technician *jm*

Date: 08/04/2025

Re: Northgate Ridge - P&Z (08/23/2025) Application #PP25-0006 & PUD25-0001

The Public Works Department has reviewed the preliminary plat application for the above-mentioned project and submits that the following changes and items shall be addressed prior to final plat application.

Plat Conditions

1. The final plat shall meet all the requirements defined in section **16.24.040: Final Plat Requirements** of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.
8. Include in the owner's certificate and note, Easements not depicted: There is an easement for refuse pickup that is within the parking area. Also add this paragraph to the owner's certificate. "The undersigned owner(s) of real property located within the Northgate Ridge Plat, hereby grant permission to the City of Pocatello Sanitation Department to drive City vehicles onto the asphalt/concrete and any other private property in order to provide garbage service at the above location including vehicles needed to perform clean-up maintenance on such private property. Owner(s) release and hold harmless the City of Pocatello, a municipal corporation of Idaho, and its employees from any liability and will accept full responsibility for damages to the driving surface area, which Owner(s) acknowledge and agree are beyond the control of the City of Pocatello and its employees.



Development Conditions

1. Turnarounds shall be required on all drives exceeding 150 feet.
2. Proposed dumpster locations in phase 1 shall be relocated from end of private drives.
3. Provide stormwater calculation for all development being served by existing storm ponds
4. Private drives for lots 1-45 need to be reconfigured so that sanitation and emergency vehicles do not have to back into Gold Star Drive.
5. Northgate Parkway shall be extended to facilitate secondary access to development independent of phasing of development. Provide design and cross sections.
6. Per city standards Gold Star and Silver Star drive shall be a 75 foot right of way.
7. Curbside sidewalk on residential streets shall be 5 feet wide.
8. Provide alignment, construction plans, and easements for 12- and 18-inch water transmission line at time of final plat application.
9. Water Transmission line shall be constructed and operational prior to issuing building permits.
10. All transmission lines and 12-inch mainline serving development shall be ductile iron.
11. Waterline on Northgate Parkway shall be extended and connected with an isolation valve at the approximate elevation of proposed PRV.
12. Hydrants shall be placed at the end of all private dead-end waterlines.
13. Curb stops shall be required on all private service lines.
14. Fire line hydrant spacing shall not exceed 300 feet. Private fire lines with backflow assemblies will be required where private main lines and master meters are not shown.
15. Section of Gold Star Drive outside of plat connecting to Olympus Drive shall be constructed with first phase of development.
16. Satterfield Drive and Northgate Parkway shall be extended to property lines with construction of phase 5.
17. additional storm infrastructure may be required to accommodate stormwater on north side of road Northgate Parkway.
18. Storm ponds shall be designed to retain individual site runoff. Provide treatment volumes.
19. All Drives on Goldstar and Silverstar shall be aligned across from each other meeting access guidelines as closely as possible.

General Conditions

1. One (1) full sized copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section **16.24.030(D): Final Plat Application Requirements** of the Subdivision Ordinance.
2. Proposed right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standings with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.
3. If the developer desires to record the final plat prior to completion of all the required public infrastructure and improvements, then the developer shall be required to adhere to section **16.24.110: Subdivision Surety Bond and Warranty Bond** of the Subdivision Ordinance.
4. All items above will need to be addressed in accordance with section **16.24.080(A): Recording of Final Plat** of the Subdivision Ordinance.
5. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.
6. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.
7. Per section **800 Geotechnical and Earthwork**, Structures shall not be permitted on slopes of 20 percent or greater without a civil site plan by a licensed engineer in the State of Idaho. Included in this section, **800.08 Grading**, slopes over 15% require engineered grading with recommendations included in a geotechnical engineering report and incorporated in the grading



plans or specifications. Guidelines for Soils Engineering Report Risk Analysis Elements can be found in Appendix B of the City of Pocatello Design Principles and Standards.

8. Provide the model results for the culinary water system for projected pressures and flows for the subdivision and the entire pressure zone affected. Supply a digital layout of the subdivision with elevations for model verification.
9. Developer is responsible for effecting a "Fire Wise/ Fire Fuels Management Assessment and Evaluation" on all areas within the proposed subdivision. This Assessment and Evaluation must be completed by a local fire authority having jurisdiction (Pocatello Fire Department) and meet all current requirements of the City code. Developer must reduce fire fuels within the subdivision area on all vegetation to specifications provided by the Pocatello Fire Department. All Assessments and Evaluations as well as fuels reductions are at the developer's expense.
10. Utility and street light approval is required by the City.
11. US Mail box units with ADA access required and location approved by the Post Master and the City of Pocatello.
12. This area was annexed 02/15/2018 Ordinance #3001 and is subjected to a "Water Right Value" per Resolution 2006-02.



ATTACHMENT C

SITE PLAN REVIEW COMMENTS 7.7.25

water needs to be boped

will have an HOA

15-80' Long
150' will feed A
unimproved -

Master Meter would be changed
as part of Sanatation

* New Neighborhood Using PWD App
Fire: Commercial hydrant Every 300'
Ho Priv in Front of Townhomes w 34 foot Main
Blk 26" Riser Main for Priv
NOTES

4. CURRENT ZONING OF THE PROPERTY IS ZONED
COMMERCIAL GENERAL - CG / COMPREHENSIVE PLAN -
COMMERCIAL

Main
Engineering 8" Sewer w/ Marshall Services 4" Min
The whole Main Street be placed in Phase 1
Streets: No Gate Parkway South Side will need to Brist to
Goldstar
Bib out
are or for pool's

DEVELOPERS
GENERAL DEVELOPMENT PARTNERS LLC
1 BOX 1739
SLADAY, UT 84117
ART TOWN LLC
1 BOX 1739

INTERNATIONAL LAND REGISTRATION
REGISTERED
1997
STATE OF IDAHO

NORTHGATE RIDGE
BRILLIANTLY WHITE

NE 1/4 & SE 1/4 SEC. 1, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 1703A07	REVISIONS		SCALE: 1"=80'
DRAWN BY: CMA	1		
06/06/75	2		



ATTACHMENT D
AERIAL OF SITE

Pocatello Planning Map

