

MEETING AGENDA
CITY OF POCA TELLO
PLANNING & ZONING COMMISSON
APRIL 9, 2025 | 6:30 PM
COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE, POCA TELLO, 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. APPROVAL OF MINUTES.

The Commission may wish to waive the oral reading of the Planning and Zoning Commission's clarification and meeting minutes held March 12, 2025, and to approve the minutes as presented. **(ACTION ITEM)**

3. PUBLIC HEARING: ANNEXATION - FILE ANEX25-0003.

This time has been set aside for the Commission to hear comments from the public regarding an annexation project request to be known as The Ridge at High Terrace, submitted by Bill B. Isley and will be represented by Sunrise Engineering. The subject property, known as RPR3851011410, RPR3851011411, RPR3851011506, entails 81.78 acres (more or less) with the proposed zoning designation of Residential Low Density (RL) and a proposed Future Land Use designation of Residential. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

4. PUBLIC HEARING: PRELIMINARY PLAT - FILE PP25-0002.

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat subdivision to be known as The Ridge at High Terrace Division 1-3 request submitted by Bill B. Isley and represented by Sunrise Engineering. The subject property, known as RPR3851011410, RPR3851011411, RPR3851011506, entails 81.78 acres (more or less). The request is to subdivide the property into 75 total lots. **(ACTION ITEM)** (Quasi-Judicial Public Hearing)

5. ADJOURN MEETING.

AGENDA 2

CLARIFICATION MEETING MINUTES

CITY OF POCA TELLO

PLANNING & ZONING COMMISSON (P&Z)

MARCH 12, 2025 | 6:00 PM

COUNCIL CHAMBERS | 911 N. 7TH AVENUE, POCA TELLO, IDAHO

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

1. ROLL CALL AND DISCLOSURES.

PRESENT: Eugene Bartu, Benjamin Gomez, Adam Geyer, Marjanna Hulet (arrived at 6:02 PM), Annie Mendoza, Richard Phillips, and Desirea Valladolid. **STAFF:** Becky Babb, Aceline McCulla and Merril Quayle.

2. DISCUSSION TO CLARIFY ITEMS ON THE P&Z MEETING AGENDA FOR MARCH 12, 2025.

The Commission and staff discussed the agenda items.

3. ADJOURN.

With no further discussion, **Phillips** closed the meeting at 6:02 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

MEETING MINUTES
CITY OF POCATELLO
PLANNING & ZONING COMMISSION
MARCH 12, 2025 · 6:30 PM
COUNCIL CHAMBERS | 911 N. SEVENTH AVENUE

Chair Rich Phillips opened the meeting at 6:30 p.m.

1. ROLL CALL.

Present: Eugene Bartu, Benjamin Gomez, Adam Geyer, Marjanna Hulet, Annie Mendoza, Richard Phillips and Desirea Valladolid. Bartu and Gomez visited the site with nothing else to disclose and none of the other members had anything to disclose. **Staff:** Becky Babb, Aceline McCulla and Merrill Quayle.

2. APPROVE MINUTES.

The Commission may wish to waive the oral reading of the P&Z meeting minutes held January 8, 2025, and to approve the minutes as written.

It was moved by **M. Hulet** and seconded by **A. Mendoza** to approve the meeting minutes held August 14. Those voting in favor were Bartu, Gomez, Geyer, Hulet, Mendoza, Phillips, and Valladolid. Motion carried unanimously.

3. PUBLIC HEARING – PRELIMINARY PLAT - FILE PP25-0001.

This time has been set aside for the Commission to hear comments from the public regarding a request by Wayward Kinghorn Management LLC, represented by David Assan of Sunrise Engineering for a preliminary plat subdivision to be known as Stratten Estates Division 4. The subject property located at 1256 Kinghorn Road and is zoned Residential Medium Density Single-family (RMS). The applicant is proposing to subdivide the property into twelve (12) residential lots.

The public hearing was opened by **Phillips** at 6:34 PM.

Rob Heuseveldt of Sunrise Engineering, representing Kinghorn Management LLC for the Stratten Estates Division 4 preliminary plat subdivision at 1256 Kinghorn Road emphasized two points. First the property qualifies for infill development and second, the team met with staff for their input and are agreeable to their recommendations and conditions in the staff report.

Planning Manager **Becky Babb** of the City of Pocatello summarized the staff report.

One phone call in opposition and Kinghorn Irrigation just wanted to make sure the canal is covered and retained. No written public comments have been received regarding this application.

Staff finds that the proposed zoning map amendment 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, dated March 5, 2025, 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.

Hulet asked for staff to clarify infill standards. **Babb** clarified that the property is less than three (3) acres and qualifies for infill standards to be utilized.

Phillips asked for irrigation canal conditions to retain the canal. The Public Works Memorandum clarifies what needs to be done to keep the water and crossing under the roadway and other pertinences to keep the canal flowing through the property.

Phillips opened the hearing for public comment at 6:42 PM.

Those in favor or opposed: none.

Those neutral:

Richard Syphus of the Kinghorn Irrigation Association wanted to make sure the canal is flowing and covered or through the property.

Dan Johnson was concerned with roadways, irrigation canals and migration of wildlife. He wants one house built instead of townhomes.

Austin Fisher was in favor of single-family homes, not townhomes.

Rebuttal:

Heuseveldt addressed the irrigation ditch included in the public Works Memorandum and will be addressed in the final plat. The use

With no more public comments, **Phillip** closed the public hearing at 6: 50 PM.

It was moved by **M. Hulet** and seconded by **A. Geyer** to approve the Stratten Estates Division 4 preliminary plat request by Wayward Kinghorn Management, LLC, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff report, and to authorize the Chair to sign the Findings of Fact and Decision. Those voting in favor were Bartu, Gomez, Geyer, Hulet, Mendoza, Phillips, and Valladolid. Motion carried unanimously.

4. ADJOURN.

With no other business, Phillips closed the meeting at 7:53 PM.

Submitted by:

Aceline McCulla, Secretary

Approved on:

AGENDA 3

**PLANNING & ZONING COMMISSION
HEARING: APRIL 9, 2025
STAFF REPORT**

FILE: ANEX25-0003

APPLICANT: David Assan, Sunrise Engineering
OWNER: Billy B Isley
REQUEST: Preliminary Plat The Ridges at High Terrace Division 1-3
LEGAL DESCRIPTION: RPR3851011410, RPR3851011411, and RPR3851011506
GENERAL LOCATION: Northeast of East Center Street
STAFF: Becky Babb, Planning Manager

SUMMARY & CONDITIONS:

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, Chapter 2 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 Bill B Isley to annex and zone property located northwest of Center Street, finding the application meets the standards for approval under section 17.02.110 of Pocatello City Code, [insert any conditions of approval], 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 Bill B Isley to annex and zone property located property located northwest of Center Street, finding the application does not meet the standards for approval under section 17.02.110 of Pocatello City Code, [insert any conditions of approval], and to authorize the Chair to sign the findings of fact."

GENERAL BACKGROUND:

Request: Bill Isley, represented by Sunrise Engineering, has submitted an Annexation and Zoning Application to expand the corporate boundary of the City to properties identified as parcels RPR3851011410, RPR3851011411, and RPR3851011506. The application requests a zoning map designation of Residential Low Density (RL).

Physical Characteristics of the Site: The site is unaddressed. It consists of three (3) parcels totaling 81.78 acres, more or less. The property is currently undeveloped.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on March 24, 2025. All property owners within three hundred feet (300') of the external boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed zoning map amendment. No written comments were received from the public prior to the publishing of this staff report.

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

ATTACHMENTS:

- A. Application Documents
- B. Future Land Use Map Designation
- C. Public Works Memorandum

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. Annexation Review Criteria Analysis

REVIEW CRITERIA (17.02.170.E):				
Compliant			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. 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. 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.
☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.

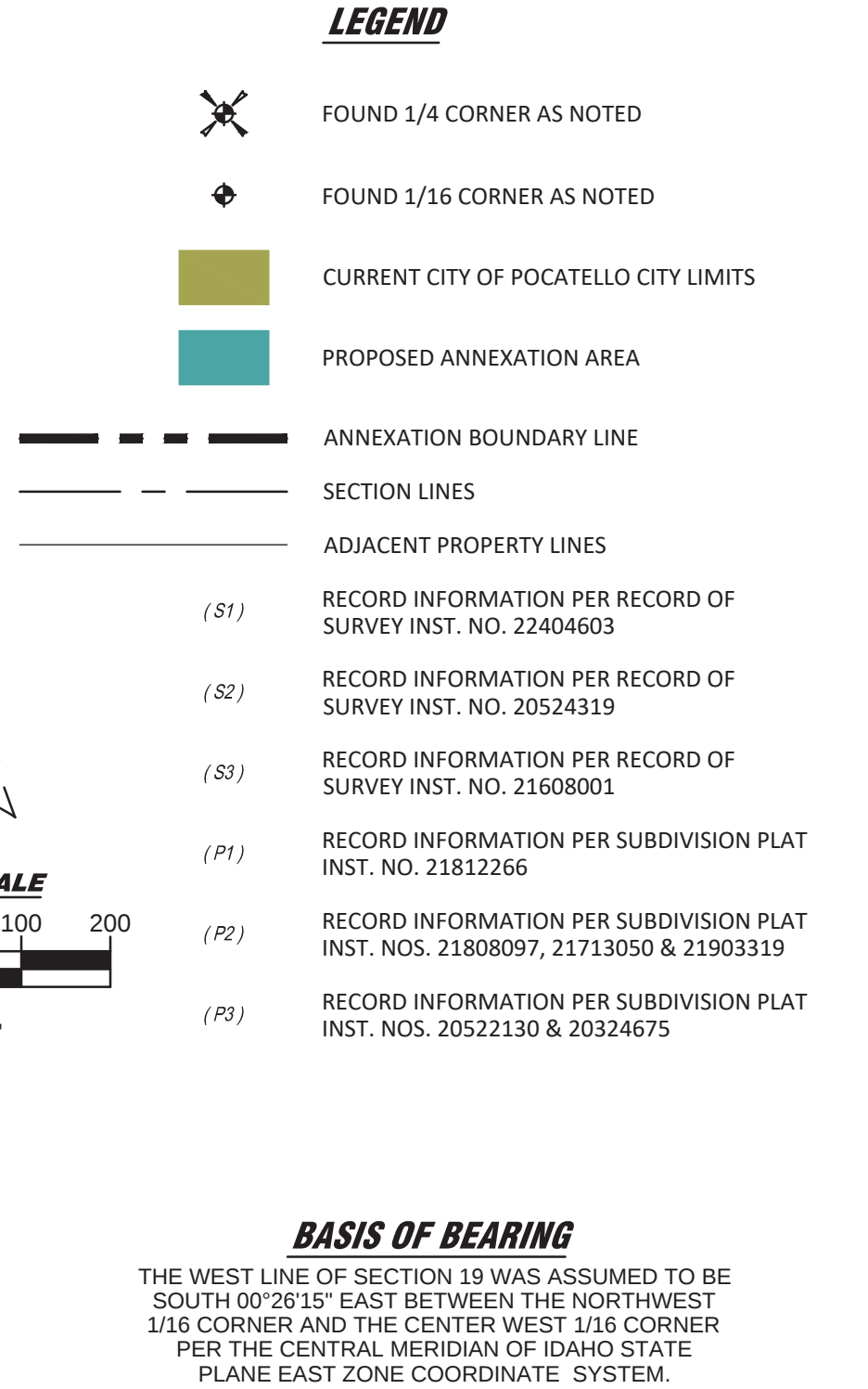
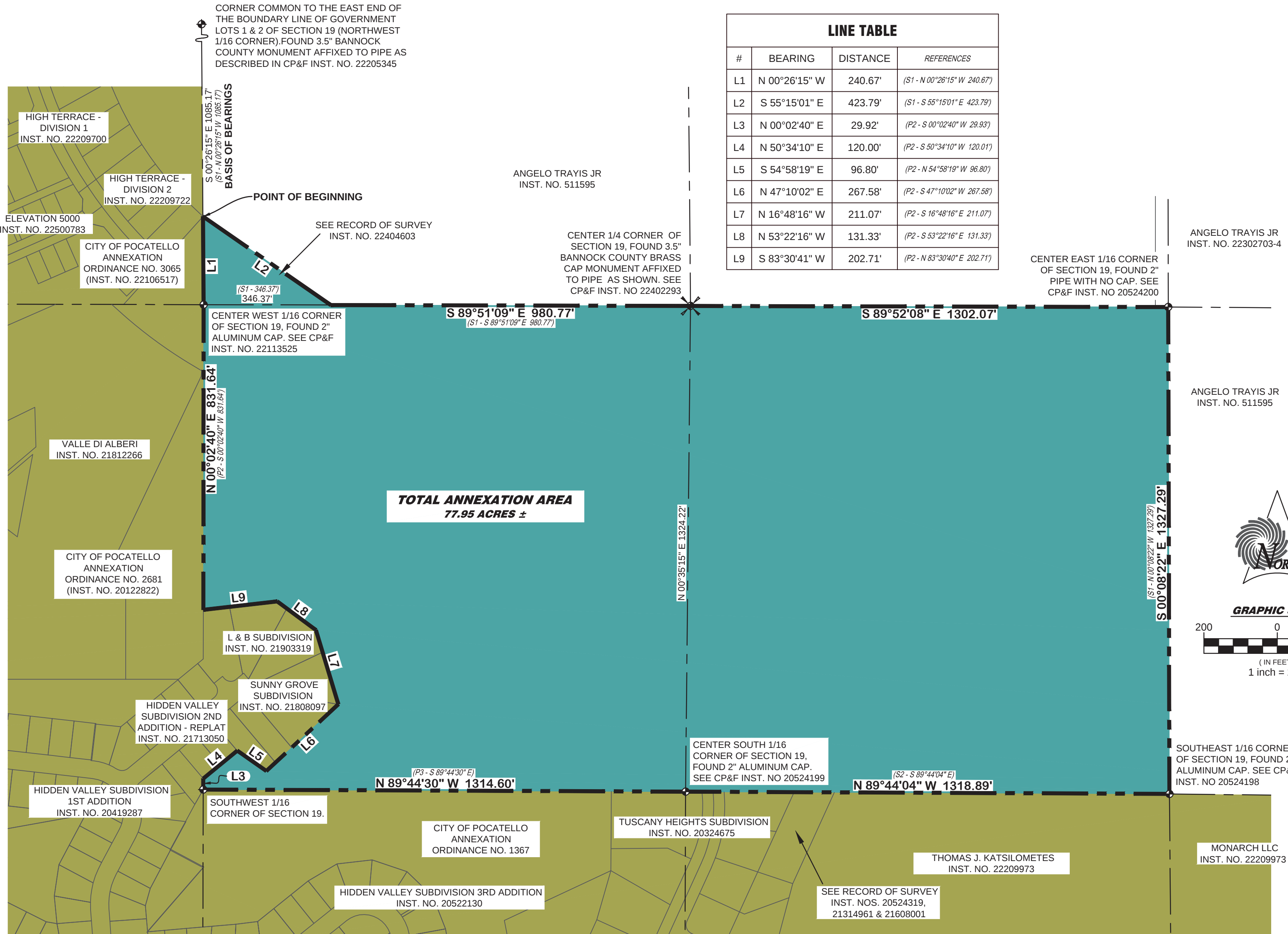
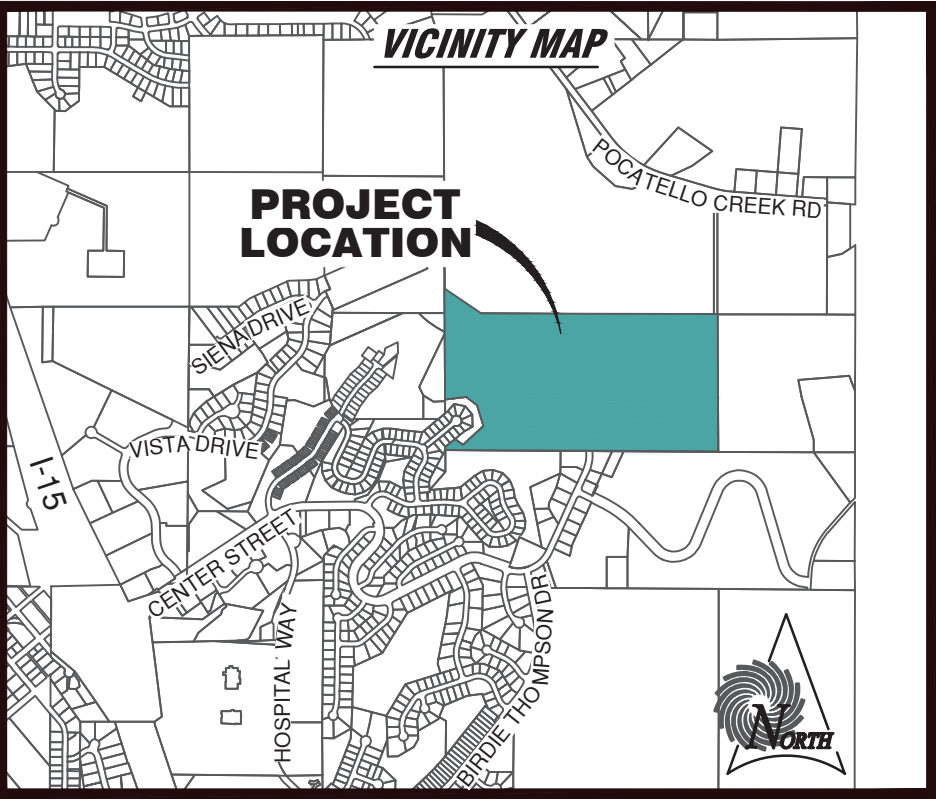
			Staff Review	82 acres (more or less) of the subject land is proposed to be zoned Residential Low Density (RL) in accordance with the City's Future Land Use Map designation of Residential (R).
			Applicant Response	The proposed project is requesting a Residential Low-Density (RL) designation to match the adjacent land uses. This zoning would allow for residential housing type that is in demand and would provide opportunities for families to live in the community.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			Staff Review	The proposed zoning responds to current development that exists throughout the subject land in general. Current uses include a mix of residential uses. The proposed development includes networked trails, in accordance with existing recreational use.
			Applicant Response	The proposed project will be developed as a residential subdivision to complement existing subdivisions adjacent to the site. The proposed sites are identified as RPR3851011411, RPR3851011410, and RPRPCPP149603.
☒	☐	☐	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.
			Staff Review	The subject properties are suitable for the type and intensity of land uses permitted within the RL zoning districts.
			Applicant Response	There are adjacent subdivisions abutting the property. The site will be developed to match the existing use. Similar geographic features exist on the adjacent sites which have proven to be suitable for this type of development.
☒	☐	☐	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.
			Staff Review	The proposed Preliminary Plat for The Ridges at High Terrace will extend Center Street to its completion. Three proposed roads (unnamed) will be constructed throughout the phases. The road will be built to city standards including curb, gutter, and sidewalk for adjacent platted lots. See the Public Works Memorandum for further comments/conditions regarding proposed streets/ROW improvements (Attachment A of the Preliminary Plat Ridges at High Terrace Staff Report).
			Applicant Response	There are existing road and utility installation adjacent to the property which would be connected within the development. The City of Pocatello already provides services all the adjacent subdivisions. The additional tax base and monthly fees for the new residential lots will help offset the additional demand on the public services.

☒	☐	☐	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.
			Staff Review	The subject properties are undeveloped. The proposed uses in the proposed zoning districts would be compatible to existing development within and surrounding the subject property.
			Applicant Response	The density of the proposed development is in line with the existing neighborhood.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			Staff Review	The requested zoning is consistent with the Future Land Use Map.
			Applicant Response	The proposed zoning of Residential Low-Density (RL) is in line with the City of Pocatello's Comprehensive Plan Future Land use Designation of Residential (R). The site will be designed with lot sizes and layouts what will blend with the adjacent properties.

ATTACHMENT A

ANNEXATION MAP FOR:
THE RIDGE @ HIGH TERRACE

LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



ANNEXATION MAP FOR:
THE RIDGE @ HIGH TERRACE
LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

	
REVISIONS	SURVEYED BY: MSB, RTS, MLM
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: February 25, 2025
DRAWING: P:\BBAD Investments, LLC\12419 - The Ridges @ High Terrace Subdivision\SURVEY\CAD\TR@HT ANNEX MAP.dwg	
SCALE: 1 INCH = 200 FEET	PROJECT NO: 12419 SHEET 1 OF 1

AFFIDAVIT OF LEGAL INTEREST

I, Billy B Isley reside at 477 la valle Strada
in the City of Pocatello, in the State of ID, being first duly sworn upon Oath, depose and say: I
am the owner of record of the property described as:

Inst # 22404603, Parcels RPR3851011411, RPR3851011410 & RPRDCPP
149603

and I grant permission to: SUNRISE Engineering, who resides at 600 EAST OAK
in the City of Pocatello, in the State of ID, to submit the following application(s) and
represent the owner pertaining to the property (check all that apply):

- | | |
|--|--|
| ☒ Preliminary Plat | ☒ Variance |
| ☒ Final Plat | ☒ Conditional Use Permit |
| ☒ Short Plat | ☒ Zone Map Amendment |
| ☒ Planned Unit Development | ☒ Comprehensive Plan Map Amendment |
| ☒ Annexation | ☐ Other: _____ |

I agree to indemnify, defend and hold the City of Pocatello and its employees harmless from any claims to liability
resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the
subject of the application.

Property owner signature: _____

STATE OF Idaho)
ss
County of Bannock)

Dated this 11th day of February, 2025, the property owner Billy B Isley has
SUBSCRIBED AND SWORN before me on this day and year the authorization and information above written.

(seal)



Allyson Burnham
NOTARY PUBLIC FOR IDAHO
Residing at: Pocatello, Id
Commission Expires: 12/17/26

LEGAL DESCRIPTION
ANNEXATION FOR THE RIDGES @ HIGH TERRACE

A PORTION OF LAND LOCATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST 1/16 CORNER OF SECTION 19, BEING MARKED BY A BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 22205345;

THENCE SOUTH 00°26'15" EAST, ALONG THE WEST LINE OF SECTION 19 AND THE EAST BOUNDARY OF CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 3065, A DISTANCE OF 1085.17 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 55°15'01" EAST, LEAVING SAID WEST LINE OF SECTION 19 AND SAID EAST BOUNDARY OF CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 3065, A DISTANCE OF 423.79 FEET TO A POINT ON THE LATITUDINAL CENTERLINE OF SECTION 19;

THENCE SOUTH 89°51'09" EAST, ALONG SAID LATITUDINAL CENTERLINE OF SECTION 19, A DISTANCE OF 980.77 FEET TO THE CENTER 1/4 CORNER OF SECTION 19;

THENCE SOUTH 89°52'08" EAST, CONTINUING ALONG SAID LATITUDINAL CENTERLINE OF SECTION 19, A DISTANCE OF 1302.07 FEET TO THE CENTER EAST 1/16 CORNER OF SECTION 19;

THENCE SOUTH 00°08'22" EAST, LEAVING SAID LATITUDINAL CENTERLINE OF SECTION 19 AND FOLLOWING ALONG THE EAST 1/16 LINE OF SECTION 19, A DISTANCE OF 1327.29 FEET TO THE SOUTHEAST 1/16 CORNER OF SECTION 19, ALSO BEING A POINT ON THE NORTH BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 1367;

THENCE NORTH 89°44'04" WEST, LEAVING SAID EAST 1/16 LINE OF SECTION 19 AND FOLLOWING ALONG THE SOUTH 1/16 LINE OF SECTION 19 AND THE NORTH BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 1367, A DISTANCE OF 1318.89 FEET TO THE CENTER SOUTH 1/16 CORNER OF SECTION 19;

THENCE NORTH 89°44'30" WEST, CONTINUING ALONG SAID SOUTH 1/16 LINE OF SECTION 19 AND SAID NORTH BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 1367, A DISTANCE OF 1314.60 FEET TO THE SOUTHWEST 1/16 CORNER OF SECTION 19, ALSO BEING A POINT ON THE EAST BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 2681;

THENCE NORTH 00°02'40" EAST, LEAVING SAID SOUTH 1/16 LINE OF SECTION 19 AND FOLLOWING ALONG THE WEST LINE OF SECTION 19 AND SAID EAST BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 2681, A DISTANCE OF 29.92 FEET TO THE SOUTH CORNER OF LOT 1, BLOCK 1 OF HIDDEN VALLEY SUBDIVISION 2ND ADDITION – REPLAT (RECORD INST. NO. 21713050);

THENCE LEAVING THE WEST LINE OF SECTION 19 AND FOLLOWING ALONG THE BOUNDARY OF SAID HIDDEN VALLEY SUBDIVISION 2ND ADDITION – REPLAT AND THE EAST BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 2681 FOR THE FOLLOWING SIX (6) COURSES:

1. NORTH 50°34'10" EAST A DISTANCE OF 120.00 FEET;
2. SOUTH 54°58'19" EAST A DISTANCE OF 96.80 FEET;
3. NORTH 47°10'02" EAST A DISTANCE OF 267.58 FEET;
4. NORTH 16°48'16" WEST A DISTANCE OF 211.07 FEET;
5. NORTH 53°22'16" WEST A DISTANCE OF 131.33 FEET;
6. SOUTH 83°30'41" WEST A DISTANCE OF 202.71 FEET TO A POINT ON THE WEST LINE OF SECTION 19;

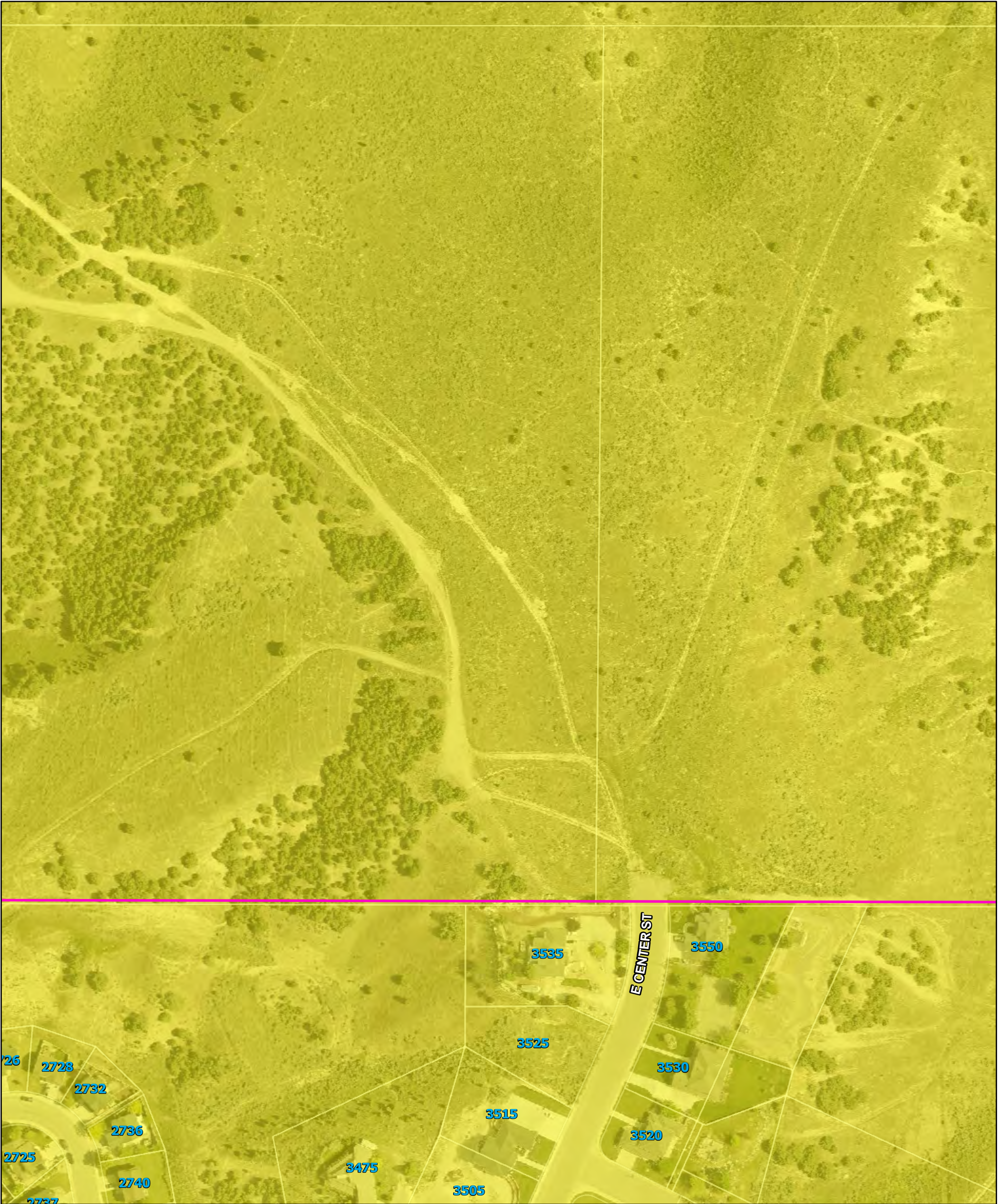
THENCE NORTH 00°02'40" EAST, FOLLOWING ALONG SAID WEST LINE OF SECTION 19 AND SAID EAST BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 2681, A DISTANCE OF 831.64 FEET TO THE CENTER WEST 1/16 CORNER OF SECTION 19;

THENCE NORTH 00°26'15" WEST, LEAVING SAID EAST BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 2681 AND FOLLOWING ALONG SAID WEST LINE OF SECTION 19 AND THE EAST BOUNDARY OF THE CURRENT CITY OF POCATELLO CITY LIMITS ORDINANCE NO. 3065, A DISTANCE OF 240.67 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 77.95 ACRES, MORE OR LESS.

ATTACHMENT B

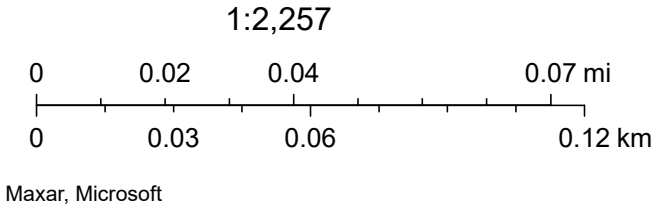
ANEX25-0003 Planning Map



4/3/2025, 12:09:23 PM

Future Land Use South_Clip

- R
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Pocatello Parcels 2024



ATTACHMENT C

Memorandum

To: Becky Babb, Planning Manager

From: Merrill Quayle PE, Public Works Development Engineer MB

Date: April 9, 2025

Re: The Ridge @ High Terrace – P&Z 4.9.2025, CC 5.1.2025, Application #ANEX23-0003

Background

Bill Isley, the owner and David Assan, Sunrise Engineering the Applicant., has requested that approximately 78 acres on the east bench between the terminus of E Center Street and Vista Drive be annexed into the corporate boundaries of the City of Pocatello, a Political Subdivision of Idaho.

Conditions

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

1. Memorandum of Understanding (MOU) approved by the City of Pocatello, City Council approved April 3, 2025 between the City and The Ridge @ High Terrace shall be adhered to.
2. Utilities and infrastructure are available for said development but, will need to be extended to the area as development occurs.
3. 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 4

**PLANNING & ZONING COMMISSION
HEARING: APRIL 9, 2025
STAFF REPORT**

FILE: PP25-0002

APPLICANT: David Assan, Sunrise Engineering
OWNER: Billy B Isley
REQUEST: Preliminary Plat The Ridges at High Terrace Division 1-3
LEGAL DESCRIPTION: RPR3851011410, RPR3851011411, and RPR3851011506
GENERAL LOCATION: Northwest of East Center Street
STAFF: Becky Babb, Planning Manager

SUMMARY & CONDITIONS:

In consideration of the 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, dated April 2, 2025, 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.

A full analysis is detailed within this staff report.

OPTIONAL MOTIONS:

1. Approval of the Application: “Move to **approve** The Ridge at High Terrace Divisions 1-3 application, submitted by Sunrise Engineering on behalf of Bill Isley, 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 **[insert any additional conditions]**, and to authorize the Chair to sign the findings of fact.

2. Denial of the Application: “Move to **deny** the Ridge at High Terrace Divisions 1-3 submitted by Sunrise Engineering on behalf of Bill Isley, finding the application **does not** meet the standards for approval under Section 16.20.050 of Pocatello Municipal Code (**state reason for denial**) and authorize the Chair to sign the Findings of Fact & Recommendation.

GENERAL BACKGROUND:

Request: Bill Isley, represented by Sunrise Engineering, has submitted a preliminary plat application to subdivide the property. The application includes three divisions. Division 1 consists of 63.3 acres, with 40 total residential lots and one (1) common lot. Division 2 consists of 8.12 acres, with 17 total residential lots and one (1) common lot. Division 3 consists of 10.36 acres, with

15 total residential lots and one (1) common lot. The minimum lot size is 7,500 sq. ft. and all lots in all divisions meet the minimum lot size criteria.

Physical Characteristics of the Site: The site is unaddressed. It consists of three (3) lots totaling 81.78 acres, more or less. The property is currently undeveloped. The property is currently in Bannock County; however, an Annexation and Zoning Application has been submitted concurrent with this Preliminary Plat Application and is currently pending.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on March 24, 2025. All property owners within three hundred feet (300') of the external boundaries of the subject property have been provided notice of the public hearing in order that they may provide comment on the proposed zoning map amendment. No written comments were received from the public prior to the publishing of this staff report.

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

ATTACHMENTS:

- A. Application Documents
- B. Public Works Memorandum dated April 3, 2025
- C. Aerial with Wildlife Habitat Protection Area
- D. Aerial with Slope of 15% >

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. 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.
			Staff Review	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.
			Staff Review	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 A).

☒	☐	☐	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.
			Staff Review	DENSITY & LOT DESIGN: The subject property is proposed to be zoned as Residential Low Density (RL) and is part of the pending annexation. The applicant is proposing to subdivide the property into seventy-two (72) residential lots, over three phases. The minimum lot size in the RL zoning district is 7,500 sq. ft. for a single-family dwelling. However, Division 1 is located in a designated Wildlife Habitat Protection Area therefore development is subject to Code Section 17.04.170 Wildlife Habitat Protection Standards which restricts the development by 50-percent density (see discussion below). Under the RL zoning a total of <u>368 single-family lots may be allowed</u> ($63.3 \text{ acres} \times 43,560 = 2,757,348 \text{ sq.ft.} / 7,500 = \mathbf{368 \text{ lots}}$). Thus, the lots permitted without requesting a density bonus or clustering is reduced to 183 lots ($368 \text{ lots} / 2$). The Preliminary Plat application proposes 40 residential lots, which is well below the permitted 183. Lot 22, which is the common lot held as open space, consists of 35.6 acres more or less. Divisions 2 and 3 are not within the Wildlife Habitat Protection Area. Division 2 is proposing to consist of 17 total residential lots, with 1 common lot (1.6 acres) on 8.12 acres (more or less). Division 3 is proposing 15 total residential lots with 1 common lot (4.74 acres) 10.36 acres (more or less). A portion of the property in Division 1 has slopes in excess of 15-percent grade. Therefore, development is subject to Code Section 17.05.100 Slope Development Standards as part of the development.
☒	☐	☐	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. 1. 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 Ridges at High Terrace will extend Center Street to its completion. Three proposed roads (unnamed) will be constructed throughout the phases. The road will be built to city standards including curb, gutter, and sidewalk for adjacent platted lots. See the Public Works Memorandum for further comments/conditions regarding proposed streets/ROW improvements (Attachment A).

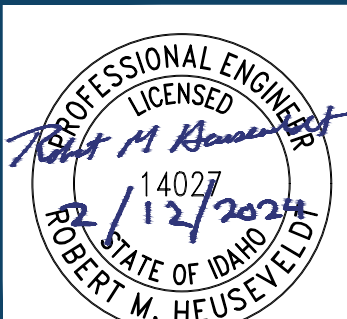
				WATER, SEWER, & STORMWATER: Water and sewer are available to extend to the proposed subdivision and shall be subject to all applicable Municipal Standards prior to acceptance of the final plat. Water and sewer connections shall be extended to each residential lot. All development must comply with City 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 on March 19, 2025. To date, no comments have been received from the Utility providers receiving notice. 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 A. 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.
☒	☐	☐	Staff Review	Municipal subsection 16.20.030V 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. A traffic impact study has not been required as part of the application review in light of two access points being provided, ie: Vista Drive and E. Center.
☒	☐	☐	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.

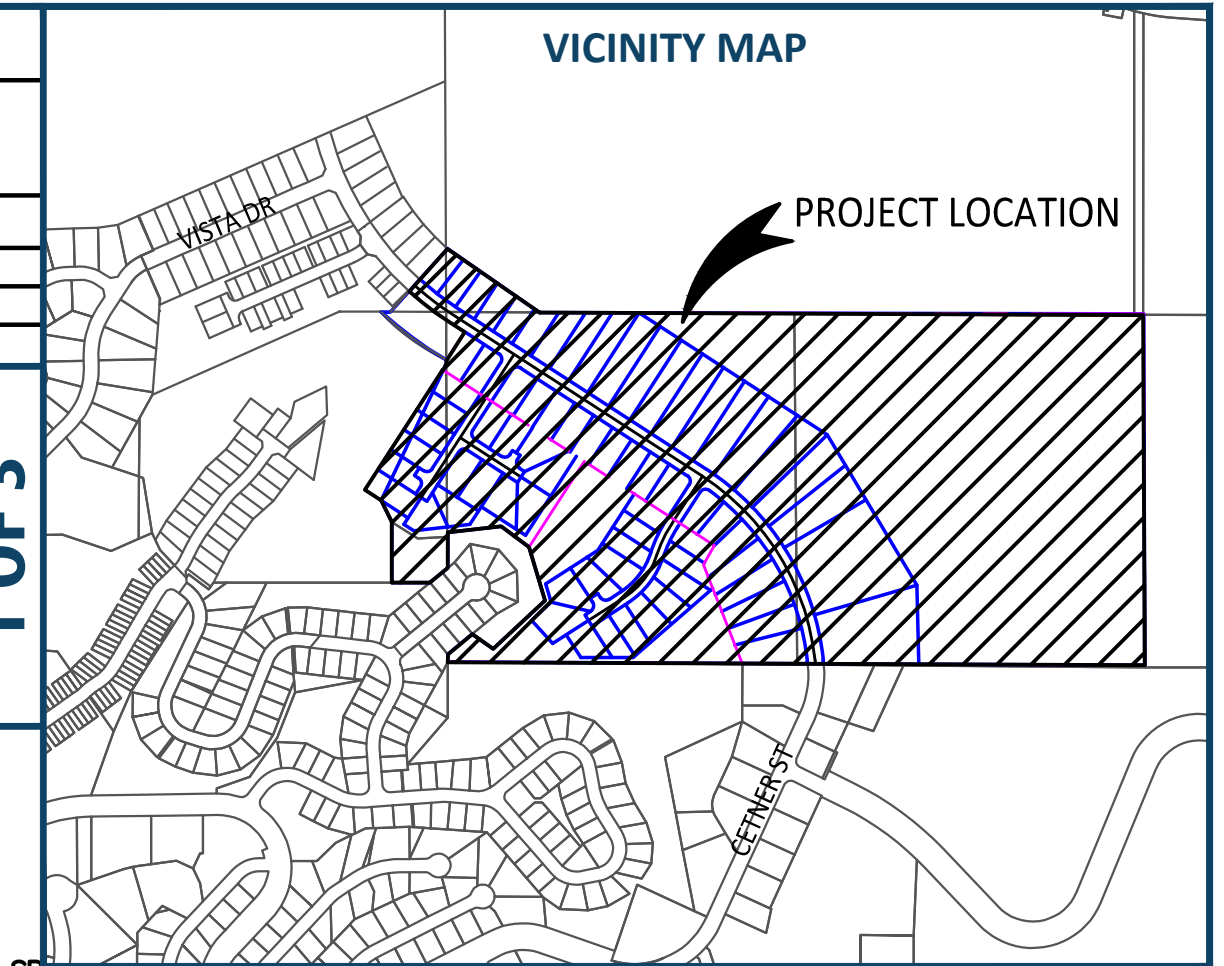
			Staff Review	The proposed subdivision provides a continuation of a connected transportation system as it fully connects Center Street. See Criteria 16.20.050.D for additional comment.
☒	☐	☐	16.20.050 G.	The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's most recent adopted bicycle and pedestrian plans.
			Staff Review	The Bannock Transportation Planning Organizations adopted bicycle and Pedestrian Plan does not include the area as a proposed Bicycle route. Sidewalk is proposed along both Center Street and the new roads (unnamed).
☒	☐	☐	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	Public utilities are available to extend through to provide service to the newly created lots. Public utilities shall be located within either the right-of-way or access easements/utility easements. See Criteria 16.20.050.D for additional comment.
☒	☐	☐	16.20.070	Expiration of planning and zoning commission's decision
			Staff Review	The commission's decision is valid for a period of two (2) years from the date the decision is reduced to writing and transmitted to the applicant, unless a final plat has been approved by the City Council. If the plat is being phased, the preliminary plat shall expire two (2) years following the date of approval of the final plat for the previous phase. A. The complete final plat application must be submitted to the planning and development services prior to the expiration of the two (2) year period. B. Failure to submit the complete final plat application prior to the two (2) year expiration date shall require the submittal of a new preliminary plat application pursuant to this chapter. The Planning & Zoning Commission may grant one (1) twelve (12) month extension in writing upon finding of good cause.

ATTACHMENT A

PRELIMINARY PLAT FOR:
THE RIDGE @ HIGH TERRACE DIV 1-3
 LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO



DEVELOPER INFORMATION			
NAME		TR@HT, LLC	
CONTACT		BILL ISLEY	
PHONE		208.243.4441	
ADDRESS		2227 EAST CENTER ST. POCATELLO, ID 83201	
SHEET INFORMATION			
CREATED	PROJECT #	12419	DRAWN BY
REVISED	REV #		OKC
			CHECKED BY
			RMH
		 SUNRISE ENGINEERING 600 EAST OAK STREET, POCATELLO, ID 83201 TELEPHONE 208.234.0110 www.sunrise-eng.com	
		SHEET NUMBER	
		1052	



- ## **NOTES**
1. ALL OF THE DEVELOPMENT GRADING IS ALREADY PERMITTED WITH THE COUNTY AND WILL BE TAKING PLACE STARTING MARCH 3RD.
 2. COORDINATION WITH THE CITY OF POCATELLO ENGINEERING DEPARTMENT HAS ALREADY STARTED IN REGARDS TO RELOCATING THE EXISTING WATER MAIN LINE AS PART OF THE PROJECT GRADING PROCESS.
 3. GRADING OF ALL 3 DIVISIONS ALONG WITH ALL THE STORM WATER PONDS WILL BE COMPLETED PRIOR TO THE START OF PLACEMENT OF THE PROPOSED SEWER MAINS.
 4. ALL STORM WATER PONDS ARE DESIGN AND WILL MEET THE PORTNEUF VALLEY SEWERTREATMENT DESIGN MANUAL REQUIREMENTS.
 5. ALL THE PONDS WITHIN THIS DEVELOPMENT WILL BE MAINTAIN AND OPERATED BY THE NEWLY FORMED TR@TH HOMEOWNERS ASSOCIATION.

ANGELO TRAYS, SR
& KATHERINE TRAYS
INST. NO. 511595

MONARCH LLC
INST. NO.
22209973

P:\BBAD Investments, LLC\12419 - The Ridges @ High Terrace Subdivision\SURVEY\CAD\TROT PRELIMINARY PLAT AND MASTER PLAN.dwg Feb 25, 2025 1:20pm owen.campion

HALF SIZE SCALE (12"x18")
1 INCH = 200 FEET
0 50 100 200
0 50 100 200
1 INCH = 100 FEET
FULL SIZE SCALE (24"x36")

PRELIMINARY PLAT FOR:
THE RIDGE @ HIGH TERRACE DIV 1-3
LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

BASIS OF BEARING

THE WEST LINE OF SECTION 19 WAS ASSUMED TO BE SOUTH 00°26'15" EAST BETWEEN THE NORTHWEST 1/16 CORNER AND THE CENTER WEST 1/16 CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

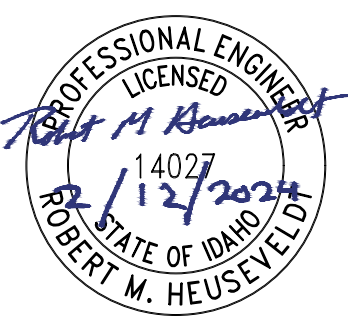


DEVELOPER INFORMATION

NAME TR@HT, LLC
CONTACT BILL ISLEY
PHONE 208.243.4441
ADDRESS 2227 EAST CENTER ST.
POCATELLO, ID 83201

SHEET INFORMATION

CREATED PROJECT # 12419 DRAWN BY OKC
REVISED REV # CHECKED BY RMH

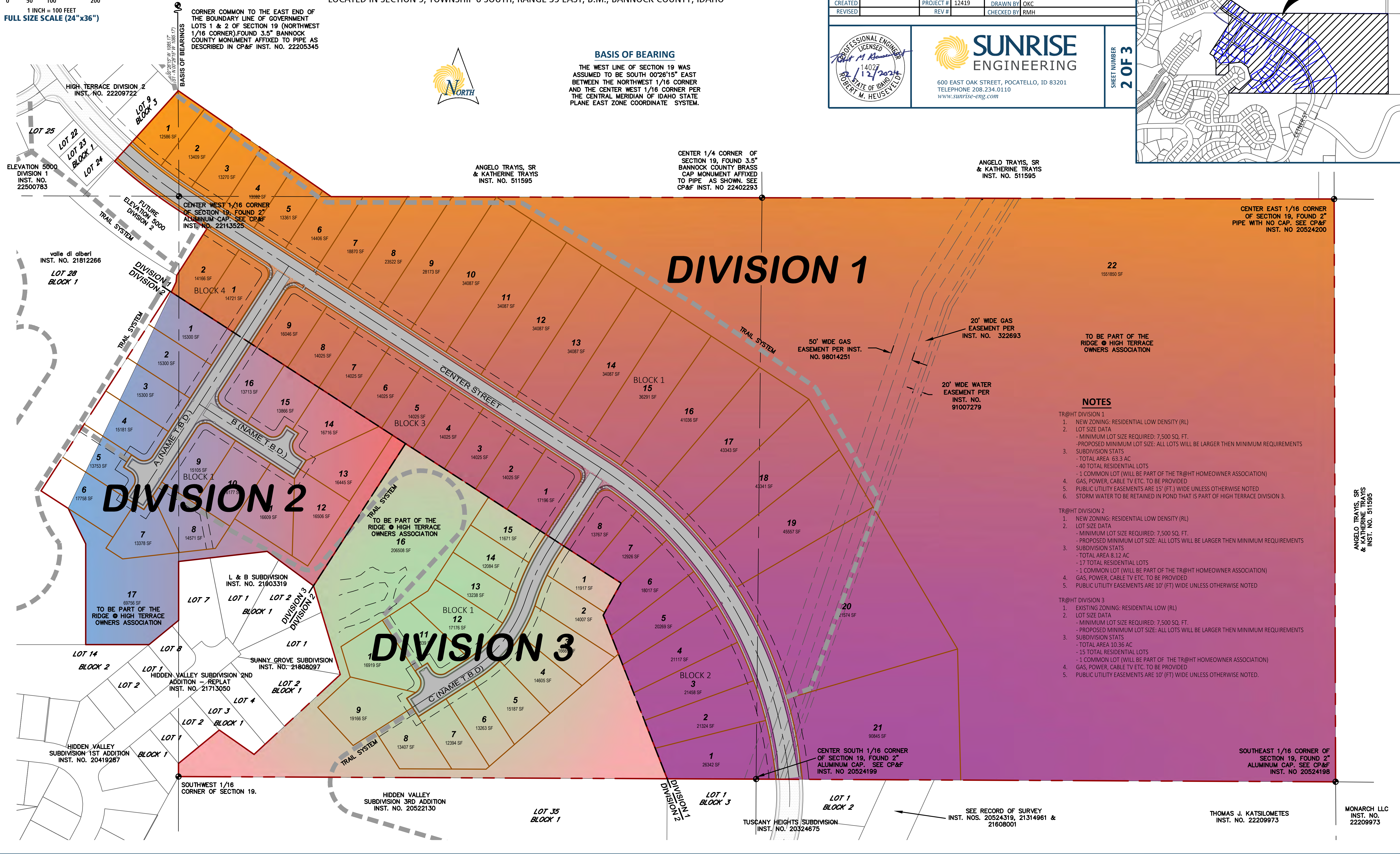
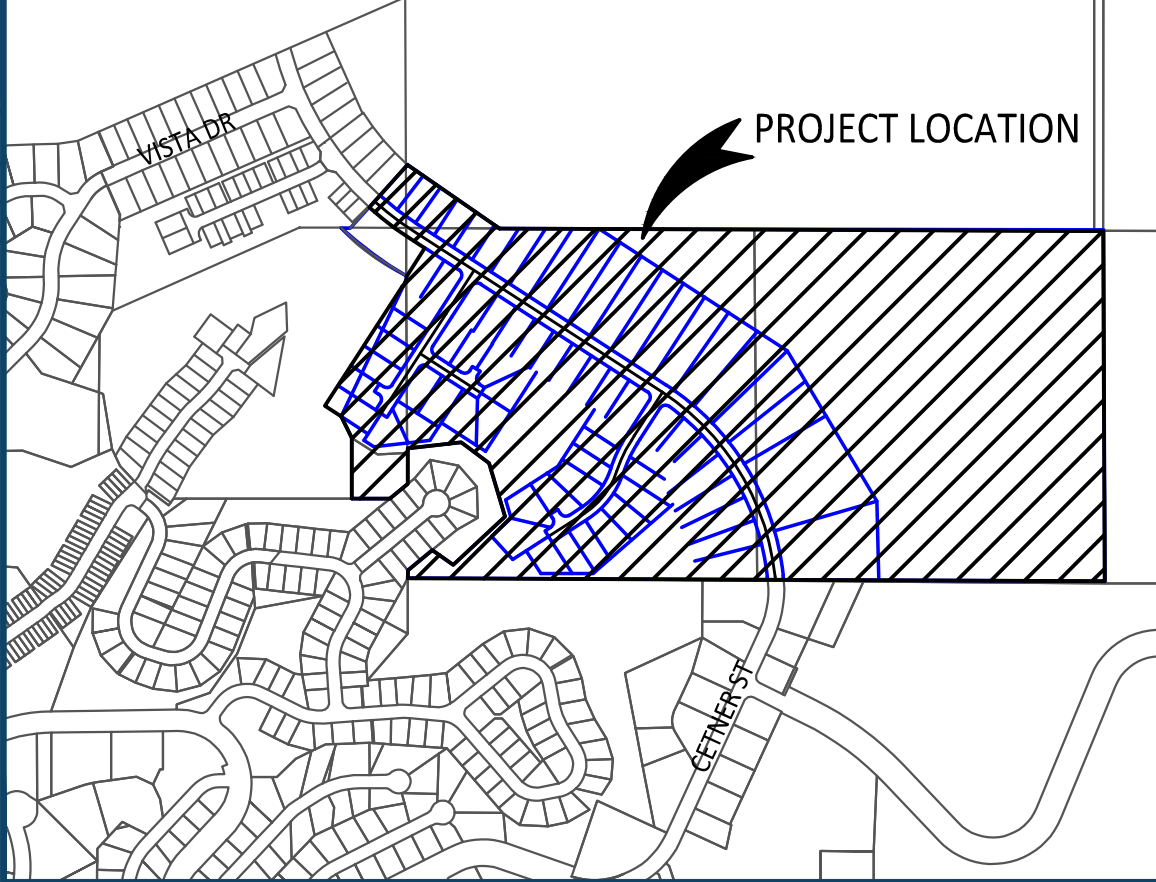


SUNRISE
ENGINEERING

600 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
www.sunrise-eng.com

SHEET NUMBER
2 OF 3

VICINITY MAP



NOTES

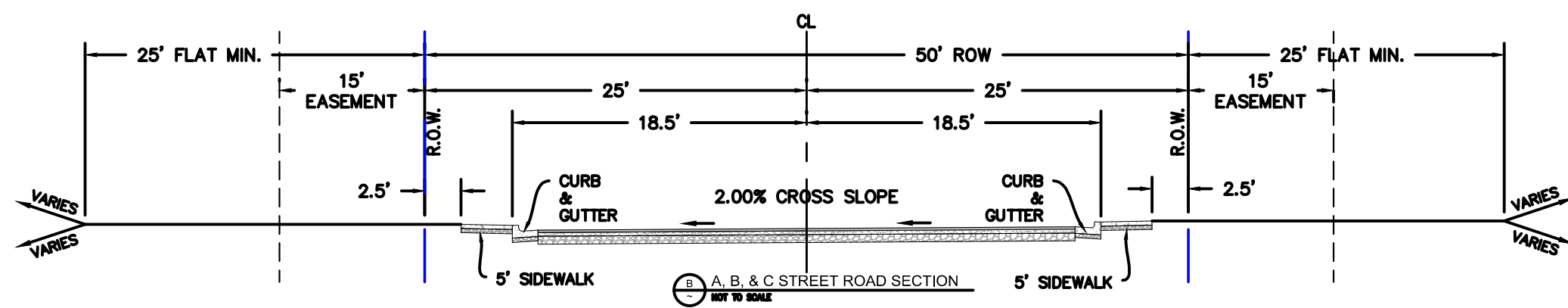
- TR@HT DIVISION 1
1. NEW ZONING: RESIDENTIAL LOW DENSITY (RL)
 2. LOT SIZE DATA
- MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
- PROPOSED MINIMUM LOT SIZE: ALL LOTS WILL BE LARGER THEN MINIMUM REQUIREMENTS
 3. SUBDIVISION STATS
- TOTAL AREA 63.3 AC
- 40 TOTAL RESIDENTIAL LOTS
- 1 COMMON LOT (WILL BE PART OF THE TR@HT HOMEOWNER ASSOCIATION)
- GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 5. PUBLIC UTILITY EASEMENTS ARE 15' (FT.) WIDE UNLESS OTHERWISE NOTED.
 6. STORM WATER TO BE RETAINED IN POND THAT IS PART OF HIGH TERRACE DIVISION 3.
- TR@HT DIVISION 2
1. NEW ZONING: RESIDENTIAL LOW DENSITY (RL)
 2. LOT SIZE DATA
- MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
- PROPOSED MINIMUM LOT SIZE: ALL LOTS WILL BE LARGER THEN MINIMUM REQUIREMENTS
 3. SUBDIVISION STATS
- TOTAL AREA 8.12 AC
- 17 TOTAL RESIDENTIAL LOTS
- 1 COMMON LOT (WILL BE PART OF THE TR@HT HOMEOWNER ASSOCIATION)
- GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 5. PUBLIC UTILITY EASEMENTS ARE 10' (FT) WIDE UNLESS OTHERWISE NOTED
- TR@HT DIVISION 3
1. EXISTING ZONING: RESIDENTIAL LOW (RL)
 2. LOT SIZE DATA
- MINIMUM LOT SIZE REQUIRED: 7,500 SQ. FT.
- PROPOSED MINIMUM LOT SIZE: ALL LOTS WILL BE LARGER THEN MINIMUM REQUIREMENTS
 3. SUBDIVISION STATS
- TOTAL AREA 10.36 AC
- 15 TOTAL RESIDENTIAL LOTS
- 1 COMMON LOT (WILL BE PART OF THE TR@HT HOMEOWNER ASSOCIATION)
- GAS, POWER, CABLE TV ETC. TO BE PROVIDED
 5. PUBLIC UTILITY EASEMENTS ARE 10' (FT) WIDE UNLESS OTHERWISE NOTED.

ANGELO TRAYIS, SR
& KATHERINE TRAYIS
INST. NO. 511595

LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

CURVE TABLE						
#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C41	23.50'	90°00'00"	36.91'	23.50'	N 77°55'14" E	33.23'
C42	23.50'	90°00'00"	36.91'	23.50'	N 77°55'14" E	33.23'
C43	23.50'	90°00'00"	36.91'	23.50'	N 120°4'46" W	33.23'
C44	23.50'	90°00'00"	36.91'	23.50'	S 120°4'46" E	33.23'
C45	23.50'	90°00'00"	36.91'	23.50'	S 77°55'14" W	33.23'

DEVELOPER INFORMATION			
NAME TR@HT, LLC		ADDRESS 2227 EAST CENTER ST. POCATELLO, ID 83201	
CONTACT BILL ISLEY			
PHONE 208.243.4441			
SHEET INFORMATION			
CREATED	PROJECT # 12419	DRAWN BY OKC	
REVISED	REV #	CHECKED BY RMH	
		 SUNRISE ENGINEERING 600 EAST OAK STREET, POCATELLO, ID 83201 TELEPHONE 208.234.0110 www.sunrise-eng.com	
		SHEET NUMBER 3 OF 3	



LEGEND & NOTES

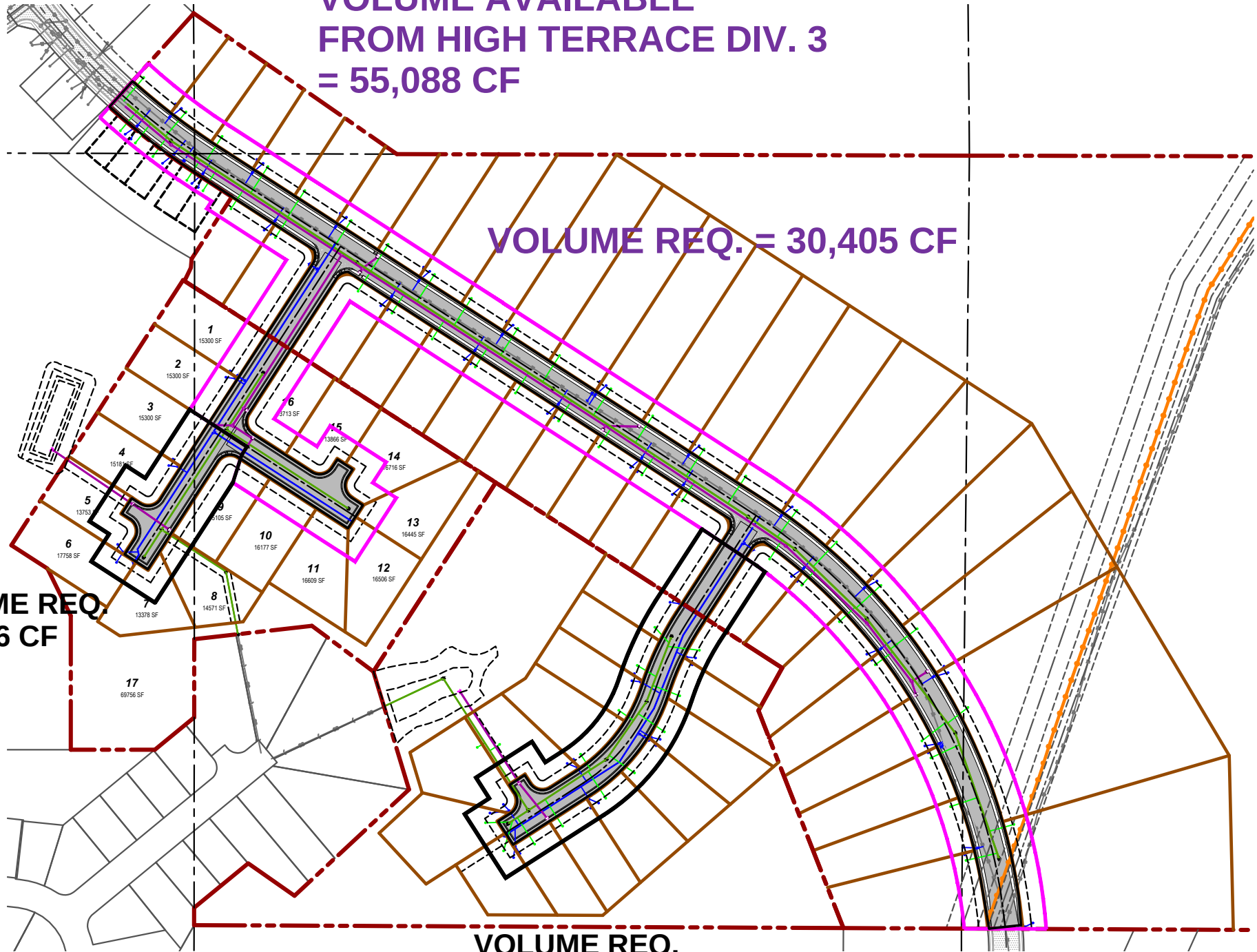
		PROPOSED BOUNDARY LINE
		PROPOSED PROPERTY LINE
		PROPOSED EASEMENT LINE
		PROPOSED CENTER LINE
		SECTION LINE
<u>EXISTING</u>	<u>PROPOSED</u>	
		CONTOUR LINES
w		WATER LINE
irr		IRRIGATION LINE
s		SEWER LINE
sd		STORM LINE
g		GAS LINE
t	fo	TELEPHONE / FIBER LINE
c		CABLE TV LINE
		SIDEWALK
		STANDARD CURB / RIBBON CURB
 	 	FIRE HYDRANT / WATER VALVE
 	 	WATER METER / WATER SERVICE
 	 	IRRIGATION BOX / IRRIGATION SERVICE
		SEWER MANHOLE
		SEWER SERVICE
  	  	STORM MANHOLE / STORM CATCH BASIN
 		POWER POLE / POWER BOX

**VOLUME AVAILABLE
FROM HIGH TERRACE DIV. 3
= 55,088 CF**

VOLUME REQ. = 30,405 CF

**VOLUME REQ.
= 3,356 CF**

**VOLUME REQ.
= 3,356 CF**



BOWSTRING (MODIFIED RATIONAL) WORKSHEET

Design Storm 100 year
Area 8.65 acres
Time of Concentration 10.00 min
Weighted Cpost 0.72
Allowable Release Rate 0.865 cfs

PROJECT : THE RIDGES @ HIGH TERRACE
BASIN: CENTER ST.
DESIGNER: DAVID ASSAN, PhD., P.E.
DATE: 2/13/2025

TIME t(min)	TIME t(sec)	Intensity (in/hr)	Qp(cfs)	Vin (cu.ft)	Vout (cu.ft)	Storage cu.ft
10.00	600	3.55	22.08	17752	519	17233
5	300	4.57	28.46	11443	260	11183
10	600	3.55	22.08	17756	519	17237
15	900	2.99	18.65	20589	779	19811
20	1200	2.69	16.74	23504	1038	22466
25	1500	2.38	14.83	25274	1298	23977
30	1800	2.08	12.92	25899	1557	24342
35	2100	1.95	12.13	27955	1817	26138
40	2400	1.82	11.34	29536	2076	27460
45	2700	1.69	10.55	30642	2336	28307
50	3000	1.57	9.76	31274	2595	28679
55	3300	1.44	8.97	31432	2855	28577
60	3600	1.31	8.18	31115	3114	28001
65	3900	1.26	7.86	32255	3374	28882
70	4200	1.21	7.54	33204	3633	29571
80	4800	1.11	6.90	34524	4152	30372
90	5400	1.00	6.26	35076	4671	30405
100	6000	0.90	5.62	34860	5190	29670
110	6600	0.80	4.98	33875	5709	28166
120	7200	0.70	4.34	32122	6228	25894

Minimum Storage required 30405

Define Cpost

Area	Type	Cpost	sq.ft	acres
1	Roads, Roofs	0.95	246068	5.649
2	Lawns	0.275	130771	3.002
3	Gravel	0.95	0	0.000
				0.000

total acres 8.65
Weighted C 0.72

INPUT NEEDED
OUTPUTS

Volume Required for
Storage

BOWSTRING (MODIFIED RATIONAL) WORKSHEET

Design Storm 100 year
Area 2.14 acres
Time of Concentration 10.00 min
Weighted Cpost 0.68
Allowable Release Rate 0.214 cfs

PROJECT : THE RIDGES @ HIGH TERRACE
BASIN: SOUTH
DESIGNER: DAVID ASSAN, PhD., P.E.
DATE: 2/13/2025

TIME t(min)	TIME t(sec)	Intensity (in/hr)	Qp(cfs)	Vin (cu.ft)	Vout (cu.ft)	Storage cu.ft
10.00	600	3.55	5.16	4149	128	4020
5	300	4.57	6.65	2674	64	2609
10	600	3.55	5.16	4149	128	4020
15	900	2.99	4.36	4811	193	4618
20	1200	2.69	3.91	5492	257	5235
25	1500	2.38	3.47	5905	321	5584
30	1800	2.08	3.02	6051	385	5666
35	2100	1.95	2.83	6532	449	6082
40	2400	1.82	2.65	6901	514	6388
45	2700	1.69	2.47	7160	578	6582
50	3000	1.57	2.28	7307	642	6665
55	3300	1.44	2.10	7344	706	6638
60	3600	1.31	1.91	7270	770	6500
65	3900	1.26	1.84	7537	835	6702
70	4200	1.21	1.76	7758	899	6859
80	4800	1.11	1.61	8067	1027	7039
90	5400	1.00	1.46	8196	1156	7040
100	6000	0.90	1.31	8145	1284	6861
110	6600	0.80	1.16	7915	1412	6503
120	7200	0.70	1.01	7506	1541	5965

Minimum Storage required 7040

Define Cpost

Area	Type	Cpost	sq.ft	acres
1	Roads, Roofs	0.95	56255	1.291
2	Lawns	0.275	36970	0.849
3	Gravel	0.95	0	0.000
				0.000

total acres 2.14
Weighted C 0.68

INPUT NEEDED
OUTPUTS

Volume Required for Storage

BOWSTRING (MODIFIED RATIONAL) WORKSHEET

Design Storm 100 year
 Area 1.02 acres
 Time of Concentration 10.00 min
 Weighted Cpost 0.68
 Allowable Release Rate 0.102 cfs

PROJECT : THE RIDGES @ HIGH TERRACE
 BASIN: NORTH
 DESIGNER: DAVID ASSAN, PhD., P.E.
 DATE: 2/13/2025

TIME t(min)	TIME t(sec)	Intensity (in/hr)	Qp(cfs)	Vin (cu.ft)	Vout (cu.ft)	Storage cu.ft
10.00	600	3.55	2.46	1978	61	1917
5	300	4.57	3.17	1274	31	1244
10	600	3.55	2.46	1977	61	1916
15	900	2.99	2.08	2293	92	2201
20	1200	2.69	1.86	2618	122	2495
25	1500	2.38	1.65	2815	153	2662
30	1800	2.08	1.44	2884	184	2701
35	2100	1.95	1.35	3113	214	2899
40	2400	1.82	1.26	3289	245	3045
45	2700	1.69	1.18	3413	275	3137
50	3000	1.57	1.09	3483	306	3177
55	3300	1.44	1.00	3501	337	3164
60	3600	1.31	0.91	3465	367	3098
65	3900	1.26	0.88	3592	398	3194
70	4200	1.21	0.84	3698	428	3269
80	4800	1.11	0.77	3845	490	3355
90	5400	1.00	0.70	3906	551	3356
100	6000	0.90	0.63	3882	612	3270
110	6600	0.80	0.55	3773	673	3099
120	7200	0.70	0.48	3577	734	2843

Minimum Storage required 3356

Define Cpost

Area	Type	Cpost	sq.ft	acres
1	Roads, Roofs	0.95	26808	0.615
2	Lawns	0.275	17514	0.402
3	Gravel	0.95	0	0.000
				0.000

total acres 1.02
 Weighted C 0.68

INPUT NEEDED
 OUTPUTS

Volume Required for Storage

ATTACHMENT B

Memorandum

To: Becky Babb, Planning Manager

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

Date: 04/03/2025

Re: The Ridges @ High Terrace Div. 1-3 - P&Z Preliminary Plat (04/09/2025) Application #PP25-0002

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. Depict no build lines on plat as required.
8. Restriction for lots encumbered by existing water and sewer easement shall be noted on plat. The placement of permanent structures or the planting of deep-rooted trees within the natural gas and water easement is prohibited.
9. Lot restriction notes shall be placed on the final plats requiring any special construction relating to the domestic water and fire suppression systems requirements due to elevation limitations.
10. These lots will be graded with a permit approved through the County. These lots have natural slopes and proposed fill slopes greater than twenty percent (20%) and will be required to submit for City approval, building and site grading plans prepared by a professional engineer licensed in the State of Idaho at the time of the building application/permit. Due to the steep nature of the slopes, possible difficulties with foundation placement, fill instability, protection from slope drainage, erosion, and shallow failures, making these lots more critical. It will be the Builder/Owners responsibility of said lot to demonstrate that building and engineering standards are adhered to. A note with a lot restriction should be placed on the plat or another acceptable mechanism to let the owners of the lots know of the requirements in regards to these lots.
11. 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.



Development Conditions

1. Turn arounds shall meet City of Pocatello Fire Department standards.
2. ADA ramp crossing Center Street at intersection of A and C street and ramp crossing A street at intersection of B street required.
3. Manhole in lot 16 cannot be located in storm pond.
4. Provide improved access to all storm and sanitary sewer structures located in common lots and easements.
5. Configure waterline installation of Division 1 to accommodate chlorination and testing of proposed waterline for divisions 2 and 3.
6. Provide Geotech testing for all lots as required for building permit applications. Additional testing and reports may be required dependent on reports and proposed site plans.
7. Manholes for Sunny Grove subdivision shall be exposed and grading for access and maintenance will be completed with Division 1.
8. Storm pond and pipe infrastructure serving this development shall be completed with Division 1.

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

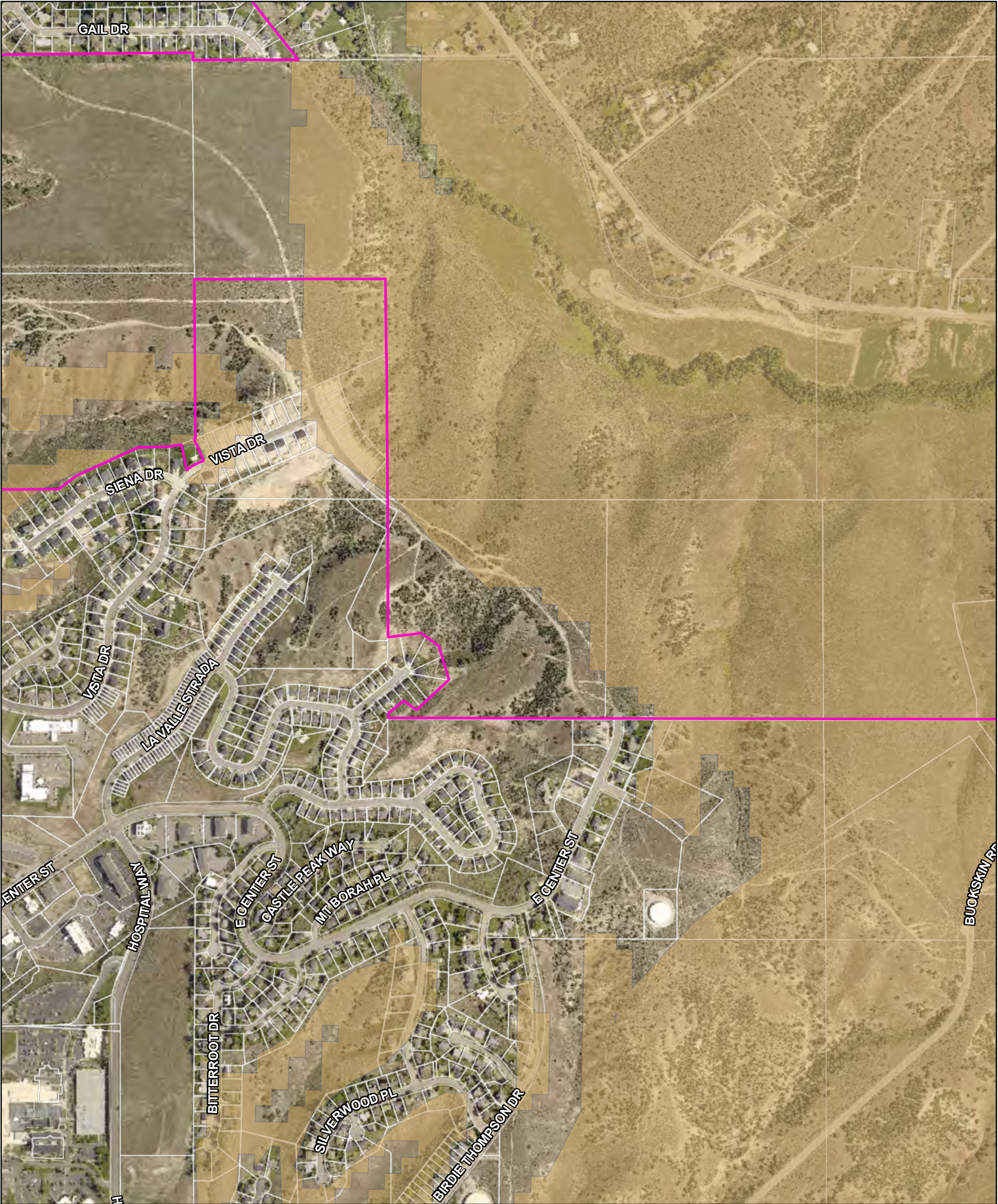


- subdivision area on all vegetation to specifications provided by the Pocatello Fire Department.
All Assessments and Evaluations as well as fuels reductions are at the developer's expense.
10. Utility and street light approval is required by the City.
 11. US Mail box units with ADA access required and location approved by the Post Master and the City of Pocatello.



ATTACHMENT C

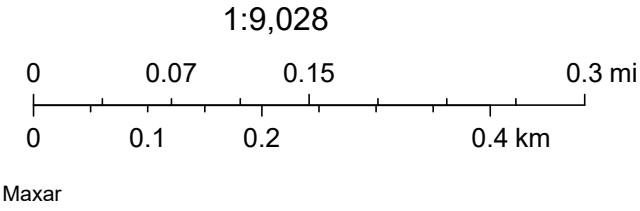
PP25-0002 Planning Map



4/3/2025, 4:19:27 PM

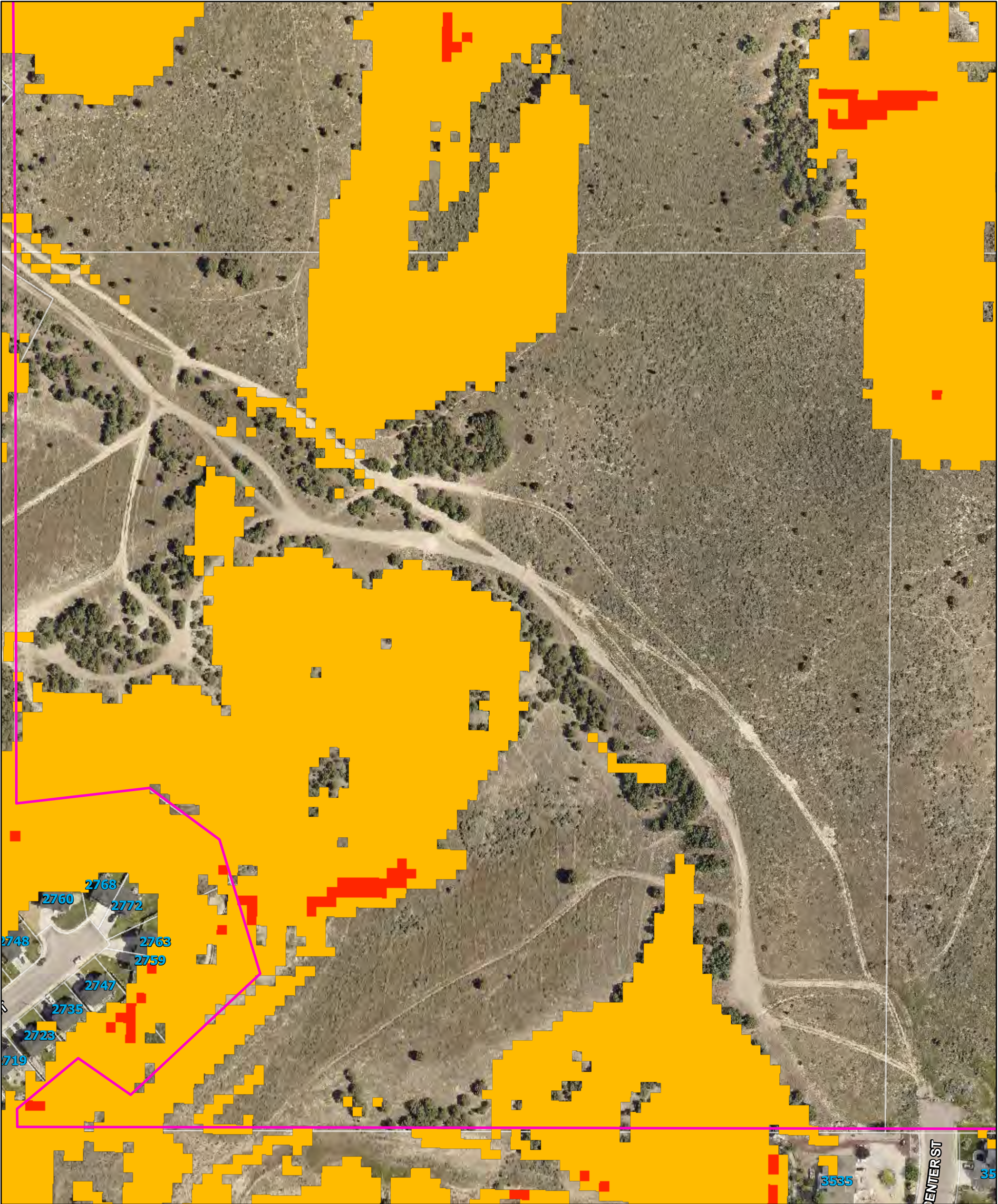
South_Clip

- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Mule Deer Range Pocatello 2022
- Pocatello Parcels 2024



ATTACHMENT D

PP25-0002 Planning Map



4/3/2025, 11:51:43 AM

South_Clip

- Red: Band_1
- Green: Band_2
- Blue: Band_3

- 1 - 15
- 15 - 35
- 35 - 82

Pocatello Parcels 2024

Slope_Prcent_Clip

0 - 1

