

AGENDA

CITY OF POCATELLO REGULAR CITY COUNCIL MEETING

AUGUST 7, 2025 • 6:00 PM

COUNCIL CHAMBERS | 911 NORTH 7TH AVENUE

The meeting will be live-streamed at <https://streaming.pocatello.gov/> and available on Sparklight Cable channel 56

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](tel: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.

Any citizen who wishes to address the Council shall first be recognized by the Mayor, and shall then give their name for the record. If a citizen wishes to read documentation of any sort to the Council, they shall first seek permission from the Mayor. A three (3) minute time limitation is requested for Council presentations.

The purpose of the agenda is to assist the Council and interested citizens in the conduct of this public meeting. **Citizens should examine the agenda for the item of their interest. However, citizens are advised that only Public Hearings**

allow for public comment during the discussion/consideration process.

RECESS: In the event the meeting is still in progress at 7:30 p.m., the Mayor may call a ten-minute recess to allow Council members and participants a brief rest period.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. INVOCATION

The invocation will be offered by Pastor Nathan Abbate, representing Calvary Chapel Pocatello.

3. CONSENT AGENDA

The following business items may be approved by one motion and a vote. If any one member of the Council so desires, any matter listed can be moved to a separate agenda item. **(ACTION ITEM)**

(a) **MATERIAL CLAIMS:** Council may wish to approve the Material Claims for the period of July 16-31, 2025.

(b) **INVESTMENT AND AUDIT COMMITTEE STAFF APPOINTMENT:** Council may wish to confirm the Mayor's appointment of staff member Chantelle Macy, Budget Manager, to serve on the City's Investment and Audit Committee. Chantelle's term will begin August 8, 2025.

(c) **POCATELLO ARTS COUNCIL APPOINTMENT:** Council may wish to confirm the Mayor's appointment of Emma Fox to serve as a member of the Pocatello Arts Council, replacing Cameron Dey who resigned. Emma's term will begin August 8, 2025 and expire August 17, 2027.

(d) **CITY COUNCIL DECISION - AMENDING THE FUTURE LAND USE MAP FOR**

THE CITY OF POCA TELLO RELATED TO NORTHGATE PARKWAY: Council may wish to adopt its decision to amend the Future Land Use Map for the City of Pocatello, related to Northgate Parkway, re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP).

Documents:

AGENDA-ITEM-3.PDF

4. PROCLAMATIONS

5. CALENDAR REVIEW

Council may wish to take this opportunity to inform other Council members of upcoming meetings and events that should be called to their attention.

6. PUBLIC HEARING - PROPOSED FISCAL YEAR 2026 FEE CHANGES

This time has been set aside for the Council to hear comments from the public on proposed fee changes for Fiscal Year 2026. **(ACTION ITEM)** (Legislative public hearing)

Documents:

AGENDA-ITEM-6.PDF

7. PUBLIC HEARING - PROPOSED FISCAL YEAR 2026 FORGONE TAX LEVY

This time has been set aside for the Council to hear comments from the public regarding the proposal to levy the forgone amount for Fiscal Year 2026 to be included in the Fiscal Year 2026 Budget, in accordance with Idaho Code §63-802. **(ACTION ITEM)** (Legislative public hearing)

8. PUBLIC HEARING - PROPOSED FISCAL YEAR 2026 BUDGET

This time has been set aside for the Council to hear comments from the public regarding the proposed Fiscal Year 2026 City Budget. **(ACTION ITEM)** (Legislative public hearing)

Documents:

AGENDA-ITEM-8.PDF

9. PUBLIC HEARING - VACATION OF RIGHT OF WAY

This time has been set aside for the Council to hear comments from the public regarding a request by Karchner Homes, (mailing address: 1075 South Utah Avenue, Suite 100, Idaho Falls, ID 84302) to vacate the public's interest of 0.5 acres (more or less) of Saunter Lane extending from Wayfarer Street south through the cul-de-sac of Saunter Lane. Staff recommends approval of the application with conditions. **(ACTION ITEM)** (Quasi-judicial Public Hearing)

Documents:

AGENDA-ITEM-9.PDF

10. PUBLIC HEARING - ANNEXATION AND ZONING MAP DESIGNATION - 12.4 ACRES WEST/NORTHWEST OF TRAIL CREEK ESTATES DIVISION 2

This time has been set aside for the Council to hear comments from the public regarding a request by McCormick Ranch, LLC, represented by Brady Smith (mailing address: 161 Jefferson Avenue, Pocatello, ID 83201) to annex 12.4 acres (more or less) of parent parcel RPR3843028016 into the City of Pocatello corporate boundary, with a proposed zoning designation of Residential Low Density. The property is generally located west/northwest of Champlaine Street. Following a public hearing held July 9, 2025, the Planning and Zoning Commission recommended approval of the request with conditions. **(ACTION ITEM)** (Legislative Public Hearing)

Documents:

AGENDA-ITEM-10.PDF

11. PUBLIC HEARING - CITY-INITIATED TEXT AMENDMENT TO TITLE 17: ZONING REGULATIONS - SENSITIVE LANDS STANDARDS

This time has been set aside for the Council to hear comments from the public regarding an amendment to the Sensitive Lands Standards in Title 17: Zoning Regulations. **(ACTION ITEM)** (Legislative Public Hearing)

Documents:

AGENDA-ITEM-11.PDF

12. FINAL PLAT APPLICATION - RIDGES AT HIGH TERRACE DIVISION 1

Council may wish to approve a final plat application submitted by Bill Isley, represented by Sunrise Engineering (mailing address: 600 East Oak Street, Pocatello, ID 83201) to subdivide 81.78 acres (more or less) into approximately 40 lots for residential development. The proposed subdivision is zoned Residential Low Density (RL0 and is located north of East Center Street and southeast of Vista Drive. The Planning and Zoning Commission recommended approval of the request following a public hearing held April 9, 2025. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-12.PDF

13. AIRPORT GRANT AGREEMENT AND RESOLUTION - IDAHO TRANSPORTATION DEPARTMENT DIVISION OF AERONAUTICS

Council may wish to approve a Grant Agreement and adopt a Resolution for a grant from Idaho Transportation Department Division of Aeronautics in the amount of \$450,000.00 for airport improvement projects. Funds will be used

for construction of a new taxilane, parking lot pavement maintenance, purchase of a new airport rescue firefighting (ARFF) vehicle, and rehabilitation of the main runway and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. The grant does not require a local match. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-13.PDF

14. AIRPORT BID ACCEPTANCE AND CONSTRUCTION AGREEMENT - C.R. CONSTRUCTION, LLC

Council may wish to accept the recommendation of staff for the following requests regarding this year's Airport Improvement Program (AIP) projects and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review: **(ACTION ITEM)**

- a) Accept the lowest responsive bid from C.R. Construction, LLC in the amount of \$143,790.85 for the pavement rehab of the airport terminal parking lots; and if accepted
- b) Authorize the execution of a construction agreement, notice of award, notice to proceed, and all other pertinent documents, between the City of Pocatello and C.R. Construction in the amount of \$143,790.85.

The project will be funded with federal AIP and State of Idaho grant funds and budgeted airport PFC funds. The awards and agreements are subject to approval by FAA and acceptance of the grant offers.

Documents:

AGENDA-ITEM-14.PDF

15. AIRPORT UTILITY EASEMENT

Council may wish to grant a perpetual public utility easement on and through property at the airport for construction of a taxilane to allow for hangar development. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-15.PDF

16. AIRPORT LEASE AMENDMENT - RDM ONSITE

Council may wish to approve an amendment to the lease agreement with RDM Onsite, adding co-lessee, Infinite Hydraulics to the lease and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-16.PDF

17. STATE/LOCAL AGREEMENT AND RESOLUTION - MAIN AND ARTHUR PEDESTRIAN CROSSINGS AND FLANDRO DRIVE SAFETY IMPROVEMENT PROJECTS

Council may wish to approve a State/Local Agreement (SLA) and adopt a Resolution for the Main and Arthur Pedestrian Crossings and Flandro Drive Safety Improvements Projects, between the Idaho Transportation Department and the City of Pocatello, and authorize the Mayor's signature on all applicable documents, subject to Legal Department review and authorize the total match payment of \$110,852.00, which is the required overall match for the completion of both projects. Funding has been allocated in Fund 70 to cover the expenses. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-17.PDF

18. LOG SPLITTER DONATION ACCEPTANCE - PARKS AND RECREATION DEPARTMENT

Council may wish to authorize and accept a donation of a new log splitter from Bob Johnson for use at the Nordic Center and authorize the Mayor's

signature on all pertinent documents, subject to Legal Department review.
(ACTION ITEM)

Documents:

AGENDA-ITEM-18.PDF

19. DONATION ACCEPTANCE AND SPONSORSHIP AGREEMENT - CONNECTIONS CREDIT UNION

Council may wish to accept a donation from Connections Credit Union and approve a sponsorship agreement for the purpose of constructing a new clubhouse at Riverside Golf Course and authorize the Mayor's signature on all pertinent documents, subject to Legal Department review. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-19.PDF

20. RESOLUTION - AMENDING THE FUTURE LAND USE MAP COMPONENT OF THE COMPREHENSIVE PLAN 2040

Council may wish to approve a Resolution amending the Future Land Use Map component of the Comprehensive Plan 2040 for the City of Pocatello by designating approximately 82.96 acres of land generally located north of Olympus Drive and east of Northgate Parkway from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP). **(ACTION ITEM)**

Documents:

AGENDA-ITEM-20.PDF

21. ORDINANCE

The Council has the following options for reading ordinances. If the Council makes no motion, the ordinance will be read on three (3) different days, two

(2) readings of which may be by title only and one (1) reading of which shall be in full and placed on final passage for publication. **(ACTION ITEM)**

EXAMPLE MOTIONS:

Option 1: FOR ONE READING UNDER RULES SUSPENSION: "I move the ordinance, Agenda Item # , be read only by title and placed on final passage for publication, and that only the ordinance summary sheet be submitted for publication."

Option 2: FOR THREE SEPARATE READINGS: "I move the ordinance, Agenda Item # , be read on three separate days. First and second readings will be by title and in full on the third reading. The ordinance shall then be placed on final passage for publication, and only the ordinance summary sheet be submitted for publication."

Before the ordinance can be read under Option 1, the Council must pass said motion by a vote of one-half plus one (4) of the full Council.

Ordinance ready for reading:

21) An ordinance amending Pocatello Municipal Code Chapter 2.30 "Investment and Audit Committee" to clarify membership and appointment process. **(ACTION ITEM)**

Documents:

AGENDA-ITEM-21.PDF

22. ITEMS FROM THE AUDIENCE

This time as been set aside to hear items from the audience not listed on the agenda. Items which appeared somewhere else on the agenda will not be discussed at this time. The Council is not allowed to take any official action at this meeting on matters brought forward under this agenda item. Items will either be referred to the appropriate staff or scheduled on a subsequent agenda. You must sign in at the start of the meeting in order to be recognized. (Note: Total time allotted for this item is fifteen (15) minutes, with a maximum of three (3) minutes per speaker.)

23. ADJOURN

PUBLIC HEARING PROCEDURE

1. Explanation of hearing procedures by Mayor or staff.
 - Ten (10) minute time limit on applicant presentation.
 - Three (3) minute time limit on public testimony.
 - Names and addresses are required from those presenting/testifying.
 - Questions/comments should be addressed to the Mayor and Council.
 - Council members must make their decision regarding the application on facts already in the record and information presented at the public hearing. Conflicts of interest, site visits and ex-parte contacts by Council members will be acknowledged.
 - Protocol requires that Council and audience be recognized by the Mayor prior to speaking.

2. Mayor opens hearing.

3. Presentation by applicant.

Note: Remember, applicant bears the responsibility for making his/her case. This is also the time for Council members to ask their questions of the applicant.

4. Presentation by staff.

5. Written correspondence submitted for the record.

6. Testimony by those supporting the application.

7. Testimony by those uncommitted on the application.

8. Testimony by opponents to the application.

9. Rebuttal by the applicant.

10. Mayor closes the hearing and initiates motion/deliberations.

Note: The Mayor may choose to require a motion prior to the discussion in order to focus deliberations, or, the Mayor may choose to allow deliberations prior to the motion in order to facilitate wording of the motion.

11. Develop a written and reasoned statement supporting the decision.

**CITY COUNCIL DECISION
FUTURE LAND USE MAP AMENDMENT**

APPLICANT/OWNER: Millennial Development Partners, LLC
P.O. Box 17289
Holladay, UT 84117

Smart Town, LLC
1685 E Haven Brook Circle
Salt Lake City, UT 84121

LOCATION OF REQUEST: Approximately 82.96 acres of land generally located north of Olympus Drive and east of Northgate Parkway, more particularly depicted in the attached Exhibit “A”

NATURE OF REQUEST: Request to amend the Future Land Use Map for the City of Pocatello re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP)

At a Public Hearing held July 9, 2025, the Planning and Zoning Commission heard testimony and later made Findings of Fact and drew conclusions therefrom based on the standards listed therein. A copy of the Findings of Fact is attached hereto as Exhibit “B” for reference.

**PLANNING AND ZONING COMMISSION’S RECOMMENDATION
TO POCATELLO CITY COUNCIL**

Based upon the conclusions contained in Exhibit B, the Commission recommended approval of the request.

FUTURE LAND USE MAP AMENDMENT CRITERIA

The City Council reviews the facts and circumstances of Applicant's request for a Future Land Use Map amendment in terms of the standards, pursuant to Pocatello Municipal Code 17.02.120(C) - Comprehensive Plan Amendments, as follows:

1. Is the request to correct errors in the plan?
2. Is the request to recognize substantial changes in the actual conditions of the area?

POCATELLO CITY COUNCIL FINDINGS OF FACT AND CONCLUSIONS

At its regularly-scheduled meeting on July 17, 2025, the City Council held a public hearing and considered the record of this application and the recommendation of the Planning and Zoning Commission. The Applicant, represented by Buck Swaney of Millennial Development Partners, LLC, made a presentation.

After discussion, the City Council adopted the Findings of Fact set out in the Commission's Report, attached hereto as Exhibit B.

POCATELLO CITY COUNCIL DECISION

Based upon the above-named Findings of Fact and Conclusions, the Pocatello City Council hereby approves the Future Land Use Map amendment, as depicted in Exhibit A.

ADOPTED this ____ day of August, 2025.

Approved as to form and content

CITY OF POCATELLO, a municipal
corporation of Idaho

JARED JOHNSON, City Attorney

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

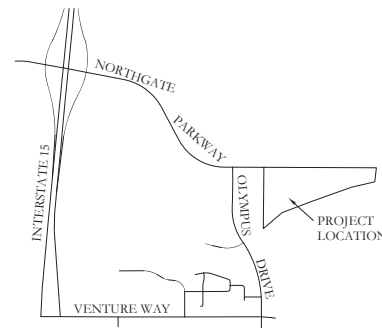
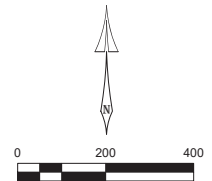
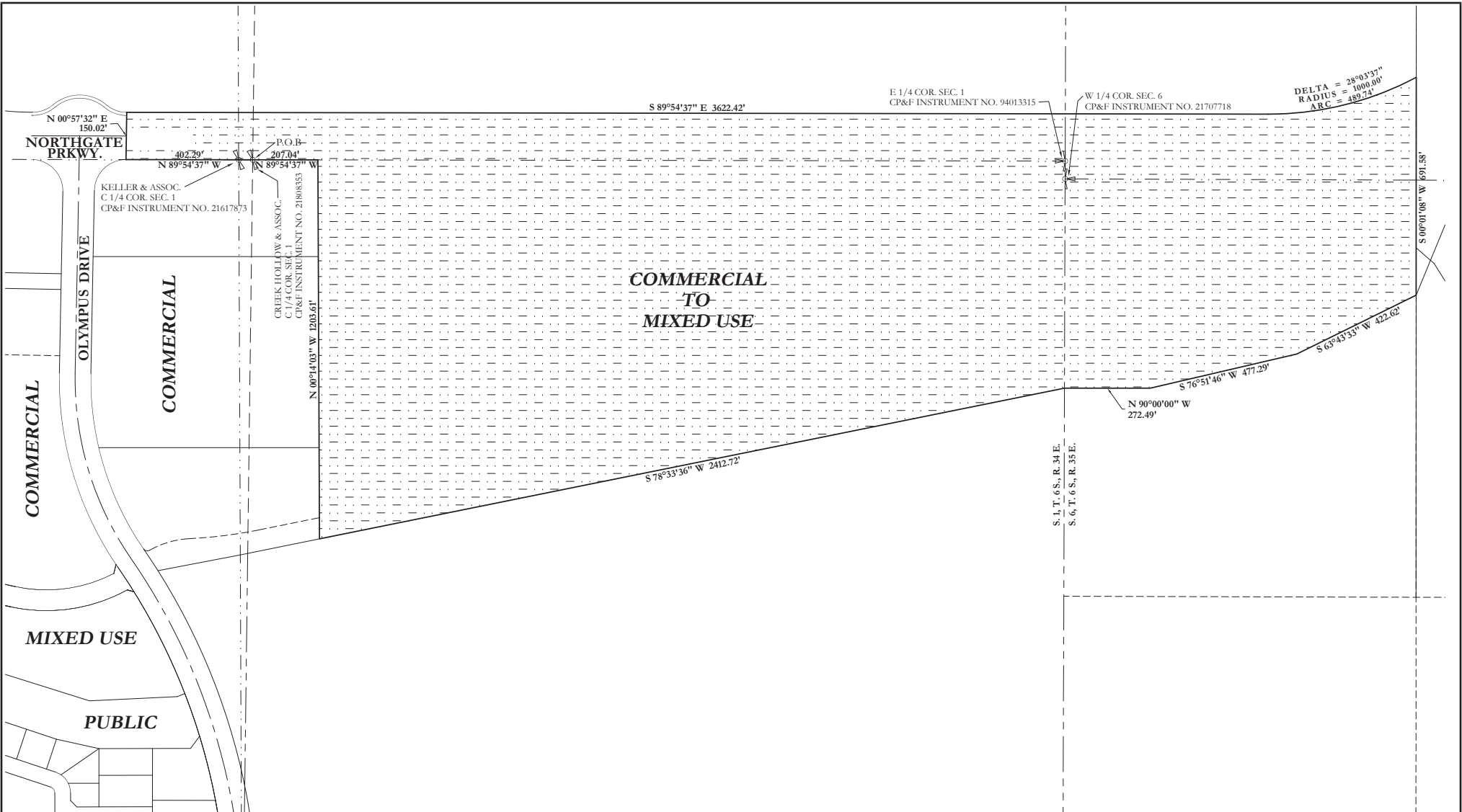
STATE OF IDAHO)
)
) ss:
County of Bannock)

On this ____ day of August, 2025, before me, the undersigned, a Notary Public for the State, personally appeared Brian C. Blad and Konni R. Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, and acknowledged to me that they executed the foregoing instrument for and on behalf of said municipal corporation and that said municipal corporation executed the same.

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

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
Commission Expires: _____



NORTHGATE RIDGE

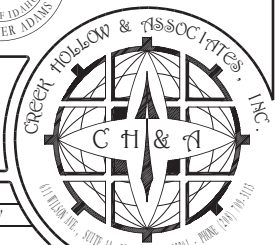
COMPREHENSIVE PLAN AMENDMENT EXHIBIT

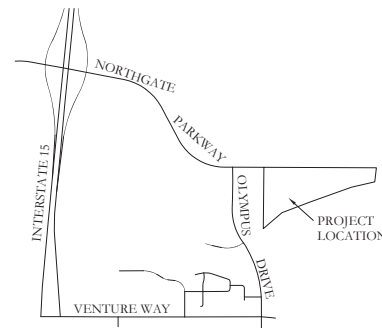
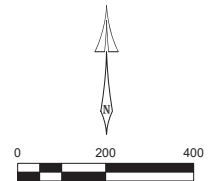
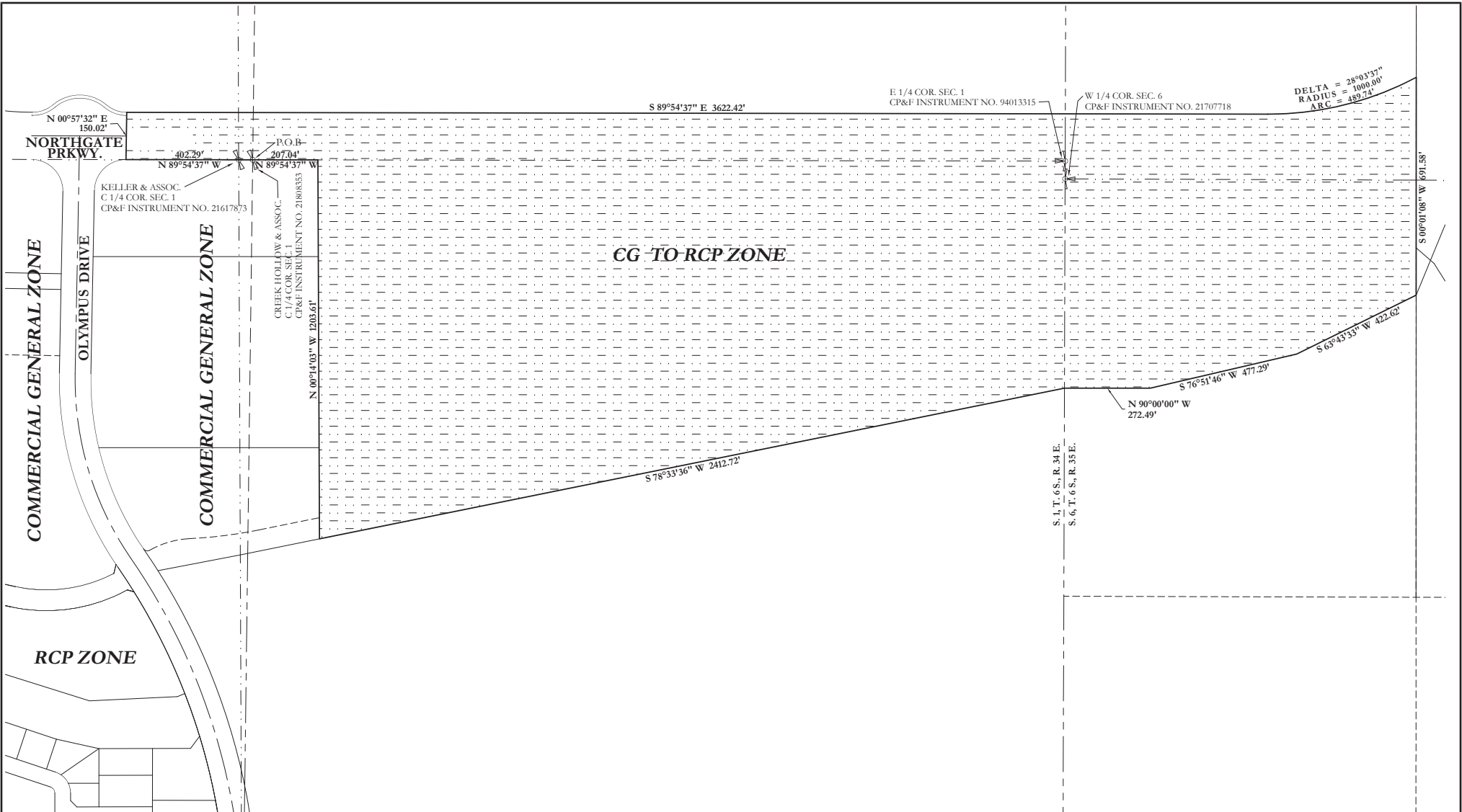
NW 1/4 & SW 1/4 SEC. 6, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 17033.ML7	REVISIONS	
DRAWN BY: CMA	1	
06/09/25	2	

SCALE 1"=200'

SHEET 1 OF 1





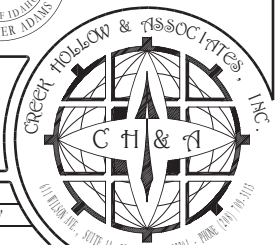
NORTHGATE RIDGE
RE-ZONE EXHIBIT

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

JOB NO. 17033.ML7	REVISIONS	
DRAWN BY: CMA	1	
06/09/25	2	

SCALE 1"=200'

SHEET 1 OF 1



FINDINGS OF FACT & RECOMMENDATION

CITY OF POCA TELLO

PLANNING & ZONING COMMISSION

HEARING JULY 9, 2025

APPLICANT: Smart Town, LLC and Millennial Development

REQUEST: Map Amendments

GENERAL LOCATION: East of Olympus Drive & Northgate Parkway

FILE: MA25-0003

STAFF: Becky Babb, Planning Manager

- I. GENERAL BACKGROUND:** Chris Adams of Creek Hollow & Associates, Inc. representing Smart Town LLC & Millennial Development Partners LLC, has submitted a map amendment application to amend the future land use map re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP).
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of July 9, 2024. The applicant provided a summary of the proposed zone map amendment. Staff provided a brief presentation and recommendation regarding the application. Comments from the public were provided with one speaking in opposition of the application citing an objection to high density residential, traffic concerns, and the need for higher paying jobs.
- III. NOTIFICATION:** Notice was published in the Idaho State Journal and a sign was posted on the subject property on June 24, 2025. All 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 zone map amendment. No written comments were received from the public.
- IV. 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 Findings	
Yes	No	N/A	Code Section	Analysis
☐	☐	☒	17.02.120.C1	To correct errors in the plan.
			<i>Finding</i>	The proposed changes to the Future Land Use Map are not a result of errors in the plan, they are in response to forecasted land uses for proposed development.
☒	☐	☐	17.02.120.C2	To recognize substantial changes in the actual conditions of the area.
			<i>Finding</i>	The proposed changes to the Future Land Use Map are in response to forecasted land uses for proposed development which is considered a change in the conditions of the area since the adoption of the Map.
☒	☐	☐	17.02.170.E1	How the requested zoning at the location in question would be in the community's best interest.

			Finding	The subject land is currently zoned Commercial General (CG). Which allows for general commercial uses and upper-story residential uses and conditionally permits high density multi-family residential. RCP is compatible with existing development patterns in the Northgate area which allows for a variety of commercial and residential uses.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			Finding	Code Section 17.03.300 states that <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. Developments in the RCP zoning district may be used to serve as a buffer between residential areas and commercial and/or industrial areas."</i> The proposed changes will allow for a mix of uses which is consistent with existing development in the Northgate area.
☒	☐	☐	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.
			Finding	This property is currently undeveloped. All proposed zoning will match existing development. The subject property is sloped under 15% and is physically suitable for development. The property falls within the Wildland Urban Interface and must meet development requirements as determined by the Pocatello Fire Department.
☒	☐	☐	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.
			Finding	All utilities are readily available along adjacent roadways and existing development. Public services already serving adjacent developments will serve developments on the subject property.
☒	☐	☐	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.
			Finding	The RCP zoning district allows for the development of a mix of residential uses from single-family to high density multi-family as well as limited commercial development. The majority of the Northgate area is currently zoned RCP which would be consistent with the proposed map amendments.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			Finding	The current Future Land Use Map designation is a combination of Mixed-Use (MU) and Commercial (C). Proposed changes include an amendment to the Future Land Use Map, extending the amount of land designated as MU which allows the RCP zoning district thus minimizing land designated as strictly Commercial, which is consistent with the land uses in the area.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommends **approval** of the Map Amendment applications from Chris Adams of Creek Hollow & Associates, Inc. representing Smart Town LLC & Millennial Development Partners LLC, to amend the future land use map re-designating the subject property from Commercial (C) to Mixed Use (MU) and to rezone the subject property from Commercial General (CG) to Residential Commercial Professional (RCP) finding the application meets the standards for approval under Chapters 17.02.170 E. Criteria for Review of Pocatello City Code.



Richard Phillips, Chair
City of Pocatello Planning & Zoning Commission
Authorized to sign 7/9/2025

STATE OF IDAHO)

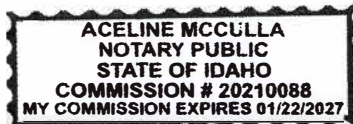
ss:

County of Bannock)

On this 11th day of July 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Chairman Richard Phillips on behalf of the City of Pocatello Planning and Zoning Commission, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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

Seal



Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho

NOTICE OF PUBLIC HEARING
CITY OF POCATELLO, IDAHO
BUDGET FOR FISCAL YEAR 2026

The City of Pocatello, Idaho proposes to increase selected annual fee revenue collections beginning on October 1, 2025. The departments and/or programs noted below could: (A) exceed one hundred and five percent (105%) of the respective fee revenue collections from the previous year (a 5% increase), (B) be requesting a new fee(s) not charged the previous year, (C) be clarifying by changing the name of the fee, (D) be moving the fee(s) from the Pocatello Municipal Code into the annually adopted Fee Schedule Resolution, and/or (E) be moving the fee(s) from one (1) exhibit to another for clarity. The proposed fee increases are due to additional cost of programs or an attempt by departments to recover costs through fees charged versus tax increases.

Airport
Alcohol Licenses
Business Licenses
Cemetery
Child Care License Fees
Commercial Activities in Parks and Public Places
Construction Trades
Engineering Review Services
Fire Department
Geographical Information Services
Library
Parks and Recreation Program, Rental and Admission Fees for Parks and Recreation Activities
Parks and Recreation Facility Use
Planning and Development
Public Record
Sanitation
Construction Site Sediment & Erosion Control
Water
Water Pollution Control

For more detailed information, visit the city website at www.pocatello.gov. The Proposed Fee Changes FY2026 Detailed Listing will be found under the Public Notices section.

All citizens are invited to attend a public hearing for the City Council to hear comments regarding the increased fee requests on August 7, 2025 at 6:00 p.m. in the City Council Chambers in City Hall at 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.

Brian C. Blad, Mayor - City of Pocatello, Idaho

Proposed Fee Changes

FY2026

Detailed Listing



This report contains details on proposed fee changes for FY2026, including those that are 5% or greater. The proposed increases are necessary to cover increased costs in the various programs or to recover costs through fees instead of taxes. A public hearing is scheduled at 6 p.m. on Thursday, August 7, 2025 in the Council Chambers at City Hall, 911 North 7th Avenue, Pocatello, Idaho.

NOTICE OF ALL FEE CHANGES

The City of Pocatello, Idaho proposes to increase selected annual fee revenue collections beginning October 1, 2025, in the departments listed below by amounts that may exceed one hundred and five percent (105%) of the respective fee revenue collections from the previous year (5% increase). The proposed fee increases are due to additional costs of programs or an attempt by departments to recover costs through fee charges versus tax increases.

About fees: Fee revenue either supplements tax revenues or provides the entire financial support for some services. User fees allow program costs to be recovered by those receiving the service. For example, we all pay taxes to support the Fire department and we all benefit from trained firefighters in case of an emergency. However, if an individual person requests a special service, such as an inspection, then a fee is charged only to that person. This method allows the extra cost of the requested service to be paid by the user.

Fees should be periodically adjusted to keep up with inflation. If fees are not adjusted, more of the burden unfairly falls on the general taxpayer. In the case of utilities (Sanitation, Water & Sewer), these business-type activities are 100% fee supported. No tax dollars are involved. Utility fees are reviewed by an outside consultant and designed to recover costs of providing the service.

This public hearing and Council process are for all fee changes in the City for FY2026.

All wording and/or informational changes will be marked by underline and an asterisk (*).

AIRPORT FEES:

No changes to fees, update on badge fees:

Access Badge Fees

Initial Issue	\$60
Annual Recurrent Fee	\$55
* <u>Badge</u> Renewal Fee	\$60
CHRC/Fingerprint Fee	\$35
Signatory Failure to Report Fee/Return Badge Fee	\$150 per badge
Unaccounted for Badge Fee	\$100 1 st occurrence
	\$150 2 nd occurrence
	\$300 3 rd occurrence

***A 2.9% + \$.30 fee will be added to all badge fees paid through card transactions on AirBadge**
and a 2.74% convenience fee will be charged on all other card transactions

ALCOHOLIC BEVERAGE LICENSE FEES:

TYPE OF LICENSE	CURRENT FEE	PROPOSED FEE
Liquor, regular:		\$562.50*
Liquor, golf courses:		\$300.00*
*Beer, <u>off</u> premises:	\$200.00	\$50.00
*Beer, <u>on</u> premises:	\$50.00	\$150.00
*Wine, <u>on premises</u> , off premises, <u>or</u> <u>both</u> :	\$200.00	\$200.00

***Removing:** In the event the State of Idaho adopts a prorated fee for the issuance of a partial year liquor licensing period, the City’s license fee will not be more than seventy-five percent (75%) of the State prorated fee.

ANIMAL SERVICES FEES:

No proposed changes to Animal Services Fees for FY2026

BUSINESS LICENSE FEES:

2. Fees for licensure of Private Detective Agencies, pursuant to Title 5 “Business Licenses and Regulations” of the Pocatello Municipal Code, shall be as follows:

*New: Identification Card Replacement Fee \$5.00 per card

3. Fees for licensure of Solicitors and Peddlers, and identification cards for Pan Handlers, pursuant to Title 5 “Business Licenses and Regulations” of the Pocatello Municipal Code, shall be as follows:

*New: Renewal of Individual Solicitor/Peddler License \$40.00 annually

Identification Card Replacement Fee \$5.00 per card

4. Fees for licensure of Taxicab Businesses and Taxicab Operators, pursuant to Title 5 “Business Licenses and Regulations” of the Pocatello Municipal Code, shall be as follows:

New: Identification Card Replacement Fee \$5.00 per card

5. Fees for licensure of Sexually Oriented Businesses and Sexually Oriented Business Employees, pursuant to Title 5 “Business Licenses and Regulations” of the Pocatello Municipal Code, shall be as follows:

	CURRENT FEE	PROPOSED FEE
Initial Sexually Oriented Business License	\$250.00	\$150.00
Sexually Oriented Business License Renewal	\$125.00 annually	\$100.00 annually
Initial Sexually Oriented Business Employee License	\$75.00	\$80.00
Sexually Oriented Business Employee License Renewal	\$50.00 annually	\$40.00 annually

CEMETERY FEES:

1. Fees for cemetery *property and *services shall be as follows:

PROPERTY FEES:	CURRENT Non-Resident	PROPOSED Non-Resident	CURRENT Resident	PROPOSED Resident
Full Size Plot*	\$1445.00	\$3500.00	\$1065.00	\$2500.00
Infant or Ash Plot, & Single Ash Niche*	\$695.00	\$710.00	\$490.00	\$540.00
Double Ash Niche*	\$2745.00	\$1420.00	\$2190.00	\$1080.00
*Includes Endowment (maintenance) Fees				
SERVICES:	CURRENT Non-Resident	PROPOSED Non-Resident	CURRENT Resident	PROPOSED Resident
Open/Close Fee	\$865.00	No Change	\$690.00	No Change
Saturday Fee	\$385.00	No Change	\$385.00	No Change
Deed Transfer Fee	\$55.00	\$60.00	\$55.00	\$60.00
*Indigent Burial Fee	\$300.00	No Change	\$300.00	No Change
Disinterment Fee	\$400-1400.00	\$1000.00	\$400-1400.00	\$1000.00

2. An additional fee of \$200.00 will be added for opening/closing services to be performed on Mondays or the first work day after a holiday if the request is received after 12:00 p.m. on the previous Friday, or the last normal business day preceding the holiday.
3. An overtime fee of \$220.00 per hour (charged at the onset of each hour in one (1) hour increments) will be charged for work performed after regular cemetery staff hours.
4. The Cemetery Supervisor shall have the authority to determine eligibility for residential status for fee purposes.
2.74% convenience fee will be charged on all card transactions

CHILD CARE LICENSE FEES:

*Child Care License fees are removed, as the Childcare Code has been repealed effective April 18, 2025.

CHILDREN GROUP TREATMENT CENTER FEES:

Maximum Number of Children on Premises	CURRENT FEE	PROPOSED FEE Initial Facility License Fee
<u>*New: Facility Renewal Fee</u>		\$100 (Annually)
<u>*New: Initial Staff License Fee</u>		\$80
<u>*New: Staff Renewal Fee</u>		\$40 (Annually)

COMMERCIAL ACTIVITIES IN PARKS AND PUBLIC PLACES FEES:

The following fees are required for commercial activities in parks in the City of Pocatello:

Concessions/Vendors Mobile and/or Non-Mobile Concession/Vendor	CURRENT Non-Profit	PROPOSED Non-Profit	CURRENT For Profit	PROPOSED For Profit
Per Day	\$13.00	\$15.00	\$42.00	\$44.00
Per Month (6 months maximum)	\$52.00	\$55.00	\$168.00	\$170.00

Special Event Permits:

	Events with Under 50 People Attending		Events with 50-99 People Attending		Events with 100-199 People Attending	
	Current	Proposed	Current	Proposed	Current	Proposed
Non-Profit Primary Event Sponsor	\$21.00	\$22.00	\$42.00	No change	\$78.00	\$80.00
For Profit Primary Event Sponsor	\$37.00	\$40.00	\$78.00	\$80.00	\$78.00	No change

CONSTRUCTION TRADE FEES:

CONTRACTOR LICENSE/ REGISTRATION FEES

Class B limited builder's license:

\$50.00

This license restricts the holder to contracting for limited construction trades work which does not involve construction of a structure itself, including, but not limited to, such types of work as: repair/maintenance/installation of siding, windows, roofing, tile, carpet, cabinets, counters, sprinkler systems, water, and sewer lines, sheetrock, patio covers, porches, decks, certain sunrooms, small sheds, small detached garages, concrete work, paint, plaster work, house moving, *mobile home installs, excavation, and the like.

EXCEPTIONS:

After review of proposed plans, the building official in any calendar year may issue a one (1) time project specific class A-2 license to the holder of a class B license provided that:

1. the construction contract is less than \$10,000.00;
2. *the project is deemed to be lesser in scope than the normal class A-2 license work; and
3. the contractor has demonstrated the ability to perform the work in a competent manner

Plumbing contractor:

Plumbing contractors, journeymen, and apprentices are not required to obtain a city license, but must have a current State of Idaho plumbing contractor license. The State license is required to perform plumbing work covered by the plumbing regulations established by the International Association of Plumbing and Mechanical Officials. No firm or corporation shall perform any work unless at least one (1) member of such firm or corporation is a journeyman plumber. *Property owners performing plumbing work on their own property do not need a contractor's license.

Gas fitter/HVAC contractor:

Gas fitter/HVAC/mechanical contractors, journeymen, and apprentices are not required to obtain a city license, but must have a current State of Idaho contractor's license in order to perform any work as defined in Title 15 "Buildings and Construction" of the Pocatello Municipal Code within the city. *Property owners performing plumbing work on their own property do not need a contractor's license.

BUILDING PERMIT FEES

Building permit fees shall be as set out in Section 107 and Table 1-A of the 1997 edition of the Uniform Building Code. *Permits based on valuation for Commercial and residential construction includes, but is not limited to; new construction, additions, remodels, accessory structures, decks, mobile home installations, retaining walls, commercial re-roofs, and commercial roof overlays.

*The costs used to determine fees shall be figured by adding together all labor charges and all costs of materials and equipment installed.

Residential Plan Review Fee: Plan Review Fee for Residential is 35% of the Building Permit Fee.

Commercial Plan Review Fee: Commercial Plan Review Fee is 65% of the Building Permit Fee.

NOTE: When more than one (1) identical commercial buildings are on the same parcel and are submitted for plan review, only one (1) plan review fee shall be required. In such case, site plans showing all building placements, utility placement, and site improvements must be submitted with the application for the plan review of the first building. *Plans for each building must be submitted with each application.

*New Residential Mechanical Permits

PROPOSED FEES

Up to 1,500 sq. ft.	\$130.00
1,501 to 2,500 sq. ft.	\$195.00
2,501 to 3,500 sq. ft.	\$260.00
3,501 to 4,500 sq. ft.	\$325.00
Over 4,500 sq. ft	\$325.00 plus \$65.00 for each additional 1,000 sq. ft or portion thereof

Example: \$325.00 + (\$65.00X Number of additional 1,000 sq. ft. or portion thereof)

*New Residential Plumbing Permits

PROPOSED FEES

Up to 1,500 sq. ft.	\$130.00
1,501 to 2,500 sq. ft.	\$195.00
2,501 to 3,500 sq. ft.	\$260.00
3,501 to 4,500 sq. ft.	\$325.00
Over 4,500 sq. ft	\$325.00 plus \$65.00 for each additional 1,000 sq. ft or portion thereof

Example: \$325.00 + (\$65.00X Number of additional 1,000 sq. ft. or portion thereof)

***New Residential Electrical Permits**

	PROPOSED FEES
Up to 1,500 sq. ft.	\$130.00
1,501 to 2,500 sq. ft.	\$195.00
2,501 to 3,500 sq. ft.	\$260.00
3,501 to 4,500 sq. ft.	\$325.00
Over 4,500 sq. ft	\$325.00 plus \$65.00 for each additional 1,000 sq. ft or portion thereof

Example: \$325.00 + (\$65.00X Number of additional 1,000 sq. ft. or portion thereof)

***New Residential Erosion & Sediment Control (ESC) Permit: \$100.00**

*** Solar Voltaic System Installation Fees:**

***Residential:**

Permit fees will be based on the valuation from Table 1-A above. Residential Plan review fees will be applied and due prior to plan review. Electrical permit fees will be applied to the building permit.

***Commercial:**

Permit fees will be based on the valuations from Table 1-A above. Commercial Plan review fees will be applied and due prior to plan review. Electrical permit fees will be applied to the building permit.

***GENERAL RESIDENTIAL PERMITS:**

	PROPOSED FEES
Residential Irrigation system installations	\$65.00
Commercial Irrigation System Installations	See Commercial Plumbing Fee Schedule
Residential Re-Roof or Roof Overlay	\$65.00
Commercial Re-Roof or Roof Overlay	See Table 1-A, Building Permit Fees
Demolition	\$65.00
Fence Permit	\$65.00

ELECTRICAL PERMITS

CURRENT FEE

PROPOSED FEE

TEMPORARY SERVICE:

\$30.00

\$65.00

Service entrance used for construction purposes only. Once permanent service is installed temporary service shall be removed.

RESIDENTIAL SERVICES:

\$30.00

\$65.00 + \$10.00 per additional branch circuit (one circuit is included with the \$65.00

Single family, duplex, townhome, detached structures, modular, mobile/manufactured home service connections.

Proposed Fee Changes for FY2026

Detailed Listing

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SERVICE RECONNECT:	\$65.00
Service that has been disconnected over one (1) year	
Solar Voltaic Electrical Services Commercial	\$65.00
Solar Voltaic Electrical Services Residential	\$65.00
Electric Space Heating & Air Conditioning	\$65.00
Service upgrade or service change	\$65.00

INDUSTRIAL AND COMMERCIAL PERMITS:

All commercial buildings and apartment buildings with three (3) or more dwelling units will be deemed commercial

Distribution wiring including pedestal(s) on services for mobile home park spaces. See Residential Service above for individual mobile home service connections.

The total wiring costs used to determine fees shall be figured by adding together all labor charges and all costs of materials and equipment installed as part of the wiring system, including the value of factory-installed wiring switches and controls on equipment. Provided, however, that motors, appliances, and utilization equipment, except light fixtures, are not included.

Total Installation Cost	Permit	Added Percentage
Up to \$20,000.00	\$65.00	2% of installation cost up to \$400.00
\$20,000.00 and over	\$65.00	\$400.00 plus 0.5% (one-half (1/2) of one percent (1%)) of costs over \$20,000.00

ELECTRIC SIGNS AND OUTLINE SIGNING: \$65.00 per sign

ELECTRIC SIGNS AND OUTLINE SIGNING

CARNIVALS OR CIRCUSES: \$65.00 + \$10.00 per ride, concession or generator, *was previously \$50.00.*

Carnivals, circuses, or similar entertainment operations using self-contained generators or commercial power for lighting or power, which charge for admission to their grounds or enclosures, shall obtain a general permit, valid for no more than seven (7) day. This permit shall entitle them to daily inspection of any of their wiring with which the public may come into contact with.

MECHANICAL PERMITS

RESIDENTIAL (single-family, *townhome or duplex structures only):

A. Base Permit	CURRENT FEE	PROPOSED FEE
Furnace, air conditioner, heat pump, evaporative cooler, unit heater, space heater, boiler (not supplying potable water), pool heater, mini-split system, free standing gas or solid-fuel stove, gas fireplace, HRV, ERV, or any other permanent space conditioning appliance used for human comfort. This includes all associated ducts and flues attached thereto	\$30.00 base fee (current unit fees vary from \$4.00 to \$37.00 each depending on unit type)	\$65.00 base fee +\$20.00 for 1 st appliance \$15.00 per additional appliance
Exhaust duct or ventilation duct: dryer ducts, range hood ducts, bath fan ducts, crawl exhaust ducts, and similar exhaust ducts or ventilation ducts.	\$4.00	\$15.00 first duct \$5.00 per additional duct
Fuel Gas Piping		\$5.00 per appliance
Hydronic System (Does not include boiler, see above)	\$7.00	\$5.00 per zone

COMMERCIAL/INDUSTRIAL PERMITS:

All commercial buildings and apartment buildings with three (3) or more dwelling units will be deemed commercial

	CURRENT FEE	PROPOSED FEE
Installation costs up to \$20,000.00	\$30.00 minimum fee, plus 2% of the total mechanical cost up to \$400.00	\$65.00 minimum fee, plus 2% of the total mechanical cost up to \$400.00
Installation costs over \$20,000.00	\$30.00 minimum fee, plus \$400.00, plus 1.5% of said costs over \$20,000.00	\$65.00 minimum fee, plus \$400.00, plus 1.5% of said costs over \$20,000.00

RESIDENTIAL PLUMBING PERMITS

Existing residence, detached structures, remodels, and additions

\$65 plus \$10 per fixture (fee shall not exceed 'New' square footage fee)

	CURRENT FEE	PROPOSED FEE
Water line alone	\$25.00	\$65.00
Sewer line alone	\$25.00	\$65.00
Water and sewer line installed at the same time requiring only one (1) inspection	\$40.00	\$65.00

WATER HEATERS: (residential and commercial)

	CURRENT FEE	PROPOSED FEE
Fees for replacement of previously installed gas or electric water heaters	\$30.00	\$65.00

COMMERCIAL AND INDUSTRIAL PERMITS: All commercial buildings and apartment buildings with three (3) or more dwelling units will be deemed commercial. This also applies to remodeling, alterations, replacement of a single fixture, irrigation installations and so forth, all of which are subject to inspection

	CURRENT FEE	PROPOSED FEE
Installation costs up to \$20,000.00	\$30.00 minimum fee, plus 2% of the total plumbing costs up to \$20,000.00	\$65.00 minimum fee, plus 2% of the total plumbing costs up to \$20,000.00
Installation costs over \$20,000.00	\$30.00 minimum fee, plus 2% of the total plumbing costs up to \$20,000.00, plus 1.5% of costs over \$20,000.00	\$65.00 minimum fee, plus 2% of the total plumbing costs up to \$20,000.00, plus 1.5% of costs over \$20,000.00

OTHER INSPECTIONS AND FEES:

	CURRENT FEE	PROPOSED FEE
A. Inspections outside of normal business hours: * <u>Minimum two (2) hours</u>	\$94.00 \$47.00 per hour	\$100.00 per hour
B. Re-inspection, including jobs not ready at time requested and inspections requiring more than two (2) visits per item	\$47.00 per hour	\$65.00 per hour
C. Other inspections not otherwise covered * <u>Minimum one (1) hour</u>	\$23.50 \$47.00 per hour	\$65.00 per hour
D. Additional plan review required by change, addition or revision to approved plan	\$23.50 \$47.00 per hour	\$65.00 per trade review

Re-inspection fee must be paid prior to re-inspection activity

Additional plan review fee must be paid prior to review

Permit fee will be doubled for work started prior to obtaining a required permit

A 2.74% convenience fee will be charged on all card transactions.

DEVELOPMENT REIMBURSEMENT FEES:

No proposed changes to Development Reimbursement Fees in FY2026.

ENGINEERING REVIEW SERVICE FEES:

The engineering service fees listed below are currently listed in Exhibit H “Construction Trade Fees” of the City of Pocatello’s FY2023 fee schedule. These fees will be incorporated into Exhibit K “Engineering Review Service Fees” for FY2024 and subsequent years thereafter as they are better suited in said Exhibit.

- B. Preliminary Plat Public improvement plan review \$100.00 plus \$10.00 per lot review
- C. Final Plat public improvement plan review \$200.00 per additional review

*New E. Retaining Wall Review and Permit

Permit fees shall be as set out in Section 107 and Table 1-A of the 1997 edition of the Uniform Building Code.

Plan review fee for retaining wall is 35% of the permit fee

Table 1-A Retaining Wall Permit Fees	
Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

	CURRENT FEE	PROPOSED FEE
H. Right-of-Way & Easement (utilities and encroachment)	\$75.00 per request	\$100.00 per request
* <u>NEW</u> M. Inspections, Re-inspections, including jobs not ready at time requested and inspections requiring more than two (2) visits per item		\$65.00 per hour

CURRENT FEE

PROPOSED FEE

PLAN REVIEW:

51 to 100 cubic yards	\$32.00	\$32.50
101 to 1,000 cubic yards	\$48.50	\$49.00
1,001 to 10,000 cubic yards	\$65.50	\$66.00
10,001 to 100,000 cubic yards	\$65.50 for the first 10,000 cubic yards, plus \$33.50 for each additional 10,000 cubic yards or fraction thereof	\$66.00 for the first 10,000 cubic yards, plus \$34.00 for each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000 cubic yards	\$349.50 for the first 100,000 cubic yards, plus \$18.50 for each additional 10,000 cubic yards or fraction thereof	\$352.00 for the first 100,000 cubic yards, plus \$19.00 for each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards or more	\$521.50 for the first 200,000 cubic yards, plus \$11.50 for each additional 10,000 cubic yards or fraction thereof	\$525.00 for the first 200,000 cubic yards, plus \$11.50 for each additional 10,000 cubic yards or fraction thereof

GRADING PERMIT:

50 cubic yards or less	\$32.00	\$32.50
51 to 100 cubic yards	\$48.50	\$49.00
101 to 1,000 cubic yards	\$49.00 for the first 100 cubic yards, plus \$24.50 for each additional 100 cubic yards or fraction thereof	\$49.50 for the first 100 cubic yards, plus \$25.00 for each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards	\$252.50 for the first 1,000 cubic yards, plus \$20.00 for each additional 1,000 cubic yards or fraction thereof	\$254.00 for the first 1,000 cubic yards, plus \$20.50 for each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards	\$421.00 for the first 10,000 cubic yards, plus \$86.50 for each additional 10,000 cubic yards or fraction thereof	\$424.00 for the first 10,000 cubic yards, plus \$87.00 for each additional 10,000 cubic yards or fraction thereof

100,001 cubic yards or more	\$1,190.00 for the first 100,000 cubic yards, plus \$47.50 for each additional 10,000 cubic yards or fraction thereof	\$1198.00 for the first 100,000 cubic yards, plus \$48.00 for each additional 10,000 cubic yards or fraction thereof
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The above-mentioned fees in this section are not billable by fractions of cubic yards.

A 2.74% convenience fee will be charged on all card transactions.

FIRE DEPARTMENT FEES:

*REMOVING Burn Permit and early renewal fee

DESCRIPTION	CURRENT FEE	PROPOSED FEE
ANNUAL OPERATIONAL BUSINESS PERMITS		
Business Permits Expire 12/31 of calendar year:		
Mobile Food Vendor	\$50.00	\$45.00

A 2.49% convenience fee will be charged on all card transactions.

GEOGRAPHICAL INFORMATION SERVICES FEES:

DESCRIPTION	FEE
Digital Aerial Photography <u>*and or GIS datasets</u> (date & hard copy) provided in 200-acre increments	\$800.00 per 200 acres or portion thereof

FEES FOR COMMERCIAL ACTIVITIES IN PARKS AND PUBLIC PLACES:

PARKS AND RECREATION PROGRAM, RENTAL AND ADMISSION FEES FOR PARKS AND RECREATION ACTIVITIES:

1. Team Sports program fees shall be as follows:

TEAM SPORTS PROGRAM FEES

Adult Softball League Team Fees	CURRENT FEES	PROPOSED FEES
10 Games	\$450.00	\$475.00
12 Games	\$535.00	\$560.00
16 Games	\$685.00	\$710.00
20 Games	\$865.00	\$890.00

2. Outdoor Recreation program fees shall be as follows:

*Removing Family Fun Run Series, Group Climbing and Teen Summer Program.

Program	CURRENT FEES	PROPOSED FEES
Outdoor Skills (<i>formerly Map & Compass</i>)	\$10.00 per day	
Fun Run/Walk Pre-Registration, Adult	\$20.00	\$25.00
Fun Run/Walk Late Registration, Adult	\$30.00	\$35.00
Fun Run/Walk Pre-Registration, Youth	\$15.00	\$18.00
Fun Run/Walk Late Registration, Youth	\$30.00	\$35.00
Fun Run "Series" Adult	\$90.00	\$115.00
Fun Run "Series" Adult Late Registration	\$105.00	\$120.00

Program	Fee	
Group Climbing – Indoor (at CRC)/* <u>Outdoor</u>	\$100.00 minimum fee (up to 10 people) *Additional participants \$10.00 each	
	Resident Fee	Non-Resident Fee
Adventure Seekers (4 days)	\$125.00	\$150.00

*Does not include additional entrance fees such as Lava Zipline, ISU Challenge Course, etc.

3. Mink Creek Nordic Center program fees shall be as follows:

Program	CURRENT FEE	PROPOSED FEE
Day Pass		
Youth (6 – 17) <i>(formerly 18)</i>	\$5.00	
Adult (18 – 59) <i>(formerly 19-59)</i>	\$10.00	\$15.00
Senior (60+)	\$7.00	\$10.00
Annual Passes (if purchased in October, a \$35.00 discount per person is given)		
ID Card	\$5.00	
Adult Pass (18+) <i>(formerly 19)</i>	\$130.00 + Card	\$135.00 + Card
Youth Pass (6-17) <i>(formerly student pass 6-18)</i>	\$85.00 + Card	\$90.00 + Card
Couple Pass	\$240.00 + Cards	\$250.00 + Cards
Family Pass <u>*(Minimum 2 adults & 2 Children)</u>		
Per adult	\$110.00 + Cards	\$125.00 + Cards
Per child	\$75.00 + Card(s)	\$80.00 + Cards
Snow Shoe/Sledding Parking/ <u>*per car (5 people max)</u>	\$5.00 per day	
Snowshoe/Sled Season Parking Pass/ <u>*per car (5 people max)</u>	\$80.00 + Card	
Group Ski/Snowshoe Lesson Series (fee includes pass and equipment)		
Group Lessons by Appointment (limit 2 – <u>*4 people</u>) (fee excludes equipment and trail passes) <i>(formerly 2-6 people)</i>	\$60.00 per hour	\$60.00 per hour + Additional \$10.00 per person up to 6 people
Classic Ski Package	\$14.00 per day	\$15.00 per day
Skate Ski Package	\$25.00 per day	
Skate Ski Season Rental	\$190.00	
<u>*Adult Snowshoe Rental</u>	\$7.00 per day	\$8.00 per day
<u>*Youth Snowshoe Rental</u>		\$5.00 per day
Chariot	\$10.00 per four (4) hours	\$12.00 per four (4) hours
Youth Rental Package	\$11.00 per day	\$12.00 per day
<u>Yurt Rental*(Max 10 youth & youth must be supervised by an adult)</u>		
Weekday, per night	\$50.00	\$75.00
Weekend, per night	\$75.00	\$100.00

4. Outdoor Recreation Equipment Rental fees shall be as follows:

*Removing: IK Intermediate & Premium, SUP Basic, Intermediate & Premium, and Premium Tubes.

Item	1 Day	2-3 Days	4+ Days
IK Package			
IK Basic	\$20.00	\$15.00/day	
Stand Up Paddle Board (SUP) Package	\$25.00	\$20.00/ day	\$15.00/ day
Tube Packages			
Tube	\$15.00	\$10.00/day	\$5.00/day

Proposed Fee Changes for FY2026

Detailed Listing

5. Ross Park Aquatic Center fees shall be as follows:

General Admission	CURRENT FEE		PROPOSED FEE	
Under 1	Free			
Child (1 - 6 years)	\$3.00		\$4.00	
Youth (7 - 17 years)	\$6.00		\$7.00	
Adult (18 - 59 years)	\$7.00		\$8.00	
Seniors (60+ years)	\$5.00		\$5.00	
	Fee without CRC membership		Fee with CRC membership	
Season Swim Pass (does not include water slide) (\$5.00 ID card required for each person)				
	CURRENT FEE	PROPOSED FEE	CURRENT FEE	PROPOSED FEE
Individual(1 – 6 years)	\$40.00+ Card	\$50.00 + Card		
Individual (7+ years)	\$90.00+ Card	\$100.00+ Card		
*Special Group Rate (1 – 6 years)	\$30.00+ Card	\$40.00+ Card	\$15.00+ Card	\$20.00 + Card
*Special Group Rate (7+ years)	\$70.00+ Card	\$80.00+ Card	\$50.00 + Card	\$60.00 + Card
Water Slide Season Pass \$50.00 Must be combined with season pass				
*Special Group Rate requires the purchase of four (4) or more passes in a single transaction.				
	CURRENT FEE		PROPOSED FEE	
Water Slide All Day Use	\$5.00		\$6.00	
10-Session Punch Card	\$25.00		\$30.00	
School Group Field Trips *No charge for chaperones	\$5.00/per student		\$6.00/per student	
Private Group Rental of Aquatics Facility (after regular hours)	\$350.00/hour + \$1.50/person, with a minimum of 100 people		\$400.00/hour + \$2.00/person with a minimum of 100 people	

6. Community Recreation Center fees shall be as follows:

Membership Fees: CRC facility memberships include use of all common facilities, participation in basic adult exercise classes and the right to member prices at the appropriate age group rate for lessons. A non-refundable card fee of \$5.00 per person will also be charged for each user.

	Annual	Monthly
Adult *(18-59)	\$300.00 + Card	\$37.00 + Card

Bank Draft Institution Payment Plan: Requires proof of authorization for payment. Corporate Membership Rate requires a minimum of three (3) months' membership fees, plus a non-refundable card fee per member.

	Bank Draft	Corporate (3 month)
Adult *(18-59)	\$30.00/month + Card	\$90.00 + Card
Couple	\$44.00/month + Cards	\$132.00 + Cards
Family (couple cost + per child)	\$6.00/month + Cards	\$18.00 + Cards

Proposed Fee Changes for FY2026

Detailed Listing

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Youth*(6-17)/Senior*(60+ yrs.)	\$22.00/month + Cards \$66.00 + Cards
Medicaid (PHA) Membership	Fee
Adult*(18-59)	\$200.00 (equal to 7 mo. membership) + *Cards
Youth (6-17) Senior(60+yrs.)	\$200.00 (equal to 10 mo. membership) + *Cards

*ID Cards are payable by member

*Expanding on Silver and Fit

INSURANCE & GRANTS

Empowering Grant

FitOn

Renew

Silver & Fit

Tivity

Monthly

Current fee minus 2% processing fee

\$25.90 / month

\$3.20 per visit up to \$32.00 / month

\$3.00 per visit up to \$30 / month

\$2.50 per visit up to \$20 / month

Room Rental

Conference Room (public meeting use)

Dance Studio (for individuals)

Dance Studio (organized groups only;
additional restrictions may apply)

Fee

\$25.00 per hour

\$20.00 per hour

First hour: \$45.00 + ***Resident** Admission per
person

Additional hours: \$30.00 per hour + ***Resident**
Admission per person

Gym Rental (restricted uses only) (No
team practices)

First hour: \$45.00 + ***Resident** Admission per
person

Additional hours: \$30.00 per hour + ***Resident**
Admission per person

Multipurpose Room

First hour: \$45.00 + ***Resident** Admission per
person

Additional hours: \$30.00 per hour + ***Resident**
Admission per person

Other

Family Night Special (Wednesday)

School Field Trip Activities

School Field Trip – Climbing Wall

CURRENT FEES

Half-Price Admission

\$5.00 per student

\$10.00 per student

PROPOSED FEES

\$6.00 per student

PARKS AND RECREATION FACILITY USE FEES:

*Adding Ross Park Climbing Area Fees:

Baseball/Softball Park two (2) day reservation (half the fee below for one (1) day reservation)

CURRENT FEES

PROPOSED FEES

Sports field Turf Areas (i.e. soccer, lacrosse, football, :

\$10.00 per hour, or \$50.00 per
park location

\$12.00 per hour, or
\$52.00 per day/per park
location

***Ross Park Climbing Areas (Sunny Side & Shady Side) (exclusive use)**

Without volunteer course work (up to 2 days use)

\$300.00

**With 20 hours of volunteer course work (up to 2
days use)**

\$100.00

Proposed Fee Changes for FY2026

Detailed Listing

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USER GROUPS:	(A) Pocatello Resident	(A) Pocatello Resident	(B) Non-Resident	(B) Non-Resident
	PUBLIC USE (family gatherings, company picnics, public meetings, etc.) CURRENT FEES	PUBLIC USE (family gatherings, company picnics, public meetings, etc.) PROPOSED FEES	PUBLIC USE (family gatherings, company picnics, public meetings, etc.) CURRENT FEES	PUBLIC USE (family gatherings, company picnics, public meetings, etc.) PROPOSED FEES
Pavilions WITH Electrical Power: *Raymond; Alameda; Ross Park: Upper, Pleasure Land & Band Shell; Caldwell; Taysom Rotary; Sister City; Simplot Square; Centennial; Tydeman	<u>5 hr. Time Slot</u> Under 50 People: \$47 50- 99: \$62 100-200: \$77 Over 200: 107 ----- <u>All-Day Use</u> Under 50 People: \$82 50- 99: \$97 100-200: \$112 Over 200: \$142 ADD \$10 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$50 50- 99: \$65 100-200: \$80 Over 200: \$112 ----- <u>All-Day Use</u> Under 50 People: \$86 50- 99: \$102 100-200: \$118 Over 200: \$148 ADD \$10 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$87 50- 99: \$102 100-200: \$117 Over 200: \$147 ----- <u>All-Day Use</u> Under 50 People: \$122 50- 99: \$137 100-200: \$152 Over 200: \$182 ADD \$25 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$90 50- 99: \$108 100-200: \$122 Over 200: \$154 ----- <u>All-Day Use</u> Under 50 People: \$128 50- 99: \$144 100-200: \$160 Over 200: \$190 ADD \$25 to all fees above
*Ross Park Lower and OK Ward (East/West)				
Pavilions WITHOUT Electrical Power: *Ammon; Empire	<u>5 hr. Time Slot</u> Under 50 People: \$27 50-100: \$32 Over 100: \$37 ----- <u>All-Day Use</u> Under 50 People: \$32 50-100: \$37 Over 100: \$42	<u>5 hr. Time Slot</u> Under 50 People: \$28 50-100: \$35 Over 100: \$40 ----- <u>All-Day Use</u> Under 50 People: \$35 50-100: \$40 Over 100: \$44	<u>5 hr. Time Slot</u> Under 50 People: \$52 50-100: \$57 Over 100: \$62 ----- <u>All-Day Use</u> Under 50 People: \$57 50-100: \$62 Over 100: \$67	<u>5 hr. Time Slot</u> Under 50 People: \$55 50-100: \$60 Over 100: \$65 ----- <u>All-Day Use</u> Under 50 People: \$60 50-100: \$65 Over 100: \$70

Continued

USER GROUPS:	(C) Pocatello Resident: Individual, Business, or Organization <u>EVENTS:</u> Non-Profit Use CURRENT FEES	(C) Pocatello Resident: Individual, Business, or Organization <u>EVENTS:</u> Non-Profit Use PROPOSED FEES	(D) Non-Resident: Individual, Business, or Organization <u>EVENTS:</u> Non-Profit Use CURRENT FEES	(D) Non-Resident: Individual, Business, or Organization <u>EVENTS:</u> Non-Profit Use PROPOSED FEES
Pavilions WITH Electrical Power: *Raymond; Alameda; Ross Park; Upper, Pleasure Land & Band Shell; Caldwell; Taysom Rotary; Sister City; Simplot Square; Centennial; Tydeman *Ross Park Lower and OK Ward (East/West)	<u>5 hr. Time Slot</u> Under 50 People: \$47 50- 99: \$62 100-200: \$77 Over 200: 107 ----- <u>All-Day Use</u> Under 50 People: \$82 50- 99: \$97 100-200: \$112 Over 200: \$142 ADD \$10 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$50 50- 99: \$65 100-200: \$80 Over 200: \$112 ----- <u>All-Day Use</u> Under 50 People: \$86 50- 99: \$102 100-200: \$118 Over 200: \$148 ADD \$10 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$87 50- 99: \$102 100-200: \$117 Over 200: \$147 ----- <u>All-Day Use</u> Under 50 People: \$122 50- 99: \$137 100-200: \$152 Over 200: \$182 ADD \$25 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$90 50- 99: \$108 100-200: \$122 Over 200: \$154 ----- <u>All-Day Use</u> Under 50 People: \$128 50- 99: \$144 100-200: \$160 Over 200: \$190 ADD \$25 to all fees above
Pavilions WITHOUT Electrical Power: *Ammon; Empire	<u>5 hr. Time Slot</u> Under 50 People: \$27 50-100: \$32 Over 100: \$37 ----- <u>All-Day Use</u> Under 50 People: \$32 50-100: \$37 Over 100: \$42	<u>5 hr. Time Slot</u> Under 50 People: \$28 50-100: \$35 Over 100: \$40 ----- <u>All-Day Use</u> Under 50 People: \$35 50-100: \$40 Over 100: \$44	<u>5 hr. Time Slot</u> Under 50 People: \$52 50-100: \$57 Over 100: \$62 ----- <u>All-Day Use</u> Under 50 People: \$57 50-100: \$62 Over 100: \$67	<u>5 hr. Time Slot</u> Under 50 People: \$55 50-100: \$60 Over 100: \$65 ----- <u>All-Day Use</u> Under 50 People: \$60 50-100: \$65 Over 100: \$70

Continued

USER GROUPS:	(E) Pocatello Resident: Individual, Business, or Organization EVENTS: For-Profit Use CURRENT FEES	(E) Pocatello Resident: Individual, Business, or Organization EVENTS: For-Profit Use PROPOSED FEES	(F) Non-Resident: Individual, Business, or Organization EVENTS: For-Profit Use CURRENT FEES	(F) Non-Resident: Individual, Business, or Organization EVENTS: For-Profit Use PROPOSED FEES
Pavilions WITH Electrical Power: *Raymond; Alameda; Ross Park: Upper, Pleasure Land & Band Shell; Caldwell; Taysom Rotary; Sister City; Simplot Square; Centennial; Tydeman *Ross Park Lower and OK Ward (East/West)	<u>5 hr. Time Slot</u> Under 50 People: \$67 50- 99: \$82 100-200: \$97 Over 200: \$127 ----- <u>All-Day Use</u> Under 50 People: \$102 50- 99: \$117 100-200: \$132 Over 200: \$162 ADD \$20 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$70 50- 99: \$86 100-200: \$102 Over 200: \$134 ----- <u>All-Day Use</u> Under 50 People: \$108 50- 99: \$122 100-200: \$138 Over 200: \$170 ADD \$20 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$117 50- 99: \$132 100-200: \$147 Over 200: \$177 ----- <u>All-Day Use</u> Under 50 People: \$142 50- 99: \$167 100-200: \$182 Over 200: \$212 ADD \$40 to all fees above	<u>5 hr. Time Slot</u> Under 50 People: \$122 50- 99: \$138 100-200: \$154 Over 200: \$185 ----- <u>All-Day Use</u> Under 50 People: \$148 50- 99: \$175 100-200: \$190 Over 200: \$222 ADD \$40 to all fees above
Pavilions WITHOUT Electrical Power: *Ammon; Empire	<u>5 hr. Time Slot</u> Under 50 People: \$37 50-100: \$42 Over 100: \$47 ----- <u>All-Day Use</u> Under 50 People: \$42 50-100: \$47 Over 100: \$52	<u>5 hr. Time Slot</u> Under 50 People: \$40 50-100: \$44 Over 100: \$50 ----- <u>All-Day Use</u> Under 50 People: \$44 50-100: \$50 Over 100: \$55	<u>5 hr. Time Slot</u> Under 50 People: \$62 50-100: \$67 Over 100: \$72 ----- <u>All-Day Use</u> Under 50 People: \$67 50-100: \$72 Over 100: \$77	<u>5 hr. Time Slot</u> Under 50 People: \$65 50-100: \$70 Over 100: \$75 ----- <u>All-Day Use</u> Under 50 People: \$70 50-100: \$75 Over 100: \$80

PLANNING AND DEVELOPMENT SERVICE FEES:

Fees for land use regulation shall be as follows:

DESCRIPTION	CURRENT FEES	PROPOSED FEES
Annexation	\$1,066.00 + \$2.25 per required notice (Two (2) notices)	\$1,116.00 + \$2.25 per required notice (Two (2) notices)
Certificate of Appropriateness Demolition	\$510.00 + \$2.25 per required notice	\$535.00 + \$2.25 per required notice
Certificate of Appropriateness Historical Preservation Commission Review	\$400.00+ \$2.25 per required notice	\$535.00 + \$2.25 per required notice
Comprehensive Plan Text Amendment	\$785.00 + \$2.25 per required notice (Two (2) notices)	\$1,035.00 (Two (2) consecutive week ISJ City Wide Legal NOPH Ads, one Text & one Display for two hearing bodies)
Conditional Use Permit (CUP)	\$510.00 + \$2.25 per required notice	\$535.00 + \$2.25 per required notice
Map Amendment	\$785.00 + \$2.25 per required notice (Two (2) notices)	\$835.00 + \$2.25 per required notice (Two (2) notices)
Planned Unit Development (PUD) or Major Amendments	\$825.00 + \$2.25 per required notice (Two (2) notices)	\$875.00 + \$2.25 per required notice (Two (2) notices)
Plat Preliminary	\$565.00 + \$2.25 per required notice	\$590.00 + \$2.25 per required notice
Reconsideration Request with Public Hearing	\$200.00 + \$100.00 Published Notice + \$2.25 per required notice	\$200.00 + \$125.00-Published Notice + \$2.25 per required notice
Request for Public Hearing	\$200.00 + \$100.00 + \$2.25 per required notice	\$200.00 + \$125.00 + \$2.25 per required notice
Vacation of easements	\$535.00 + \$15.00 per Certified required notice	\$585.00
Vacation of right-of-way	\$535.00 + \$15.00 per Certified required notice	\$585.00
Vacation of subdivision plat	\$535.00 + \$15.00 per Certified required notice	\$585.00
Zoning Ordinance Text Amendment	\$785.00 + \$2.25per required notice (Two (2) notices)	\$1,035.00 (Two (2) consecutive week ISJ City Wide Legal NOPH Ads, one Text & one Display for two hearing bodies)

POLICE DEPARTMENT FEES:

No proposed changes to Police Department fees for FY2026.

Proposed Fee Changes for FY2026

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PUBLIC RECORD FEES:

Updated to accommodate new legislation for Idaho Residents and Non-Residents:

NON-IDAHO RESIDENTS:

1. The City of Pocatello will charge a standard fee of \$0.05 (five cents) per page, single sided for standard black and white photocopied 8 ½" X 11" paper (without any redactions), plus the actual costs of postage; standard color copies on regular paper shall be charged at the rate of \$0.50 (fifty cents) per page. Black and white single-sided copies on ledger size paper (11" X 17") shall be charged at the rate of \$0.10 (ten cents) per page, and color single-sided copies on ledger size paper (11" X 17") shall be charged at the rate of \$1.00 (one dollar) per page. ANSI Copies, C, D, or E, shall be charged at the rate of \$10.00 (ten dollars) each for black and white copies, and \$25.00 (twenty-five dollars) each for color copies. If copies are to be faxed, the requesting person shall be charged \$0.50 (fifty cents) per page.
2. The City of Pocatello will charge a standard fee for other types of City records as follows:
 - a. Un-redacted audio CD's and/or data CD's - \$5.00 (five dollars) each.
 - b. Un-redacted DVD's - \$15.00 (fifteen dollars) each.
 - c. Photographs, actual cost to develop or print commercially.
 - d. Microfilmed/ Microfiche / Laserfiche imaged record, \$0.50 (fifty cents) per single sided 8 ½" x 11" page.
 - e. Thumb drive – \$20.00 (twenty dollars) (if provided by the City)
3. If the requestor requests a computer tape, computer disc, or similar or analogous record system containing public record information, the City of Pocatello shall charge the City's costs of copying the information in that form and the standard cost, if any, for selling the same information in the form of a publication.
4. In addition to the standard copying fee, the City may charge an additional fee of \$3.00 (three dollars) per item if the Records Custodian is asked by the requesting person to certify a public record.
5. In addition to other fees authorized or prescribed by this Resolution, the City may charge fees for labor costs at the per hour pay rate of the lowest paid administrative staff employee or public official who is necessary and qualified to process the request, and copying costs associated with locating and copying requested public record where:
 - a. The request is for paper records; or
 - b. The request includes records from which non-public (exempt) information must be deleted; or
 - c. The actual labor associated with responding to requests for public records in compliance with Idaho Code Title 74.

If copying resources and/or equipment are not available, the Custodian may elect to have an outside source copy the City records requested and assess any applicable charges of the outside source in addition to the labor costs, as provided by subsection 5 above.

6. The City will not charge costs or fees for copies when the cost of the copies is less than \$2.00 (two dollars), or the Requestor demonstrates that the Requestor's examination and/or copying of public records:
 - a. Is likely to contribute significantly to the public's understanding of the operations or activities of the City; and
 - b. Is not primarily in the individual interest of the Requestor including, but not limited to,

- the Requestor's interest in litigation in which the Requestor is or may become a party;
and
- c. Will not occur if fees are charged because the Requestor has insufficient financial resources to pay such fees. I.C. § 74-102(10)(f).

Estimated Costs to be Paid in Advance:

For purposes of this subsection, the Records Custodian shall, whenever possible, provide the requestor with an estimate of the actual costs which will be incurred to locate, segregate and duplicate the City records. The Records Custodian shall provide the requesting person with an estimate of the actual costs in writing, and require payment from the requesting person prior to undertaking the obligation to locate, segregate and duplicate such City records. Upon delivery of the requested copy(s) of City records, the Records Custodian shall provide the requesting person with a full accounting of the actual costs incurred by the City, in locating, segregating and duplicating such City records. The requesting person shall pay the additional actual costs incurred by the City, if any, in excess of the estimated amount paid, or the City shall provide the requesting person a refund if the actual costs in locating, segregating and duplicating the City records do not exceed the estimated costs paid by the requesting person.

SANITATION DEPARTMENT FEES:

3. Inasmuch as sanitation services are mandatory, there shall be a minimum monthly charge of **\$22.96** (formerly \$22.28) for sanitation services for any premises within the City, even if collection services are refused or not requested. Recycling services are a voluntary option.

Fees shall be as follows:

	CURRENT FEE	PROPOSED FEE
MONTHLY BILLING CHARGE PER ACCOUNT	\$2.03	\$2.10
64 GALLON CART SERVICE/Includes Curbside Recycling		
Once a week collection	\$18.67	\$19.24
95/96 GALLON CART SERVICE/Includes Curbside Recycling		
Once a week collection	\$20.25	\$20.86
Additional refuse cart per unit/cart	\$20.25	\$20.86
Additional/special pickup per refuse cart	\$16.00	\$16.48
Additional recycling cart(s) per cart/pickup	\$6.07	\$6.26
Special recycling pickup per dump	\$6.07	\$6.26
95/96 GALLON CART SERVICE/CURB-SIDE RECYCLING ONLY		
Bi-weekly collection	\$6.07	\$6.26
Additional pickup per pickup/cart	\$6.07	\$6.26
Special pickup per dump	\$6.07	\$6.26
Special pickup per dump – contaminated load	\$16.00	\$16.48
95/96 GALLON CART SERVICE/Yard Waste Collection		
Once a week collection April through November	\$6.07	\$6.26
Special pickup per dump	\$6.07	\$6.26
Special pickup per dump – contaminated load	\$16.00	\$16.48

Proposed Fee Changes for FY2026

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3-YARD CONTAINER SERVICE

Each pickup per container	\$91.60	\$94.35
Monthly rental per container ^(a)	\$12.11	\$12.48
Special pickup per dump	\$22.26	\$22.93

6-YARD CONTAINER SERVICE

Each pickup per container	\$183.20	\$188.70
Monthly rental per container ^(a)	\$12.11	\$12.48
Special pickup per dump	\$44.52	\$45.86

TEMPORARY 3-YARD CONTAINER SERVICE

Daily rental charge ^(b)	\$2.58	\$2.66
Each pickup of container	\$25.75	\$26.53

ROLL-OFF BOX SERVICE

Monthly 17/20-yard box rental ^(a)	\$116.95	\$120.46
Daily 17/20-yard box rental ^(a)	\$3.90	\$4.02
Monthly 30/32-yard box rental ^(a)	\$130.73	\$134.66
Daily 30/32-yard box rental ^(a)	\$4.36	\$4.50
Pickup charge per pull	\$219.69	\$226.29
Box relocation fee	\$77.25	\$79.57

PRIVATELY OWNED COMPACTOR SERVICE

Pickup charge per pull	\$219.69	\$226.29
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RECYCLING FACILITY SERVICES

Baling per ton	\$35.00	\$36.05
Handling/Storage per ton	\$10.00	\$10.30
Contaminated Load/per ton	\$20.00	\$20.60
Contaminated Haul per dump	\$219.69	\$226.29

Outside City Limits Rate**

Baling per ton	\$42.00	\$43.26
Handling/Storage per ton	\$12.00	\$12.36
Contaminated Load/per ton	\$24.00	\$24.72
Contaminated Haul per dump	\$263.63	\$271.54

RECYCLING – 5-YARD CARDBOARD SERVICES

Once a week collection per container	\$83.75	\$86.26
Bi-weekly collection per container	\$56.95	\$58.66
Monthly rental per container ^(a)	\$11.50	\$11.85
Special pickup per dump	\$20.35	\$20.96

Outside City Limits Rate**

Once a week collection per container	\$100.50	\$103.52
Bi-weekly collection per container	\$68.34	\$70.39
Monthly rental per container ^(a)	\$13.80	\$14.21
Special pickup per dump	\$24.42	\$25.15

RECYCLING – ROLL-OFF CARDBOARD SERVICES^(c)

Pickup charge per pull	\$219.69	\$226.29
------------------------	----------	----------

Monthly rental per container 30/32-yard box ^(a)	\$87.15	\$89.76
Daily 30/32-yard box rental ^(a)	\$2.91	\$3.00
Box relocation fee	\$77.25	\$79.57
Outside City Limits Rate**		
Pickup charge per pull	\$263.63	\$271.54
Monthly rental per container 30/32-yard box ^(a)	\$104.58	\$107.72
Daily 30/32-yard box rental ^(a)	\$3.49	\$3.59
Box relocation fee	\$92.70	\$95.48
RECYCLING – COMPACTOR CARDBOARD SERVICES^(c)		
Pickup charge per pull	\$189.90	\$195.60
Box relocation fee	\$77.25	\$79.57
RECYCLING – PICKUP CARDBOARD SERVICES^(c)		
Haul fee charge per pickup/ minimum 2-ton per load	\$219.69	\$226.29
Underweight charge per ton	\$35.00	\$36.05
RECYCLING – ROLL-OFF SINGLE-STREAM SERVICES^(c)		
Pickup charge per pull	\$219.69	\$226.29
Monthly rental per container 30/32-yard box ^(a)	\$87.15	\$89.76
Daily 30/32-yard box rental ^(a)	\$2.91	\$3.00
Baling per ton	\$35.00	\$36.05
Box relocation fee	\$77.25	\$79.57
Outside City Limits Rate**		
Pickup charge per pull	\$263.63	\$271.54
Monthly rental per container 30/32-yard box ^(a)	\$104.58	\$107.72
Daily 30/32-yard box rental ^(a)	\$3.49	\$3.59
Baling per ton	\$42.00	\$43.26
Box relocation fee	\$92.70	\$95.48
RECYCLING – 3rd PARTY DROP-OFF SINGLE-STREAM SERVICES^(c)		
Baling per ton	\$35.00	\$36.05
Outside City Limits Rate**		
Baling per ton	\$42.00	\$43.26

A 2.74% convenience fee will be charged on all card transactions.

- (a) Price does not include State sales tax (currently 6%)
- (b) Price includes State sales tax (currently 6%)
- (c) Service is subject to a contamination fee, if applicable.

****Services outside the city limits are assessed at a rate of 1.2% above current rate, subject to approval by the Director or Manager of Sanitation Services.**

EROSION AND SEDIMENT CONTROL FEES:

Fees for permits, certification, and other miscellaneous fees provided for in Pocatello Municipal Code § 8.44 shall be as follows:

*Removed slope fees.

DESCRIPTION	FEE
1. ESC Administrative Base Permit Fee	\$30.00
2. Single Family/Duplex Residential ESC and Grading Plan Review & Permits	\$100.00
3. Commercial/Subdivision/Multifamily ESC Permits and Plan Review	\$150.00/acre
4. ESC Plan Modification Fee	\$50.00/acre
5. Permit Transfer	\$50.00
6. Renewal of Expired Permit	One-half (1/2) of original permit fee
7. Permit applied for after beginning of construction	Double original permit fee
8. Certification Card (valid for three (3) years)	\$25.00
9. Interim Certification	\$25.00
Fee will be credited toward Certification Card Fee if certification is completed within six (6) months of issuance of interim certificate.	
10. Re-inspection Fee (if a site fails its initial site prep inspection, or to lift a Stop Work Order)	\$75.00
11. Revegetation/Stabilization Bond Administrative Fee	\$100.00
A 2.74% convenience fee will be charged on all card transactions.	

POCATELLO REGIONAL TRANSIT SYSTEM FEES:

No proposed changes to Pocatello Regional Transit System fees for FY2026.

UTILITY BILLING FEES:

No proposed changes to Utility Billing fees for FY2026.

WATER DEPARTMENT FEES:

Connection fees shall be as follows:

SYSTEM CAPACITY FEE	CURRENT FEES	PROPOSED FEES
Connection Size in Inches	System Use Fee	
1	\$5,100.00	\$5,500.00
1 ½	\$10,200.00	\$11,000.00
2	\$16,320.00	\$17,600.00
3	\$35,700.00	\$38,500.00

A. The fee for current users to increase connection size is the difference between the system use fee for the current connection size and the system use fee for the new size.

B. Monthly metered water fees shall be as follows:

SERVICE CHARGE (line size in inches)	Inside City CURRENT FEES	Inside City PROPOSED FEES	Outside City CURRENT FEES	Outside City PROPOSED FEES
¾	\$13.58	\$13.80	\$20.37	\$20.70
1	\$18.82	\$19.12	\$28.23	\$28.68
1 ½	\$33.76	\$34.30	\$50.64	\$51.45
2	\$49.40	\$50.20	\$74.10	\$75.30
3	\$110.27	\$112.06	\$165.41	\$168.08
4	\$182.83	\$185.79	\$274.24	\$278.69
6	\$359.35	\$365.17	\$539.03	\$547.76
8	\$503.14	\$511.30	\$754.72	\$766.94
10	\$809.07	\$822.18	\$1,213.61	\$1,233.27
12	\$1,197.83	\$1,217.23	\$1,796.74	\$1,825.85

VOLUME CHARGE (per 1,000 gallons, rounded to the nearest 1,000 gallons)	Inside City CURRENT FEES	Inside City PROPOSED FEES	Outside City CURRENT FEES	Outside City PROPOSED FEES
Single-Family (first 25,000 gal. per month)	\$3.05	\$3.17	\$4.57	\$4.75
Single-Family (over 25,000 gal. per month)*	\$3.81	\$3.96	\$5.71	\$5.94
Multi-Unit (served by single meter)	\$2.68	\$2.75	\$4.02	\$4.12
Non-Residential (Commercial/Industrial)	\$2.53	\$2.60	\$3.80	\$3.90
Summerline	\$3.81	\$3.96	\$5.71	\$5.94
Hydrant-supplied water (by permit only; at non- residential rate)	\$2.53	\$2.60	N/A	N/A

*The single-family rate for over 25,000 gallons per month is charged only during the irrigation season of May, June, July, August, September, and October.

- C. Monthly unmetered water fees, including electricity costs, shall be as follows:

RESIDENTIAL UNMETERED CUSTOMERS

(rate applies to multiple units, duplexes, apartments, condominiums and mobile home parks:-)

Inside City	Outside City
\$51.78	\$77.67

NONRESIDENTIAL UNMETERED CUSTOMERS

Subject to rates set by the City and adjusted to the most comparable commercial use on metered rates.

- D. The monthly fee for private fire protection, including private fire lines and automatic sprinkler systems, are as follows:

Connection Size in Inches	PRIVATE FIRE PROTECTION	
	CURRENT FEES	PROPOSED FEES
2	\$1.78	\$1.89
4	\$10.09	\$10.69
6	\$29.67	\$31.45
8	\$63.20	\$66.99
10	\$113.65	\$120.46
12	\$183.67	\$194.69

- A. Persons who qualify for Bannock County's Circuit Breaker Exemption List and meet the its requirements, shall receive a 30% reduction on that portion of their utility bill showing water consumption. Said reduction shall be available only to those who own and occupy a single-family dwelling, and shall not be available for multi-family units, including duplexes. Upon receipt of the Circuit Breaker Exemption List from Bannock County, the Utility Billing Department shall make the reduction which shall remain in effect so long as the applicant meets its requirements.

- B. Fees for water obtained from fire hydrants shall be as follows:

	CURRENT FEES	PROPOSED FEES
Volume Charge (per 1,000 gallons)	\$2.53	\$2.60

WATER POLLUTION CONTROL DEPARTMENT FEES:

NORMAL STRENGTH RATES

Metered Facilities	Inside City Limits CURRENT	Inside City Limits PROPOSED	Outside City Limits CURRENT	Outside City Limits PROPOSED
Residential single-family, per month	\$33.83	\$34.84	\$40.60	\$41.85
Residential multi-family, commercial, and all others				
Monthly service charge, per bill	\$7.03	\$7.25	\$8.44	\$8.70
Volume charge, per 1,000 gallons	\$5.63	\$5.80	\$6.76	\$6.96
JR Simplot (uses own collection system) Monthly service charge, per bill			\$8.44	\$8.70
Volume charge, per 1,000 gallons			\$5.03	\$5.18

CHUBBUCK MUNICIPAL SANITARY SEWER SYSTEM

	CURRENT FEES	PROPOSED FEES
Monthly service charge, per bill	\$7.03	\$7.25
Volume charge, per 1,000 gallons, South of I-86	\$5.63	\$5.80
Volume charge, per 1,000 gallons, North of I-86	\$4.18	\$4.31

INDUSTRIAL FACILITIES (abnormal strengths or volumes, multiple meters, meters larger than 2" or BODs and/or total suspended solids greater than 200 ppm)

Monthly service charge, per bill	\$7.03	\$7.25
Volume charge, per 1,000 gallons	\$5.09	\$5.24
Great Western Malting special volume charge, per 1,000 gallons	\$3.05	\$3.15
Total Suspended Solids (TSS), per pound	\$0.31	\$0.32
Fats, Oils, Grease (FOG), per pound (on amounts greater than 100 mg/l)	\$0.09	\$0.10
Total Kjeldahl Nitrogen (TKN), per pound (on amounts greater than 35 mg/l)	\$2.62	\$2.69
Total Phosphorus (P), per pound (on amounts greater than 7 mg/l)	\$23.44	\$24.15
DOMESTIC SEPTAGE DISPOSAL		
Monthly service charge, per bill	\$8.44	\$8.70
Volume charge, per gallon	\$0.10856	\$0.1118

SYSTEM CAPACITY FEES

Residential and Commercial Users

Treatment Facility	CURRENT FEES	PROPOSED FEES
¾" water connection	\$2,640.00	\$2,870.00
1" water connection	\$2,640.00	\$2,870.00
1 ½" water connection	\$5,280.00	\$5,740.00
2" water connection	\$8,450.00	\$9,180.00
3" water connection	\$18,480.00	\$20,090.00
Collection System		
¾" water connection	\$1,930.00	\$2,100.00
1" water connection	\$1,930.00	\$2,100.00
1 ½" water connection	\$3,860.00	\$4,200.00
2" water connection	\$6,810.00	\$6,720.00
3" water connection	\$13,510.00	\$14,700.00

ZOO IDAHO PROGRAM, RENTAL, AND ADMISSION FEES:

No proposed changes to Zoo Idaho fees for FY2026.

**NOTICE OF PUBLIC HEARING
CITY OF POCATELLO, IDAHO BUDGET FOR FISCAL YEAR 2026**

Notice is hereby given that the City Council for the City of Pocatello, Idaho, will hold a public hearing for consideration of a proposed budget for the fiscal period October 1, 2025 through September 30, 2026; all pursuant to the provisions of Section 50-1002, I.C. and Section 63-802, I.C., said hearing to be held at the Council Chambers at 911 North 7th Avenue, Pocatello, Idaho, at 6 p.m. on August 7, 2025. At said hearing, all interested persons may appear and show cause, if any they have, why the proposed budget should or should not be adopted. The estimated revenue from property taxes for Fiscal Year 2026 is \$35,865,971, and the sum of revenue from other sources including internal transfers and forgone is estimated to be \$115,531,704. 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.

FUND NAME	FY2024 Actual Revenue	FY2024 Actual Expenditures	FY2025 Amended Revenue	FY2025 Amended Expenditures	FY2026 Proposed Revenue	FY2026 Proposed Expenses
TAX FUNDS						
001 General Fund	\$ 46,836,003	\$ 48,048,172	\$ 45,591,965	\$ 45,593,064	\$ 49,477,239	\$ 49,936,013
002 Liability Insurance Fund	\$ 1,683,223	\$ 1,391,146	\$ 1,685,299	\$ 1,692,581	\$ 2,120,273	\$ 2,120,273
003 Street Fund	\$ 10,609,244	\$ 10,443,121	\$ 8,805,640	\$ 9,915,495	\$ 9,679,231	\$ 9,919,880
004 Recreation Fund	\$ 3,778,019	\$ 3,745,559	\$ 3,658,803	\$ 3,816,098	\$ 3,941,368	\$ 3,914,072
005 Cemetery Fund	\$ 592,544	\$ 532,814	\$ 602,770	\$ 602,138	\$ 1,192,589	\$ 622,589
006 Airport Fund	\$ 1,917,026	\$ 2,379,856	\$ 2,043,500	\$ 2,043,470	\$ 2,061,225	\$ 2,061,225
007 Library Fund	\$ 2,340,152	\$ 2,279,271	\$ 2,224,555	\$ 2,318,489	\$ 2,283,916	\$ 2,344,226
078 Capital Improvement Fund	\$ 1,709,186	\$ 1,096,864	\$ 426,178	\$ 426,178	\$ 466,975	\$ 438,962
059 Debt Service Fund	\$ 236,210	\$ 230,732	\$ 238,709	\$ 231,886	\$ 238,842	\$ 238,842
TAX FUNDS TOTAL	\$69,701,607	\$70,147,535	\$65,277,419	\$66,639,398	\$71,461,658	\$71,596,082
ENTERPRISE FUNDS						
Enterprise Operations						
030 Sanitation Fund	\$ 11,062,511	\$ 14,200,525	\$ 11,852,361	\$ 11,643,664	\$ 12,271,526	\$ 12,913,184
031 Water Fund	\$ 15,744,221	\$ 13,516,668	\$ 16,363,125	\$ 19,653,034	\$ 16,812,794	\$ 18,786,108
032 Water Pollution Control Fund	\$ 15,533,792	\$ 15,526,070	\$ 14,408,634	\$ 13,991,223	\$ 14,904,600	\$ 13,434,400
035 Ambulance Fund	\$ 4,139,893	\$ 4,157,693	\$ 4,472,677	\$ 4,472,677	\$ 4,472,677	\$ 4,684,423
972 Enterprise Payout Fund	\$ 31,338	\$ -	\$ 20,201	\$ -	\$ 20,807	\$ -
Enterprise Debt Service						
060 Debt Service Fund WPC	\$ 1,732,074	\$ 1,729,799	\$ 1,700,373	\$ 1,739,349	\$ 1,700,373	\$ 1,687,388
061 Debt Service fund Water	\$ 620,801	\$ 620,801	\$ 611,383	\$ 656,114	\$ 629,724	\$ 675,798
Enterprise Capital Projects						
073 Water Construction	\$ -	\$ -	\$ 80,000	\$ 2,730,567	\$ 82,400	\$ 2,651,036
074 WPC Capital Projects	\$ 1,300,000	\$ 9,198,022	\$ 1,300,000	\$ 3,000,000	\$ -	\$ -
037 Water Capacity Fee	\$ 642,844	\$ 606,952	\$ 625,000	\$ 605,781	\$ 643,750	\$ 623,954
038 WPC Capacity Fee	\$ 848,154	\$ -	\$ 276,676	\$ -	\$ 400,000	\$ -
ENTERPRISE FUNDS TOTAL	\$51,655,628	\$59,556,530	\$51,710,430	\$58,492,409	\$51,938,651	\$55,456,291
INTERNAL SERVICE FUNDS						
050 Information Systems Fund	\$ 1,677,591	\$ 1,793,155	\$ 1,835,126	\$ 1,821,481	\$ 1,907,041	\$ 1,906,838
051 Fleet Services Fund	\$ 3,044,388	\$ 2,775,284	\$ 2,428,063	\$ 2,347,004	\$ 2,456,550	\$ 2,456,550
052 Utility Billing Fund	\$ 1,709,034	\$ 1,443,984	\$ 1,617,997	\$ 1,698,878	\$ 1,749,848	\$ 1,754,415
053 Employee Wellness Fund	\$ 63,983	\$ 33,753	\$ 57,240	\$ 57,240	\$ 110,148	\$ 38,335
054 Public Works Director Fund	\$ 391,613	\$ 319,952	\$ 376,092	\$ 330,628	\$ 371,143	\$ 371,143
055 Fuel Fund	\$ 1,244,201	\$ 1,238,369	\$ 1,337,085	\$ 1,337,085	\$ 1,262,843	\$ 1,262,843
056 Workers Insurance Fund	\$ 2,030,693	\$ 1,145,857	\$ 1,346,905	\$ 1,346,905	\$ 1,387,312	\$ 1,387,312
057 Education Benefits Fund	\$ 43,967	\$ 32,786	\$ 53,045	\$ 53,045	\$ 111,000	\$ 54,636
INTERNAL SERVICE FUNDS TOTAL	\$10,205,470	\$8,783,140	\$9,051,553	\$8,992,266	\$9,355,885	\$9,232,072
CAPITAL PROJECTS FUNDS (General Gov.-Non Tax)						
070 Federal Aid Projects	\$ 2,669,976	\$ 559,212	\$ 3,000,000	\$ 3,000,000	\$ 250,000	\$ 2,082,791
071 Alternate Transportation	\$ 611,491	\$ 179,290	\$ 703,000	\$ 703,000	\$ 724,090	\$ 724,090
072 Airport Construction	\$ 3,465,506	\$ 3,368,195	\$ 5,156,608	\$ 5,156,608	\$ 4,500,000	\$ 4,500,000
075 Fire Apparatus Capital	\$ -	\$ 34	\$ -	\$ -	\$ -	\$ 3,308
076 Building Renovation	\$ 44,985	\$ 7,644	\$ 38,065	\$ -	\$ 39,207	\$ -
965 Golf CIP	\$ 1,562,896	\$ -	\$ -	\$ -	\$ -	\$ -
CAPITAL PROJECTS -General Gov.-Non Tax Total	\$8,354,854	\$4,114,375	\$8,897,673	\$8,859,608	\$5,513,297	\$7,310,189
SPECIAL REVENUE FUNDS						
008 Transit Rural Fund	\$ 1,029,077	\$ 1,034,904	\$ 1,616,803	\$ 1,616,803	\$ 1,552,874	\$ 1,581,072
009 Transit Urban Fund	\$ 2,648,320	\$ 2,626,727	\$ 4,014,833	\$ 4,014,833	\$ 3,369,998	\$ 3,697,787
013 Business Improvement District	\$ 81,241	\$ 81,298	\$ 106,090	\$ 106,090	\$ 109,273	\$ 109,273
014 Art Council	\$ 1,650	\$ 10,157	\$ -	\$ 10,000	\$ -	\$ 10,300
016 Emergency Repair Fund	\$ 41,200	\$ 64,828	\$ 40,000	\$ 40,000	\$ 41,200	\$ 41,200
017 Science and Environment Fund	\$ 618,890	\$ 526,316	\$ 829,512	\$ 828,139	\$ 531,105	\$ 531,105
081 CDR-CDBG Entitlement Fund	\$ 1,528,965	\$ 1,444,696	\$ 6,676,289	\$ 6,676,289	\$ 6,885,246	\$ 6,545,104
084 Federal ARPA Grant	\$ -	\$ 3,821,776	\$ -	\$ 3,727,254	\$ -	\$ 3,839,072
088 Police Grant Funds	\$ 40,002	\$ 62,174	\$ 58,335	\$ 56,694	\$ 60,085	\$ 58,395
952 Retirement Payout	\$ 376,658	\$ 434,784	\$ 202,331	\$ 800,000	\$ 208,401	\$ 824,000
953 Airport PP Special	\$ 969	\$ -	\$ -	\$ -	\$ -	\$ 39,609
955 CDR Loan	\$ -	\$ 1,060	\$ 37,170	\$ 37,088	\$ 38,285	\$ 38,200
957 Zoo Improvement	\$ 1,634	\$ -	\$ 3,605	\$ 3,605	\$ 3,713	\$ 3,713
964 Property Abatement Fund	\$ 17,970	\$ 182	\$ 118,450	\$ 118,450	\$ 122,004	\$ 122,004
970 Seized Property Agency	\$ 195,941	\$ -	\$ -	\$ -	\$ -	\$ -
972 Enterprise Payout Fund	\$ -	\$ 108,018	\$ -	\$ -	\$ -	\$ -
973 State Sales Tax Agency	\$ 81,002	\$ 80,903	\$ -	\$ -	\$ -	\$ -
974 Employee Reimbursements	\$ 21,323	\$ 20,559	\$ -	\$ -	\$ -	\$ -
SPECIAL REVENUE FUNDS TOTAL	\$6,684,842	\$10,318,382	\$13,703,418	\$18,035,245	\$12,922,184	\$17,440,834
TRUST FUNDS						
951 Police Retirement Trust	\$ 2,077,333	\$ 511,105	\$ 200,000	\$ 768,622	\$ 206,000	\$ 791,681
TRUST FUNDS TOTAL	\$2,077,333	\$511,105	\$200,000	\$768,622	\$206,000	\$791,681
GRAND TOTAL ALL FUNDS	\$148,679,734	\$153,431,067	\$148,840,493	\$161,787,548	\$151,397,675	\$161,827,149

I, Brian C. Blad, Mayor of the City of Pocatello, Idaho, do hereby certify that the above is a true and correct statement of the proposed expenditures and revenues for Fiscal Year 2026.

7/31/2025		FY2024 ACTUAL	FY2025 BUDGET	FY2025 Y-T-D	FY2026 USING / 3%, NC, annex, judgement recovery and a portion 1% forgone			
						3% *highest budget of 3 years = 34,335,425		
					\$ 1,030,063			
					\$ 307,541	new construction		
					\$ 288,410	annexation: GF only		
					\$ 101,044	electric co. judgement capture: GF only		
						minus State replacement money (ag and personal property reimbursements) updated from County provided L2		
					(\$455,082)			
					\$ 1,271,976	new property tax available without forgone		
						1% *forgone for O&M: GF only		
					\$ 19,728			
					\$ 1,291,704	new property tax available with forgone		
City's forgone balance is \$5,423,454								
GENERAL FUND								
Property Tax		\$ 23,690,587	\$ 23,535,684	\$ 14,396,706	\$ 25,827,102			
additional new construct								
annexation								
1% Forgone O&M incr.								
Revenue Sharing		\$ 6,178,694	\$ 6,000,000	\$ 3,098,013	\$ 6,383,064	AIC		
Liquor Sales		\$ 692,452	\$ 780,000	\$ 411,744	\$ 803,400	FY25 AIC		
Franchise - Gas		\$ 416,544	\$ 408,240	\$ 254,443	\$ 420,487			
Franchise - Cable		\$ 116,419	\$ 95,000	\$ 27,680	\$ 97,850			
Franchise - Electric		\$ 556,116	\$ 577,500	\$ 282,853	\$ 594,825			
Prsnl Prop Tax Replace		\$ 450,958	\$ 452,842	\$ 227,009	\$ 455,082			
Additional interest income					\$ 250,000	GF only		
Water lease income					\$ 303,750	GF only		
General Fund Projected New Income								
STREET FUND								
Property Tax		\$ 2,586,470	\$ 3,324,826	\$ 2,027,013	\$ 2,635,917			
County R&B		\$ 692,921	\$ 699,808	\$ 387,556	\$ 700,000			
Highway Distribution		\$ 2,287,181	\$ 3,169,565	\$ 1,526,479	\$ 4,806,275			
Regular Distribution					\$ 2,223,697	AIC		
HB312					\$ 656,841	AIC		
TECM					\$ 559,015	AIC		
HB772					\$ 1,366,722	AIC		
Street Projected New Income								
LIABILITY FUND								
		\$ 577,028	\$ 1,239,034		\$ 1,180,273			
RECREATION FUND								
		\$ 1,476,820	\$ 2,199,437	\$ 930,498	\$ 2,272,387			
CEMETERY FUND								
		\$ 162,545	\$ 191,447	\$ 101,935	\$ 199,578			
AIRPORT FUND								
		\$ 984,896	\$ 1,184,422	\$ 620,239	\$ 1,225,479			
LIBRARY FUND								
		\$ 1,859,215	\$ 2,187,555	\$ 1,171,210	\$ 2,258,382			
DEBT SERVICE								
		\$ 228,691	\$ 235,128	\$ 3,488	\$ 238,842			
CAPITAL FUND								
			\$ 26,178		\$ 28,011			
3% Forgone Capital		\$ 998,109	\$ -	\$ -				
PROPERTY TAX TOTAL								
		\$ 31,566,252	\$ 34,123,711		\$ 35,865,971			

07/31/2025

FY2026 REVENUE VS EXPENDITURES - Tentative for 7/10/25 Budget Session

Fund Number	Fund Divisions	Proposed Revenue *w/ 3%, portion of 1% Fgone, New C, annex, judgement recov	Proposed Expenditures	Balance	Notes	Reserve Balances
001 GENERAL FUND		\$ 49,324,873	\$ 49,936,013	(\$611,140)	*buy down of reserves - \$611,140 7/31/25	\$9,380,737
Property Tax & Other Gen Revenue		\$ 40,259,317				
1% forgone O&M increase						
001-0100	Mayor/Council	\$ 913,785	\$ 1,228,930			
001-0200	Finance Department	\$ 1,255,814	\$ 1,600,313			
001-0300	City Hall	\$ 903,014	\$ 755,989			
001-0500	Building Department	\$ 946,867	\$ 915,047			
001-0600	Planning & Development	\$ 104,703	\$ 1,259,902			
001-0601	Engineering	\$ 87,621	\$ 1,270,998			
001-0602	GIS	\$ 280,848	\$ 280,848			
001-0603	Grant Division	\$ -	\$ 557,462			
001-0700	Human Resources	\$ 537,276	\$ 775,966			
001-0800	Non-Departmental	\$ 687,177	\$ 1,886,157		added \$200,000 conting, reduced community org donations	
001-0900	Legal Department	\$ 839,848	\$ 1,187,760			
001-1000	Police Department	\$ 814,714	\$ 21,472,019			
001-1100	Fire Department	\$ 1,470,648	\$ 12,142,013			
001-1200	Animal Services	\$ 160,601	\$ 1,433,035			
001-1301	Parks Department	\$ 62,640	\$ 2,867,724			
001-1302	Parks & Rec Administration	\$ -	\$ 301,850			
002 LIABILITY FUND		\$ 2,120,273	\$ 2,120,273	\$0		\$797,556
003 STREET OPERATIONS		\$ 9,679,231	\$ 9,919,880	(\$240,649)	*buy down of reserves	\$4,564,547
004 RECREATION FUND		\$ 3,941,368	\$ 3,914,072	\$27,296		\$984,083
Property Tax & Other Gen Revenue		\$ 2,328,048				
004-1303	Zoo Idaho	\$ 135,035	\$ 1,200,271			
004-1304	Outdoor Recreation	\$ 148,899	\$ 418,203			
004-1305	Team Sports	\$ 224,418	\$ 445,975			
004-1306	Ross Park Aquatic Complex	\$ 406,937	\$ 706,356			
004-1307	Commuity Rec. Center	\$ 498,031	\$ 1,037,051			
004-1308	Golf Capital Improvement	\$ 200,000	\$ 84,730			\$1,562,896
004-1311	Fort Hall Replica	\$ -	\$ 11,772			
004-1312	Frontier Village	\$ -	\$ -			
004-1313	Summer Concerts	\$ -	\$ 9,714			
005 CEMETERY FUND		\$ 1,192,589	\$ 622,589	\$570,000		\$763,626
006 AIRPORT FUND		\$ 2,061,225	\$ 2,061,225	\$0		\$2,056,680
007 LIBRARY FUND		\$ 2,283,916	\$ 2,344,226	(\$60,310)	*buy down of reserves	\$637,426
008 POCATELLO TRANSIT - RURAL		\$ 1,552,874	\$ 1,581,072	(\$28,198)	*Federal lagtime	\$68,259
009 POCATELLO TRANSIT - URBAN		\$ 3,369,998	\$ 3,697,787	(\$327,789)	*Federal lagtime	(\$433,392)
013 BUSINESS IMPROVEMENT DISTRICT		\$ 109,273	\$ 109,273	\$0		\$27,366
014 ARTS COUNCIL/CHIEF THEATER FUND		\$ -	\$ 10,300	(\$10,300)	*buy down of Chief Theater payout reserves	\$23,464
016 EMERGENCY REPAIR FUND		\$ 41,200	\$ 41,200	\$0		\$323,096
017 SCIENCE & ENVIRONMENT		\$ 531,105	\$ 531,105	\$0		\$544,231
030 SANITATION FUND		\$ 12,271,526	\$ 12,913,184	(\$641,658)	*buy down of reserves	\$5,876,473

07/31/2025

FY2026 REVENUE VS EXPENDITURES - Tentative for 7/10/25 Budget Session

031 WATER FUND	\$	16,812,794	\$	18,786,108	(\$1,973,314) *buy down of reserves	\$13,313,602
032 WATER POLLUTION FUND	\$	14,904,600	\$	13,434,400	\$1,470,200	\$11,599,388
035 AMBULANCE FUND	\$	4,472,677	\$	4,684,423	(\$211,746) *needs Bannock County approval	(\$345,688)
037 WATER CAPACITY FEE	\$	643,750	\$	623,954	\$19,796	\$2,562,719
038 WPC CAPACITY FEE	\$	400,000	\$	-	\$400,000	(\$76,365)
050 INFORMATION TECHNOLOGY	\$	1,907,041	\$	1,906,838	\$203	\$681,145
051 FLEET SERVICES FUND	\$	2,456,550	\$	2,456,550	\$0	\$1,428,442
052 UTILITY BILLING	\$	1,749,848	\$	1,754,415	(\$4,567) *buy down of reserves	\$830,311
053 EMPLOYEE WELLNES FUND	\$	110,148	\$	38,335	\$71,813	\$306,734
054 PUBLIC WORKS DIRECTOR	\$	371,143	\$	371,143	\$0	\$269,420
055 FUEL INTERNAL SERVICE	\$	1,262,843	\$	1,262,843	\$0	\$239,141
056 WORKER'S INSURANCE FUND	\$	1,387,312	\$	1,387,312	\$0 *reserves will be requested if needed	\$2,632,600
057 EDUCATION BENEFITS	\$	111,000	\$	54,636	\$56,364	\$212,071
059 DEBT SERVICE	\$	238,842	\$	238,842	\$0	(\$47,335)
060 WPC DEBT SERVICE	\$	1,700,373	\$	1,687,388	\$12,985	(\$12,682,965)
061 WATER DEBT SERVICE	\$	629,724	\$	675,798	(\$46,074)	(\$2,928,311)
070 FEDERAL AID PROJECTS	\$	250,000	\$	2,082,791	(\$1,832,791)	\$2,908,351
071 ALTERNATE TRANSPORTATION	\$	724,090	\$	724,090	\$0	\$632,966
072 AIRPORT CONSTRUCTION	\$	4,500,000	\$	4,500,000	\$0	(\$121,920)
073 WATER CAPITAL PROJECTS	\$	82,400	\$	2,651,036	(\$2,568,636) *buy down of reserves	\$2,698,268
074 WPC CAPITAL PROJECTS	\$	-	\$	-	\$0	\$2,638,216
075 FIRE APPARATUS CAPITAL	\$	-	\$	3,308	(\$3,308) *buy down of reserves	\$249,140
076 BUILDING RENOVATION	\$	39,207	\$	-	\$39,207	\$395,558
078 CAPITAL IMPROVEMENT	\$	466,975	\$	438,962	\$28,013	\$2,524,382
081 CDBG ENTITLEMENT/STIMULUS GRANT FUND	\$	6,885,246	\$	6,545,104	\$340,142	\$449,842
CDBG/HUD	\$	499,687	\$	288,833		
Lead Based Paint	\$	595,359	\$	466,071		
Brownsfield Grant	\$	212,750	\$	212,750		
SS4A	\$	-	\$	-		
Brady Chapel Restoration	\$	-	\$	-		
RAISE Grant	\$	1,937,500	\$	1,937,500		
Firewise Grant	\$	491,000	\$	491,000		
UCF Tree Grant	\$	120,000	\$	120,000		
BOR WaterSMART Grant	\$	778,950	\$	778,950		
EPA Community Grant	\$	1,750,000	\$	1,750,000		
RCN/Terry First Grant	\$	500,000	\$	500,000		
084 ARPA FEDERAL GRANT	\$	-	\$	3,839,072	(\$3,839,072) *projects already committed - buying down of reserves	\$3,839,072
088 POLICE GRANT FUND	\$	60,085	\$	58,395	\$1,690	\$107,856
951 POLICE RETIREMENT TRUST	\$	206,000	\$	791,681	(\$585,681) *buy down of reserves	\$3,831,098
952 GOV/RETIREMENT PAYOUT FUND*	\$	208,401	\$	824,000	(\$615,599) *anticipated retirements/reserves will be used if accurate	\$2,602,154
953 AIRPORT PP SPECIAL	\$	-	\$	39,609	(\$39,609)	\$20,250
955 CDR LOAN TRUST	\$	38,285	\$	38,200	\$85	\$54,823
957 ZOO IMPROVEMENT/PARKS OBLIGATED FUND	\$	3,713	\$	3,713	\$0	\$635
964 PROPERTY ABATEMENT FUND	\$	122,004	\$	122,004	\$0	\$270,201
972 ENTERPRISE/RETIREMENT PAYOUT FUND*	\$	20,807	\$	-	\$20,807	
TOTAL BUDGET	\$	151,245,309	\$	161,827,149	(\$10,581,840)	

Agenda Item #9

**VACATION OF RIGHT-OF-WAY
PUBLIC HEARING: THURSDAY, AUGUST 7, 2025
STAFF REPORT**

File: VAC25-0001

APPLICANT/OWNER: Kartchner Homes
LOCATION: Saunter Lane (that portion south of Wayfarer St.)
REQUEST: Vacation of 0.5 acres (more or less) of Saunter Lane

RECOMMENDATION & CONDITIONS: Based on the information presented in this report, staff recommends approval of vacating the subject Right-Of-Way (ROW), with the following conditions attached:

1. The standards and requirements as outlined in the Public Works Memorandum shall be strictly adhered to. This includes retaining a utility and ingress/egress emergency access easement;
2. All work of relocation of sewer utilities and defining any new easements will be at the applicant's expense;
3. The legal description for the subject parcel shall be reviewed and approved by the City Surveyor prior to recording;
4. Any other requirements not herein noted above but applicable as part of an approved ROW vacation shall be strictly adhered to.

REQUEST: An application has been submitted by Tyson Allen on behalf of Kartchner Homes, requesting to vacate the public's interest entailing 0.5-acres (more or less) of the Saunter Lane extending from Wayfarer Street south through the cul-de-sac of Saunter Lane.

BACKGROUND: The applicant is desirous of vacating the aforementioned Right-Of-Way (ROW) to develop a new multi-family housing project.

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

UTILITY PROVIDER & CITY DEPARTMENT NOTICE: Utility providers and affected City departments were provided notice on 7/8/2025. Comment was received from City Water Pollution Control staff, as well as Idaho Power. The comments are addressed in the Public Works Memorandum.

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

Table 1. Vacation of Right-of-Way Review Criteria Analysis

Compliant				
Yes	No	N/A		
☒	☐	☐	Requirement 1	DESCRIBE WHY THE REQUESTED VACATION IS EXPEDIENT FOR THE PUBLIC GOOD.
			Applicant Response	The South end of Saunter In will not be needed or used as it is currently built for the development of the new multi family housing project that is intended to be built.
			Staff Review	The property owner has a viable plan to replace the cul-de-sac with a more efficient design that will fit with adjacent uses.
☒	☐	☐	Requirement 2	IDENTIFY ANY "DAMAGES" THAT THE CITY MAY INCUR AS A RESULT OF THE REQUESTED VACATION AND DESCRIBE ANY PROPOSED TERMS AND CONDITIONS FOR MITIGATING ANY "DAMAGES."
			Applicant Response	There are no damages that the city will incur. The road doesn't go anywhere, and is just a cul-de-sac. The property's on both sides of this portion of Saunter will all become one property for a future multi family project. This also will not interfere with any public travel or transportation.
			Staff Review	Staff does not anticipate any damages will incur upon the general public by vacating the cul-de-sac of Saunter Lane, provided all conditions are adhered to as recommended by Staff.
☒	☐	☐	Requirement 3	DESCRIBE THE REQUESTED MANNER OF REVERSION OF THE REQUESTED VACATED AREA AND HOW IT IS IN THE BEST INTERESTS OF THE ADJOINING PROPERTY OWNERS.
			Applicant Response	We are the adjoining property owner's and this is to provide for a future project that we believe will be better suited for the area.
			Staff Review	The updated site plan is in the best interest of the adjacent owners by developing the site with multi-family housing, which matches existing adjacent land uses.
☒	☐	☐	Requirement 4	EXPLAIN WHY GRANTING THE REQUESTED VACATION WILL NOT IMPAIR THE RIGHTS OF ANY LOT OWNER OR PUBLIC UTILITY.
			Applicant Response	Because this road is a dead end, and any utilities on this road would only service the lots owned by Kartchner. There aren't any other lot owners that adjoin this portion of the road. The utilities of other lot owners also will not be affected.
			Staff Review	Significant infrastructure exists therefore the recommendations of the attached public works memorandum should be followed.
☒	☐	☐	Requirement 5	PROVIDE ANY ADDITIONAL INFORMATION THAT YOU FEEL IS APPLICABLE TO THIS PETITION.
			Applicant	N/A
			Staff Review	No additional comment

ATTACHMENTS:

- A. Petition for vacation application with attachments
- B. Public Works Memorandum
- C. Correspondence Received

ATTACHMENT A
APPLICATION WITH PERTINENT INFORMATION

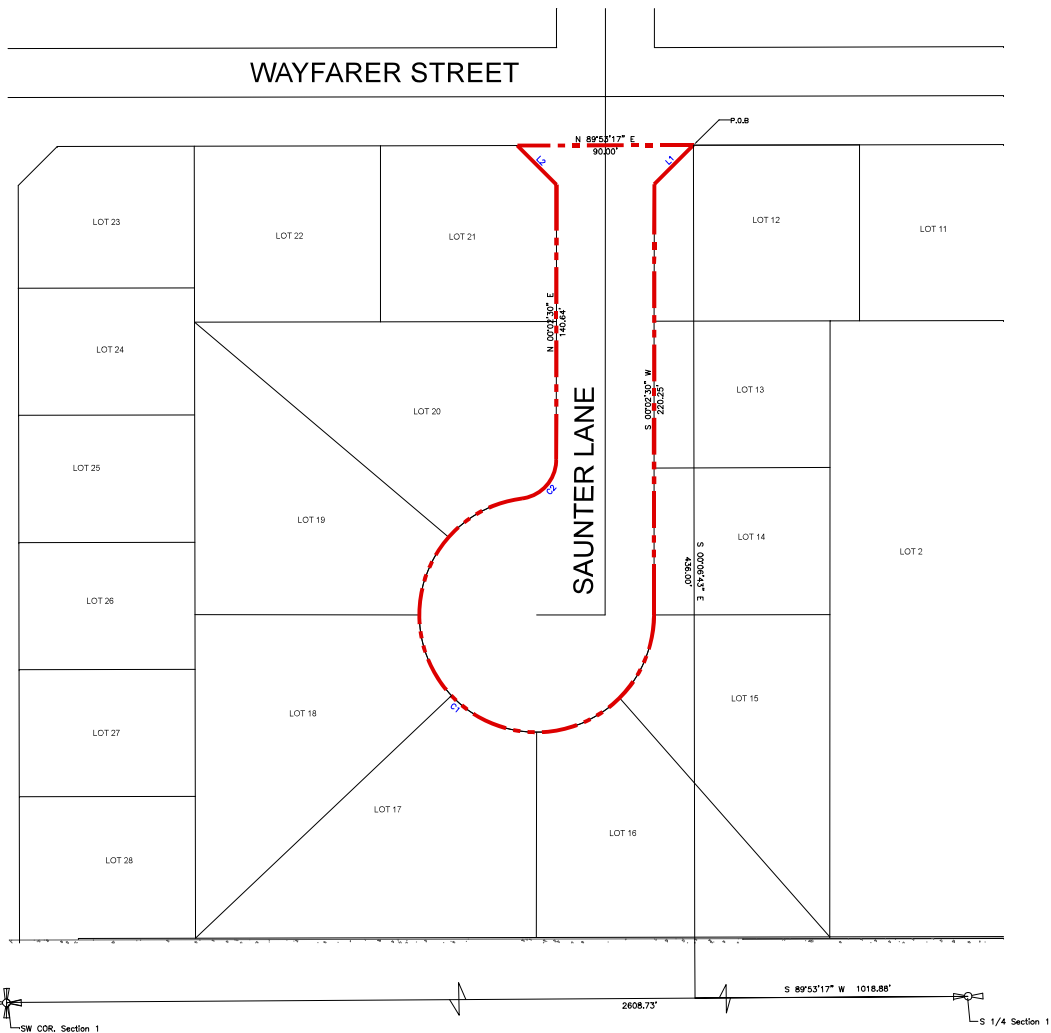
Part of the Southwest Quarter of Section 1, Township 6 South, Range 34 East of the Boise Meridian also being Saunter Lane recorded on The Crossings Division No. 1 Amended Plat in Bannock County, Idaho Recorder's Office under Instrument No. 21918332 on November 20, 2019 described as follows

Beginning at the South Quarter Corner of Section 1, Township 6 South, Range 34 East of the Boise Meridian (the Southwest Corner of said Section bears S 89°53'17" W 2608.73 feet) thence S 89°53'17" W 1018.88 feet along the South line of said Section; thence N 00°06'43" W 436.00 feet to the Northwest Corner of Lot 12 of The Crossings Division No. 1 Amended Plat as recorded in the Bannock County Recorder's office under Instrument No. 21918332 on November 20, 2019, said point also being the POINT OF BEGINNING and running

thence along the right of way of Saunter Lane as shown in said plat the following 6 courses:

- 1) thence S 44°57'53" W 28.25 feet;
- 2) thence S 00°02'30" W 220.25 feet;
- 3) thence 275.22 feet along a curve to the right, with a central angle of 262°49'09", a radius of 60.00 feet, and a chord that bears N 48°32'55" W 90.00 feet;
- 4) thence with a reverse curve 28.91 feet along a curve to the left, with a central angle of 82°49'09", a radius of 20.00 feet, and a chord that bears N 41°27'04" E 26.46 feet;
- 5) thence N 00°02'30" E 140.64 feet;
- 6) thence N 45°02'07" W 28.32 feet to the South Right of Way of Wayfarer Street;

thence along the South Right of Way of said street N 89°53'16" E 90.00 feet to the point of beginning, containing 0.50 acres, more or less.



LINE	BEARING	DISTANCE
L1	S 44°31'03" W	148.33'
L2	N 45°02'07" W	128.33'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	160.00'	175.52'	162°20'09"	S 89°53'05" W	90.00'
C2	120.00'	128.51'	82°49'09"	N 41°27'04" E	28.48'



VICINITY MAP

Saunter Lane ROW Vacation Exhibit

LEGEND

--- BOUNDARY LINE(ROW TO BE VACATED)

50 100 200

SCALE: 1"= 100' (24X36 PLAN SET)
1"=10' VERTICAL



PROJECT	Saunter Lane ROW Vacation Exhibit		
	SCALE	DATE	REVISION
SHEET	1		DRAWN BY
	1		

ALLIANCE CONSULTING ENGINEERS, INC.

150 EAST 300 NORTH, SUITE P
LOGAN, UTAH 84321
(435) 755-5121

AE

ATTACHMENT B
PUBLIC WORKS MEMORANDUM
FEBRUARY 26, 2024

Memorandum

To: Becky Babb, Planning Manager

From: Merril Quayle PE, Public Works Development Engineer
Brandy Werre, Engineer Technician

Date: July 23, 2025

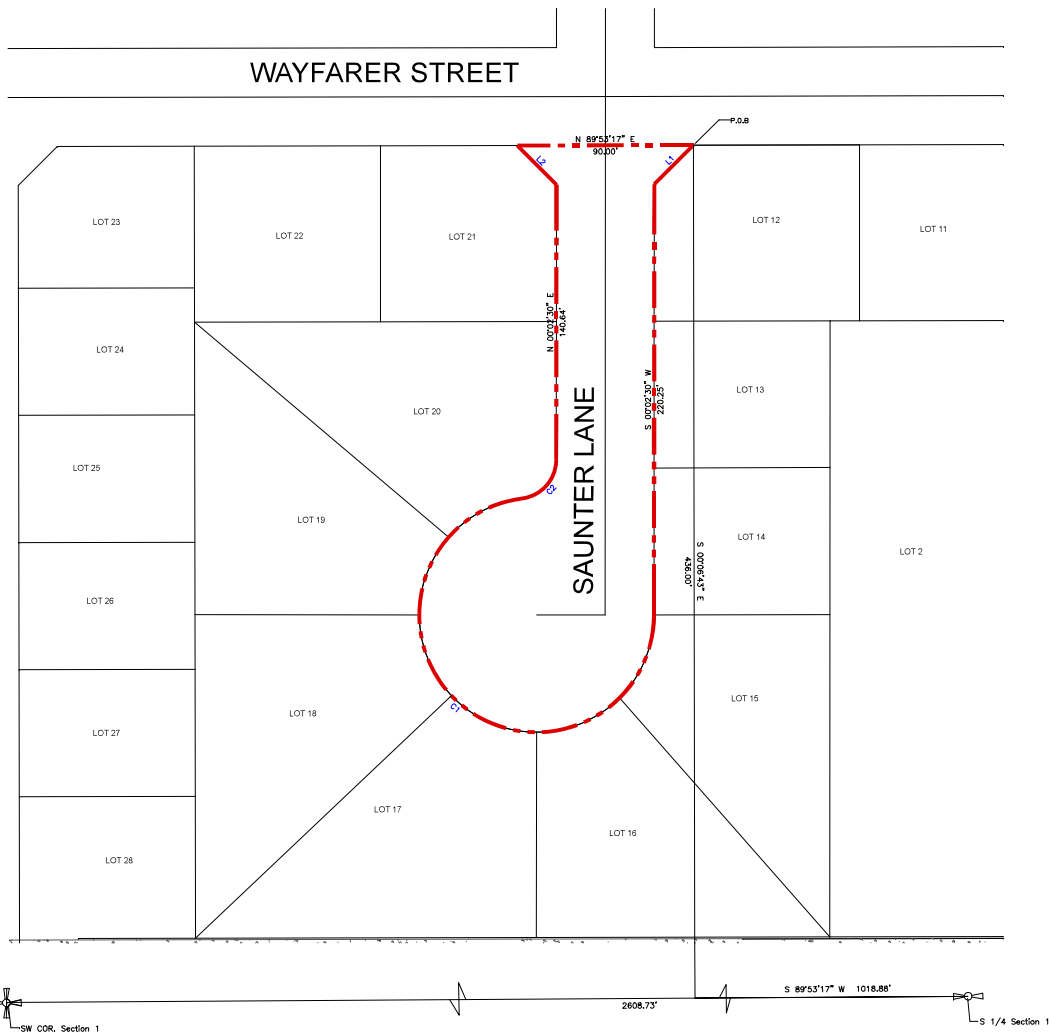
Re: Saunter Lane Application #VAC25-0002

The Public Works Departments have reviewed the right-of-way vacation application request for the above-mentioned project and submits that the following changes and items shall be addressed and approved prior to recording the vacation ordinance. Approval is contingent on the completeness, accuracy, serviceability, and compliance to City Standards.

1. The proposed vacation is to remove Saunter Ln cul-de-sac road south of Wayfarer St., approximately 275 ft long, part of The Crossings Division 1 subdivision.
2. A utility and ingress/egress emergency access easement shall be retained for the entirety of the vacated right of way.
3. Any and all Fire hydrants must be accessible to fire crews, unless abandoned to city standards.
4. Plans to be prepared for the new utility locations and submitted to the city engineering department for review and approval.
5. There are two stormwater ponds located north of Hartford Dr. and Trekker Ridge. Any new development on the proposed Wayfarer St. vacation area and the adjacent property will need to consider stormwater treatment and retention for the 2-year storm event.
6. Any work of relocation of sewer utilities and defining any new easements will be at the applicant's expense. It is recommended water utilities continue to be connected from Wayfarer St., with a master meter and double check per city standards.

Please see the attached map for the approximate location of the proposed vacation.





LINE	BEARING	DISTANCE
L1	S 44°31'03" W	148.33'
L2	N 45°02'07" W	128.33'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	160.00'	175.52'	162°20'09"	S 89°53'05" W	90.00'
C2	120.00'	128.51'	82°49'09"	N 41°27'04" E	28.48'



VICINITY MAP

Saunter Lane ROW Vacation Exhibit

LEGEND

--- BOUNDARY LINE(ROW TO BE VACATED)

50 100 200

SCALE: 1"= 100' (24X36 PLAN SET)
1"=10' VERTICAL



PROJECT	Saunter Lane ROW Vacation Exhibit		
	SCALE	DATE	REVISION
SHEET	1		DRAWN BY
	1		

ALLIANCE CONSULTING ENGINEERS, INC.

150 EAST 300 NORTH, SUITE P
LOGAN, UTAH 84321
(435) 755-5121

AE

ATTACHMENT C
COMMENTS

Babb, Becky

From: Van Brunt, Brett
Sent: Wednesday, July 16, 2025 9:40 AM
To: Quayle, Merrill; Lewis, Matthew
Cc: Adams, Levi; Gonzalez, Isaac; Planning
Subject: RE: Re: VAC25-0002 Saunter Lane Vacation

Merril,

As always, our primary concern with these things is accessibility. If you can assure us direct access to the public manhole with our jet truck, then I see no problems with this vacation and support it.

Brett

From: Quayle, Merrill <mquayle@pocatello.gov>
Sent: Tuesday, July 15, 2025 12:36
To: Lewis, Matthew <mlewis@pocatello.gov>; Van Brunt, Brett <bvanbrunt@pocatello.gov>
Cc: Adams, Levi <ladam@pocatello.gov>; Gonzalez, Isaac <igonzalez@pocatello.gov>; Planning <Planning@pocatello.gov>; Quayle, Merrill <mquayle@pocatello.gov>
Subject: RE: Re: VAC25-0002 Saunter Lane Vacation

The plan and conditions for the vacation will be adding a manhole just inside the proposed right-of-way and then private on the private property.



Merril Quayle
Public Works Engineer
Phone: (208) 234-6228
Engineering Department
PO Box 4169 | Pocatello | ID 83205
911 N 7th Avenue | Pocatello | ID 83201
www.pocatello.gov

From: Lewis, Matthew <mlewis@pocatello.gov>
Sent: Tuesday, July 15, 2025 11:27 AM
To: Quayle, Merrill <mquayle@pocatello.gov>
Subject: FW: Re: VAC25-0002 Saunter Lane Vacation

Merril – see Brett’s concern below.
Matthew G.

From: Van Brunt, Brett <bvanbrunt@pocatello.gov>
Sent: Tuesday, July 15, 2025 11:24 AM
To: Planning <Planning@pocatello.gov>
Cc: Gonzalez, Isaac <igonzalez@pocatello.gov>; Adams, Levi <ladam@pocatello.gov>
Subject: Re: VAC25-0002 Saunter Lane Vacation

Hello,

The vacation of the right-of-way is of concern. I would like a detailed plan outlining what their plan is for the sanitary sewer mainlines. Are they to remain or be removed and if they are to remain public or private?



Water Pollution Control
CITY OF POCATELLO

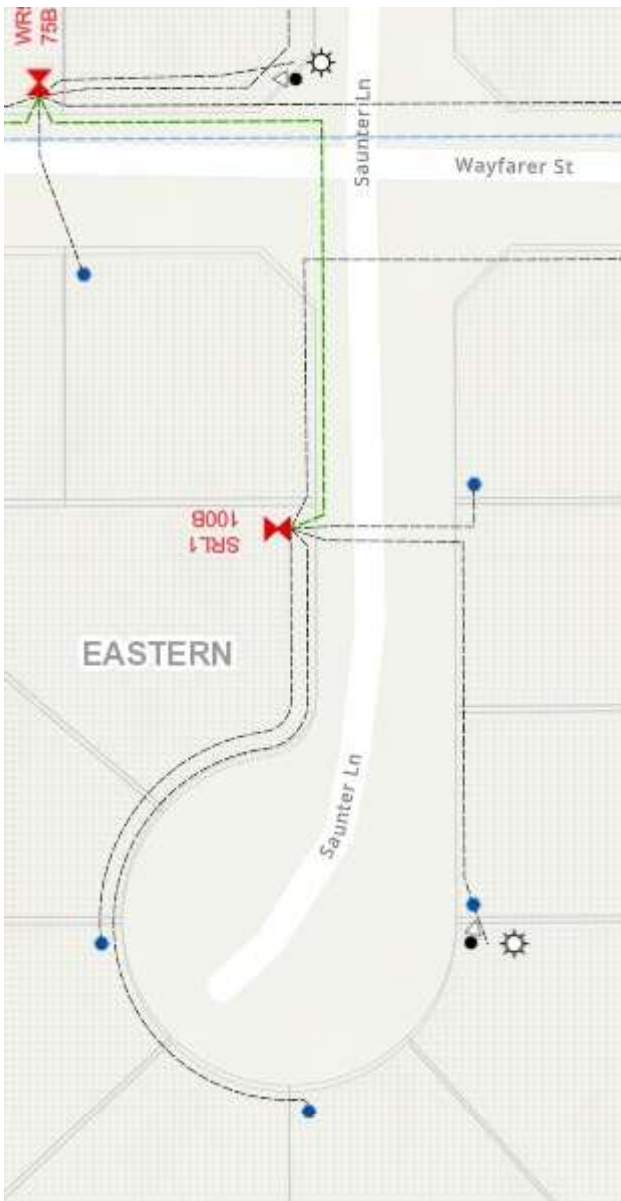
Brett Van Brunt

WPC Utility Systems Technician
Phone: (208) 234-6254 Ext. 2003
Mobile: (208) 221-7105
pocatello.gov

Babb, Becky

From: Hanks, Travis <THanks@idahopower.com>
Sent: Wednesday, July 9, 2025 10:24 AM
To: Planning
Cc: Pallante, Matthew; Stucki, Matt
Subject: RE: VAC25-0002 Saunter Lane Vacation
Attachments: SaunterLaneVacationExhibit-signed.pdf

There are existing Idaho Power facilities located within the Saunter Lane Right-of-Way and within the adjoining public utility easement shown on The Crossings Div. No. 1 Amended Plat (Instrument No. 21918332). Please protect the existing utilities and retain a public utility easement over the vacated area.



Regards,

Travis Hanks, PLS

SURVEYOR

Idaho Power | Coroparate Services & Communications

Office 208-236-7868 | Mobile 208-431-7223

535 South 3rd Ave. | Pocatello, ID | 83201

From: Babb, Becky <becky.babb@pocatello.gov>

Sent: Tuesday, July 8, 2025 3:51 PM

To: Adams, Levi <ladam@pocatello.gov>; Allen, Skyler <sallen@pocatello.gov>; Anderson, Eric (Police) <eanderson@pocatello.gov>; Armstrong, Justin <jarmstrong@pocatello.gov>; Beebe, Skyler <sbeebe@pocatello.gov>; Bigelow, Richard <rbigelow@pocatello.gov>; Bullock, Dean <dbullock@pocatello.gov>; Butler, Anne <abutler@pocatello.gov>; Century Link <biser.fan@centurylink.com>; Commissioner Cheryl Rogers <cherrog@gmail.com>; Diehl, Rich <rdiehl@pocatello.gov>; Farnsworth, Kerri <kfarnsworth@pocatello.gov>; FirePrevention <FirePrevention@pocatello.gov>; halj@bannockcounty.us; Hansen, Kele <khansen@pocatello.gov>; Henderson, Andrea <ahenderson@pocatello.gov>; Hillman, Devin <Devin@bannockplanning.org>; Hoch, Barry <bhoch@pocatello.gov>; Idaho Fish & Game <dan.garren@idfg.idaho.gov>; idaho Fish & Game <becky.johnson@idfg.idaho.gov>; Pallante, Matthew <MPallante@idahopower.com>; Stucki, Matt <MStucki@idahopower.com>; Hanks, Travis <THanks@idahopower.com>; Intermountain Gas Company <phillip.colborn@intgas.com>; Intermountain Gas Company <ashley.snyder@intgas.com>; ITD Chris Peirsol <Chris.Peirsol@itd.idaho.gov>; James Murphy <james.murphy@intgas.com>; Karen Agular <grannychef53@gmail.com>; Kirkman, Tom <tkirkman@pocatello.gov>; Lewis, Matthew <mlewis@pocatello.gov>; Lusk, Levi <llusk@pocatello.gov>; McCulla, Aceline <amcculla@pocatello.gov>; Morin, Shane <shane.morin@pocatello.gov>; Murphy, Jacob <jmurphy@pocatello.gov>; N BANNOCK FIRE DISTRICT <jrfarnsworth@northbannockfire.us>; Neville, Mike <mneville@pocatello.gov>; Pratt, Casey <cpratt@pocatello.gov>; Pratt, David <dpratt@pocatello.gov>; Quayle, Merril <mquayle@pocatello.gov>; Sandra Rice <bubba3806@aol.com>; Sanger, Hannah <hsanger@pocatello.gov>; School District #25 - J Balls <ballsjo@sd25.us>; School District 25 - T Walton <waltonto@sd25.us>; School District 25 J Smith <smithjo@sd25.us>; SE ID Health Dept <kkeller@siph.idaho.gov>; Sparklight Const Coordinator <russell.christ@sparklight.biz>; SPARKLIGHT TECH OPER MGR <RYAN.CHARLES@SPARKLIGHT.BIZ>; Van Brunt, Brett <bvanbrunt@pocatello.gov>; Werre, Brandy <brandy.werre@pocatello.gov>; Williams Gas Pipeline West - S Pulliam <spencer.pulliam@williams.com>

Subject: [EXTERNAL] VAC25-0002 Saunter Lane Vacation

The above referenced application has been received. The application was submitted by Kartchner Commercial. Application materials are attached for your review. Please submit your comments by email to planning@pocatello.gov. Additional application materials not provided, such as legal description, deed, title report, etc., is available upon request. All comments must be submitted to the Planning & Development Services Department no later than July 28, 2025. Your non-response to this memo will signify that you do not anticipate any problems or special coordination needs. Sincerely,



Becky Babb

Planning Manager

Planning & Development Services

Phone: (208) 234-6278

www.pocatello.gov

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**EXECUTIVE SUMMARY
POCATELLO CITY COUNCIL
HEARING: AUGUST 7, 2025
ANNEXATION & ZONING MAP DESIGNATION**

REQUEST:

Brady Smith, on behalf of the property owner-McCormick Ranch LLC., has submitted a request to Annex 12.4-acres (more or less) of the parent parcel RPR3853028016 into the City of Pocatello corporate boundary, with a proposed zoning designation of Residential Low Density (RL).

RECOMMENDATION:

In consideration of the application, the Planning & Zoning Commission recommends **approval** of the Annexation and Zoning application from Brady Smith on behalf of the property owner-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 with conditions as outlined in the Public Works Memorandum.

ATTACHMENTS:

- a. Planning & Zoning Commission Findings of Fact
- b. Planning & Zoning Commission Staff Report Packet (including Public Works Memorandum)

ATTACHMENT A

**PLANNING & ZONING COMMISSION FINDINGS
OF FACT & RECOMMENDATION**

**FINDINGS OF FACT & RECOMMENDATION
CITY OF POCA TELLO
PLANNING & ZONING COMMISSION
HEARING JULY 9, 2025**

APPLICANT: Brady Smith on behalf of McCormick Ranch, LLC

SUVEYOR/ENGINEER: Chris Adams – Creek Hollow & Associates

REQUEST: Annexation & Zone Map Designation

GENERAL LOCATION: Generally west/northwest of Trail Creek Estates Division 2

FILE: ANEX25-0004

STAFF: Matthew G. Lewis, M.S. Senior Planner

- I. GENERAL BACKGROUND:** Brady Smith, on behalf of the property owner-McCormick Ranch LLC., has submitted a request to Annex 12.4-acres (more or less) of the parent parcel RPR3853028016 into the City of Pocatello corporate boundary, with a proposed zoning designation of Residential Low Density (RL).
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of July 9, 2025. The applicant provided a summary of the reasoning for the annexation request and zoning designation. Staff provided a brief presentation and recommendation regarding the application. There were no comments from the public provided.
- III. NOTIFICATION:** Notice was posted on the subject property and published in the Idaho State Journal on June 24, 2025. A public notice sign was placed on the subject property June 20, 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.
- IV. 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
			FINDING	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.
			FINDING	The request is to Annex 12.4-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). Future development will be similar to the existing nearby residential subdivisions.
☒	☐	☐	17.02.170.E2	How the list of uses permitted by the zoning ordinance would blend with surrounding land uses.
			FINDING	The proposed zoning would be consistent with adjacent lands.
☒	☐	☐	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.
			FINDING	The subject properties are suitable for the type and intensity of land uses permitted within the RL zoning district.
☒	☐	☐	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.
			FINDING	Infrastructure such as water, sewer, streets and utilities are available for extension to the area of annexation.
☒	☐	☐	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.
			FINDING	The subject parcel is currently undeveloped however it has been anticipated that annexation and development would eventually occur. The proposed uses in the proposed zoning districts would be compatible to existing development within and surrounding the subject property.
☒	☐	☐	17.02.170.E6	Whether the proposed zoning designation is consistent with the Future Land Use Map designation.
			FINDING	The requested zoning is consistent with the Future Land Use Map and adjacent zoning to the east/northeast.

V. PLANNING & ZONING COMMISSION DECISION: In consideration of the application, the Planning & Zoning Commission recommends **approval** of the Annexation and Zoning application from Brady Smith on behalf of the property owner-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 with conditions as outlined in the Public Works Memorandum.



Rich Phillips, Chair
Planning & Zoning Commission
Authorized to sign 7/9/2025

STATE OF IDAHO)

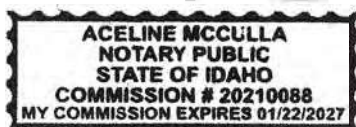
ss:

County of Bannock)

On this 11th day of July 10, 2025, before me, the undersigned, a Notary Public in and for the Idaho State, personally appeared Chairman Rich Phillips of the City of Pocatello Planning and Zoning Commission, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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

Seal





Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho

ATTACHMENT B

**PLANNING & ZONING COMMISSION STAFF
REPORT PACKET (INCLUDING PUBLIC WORKS
MEMORANDUM)**

**PLANNING & ZONING COMMISSION
HEARING: JULY 9, 2025
STAFF REPORT****FILE: ANEX25-0004**

Applicant: Brady Smith, Avyant
Owner : McCormick Ranch, LLC
Request: Annexation and request for Zoning Designation
Legal Description: See attached legal in the application material
General Location: West/northwest of Champlaine Street
Staff: Matthew G. Lewis M.S., Senior Planner

Idaho State Code Title 50:

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 Brady Smith on behalf of the property owner-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, [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 Brady Smith on behalf of the property owner-McCormick Ranch, LLC, 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: Brady Smith, on behalf of the property owner-McCormick Ranch LLC., has submitted a request to Annex 12.4-acres (more or less) of the parent parcel RPR3853028016 into the City of Pocatello corporate boundary, with a proposed zoning designation of Residential Low Density (RL).

Physical Characteristics of the Site: The subject site is located generally west/northwest of Trail Creek Estates Division 2. The site is generally flat consisting a various grasses and unimproved gravel drive extending from the end of Champlaine Street.

Notification: Notice was posted on the subject property and published in the Idaho State Journal on June 24, 2025. A public notice sign was placed on the subject property June 20, 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

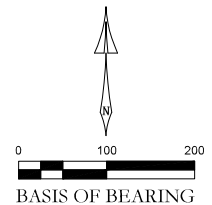
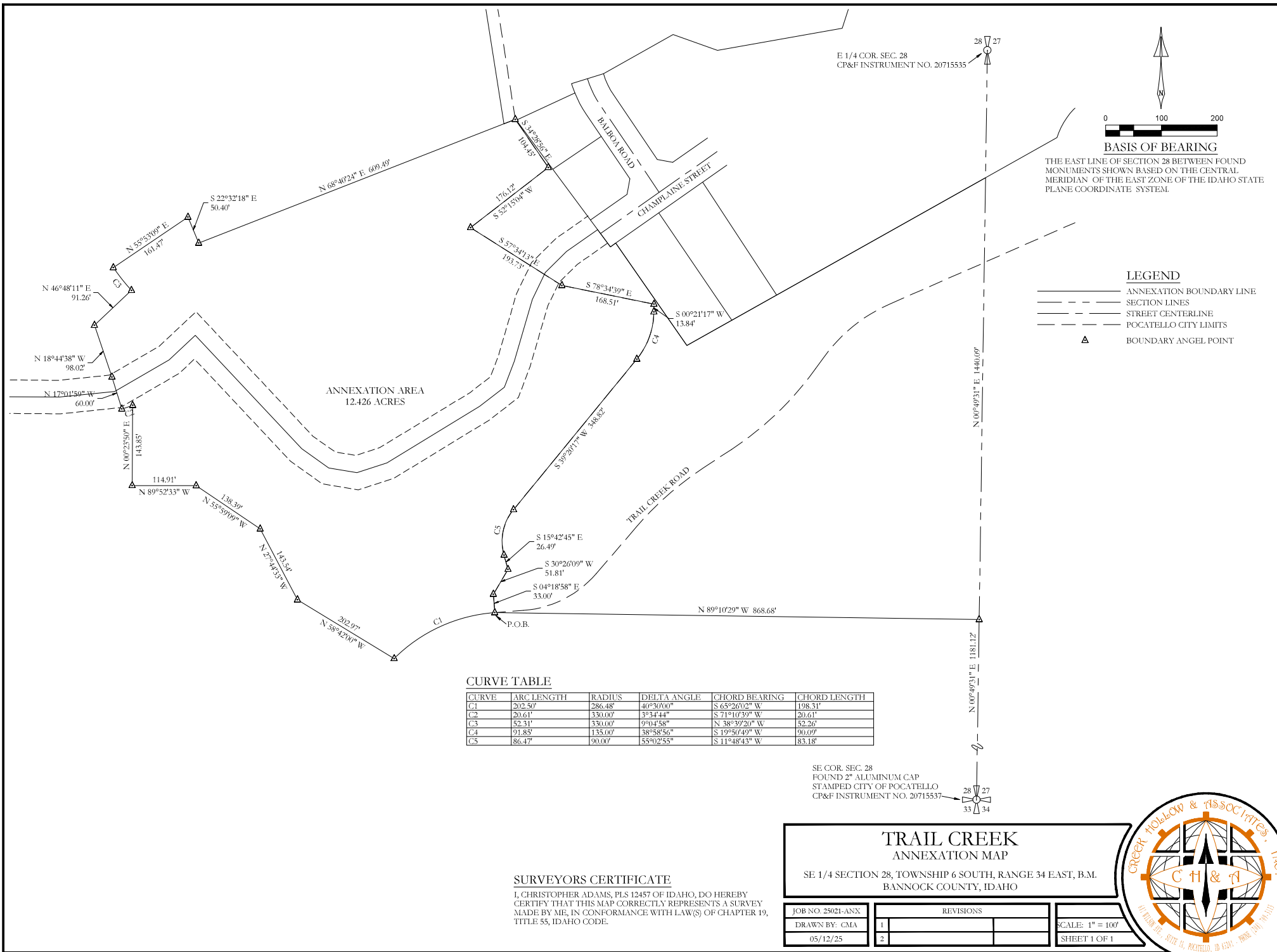
Criteria for Review: The Planning and Zoning Commission and City Council shall review the facts and circumstances of each proposal in terms of the standards listed in the table below:

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
			Staff Review	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	As noted above the request is to Annex 12.4-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). Future development will be similar to the existing nearby residential subdivisions.
			Applicant Response	It would add additional housing options in Pocatello and follow the same requirements as the residential neighborhoods it will be extending.
☒	☐	☐	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 would be consistent with adjacent lands.
			Applicant Response	This proposal would add additional phases to the existing Trail Creek Subdivision and is proposed to match the lots in that subdivision with relation to size, scope and zoning.
☒	☐	☐	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 district.
			Applicant Response	The proposed phases are within land that is contiguous to the existing subdivision where there is already access to city utilities. The existing roads will be extended as the subdivision grows phase by phase. All lot sizes and zoning are comparable to the existing lots within the adjoining subdivisions.
☒	☐	☐	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	Infrastructure such as water, sewer, streets and utilities are available for extension to the area of annexation.
			Applicant Response	The proposes phases are extensions of streets and utilities that will comply with all current city regulations and codes. Sidewalks will be extended for accessibility throughout the neighborhoods.
☒	☐	☐	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 parcel is currently undeveloped however it has been anticipated that annexation and development would eventually occur. The proposed uses in the proposed zoning districts would be compatible to existing development within and surrounding the subject property.
			Applicant Response	The proposal is merely an extension of an existing subdivision as part of a masterplan concept. All lot sizes and zoning will be consistent with the neighboring subdivisions.
☒	☐	☐	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 and adjacent zoning to the east/northeast.
			Applicant Response	The area in which this project is being proposed is already classified as residential in the comprehensive plan. We are extending the limits of the existing subdivision and will be consistent with the phases approved before.

ATTACHMENT A
APPLICATION MATERIAL



BASIS OF BEARING
THE EAST LINE OF SECTION 28 BETWEEN FOUND MONUMENTS SHOWN BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM.

- LEGEND**
- ANNEXATION BOUNDARY LINE
 - - - SECTION LINES
 - - - STREET CENTERLINE
 - - - POCA TELLO CITY LIMITS
 - △ BOUNDARY ANGEL POINT

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	202.50'	286.48'	40°30'00" W	S 65°26'02" W	198.31'
C2	20.61'	330.00'	3°34'44" W	S 71°10'39" W	20.61'
C3	52.31'	330.00'	9°04'58" W	N 38°39'20" W	52.26'
C4	91.85'	135.00'	38°58'50" W	S 19°50'49" W	90.00'
C5	86.47'	90.00'	55°02'55" W	S 11°48'43" W	83.18'

SURVEYORS CERTIFICATE

I, CHRISTOPHER ADAMS, PLS 12457 OF IDAHO, DO HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, IN CONFORMANCE WITH LAW(S) OF CHAPTER 19, TITLE 55, IDAHO CODE.

SE COR. SEC. 28
FOUND 2" ALUMINUM CAP
STAMPED CITY OF POCA TELLO
CP&F INSTRUMENT NO. 20715537

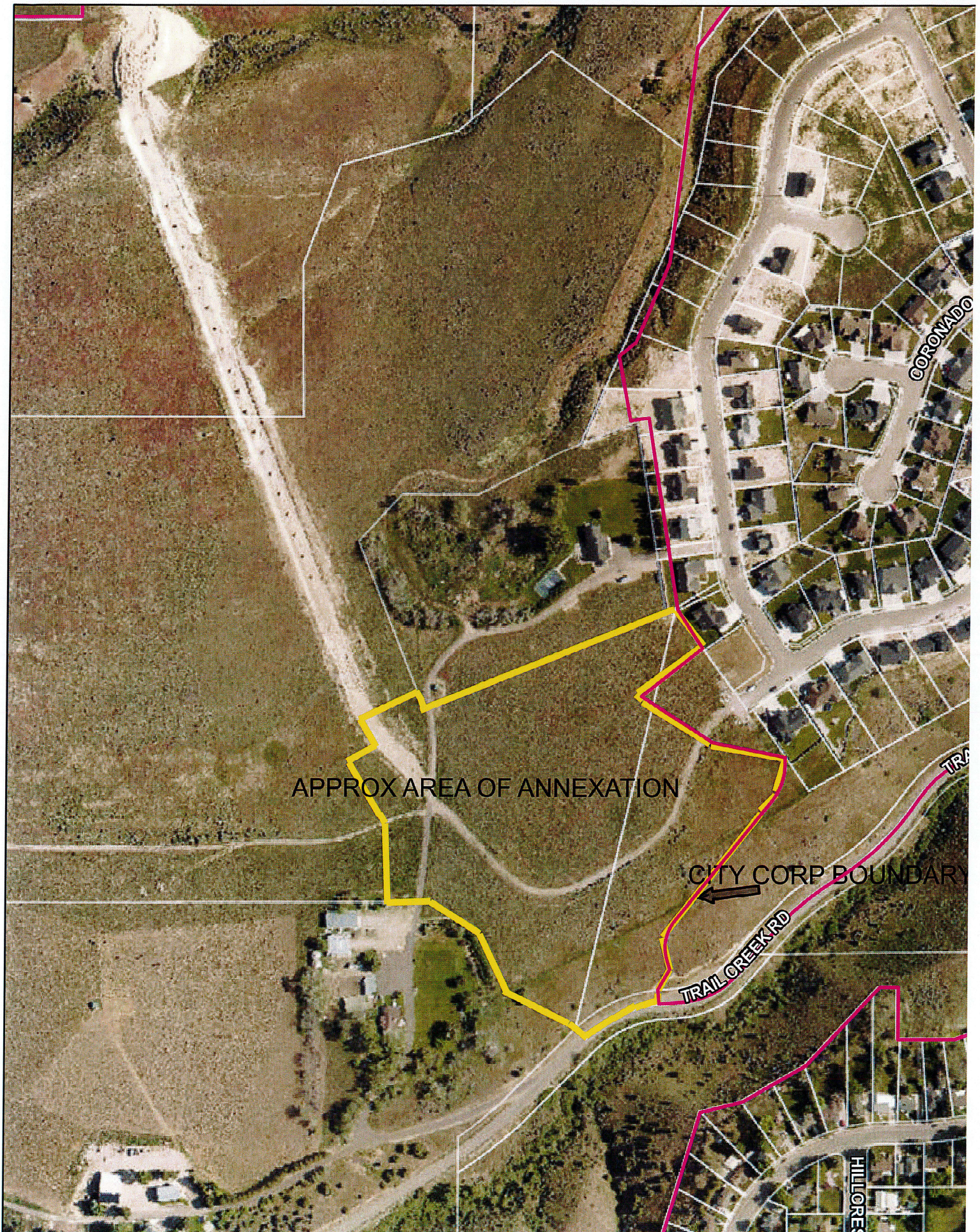
**TRAIL CREEK
ANNEXATION MAP**

SE 1/4 SECTION 28, TOWNSHIP 6 SOUTH, RANGE 34 EAST, B.M.
BANNOCK COUNTY, IDAHO

JOB NO. 25021-ANX	REVISIONS		SCALE: 1" = 100' SHEET 1 OF 1
DRAWN BY: CMA	1		
05/12/25	2		



Pocatello Planning Map



ATTACHMENT B

PUBLIC WORKS MEMORANDUM

Memorandum

To: Becky Babb, Planning Manager

From: Merrill Quayle PE, Public Works Development Engineer

Date: July 1, 2025

Re: Trail Creek Estates Div. 5-7 – P&Z 7.9.2025, CC 8.7.2025, Application #ANEX25-0004

Background

Applicants McCormick Ranch LLC, the owner and Brady Smith, Avyant the Applicant, has requested that approximately 12.4 acres on the west bench to be annexed into the corporate boundaries of the City of Pocatello, a Political Subdivision of Idaho.

Location Westerly end of Champlaine Street

Utilities/Infrastructure Culinary water and fire flow will be served from the Trail Creek Reservoir. Infrastructure will need to be extended to the annexed area. A water model will be required at the time of final plat approval. Sanitary sewer is available and can be served from Champlaine Street. Stormwater will need to be detained/retained in the existing pond system developed for this area in accordance with the Portneuf Valley Stormwater Design Manual. Champlaine Street will be the access, roadways will need to be extended per city standards.

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. Utilities and infrastructure are available for said development but, will need to be extended to the area as development occurs.
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 #11

**POCATELLO CITY COUNCIL
HEARING: AUGUST 7, 2025
EXECUTIVE SUMMARY**

REQUEST:

The City of Pocatello's Planning & Development Services Department has submitted a Zoning Ordinance Text Amendment application to amend Pocatello City Code §17.04.170.B regarding sensitive lands standards.

RECOMMENDATION:

In consideration of the application, and City staff review, the Planning & Zoning Commission recommended **approval** of the application after a public hearing was held on July 9, 2025 finding the application meets the standards for approval under section 17.02.170.F of Pocatello City Code.

ATTACHMENTS:

- a. Planning & Zoning Commission Findings of Fact
- b. Planning & Zoning Commission Staff Report Packet

FINDINGS OF FACT & RECOMMENDATION

CITY OF POCATELLO

PLANNING & ZONING COMMISSION

HEARING: JULY 9, 2025

APPLICANT: City of Pocatello / Planning & Development Services

REQUEST: Zoning Ordinance Text Amendment

FILE: ZOTA25-0001

STAFF: Jim Anglesey, Long-Range Senior Planner

- I. GENERAL BACKGROUND:** The City of Pocatello, represented by the Planning & Development Services Department, has submitted a zoning ordinance text amendment application regarding changes to standards within the sensitive lands overlay (§17.04.170).
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of July 9, 2025. The applicant provided a summary of the proposed zoning ordinance text amendment. Staff provided a brief presentation and recommendation regarding the application. There were no comments from the public provided.
- III. NOTIFICATION:** Notice was published in the Idaho State Journal on June 24, 2025 and again on July 1, 2025 both as display ads and legal notices as required in City Code §17.02.300.A.3. Notice information was also provided to local television and radio stations to include in their public announcements. Additionally, notice information was posted on all City social media platforms. No written comments were received from the public.
- IV. 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 Ordinance Text Amendment Review Criteria Analysis

REVIEW CRITERIA (17.02.170.F):				
Compliant			City Code and P&Z Findings	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	17.02.170.F1	The proposed text amendment would be in the community's best interest.
			<i>Finding</i>	The community's best interests are generally outlined within the long-range plans adopted by the City, especially as these go through a rigorous planning and public engagement process. Comprehensive Plan 2040 strikes a balance between economic development, housing development, and wildlife and resource protection. The City's zoning regulations should incorporate this same balance. See "Compliance with Comprehensive Plan 2040" below.
☒	☐	☐	17.02.170.F2	The proposed text amendment is consistent with the existing provisions of the zoning ordinance.
			<i>Finding</i>	All related provisions of the zoning ordinance are consistent with the proposed change and will apply where stated without any anticipated conflicts.
☒	☐	☐	17.02.170.F3	The proposed text amendment is consistent with existing provisions of the comprehensive plan.
			<i>Finding</i>	See below regarding consistency with the comprehensive plan.

	Environmentally Resilient (Infill development, preservation of slopes & benches)
Goal 4	Cultivate compact development patterns and enhanced aesthetics that promote walkability, community health, reduced infrastructure, and energy costs. A. Adopt standards to incentivize vertical mixed-use development, open space and foothill preservation, and reduced off-street parking requirements.
	Planning Approach
Housing Opportunities & Choices	Building quality housing for families of all life stages and income levels is an integral part of a Smart Growth approach. Housing constitutes a significant share of new construction and development in any city, but its economic importance is sometimes overlooked. Adding housing in commercial districts can breathe new life into these neighborhoods in evenings and on weekends. More importantly, the housing options available in a community will influence families' economic opportunity, costs of living, and time spent commuting each day. Diversifying housing options within existing neighborhoods can give everyone more choices about where to live.
Open Space Preservation	Preserving open spaces like foothills, parks, and farms is both an environmental issue and economic issue. People across the country want access to natural recreation areas, which translates into demand for housing and tourism. Meeting that demand will improve the City's ability to attract employers, while also supporting agricultural industries outside of town. Preserving open spaces can also make communities more resilient by protecting them from natural disasters, combating air pollution, controlling wind, providing erosion control, moderating temperatures, protecting water quality, and protecting animal and plant habitats.
Infill Development	Developing within existing neighborhoods and commercial corridors and districts, rather than building on previously undeveloped land on the edge of town, makes the most of the investments we've already made in roads, bridges, water pipes, and other infrastructure, while strengthening local tax bases and protecting open space. Regulations, zoning, and other public policies sometimes make this approach unnecessarily difficult for developers. City leaders can and should change policy to encourage infill development.
Predictable, Fair & Cost Effective Standards	Developers who want to build walkable, urban places play a crucial role in Pocatello's future. With the City's approach of encouraging Smart Growth development, the City can and should examine their regulations and streamline the project permitting and approval process so that development decisions are more timely, cost-effective, and predictable for developers. By creating a supportive environment for development of innovative, pedestrian-oriented, mixed-use projects, the City can provide Smart Growth leadership for the private sector.
Appendix	The valley floor is any portion of land within the Portneuf Valley equal to or less than 4,600' elevation. Incentives that encourage (re)development on the valley floor rather than development on the surrounding foothills should be implemented such as density bonuses.

V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission recommends **approval** of the Zoning Ordinance Text Amendment application from the City of Pocatello finding the amendment is in compliance with the Comprehensive Plan and the criteria listed in section 17.02.170 of Pocatello City Code.



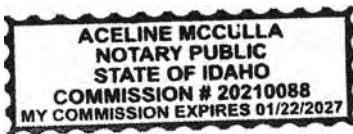
Richard Phillips, Chair
City of Pocatello Planning & Zoning Commission
Authorized to sign 7/9/2025

STATE OF IDAHO)
County of Bannock) SS:

On this 11th day of July 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Chairman Richard Phillips on behalf of the City of Pocatello Planning and Zoning Commission, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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

Seal




Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho

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

FILE: ZOTA25-0001

APPLICANT: City of Pocatello
REPRESENTATIVE: Planning & Development Services
REQUEST: Zoning Ordinance Text Amendment
STAFF: Jim Anglesey, Long-Range Senior Planner

STAFF RECOMMENDATION:

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.

OPTIONAL MOTIONS:

- 1. Approval of the Application:** "Move 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, [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 proposed amendment to Title 17: Zoning Regulations, finding the amendment is not in compliance with the Comprehensive Plan and the criteria listed in section 17.02.170 of Pocatello City Code, finding that: [cite findings for denial], and to authorize the Chair to sign the findings of fact."

GENERAL BACKGROUND:

Planning & Development Services staff is seeking the Commission's recommendation to either approve or deny the proposed change to Title 17: Zoning Regulations, and prepare a draft for the City Council to consider. Planning staff is charged with overseeing the orderly growth and development of the City of Pocatello. One function of this work is the administration of the City's land use related ordinances. Staff has prepared the following amendment to Title 17: Zoning Regulations. Pages 2-3 of the staff report contains a brief summary of the proposed amendments, and **Attachment A** contains the proposed text.

Pursuant to City Code 17.02.170, the City Council, Planning & Zoning Commission or the Planning and Development Services Director may initiate action to amend the text of Title 17. Pursuant to City Code 17.02.170.F, Criteria for Zoning Ordinance Text Amendment, the Planning and Zoning

Commission and the City Council shall review the facts and circumstances of the proposed amendment to the text of the zoning ordinance based on the following standards:

1. The proposed text amendment would be in the community's best interest.
2. The proposed text amendment is consistent with the existing provisions of the zoning ordinance.
3. The proposed text amendment is consistent with the provisions of the Comprehensive Plan.

Notification: Notice was published in the Idaho State Journal on June 24, 2025 and again on July 1, 2025 both as display ads and legal notices as required in City Code §17.02.300.A.3. Notice information was also provided to local television and radio stations to include in their public announcements. Additionally, notice information was posted on all City social media platforms. No written comments were received from the public prior to the publishing of this staff report.

ATTACHMENTS:

- A. Proposed Text Amendment
- B. Map of affected areas

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 Ordinance Text Amendment Review Criteria Analysis

REVIEW CRITERIA (17.02.170.F):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	17.02.170.F1	The proposed text amendment would be in the community's best interest.
			<i>Staff Review</i>	The community's best interests are generally outlined within the long-range plans adopted by the City, especially as these go through a rigorous planning and public engagement process. Comprehensive Plan 2040 strikes a balance between economic development, housing development, and wildlife and resource protection. The City's zoning regulations should incorporate this same balance. See "Compliance with Comprehensive Plan 2040" below.
☒	☐	☐	17.02.170.F2	The proposed text amendment is consistent with the existing provisions of the zoning ordinance.
			<i>Staff Review</i>	All related provisions of the zoning ordinance are consistent with the proposed change and will apply where stated without any anticipated conflicts.
☒	☐	☐	17.02.170.F3	The proposed text amendment is consistent with existing provisions of the comprehensive plan.
			<i>Staff Review</i>	See below regarding consistency with the comprehensive plan.
Compliance with Comprehensive Plan 2040				

	Environmentally Resilient (Infill development, preservation of slopes & benches)
Goal 4	Cultivate compact development patterns and enhanced aesthetics that promote walkability, community health, reduced infrastructure, and energy costs. A. Adopt standards to incentivize vertical mixed-use development, open space and foothill preservation, and reduced off-street parking requirements.
	Planning Approach
Housing Opportunities & Choices	Building quality housing for families of all life stages and income levels is an integral part of a Smart Growth approach. Housing constitutes a significant share of new construction and development in any city, but its economic importance is sometimes overlooked. Adding housing in commercial districts can breathe new life into these neighborhoods in evenings and on weekends. More importantly, the housing options available in a community will influence families' economic opportunity, costs of living, and time spent commuting each day. Diversifying housing options within existing neighborhoods can give everyone more choices about where to live.
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Infill Development	Developing within existing neighborhoods and commercial corridors and districts, rather than building on previously undeveloped land on the edge of town, makes the most of the investments we've already made in roads, bridges, water pipes, and other infrastructure, while strengthening local tax bases and protecting open space. Regulations, zoning, and other public policies sometimes make this approach unnecessarily difficult for developers. City leaders can and should change policy to encourage infill development.
Predictable, Fair & Cost Effective Standards	Developers who want to build walkable, urban places play a crucial role in Pocatello's future. With the City's approach of encouraging Smart Growth development, the City can and should examine their regulations and streamline the project permitting and approval process so that development decisions are more timely, cost-effective, and predictable for developers. By creating a supportive environment for development of innovative, pedestrian-oriented, mixed-use projects, the City can provide Smart Growth leadership for the private sector.
Appendix	The valley floor is any portion of land within the Portneuf Valley equal to or less than 4,600' elevation. Incentives that encourage (re)development on the valley floor rather than development on the surrounding foothills should be implemented such as density bonuses.

17.04.170: SENSITIVE LANDS STANDARDS:

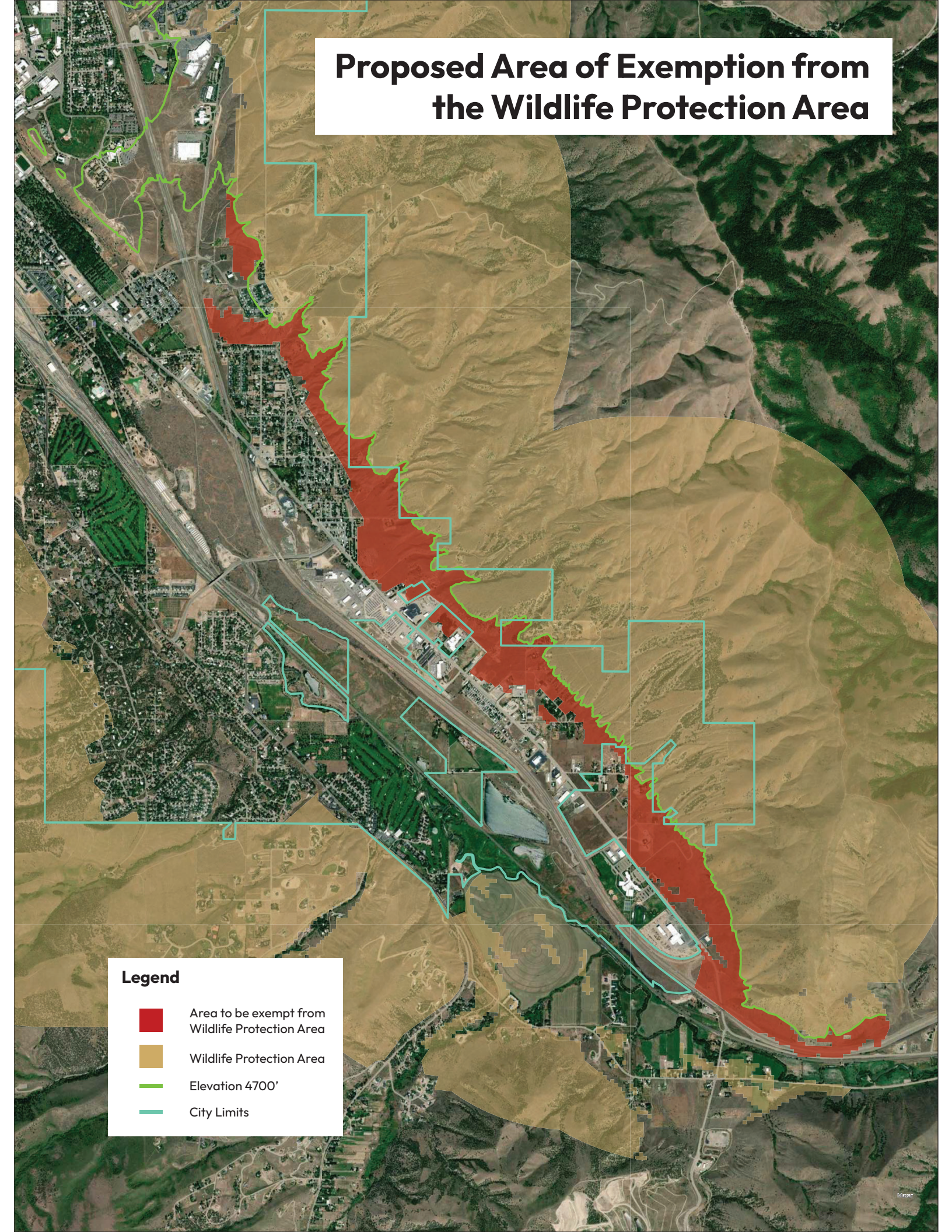
B. Applicability: The provisions of this section shall be applied to any property or parcels containing sensitive lands as identified herein and/or as depicted in the Comprehensive Plan. These provisions shall apply regardless of whether or not a building permit, development permit, land division, or other authorization is required. These provisions do not provide any exemption from any state or federal regulations that may apply. The City of Pocatello has designated the following as sensitive lands:

1. Wildlife habitat protection areas. [Designated areas east of the Portneuf River, below elevation 4700', may be exempted from density and clustering standards of this section;](#)
2. Significant natural and archaeological features, including:
 - a. Mapped basalt cliffs;
 - b. Edson Fichter Nature Area;
 - c. Areas containing petroglyphs or other prehistoric or archaeological resources;
 - d. Idaho State University's Red Hill;
 - e. City Creek Management Area; and
 - f. Other areas worthy of conservation because of their intrinsic natural or cultural characteristics, ecological functions, scenic qualities or distinctive character which have been designated as sensitive lands by the City through the Comprehensive Plan.

Proposed Area of Exemption from the Wildlife Protection Area

Legend

-  Area to be exempt from Wildlife Protection Area
-  Wildlife Protection Area
-  Elevation 4700'
-  City Limits



Agenda Item #12

**CITY COUNCIL
HEARING: AUGUST 7, 2025
EXECUTIVE SUMMARY**

REQUEST:

The request is for Final plat approval of a subdivision to be known as Ridges at High Terrace. The proposal calls for the platting of 81.78 acres, more or less into approximately 40 lots for residential development. The property is zoned Residential Low Density (RL). The application was submitted Bill Isley, represented by Sunrise Engineering.

RECOMMENDATION:

In consideration of the application, and City staff review, the Planning & Zoning Commission recommended **approval** of the final plat application after a public hearing was held on April 9, 2025 finding the application meets the standards for approval under section 17.02.170.E of Pocatello City Code. See attached Planning & Zoning Commission Findings of Fact with conditions attached.

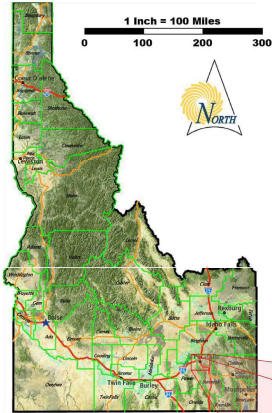
STAFF RECOMMENDATION:

Staff recommends approval of the final plat with adoption of the Planning & Zoning Commissions Findings of Fact including conditions and including the Public Works Memorandum dated July 28, 2025.

ATTACHMENTS:

- a. Final Plat – The Ridges at High Terrace
- b. Public Works Memorandum
- c. Planning & Zoning Commission Findings of Fact Preliminary Plat
- d. Planning & Zoning Commission Staff Report Packet Preliminary Plat

ATTACHMENT A
APPLICATION WITH PERTINENT INFORMATION



CIVIL CONSTRUCTION PLANS FOR: TR@HT - DIVISION 1

LOCATED IN THE SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO
PROJECT #12419
JUNE 2025

GENERAL LEGEND	
---	PROPOSED BOUNDARY LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED EASEMENT LINE
---	PROPOSED CENTER LINE
---	SECTION LINE
---	EXISTING
---	PROPOSED
---	COUNTDOWN LINES
---	WATER LINE
---	IRRIGATION LINE
---	SEWER LINE
---	STORM LINE
---	UNDERGROUND / OVERHEAD POWER LINE
---	GAS LINE
---	TELEPHONE / FIBER LINE
---	CABLE TV LINE
---	SIDEWALK
---	STANDARD CURB / RIBBON CURB
---	FIRE HYDRANT / WATER VALVE
---	WATER METER / WATER SERVICE
---	IRRIGATION BOX / IRRIGATION SERVICE
---	SEWER SERVICE
---	SEWER MANHOLE
---	STORM MANHOLE / STORM CATCH BASIN
---	STORM INLET / TRAP / HOLE
---	POWER POLE / POWER BOX
---	GAS METER
---	TELEPHONE BOX / FIBER OPTIC BOX
---	CABLE TV BOX / STREET LIGHT

KEY CONTACTS

CITY OF POCATELLO
PUBLIC WORKS ENGINEER
MERRIL QUAYLE, P.E.
911 N 7TH AVE. BOX 4169
POCATELLO, ID 83205
208.234.6228

CITY OF POCATELLO
PLANNING AND DEVELOPMENT
MATT LEWIS
911 N 7TH AVE. BOX 4169
POCATELLO, ID 83205
208.234.6190

SUNRISE ENGINEERING, INC
ENGINEER OF RECORD
ROBERT M. HEUSEVELDT, PE
600 E OAK ST.
POCATELLO, ID 83201
208.234.0110

SUNRISE ENGINEERING, INC
PROJECT MANAGER
OWEN CAMPION
600 E OAK ST.
POCATELLO, ID 83201
208.234.0110

OWNER/DEVELOPER
TR@HT, LLC
BILL ISLEY
2227 EAST CENTER ST.
POCATELLO, ID 83201
208.243.4441



SHEET PAGE	SHEET TITLE
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	SITE TOPOGRAPHY
C-4.0	PROJECT OVERVIEW
C-5.0	EROSION CONTROL PLAN
C-6.0 - C-6.2	CENTER ST. PLAN AND PROFILE
C-6.3	PROMONTORY POINT PLAN AND PROFILE
C-6.4	TOP HAT WAY PLAN AND PROFILE
C-6.5 - C-6.6	CENTER ST. CATCH BASINS PLAN AND PROFILE
C-7.0	POND DESIGN
C-7.1	POND CROSS SECTION
C-8.0 - C-8.1	PROJECT DETAILS
TOTAL	16

SHEET INFORMATION			
DESIGNER: OC		REVIEWER: RMH	
CREATED: 6.13.2025		LAST REVISED:	
REVISIONS			
#	DATE	BY	DESCRIPTION
1			
2			
3			
4			



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SPECIFICATIONS

STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND CITY OF POCATELLO SPECIFICATIONS, CORRECTIONS, SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT. IF A CONFLICT OCCURS, THE MORE STRINGENT REQUIREMENT SHALL BE DEEMED TO GOVERN OVER THE PROJECT AS DETERMINED BY THE ENGINEER.

ATTENTION CONTRACTOR

THE CONTRACTOR WILL BE RESPONSIBLE TO FULLY COMPLY WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS AND TO MODIFY THE SPECIFICATIONS AS NECESSARY TO ENSURE COMPLIANCE. THE CONTRACTOR IS RESPONSIBLE FOR 100% OF THE SET MANAGEMENT DURING CONSTRUCTION. THIS INCLUDES IMPLEMENTATION, MAINTENANCE, ADJUSTMENTS, ADDITIONS AND REVISIONS OF SHIELDING MEASURES NECESSARY TO ENSURE COMPLIANCE WITH EPA APDES REQUIREMENTS. THIS IS TO INCLUDE RESPONSIBILITY FOR FINES, ETC. LEVIED BY THE EPA FOR NON-COMPLIANCE DURING CONSTRUCTION.

DETAIL REFERENCES

THE DETAILS AND SPECIFICATIONS ON THIS PLAN SET SHALL GOVERN THIS PROJECT. WHERE THERE IS A CONFLICT BETWEEN THESE DOCUMENTS & A GOVERNING STANDARD, THE MOST STRINGENT REQUIREMENT SHALL BE DEEMED TO GOVERN UNLESS OTHERWISE APPROVED.



SUNRISE
ENGINEERING

600 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE: 208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
C-1.0

GENERAL NOTES

ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN THE CASE OF ANY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF WORK.

THE CONTRACTOR SHALL RETAIN AND PROTECT OR REMOVE AND REPLACE ALL LANDSCAPING, TREES, DITCHES, CULVERTS, SIGNS, MAILBOXES, UTILITIES, SIDEWALKS AND ANY OTHER MISCELLANEOUS ITEMS. ANY DAMAGE TO THESE ITEMS BY THE CONTRACTOR SHALL BE REPAIRED TO THE SATISFACTION OF THE PRIVATE OWNER WITHOUT ANY EXPENSE TO THE OWNERS.

ALL CONCRETE REQUIRED ON THIS PROJECT SHALL BE 4000 PSI (28 DAY) CONCRETE DETAILED IN IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION SECTION 700.

PRIOR TO EQUIPMENT OF PLANT MIX PAVEMENT, SIDEWALK, CURB AND GUTTER, THE GROUND SHALL BE STABILIZED FOR WEED CONTROL, WITH TRIFLURLIN HF OR AN APPROVED EQUIVALENT AT MANUFACTURER'S RECOMMENDED RATE.

WHERE WORK IS PERFORMED ON EASEMENTS, THE CONTRACTOR SHALL TAKE EVERY PRECAUTION TO ELIMINATE ANY ADVERSE IMPACTS TO THE ADJACENT PROPERTY AND RESTORE THE EASEMENT TO ITS ORIGINAL CONDITION. ALL BACKFILL SHALL BE COMPACTED TO 95% OF MAX DENSITY.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL WATER REQUIRED FOR DUST ABATEMENT, COMPACTION ETC. THROUGH THE COMPLETION OF THE PROJECT.

APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THE PROJECT PLANS. THEY ARE TO BE USED FOR GENERAL INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE APPROPRIATE UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO HAVE THE UTILITIES MARKED / LOCATED IN THE FIELD BY THE APPROPRIATE AGENCIES PRIOR TO THE START OF WORK. CONTACT "M&M" AT 1-800-343-5285. ANY DAMAGE OR DISTURBANCE OF EXISTING UTILITIES AND THE COST FOR IMPACTS AND RESTORATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY CONFLICTS OR DISCREPANCIES WITH EXISTING UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

PHONE - (800) 343-5285 OR BY E-MAIL
INTERMOUNTAIN GAS COMPANY (208) 637-6400
IDAHO POWER (208) 236-1951
CENTURY LINK (208) 234-0275

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SOURCES FOR GRANULAR MATERIALS, WATER, WASTE SITES, AND ANY OTHER MATERIALS SOURCES AS REQUIRED FOR PROJECT COMPLETION.

THE CONTRACTOR SHALL TAKE PRECAUTIONS TO ASSURE ADEQUATE INFORMATION ON SUBSURFACE CONDITIONS PRIOR TO BIDDING THE PROJECT AND SHALL CONDUCT WATERBURY SUBSURFACE INVESTIGATIONS AS NECESSARY.

ANY WORK DONE WITHIN A PUBLIC RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE TRANSPORTATION AGENCY AND SHALL MEET THE REQUIREMENTS OF THAT AGENCY AND THE REQUIREMENTS OF ANY RIGHT-OF-WAY OR SPECIAL USE PERMITS.

THE CONTRACTOR IS RESPONSIBLE FOR DUST ABATEMENT AND ANY LIABILITY ISSUES RELATED TO DUST AT ANY LOCATION WHICH MAY BE CAUSED BY THIS PROJECT.

CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ACCESS AND RELATED TRAFFIC CONTROL WITH THE COUNTY, CITY, AND STATE ROADWAY DEPARTMENTS. THE ENGINEER SHALL REVIEW ALL TRAFFIC CONTROL PLANS.

CONTRACTOR SHALL HIRE A MATERIALS TESTING FIRM TO PROVIDE ALL TESTING NECESSARY TO COMPLY WITH THE REQUIREMENTS OF THE CITY AND/OR IDAHO CURRENT EDITION.

CONTRACTOR SHALL RECORD ANY CHANGES TO THESE PLANS ON A SET OF RECORD DRAWINGS. DRAWINGS SHALL BE RETURNED TO THE ENGINEER AT COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL NECESSARY TRAFFIC & PEDESTRIAN CONTROL FOR PROTECTION OF THE WORK AREA. THE CONTRACTOR SHOULD REFERENCE THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES.

ALL CONSTRUCTION ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH IDAHO STANDARDS FOR PUBLIC WORKS CONSTRUCTION 9.5 P.W.C. CURRENT EDITION AND WITH THE CITY'S STANDARDS.

THE CONTRACTOR SHALL COORDINATE WITH THE CITY AND WITH THE ENGINEER FOR ALL NECESSARY INSPECTIONS PRIOR TO BACKFILLING.

THE CONTRACTOR SHALL COORDINATE ALL INSPECTIONS WITH THE ENGINEER AND WITH THE CITY. AT A MINIMUM, THE ENGINEER SHALL BE NOTIFIED TO INSPECT THE CONCRETE TROUSERS PRIOR TO POURING.

ACCEPTANCE OF ALL IMPROVEMENTS BY THE CITY & OWNER SHALL CONSTITUTE SUBSTANTIAL COMPLETION OF THIS PROJECT.

ALL PUBLIC AND PRIVATE UTILITIES MUST BE CONSTRUCTED PRIOR TO CONTINUING THE ROADWAY CONSTRUCTION BEYOND SUBGRADE.

WATER NOTES

DISTANCES SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTH. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED ON THE PLANS.

ALL WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PROJECT PLANS UNLESS RELOCATED IN THE FIELD BY THE ENGINEER.

MINIMUM CLEARANCE BETWEEN NEW PIPELINES AND EXISTING UTILITIES AND STRUCTURES (EXCEPT SEWERS) SHALL BE FIVE FEET HORIZONTALLY. SEPARATION BETWEEN WATER LINES AND OTHER UTILITIES SHALL BE 10" MIN.

THRUST BLOCKS SHALL BE PLACED ON WATERLINES AT ALL DIRECTION CHANGES, FITTINGS, BENDS, ELBOWS, FINE HYDRANTS AND GATES VALVES AS SHOWN IN THE PROJECT PLANS.

MINIMUM COVER FOR WATERLINES SHALL BE FIVE FEET, 6 FEET MAXIMUM, MEASURED TO THE TOP OF PIPE UNLESS OTHERWISE SHOWN ON THE PLANS.

THERE SHALL BE TEN FEET MINIMUM SEPARATION BETWEEN ALL NEW WATERLINES AND NEW SEWER LINES EXCEPT WHERE THE LINES CROSS AT APPROXIMATE RIGHT ANGLES. A MINIMUM OF 18 INCHES VERTICAL SEPARATION SHALL BE MAINTAINED AT ALL CROSSINGS. SEE THE DETAILS IN THE PROJECT PLANS.

THE CONTRACTOR SHALL COORDINATE ALL LINE TAPS AND ANY OTHER WORK OR MANIPULATION OF THE EXISTING WATER SYSTEM WITH THE ENGINEER AND THE WATER SYSTEM OWNER / CITY.

ALL REDUCERS SHALL BE CONCENTRIC.

CHLORINATION WILL BE DONE BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE. THE CONTRACTOR IS TO USE SODIUM HYPOCHLORITE TO CHLORINATE THE SYSTEM AS OUTLINED IN SECTION 401.3.9.B.2. A & B OF DIVISION 400 OF THE IDAHO. THE CONTRACTOR IS TO FOLLOW THE RULING PROCEDURE OUTLINED IN SECTION 401.3.9.B.4 IN DIVISION 400 OF THE IDAHO. THE CONTRACTOR IS ALSO TO FOLLOW THE FINAL KUSHING AND BACTERIOLOGICAL TESTS AS OUTLINED IN SECTION 3.9.C & D OF DIVISION 400 OF THE IDAHO.

ALL WATER SYSTEM COMPONENTS SHALL BE: INSTALLED, PRESSURE TESTED, AND CHLORINATED PRIOR TO COMPLETING ANY ROADWAY CONSTRUCTION. THE TESTING IS TO INCLUDE FLOWING AND INSPECTION AS OUTLINED IN SECTION 401.3.9 OF DIVISION 400 OF THE IDAHO.

ALL AIR RELEASE AND COMBINATION VALVES SHALL BE INSTALLED AT AN HIGH POINT CREATED DURING INSTALLATION OF THE WATER LINE. CONTRACTOR SHALL RECORD ACTUAL LOCATION OF VALVES ON FIELD RECORD DRAWINGS.

FOR CONNECTIONS TO EXISTING WATER LINES, SEWER LINES OR ANY OTHER UTILITIES, CONTRACTOR SHALL FIELD VERIFY ALL PIPE MATERIALS, PIPE MATERIALS, FITTING ETC. PRIOR TO ORDERING FITTINGS AND MATERIALS. NO PAYMENT WILL BE MADE FOR SHIPPING OR RESTOCKING OR RE-FABRICATION OF FITTINGS.

ALL GATE VALVES SHALL BE LOCATED NEAR TO TEES OR CROSSINGS AND THEIR ASSOCIATED REDUCERS AS SHOWN ON THE PROJECT PLANS.

ALL CROSSES AND TEES SHALL BE INSTALLED WITH THE BRANCHES HAVING THE SIZE OF THE LARGEST ADJOINING PIPE UNLESS OTHERWISE SHOWN. THE CONNECTION TO THE SMALLER LINES SHALL THEN BE MADE BY MEANS OF REDUCERS.

ALL MECHANICAL JOINT FITTINGS SHALL BE RESTRAINED USING METALLIC RESTRAINING CLAMPS OR APPROVED EQUAL.

ALL MAINLINE VALVES AND FITTINGS LOCATED NEAR OTHER FITTINGS WILL REQUIRE TO BE PLANNED.

SEWER NOTES

ALL DISTANCES AND DATA SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. IN THE CASE OF ANY CONFLICTS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION MAY BE MADE PRIOR TO THE START OF WORK.

DISTANCES SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTH. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED ON THE PLANS.

MINIMUM CLEARANCE BETWEEN NEW PIPELINES AND EXISTING UTILITIES AND STRUCTURES (EXCEPT SEWERS) SHALL BE FIVE FEET HORIZONTALLY. SEPARATION BETWEEN WATER LINES AND OTHER UTILITIES SHALL BE 10" MIN.

THERE SHALL BE TEN FEET MINIMUM SEPARATION BETWEEN ALL NEW WATERLINES AND NEW SEWER LINES EXCEPT WHERE THE LINES CROSS AT APPROXIMATE RIGHT ANGLES. A MINIMUM OF 18 INCHES VERTICAL SEPARATION SHALL BE MAINTAINED AT ALL CROSSINGS. SEE THE DETAILS IN THE PROJECT PLANS.

ALL SEWER SYSTEM COMPONENTS SHALL BE: INSTALLED AND VIDEO INSPECTIONS DONE AND APPROVED PRIOR TO CONTINUING ANY ROADWAY CONSTRUCTION. IF NECESSARY, THE CONTRACTOR SHALL PAY FOR THIS EXPENSE AND IT IS CONSIDERED INCIDENTAL TO SEWER CONSTRUCTION.

ALL SEWER SHALL BE INSPECTED BY CLOSED CIRCUIT CAMERAS PRIOR TO APPROVAL OF SUBMISSION AS PER CITY OF CHUBBUCK STANDARDS.

THE CONTRACTOR SHALL CONDUCT A LOW PRESSURE TEST AS OUTLINED IN IDAHO SPWV SECTION 501.3.4.C. OF DIVISION 500. THE CONTRACTOR SHALL CONDUCT A DEFLECTION TEST AS OUTLINED IN IDAHO SPWV SECTION 3.4.G. OF DIVISION 500.

THE CONTRACTOR SHALL CONDUCT A HYDROSTATIC TEST AS OUTLINED IN SECTION 501.3.12.C.1 OF DIVISION 500.

GRADING NOTES

1. CONDITIONS SHOWN ARE FOR FINISHED GRADES. CALCULATION TO ADJUST SUBGRADE IS THE CONTRACTORS RESPONSIBILITY.

2. ALL DISTURBED AREAS THAT ARE UNGRADED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEED, FERTILIZED UNTIL A HEALTHY STAND OF DRY LAND GRASS IS OBTAINED.

3. IF DURING THE GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE THAT AN UNIDENTIFIED SITUATION IS PRESENT, THE ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.

4. UNLESS OTHERWISE SHOWN, NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION BY COT TRACKING & TEMPORARY STABILIZATION UNTIL FINAL LANDSCAPING IS INSTALLED.

5. IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF EIGHT (8) FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPPING OPERATIONS ARE COMPLETE.

6. OR, SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVEWAYS AND PARKING AREAS BEYOND 5' (FT.) OF ANY BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH GUIDELINES PRESENTED IN THE GEOTECHNICAL REPORT.

7. SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTIGUOUS AND SLOPED SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS THAT DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPED. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGNS SHALL BE USED FOR SETTING ELEVATIONS OF CURB, GUTTER, AND UTILITIES.

8. ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE AFTER THE FINAL LIFT OF ASPHALT PER THE DETAILS.

9. ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT OR IN ACCORDANCE WITH IDAHO STANDARDS. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON SITE AT ALL TIMES AND SHALL FOLLOW ALL RECOMMENDATIONS.

10. THE CONTOURS SHOWN ON THE SITE REPRESENT FINAL GRADE. THE TOP SIX (6) INCHES OF MATERIAL IN LANDSCAPED AREAS SHALL BE TOPSOIL.

11. GRADES WITHIN THE ASPHALT PARKING AREAS SHALL BE CONSTRUCTED TO WITHIN 0.05 FEET OF THE DESIGN GRADE. HOWEVER, THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE BY ALL PAVEMENT AREAS AND ALONG ALL CURBS. ALL CURBS, SIDEWALKS AND PAVEMENT AREAS WHICH DO NOT PROVIDE PROPER DRAINAGE MUST BE REMOVED AND REPLACED AT THE CONTRACTORS DISCRETION.

12. THE EARTHWORK QUANTITY IS AN ESTIMATE PROVIDED AS REQUIRED TO OBTAIN THE GRADING PERMIT. IT WAS DEVELOPED USING AN ORIGINAL SURVEY BY RMES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EARTHWORK ESTIMATE. THE ENGINEER DOES NOT GUARANTEE FINAL QUANTITIES AND ANY DISCREPANCY ABOUT QUANTITY ESTIMATE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO ANY SITE GRADING AND PROVIDING A BID ON THIS PROJECT. EARTHWORK PAYMENT WILL BE MADE BASED ON A LUMP SUM AND THE BID PROVIDER SHALL BE BASED SOLELY ON THE CONTRACTORS EARTHWORK ESTIMATE.

13. WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT OR CONCRETE PAVEMENT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY THE GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OF TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER PLACED WITHOUT THE APPROVAL OF THE ENGINEER.

14. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

15. THE CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE BETWEEN NEW AND EXISTING CONSTRUCTION.

16. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM ANY STRUCTURES AND IN ALL NATURAL AND PAVED AREAS.

17. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY RMES. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, HE SHALL HAVE MADE, WITHOUT EXCEPTION AND AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW PRIOR TO CONSTRUCTION.

18. THE CONTRACTOR SHALL TAKE NECESSARY STEPS TO INSURE THAT NO FLOODING OCCURS ON SITE AND ALL UTILITIES IN OPEN TRENCHES SHALL BE CAPPED DURING ANY STORM EVENTS DURING CONSTRUCTION.

19. MATERIAL SHALL BE IMPORTED OR EXPORTED AS REQUIRED TO COMPLETE THE PROJECT TO THE LINES AND GRADES NOTED.

STORM NOTES

DISTANCES SHOWN ARE TO THE CENTER OF THE PIPELINE UNLESS OTHERWISE NOTED.

DISTANCES SHOWN ALONG PIPELINES ARE HORIZONTAL DISTANCES AND NOT ACTUAL PIPE LENGTH. MORE PIPE MAY BE REQUIRED TO COMPLETE CONSTRUCTION THAN IS DIMENSIONED ON THE PLANS.

MINIMUM CLEARANCE BETWEEN NEW PIPELINES AND EXISTING UTILITIES AND STRUCTURES (EXCEPT SEWERS) SHALL BE FIVE FEET HORIZONTALLY. SEPARATION BETWEEN WATER LINES AND OTHER UTILITIES SHALL BE 10" MIN.

ON SLOPING AREAS THE CONTRACTOR SHALL TAKE PRECAUTIONS TO MITIGATE ANY POSSIBLE EROSION PROBLEMS IN TRENCHES DUE TO STORM WATER THAT MIGHT OCCUR DURING OR AFTER CONSTRUCTION AS DIRECTED OR APPROVED BY ENGINEER.

DURING CONSTRUCTION THE CONTRACTOR IS FULLY RESPONSIBLE FOR INTERIM PROVISIONS FOR PASSAGE OF IRRIGATION AND STORM WATER. NO SUPPLEMENTAL COMPENSATION WILL BE MADE FOR WET CONDITIONS OR FLOW OBSTRUCTIONS.

STORM NOTES (CONTINUED)

THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS DETAILED IN THE PROJECT PLANS UNTIL FINAL ACCEPTANCE OF THIS PROJECT.

THE CONTRACTOR SHALL ALSO BE REQUIRED TO TAKE ALL PRECAUTIONS NECESSARY TO INSURE THAT NO STORM WATER SEDIMENT AND/OR CONSTRUCTION DEBRIS ARE RELEASED FROM THE SITE. ANY RELEASES SHALL BE CLEANED AND MITIGATED AT CONTRACTORS EXPENSE.

THE CONTRACTOR SHALL CONDUCT A LOW PRESSURE TEST AS OUTLINED IN IDAHO SPWV SECTION 501.3.4.C. OF DIVISION 500. THE CONTRACTOR SHALL CONDUCT A DEFLECTION TEST AS OUTLINED IN IDAHO SPWV SECTION 3.4.G. OF DIVISION 500.

THE CONTRACTOR SHALL CONDUCT A HYDROSTATIC TEST AS OUTLINED IN SECTION 501.3.12.C.1.C. OF DIVISION 500.

EROSION CONTROL NOTES

1. AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND RUNOFF. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL FACILITIES AND INSURING SEDIMENT REMAINS ON SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO CONTROL WATER AS IT PASSES THROUGH TRENCHES.

2. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DUE TO UNFORESEEN PROBLEMS OR IF THE PLAN DOES NOT FUNCTION AS INTENDED. A REPRESENTATIVE OF THE CITY OR ENGINEER MAY REQUIRE ADDITIONAL CONTROL DEVICES UPON INSPECTION OF THE SITE IF IT IS DETERMINED PROPOSED MEASURES ARE INEFFECTIVE.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND MAINTAINING DRAINAGE AND EROSION CONTROL FACILITIES AS REQUIRED. STREETS SHALL BE KEPT CLEAN OF DEBRIS TRACKED TO AND FROM THE PROJECT SITE AND SHALL BE SWEEP AS NECESSARY.

4. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE PAVED, SEED, WITH NATIVE VEGETATION OR LANDSCAPED. REFER TO LANDSCAPE PLANS FOR SEED MIX AND PLANTING SPECIFICATIONS.

5. EROSION CONTROL STRUCTURES BELOW SLOPED AREAS MAY BE REMOVED ONCE SOO AND FINAL LANDSCAPING IS IN PLACE. EROSION CONTROL STRUCTURES BELOW SEEDER AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS ESTABLISHED A NATURAL COVERING OF HEALTHY VEGETATION. EROSION CONTROL, IN PROPOSED PAVED AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE.

6. THIS PLAN IS ONLY TO BE USED FOR INSTALLATION FOR EROSION CONTROL FACILITIES. DO NOT USE THIS PLAN FOR GRADING OR UTILITY CONSTRUCTION.

7. CONTRACTOR SHALL USE VEHICLE TRACKING CONTROL. AT ALL LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, THESE FACILITIES SHALL BE MAINTAINED WHILE CONSTRUCTION IS IN PROGRESS, MOVED WHEN NECESSARY AND REMOVED WHEN THE SITE IS PAVED.

8. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY UPON INDIVIDUAL INLETS BECOMING FUNCTIONAL.

9. THE TEMPORARY PARKING AND STORAGE AREA SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE, EQUIPMENT CLEANING AREA, EMPLOYEE BREAK AREA, AND AREA FOR LOCATION PORTABLE FACILITIES, STREET TRENCHES, AND OTHER FACILITIES.

10. ALL WASH-WATER (CONCRETE TRUCKS, VEHICLE CLEANING, ETC.) SHALL BE DISPOSED OF IN THE WASHOUT AREA AS DETAILED IN THE PLANS.

11. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION ROOMS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.

12. FUGITIVE DUST BLOWN FROM THE SITE SHALL BE CONTROLLED BY SPRINKLING WATER AND DUST CONTROL POLYMERS AS NEEDED ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER POLYMER BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS ABSOLUTELY PROHIBITED.

13. NO RUBBERMA TRACKS, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE DISCHARGED INTO DRAINAGE DITCHES, WATERS OF THE STATE OR IN ANY AREA THAT IS NOT APPROVED TO ACCEPT SUCH MATERIALS.

14. IF THE STABILIZED CONSTRUCTION ENTRANCES ARE NOT EFFECTIVE IN REMOVING THE MAJORITY OF DIRT OR MUD FROM THE TIRES OF THE CONSTRUCTION VEHICLES, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH-WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

15. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY UPON OCCURRENCE.

16. IF SOIL STOCKPILING IS EMPLOYED ON THE SITE, SILT FENCES SHALL BE USED TO HELP CONTAIN THE SEDIMENT. SILT FENCES WILL BE CONSIDERED TO BE THE CONTRACTORS RESPONSIBILITY AND NOT NECESSARILY INCLUDED IN THE QUANTITY OF SILT FENCE AS SHOWN OR DESCRIBED ON THIS PLAN.

17. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION (AT TRACK).

18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OF THE COVER FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN EMPLOYED.

19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, DITCHES, ETC.) DUE TO GRADE CHANGES AND OTHER WORK DURING THE DEVELOPMENT OF THE PROJECT.

20. ALL OFF-SITE CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACK FILLING OF TRENCHES FOR STORM DRAIN CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

21. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL MEASURES CONTAINED IN THIS PLAN SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY 2 WEEKS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT, AND SHOULD BE CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

A. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR SHALL BE REPLACED IF THEY SHOW SIGNS OF DETEIORATION.

B. ALL SEEDER AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, RESEED, AND WATERED AS NEEDED.

C. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD (1/3) TO ONE-HALF (1/2) THE HEIGHT OF THE SILT FENCE.

D. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC REPLACING TO TOP DRESSING OF THE CONSTRUCTION ENTRANCES WITH CLEAN ROCK, AS CONDITIONS DEMAND.

E. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA WITH CRUSHED ROCK AS CONDITIONS DEMAND.

F. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT IN THE SEDIMENTATION BASINS SHALL NOT EXCEED THE SEDIMENTATION CLEAN OUT LEVEL.

G. IF THE STONES IN THE GRAVEL INLET SEDIMENT FILTERS BECOME CLOGGED WITH SEDIMENT, THE STONES MUST BE PULLED AWAY, CLEANED AND REPLACED.

H. THE SEDIMENTATION BASIN SHALL BE CHECKED REGULARLY TO INSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT AND THAT SEDIMENT THAT HAS BUILT UP IS REMOVED.

22. ALL EROSION CONTROL MEASURES ARE SUBJECT TO MODIFICATION, CHANGE, ETC., THROUGHOUT THE CONSTRUCTION. THIS PLAN IS INTENDED TO BE A GUIDE TO CONTROL EROSION. HOWEVER, ADDITIONAL MEASURES MAY NEED TO BE EMPLOYED TO CONTROL EROSION DURING AND AFTER CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO EMPLOY AND DOCUMENT ALL MEASURES NECESSARY TO CONTROL EROSION AND PROTECT THE ENVIRONMENT AND TO FULLY COMPLY WITH IDES WQS REQUIREMENTS. MODIFICATION OF THIS PLAN AND SUPPORTING DOCUMENTATION BY THE USER ON CONSTRUCTION ACCEPTS FULL RESPONSIBILITY FOR EPA WQS COMPLIANCE.

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SHEET IS NOT TO SCALE



SHEET INFORMATION

DESIGNER: DC REVIEWER: RMH

CREATED: 0.13.2024 LAST REVISED:

REVISIONS

#	DATE	DESCRIPTION
1		
2		
3		
4		

SHEET NAME:

GENERAL NOTES

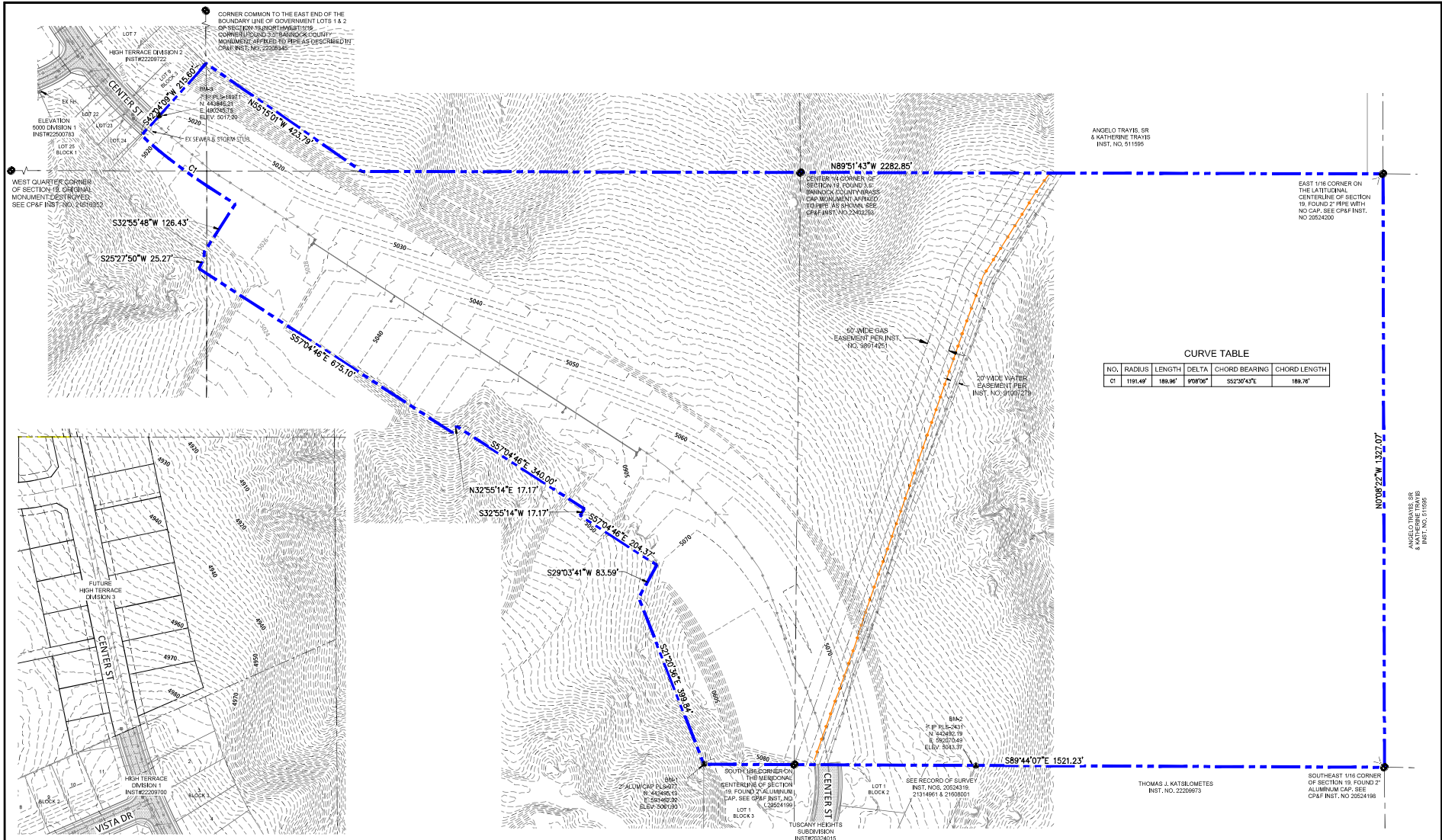
TR@HT - DIVISION 1



SUNRISE
ENGINEERING

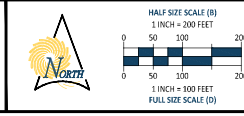
600 EAST COT STREET, COATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
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APPROVED
 City of Pocatello
 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 _____



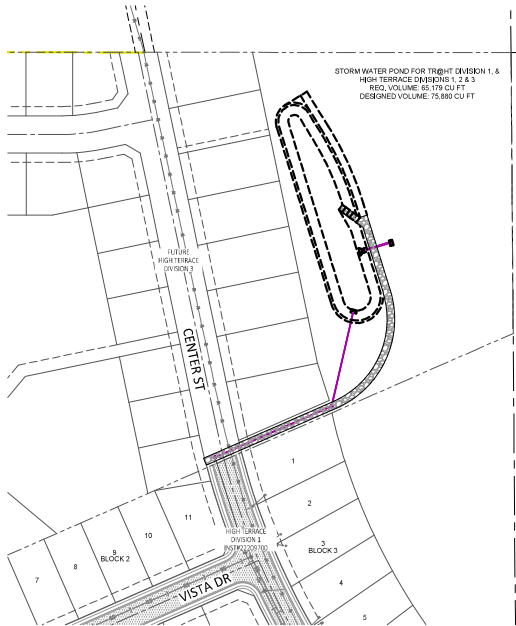
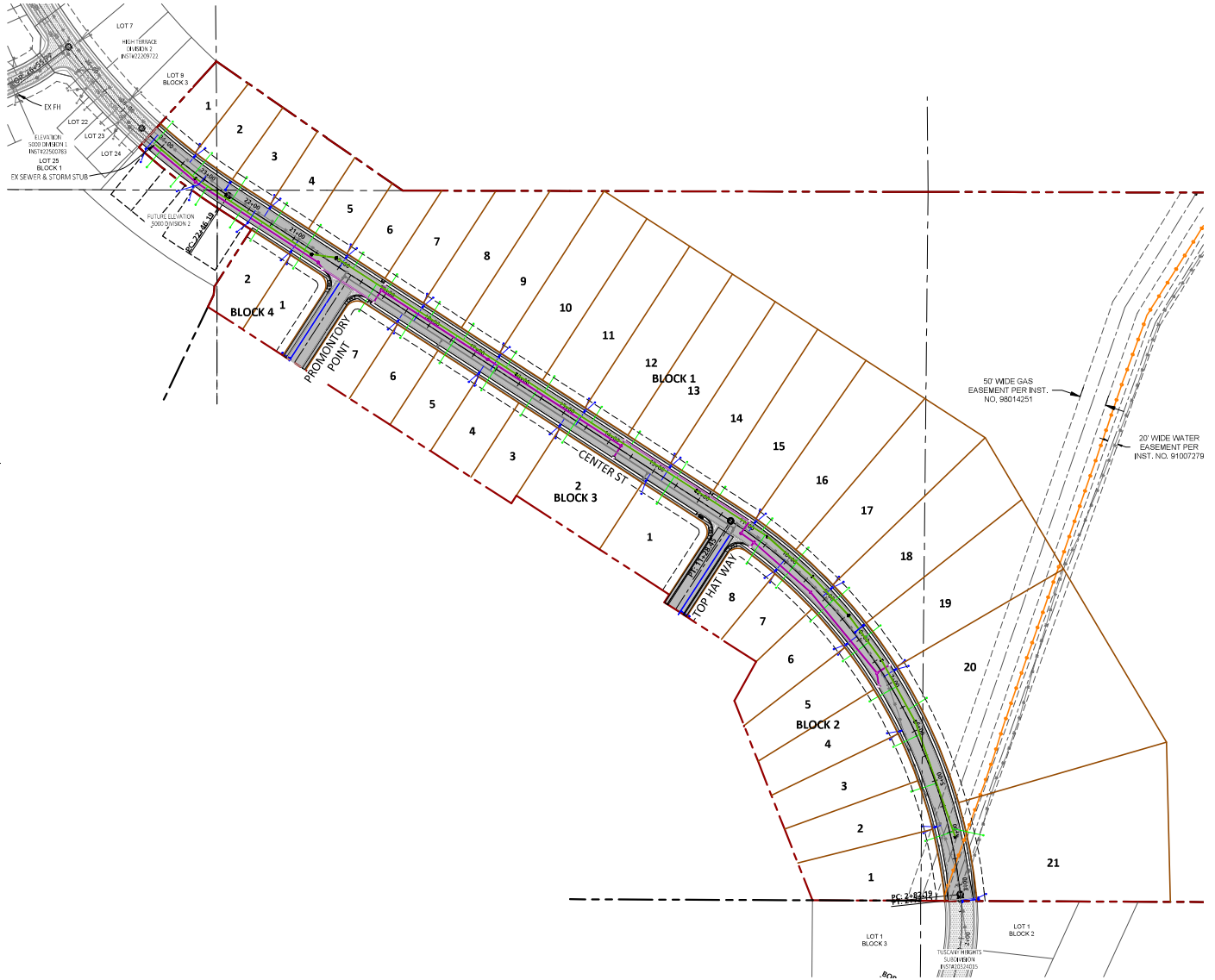
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DESIGNER: OHC		REVIEWER: RMH	
CREATED: 6.13.2024		LAST REVISED:	
REVISIONS			
#	DATE	BY	DESCRIPTION
1			
2			
3			
4			

SHEET NAME:
EXISTING TOPOGRAPHY
TR@HT - DIVISION 1



SUNRISE ENGINEERING
 600 EAST OAK STREET, POCATELLO, ID 83201
 TELEPHONE 208.234.0110
 WWW.SUNRISE-ENG.COM

SHEET NUMBER
C-3.0



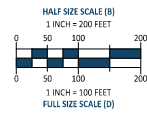
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APPROVED
City of Pocatello

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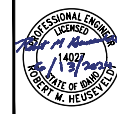
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CREATED: 6.13.2024		LAST REVISED:	
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#	DATE	BY	DESCRIPTION
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2			
3			
4			

SHEET NAME:
SITE OVERVIEW
TR@HT - DIVISION 1



SUNRISE
ENGINEERING

500 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

WATER TABLE

BLOCK	CENTER ST. ALIGNMENT	DISTANCE FROM LEFT FRONT PIN	DISTANCE FROM RIGHT FRONT PIN	DEPTH	BLOCK	CENTER ST. ALIGNMENT	DISTANCE FROM LEFT FRONT PIN	DISTANCE FROM RIGHT FRONT PIN	DEPTH
LOT	STATION	OFFSET			LOT	STATION	OFFSET		
1	23+47.24	48' R			1	4+09.95	48' L		
2	23+33.68	48' R			2	4+23.84	48' L		
3	21+74.48	48' R			3	6+05.75	48' L		
4	21+61.48	48' R			4	6+19.45	48' L		
5	20+04.48	48' R			5	8+01.70	48' L		
6	19+51.48	48' R			6	8+15.39	48' L		
7	18+34.48	48' R			7	9+57.43	48' L		
8	18+21.48	48' R			8	10+11.12	48' L		
9	16+64.48	48' R			1	12+95.04	48' L		
10	16+51.48	48' R			2	14+87.04	48' L		
11	14+74.48	48' R			3	15+00.04	48' L		
12	14+61.39	48' R			4	16+67.04	48' L		
13	12+84.48	48' R			5	18+80.00	48' L		
14	12+71.48	48' R			6	18+47.04	48' L		
15	10+95.53	48' R			7	18+60.04	48' L		
16	10+83.15	48' R			1	20+65.07	48' L		
17	9+11.35	48' R			2	20+98.07	48' L		
18	8+98.99	48' R			FUTURE	21+98.05	48' L		
19	7+22.16	48' R			FUTURE	22+86.42	48' L		
20	7+09.79	48' R			FUTURE	23+05.82	48' L		
21	2+77.82	48' R			FUTURE	24+11.25	48' L		

SEWER TABLE

BLOCK	CENTER ST. ALIGNMENT	DISTANCE FROM LEFT FRONT PIN	DISTANCE FROM RIGHT FRONT PIN	DEPTH	BLOCK	CENTER ST. ALIGNMENT	DISTANCE FROM LEFT FRONT PIN	DISTANCE FROM RIGHT FRONT PIN	DEPTH
LOT	STATION	OFFSET			LOT	STATION	OFFSET		
1	24+15.72	48' R			1	3+94.15	48' L		
2	23+18.03	48' R			2	4+95.20	48' L		
3	22+35.74	48' R			3	5+89.98	48' L		
4	21+46.48	48' R			4	6+91.07	48' L		
5	20+71.48	48' R			5	7+85.90	48' L		
6	19+75.48	48' R			6	8+87.00	48' L		
7	19+01.48	48' R			7	9+81.83	48' L		
8	18+05.48	48' R			8	10+56.48	48' L		
9	17+31.48	48' R			1	12+61.78	48' L		
10	16+36.48	48' R			2	14+72.04	48' L		
11	15+51.48	48' R			3	15+85.04	48' L		
12	14+46.39	48' R			4	16+52.04	48' L		
13	13+61.48	48' R			5	17+45.04	48' L		
14	12+55.48	48' R			6	18+32.04	48' L		
15	11+71.48	48' R			7	19+23.57	48' L		
16	10+68.87	48' R			1	20+70.39	48' L		
17	9+86.29	48' R			2	21+65.55	48' L		
18	8+84.71	48' R			FUTURE	22+11.05	48' L		
19	7+97.42	48' R			FUTURE	22+86.42	48' L		
20	6+44.40	48' R			FUTURE	23+41.91	48' L		
21	3+81.30	60' R			FUTURE	23+96.85	48' L		

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APPROVED

City of Pocatello

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Name _____ Date _____

SHEET INFORMATION

DESIGNER: OKC REVIEWER: RMH

CREATED: 6.13.2024 LAST REVISED:

REVISIONS

DATE BY DESCRIPTION

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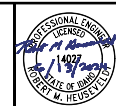
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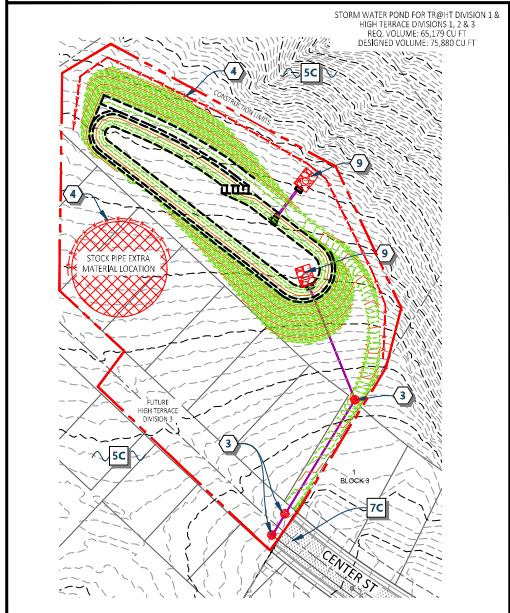
UTILITY AS-BUILT TABLES

TR@HT - DIVISION 1



600 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
C - 4.1



- CONSTRUCTION ITEMS**
- 2 STAGING AREA (W/ BERM) (SEE SE DETAIL 10004)
 - 3 INSTALL INLET PROTECTION (SEE SE DETAIL 10003)
 - 4 INSTALL SILT FENCE (SEE SE DETAIL 10003)
 - 5 INSTALL CONCRETE WASHOUT (SEE SE DETAIL 10009)
 - 7 INSTALL TEMPORARY MAIL BOX UNITS (SEE SE DETAIL 10008)
 - 8 STABILIZED CONSTRUCTION ENTRANCE (SEE SE DETAIL 10001)
 - 9 RIP RAP (6" PLUS, 30' X 10' X 2' DEEP)
- CONSTRUCTION NOTES**
- 4C RETAIN AND PROTECT EXISTING ROAD, INFRASTRUCTURE AND APPURTENANCES.
 - 5C DISTURBANCE IS NOT PERMITTED OUTSIDE THE CONSTRUCTION LIMITS.
 - 7C SWEEP ASPHALT ROUTINELY AS REQUIRED TO REMOVE SOIL DEBRIS.

LEGEND

- TEMPORARY BERM
- SILT FENCE
- DRAINAGE DITCH
- P PORTABLE TOILET
- D DUMPSTER
- C CONCRETE WASHOUT
- M MAIL BOX

VICINITY MAP

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SHEET INFORMATION

DESIGNER: ORC REVIEWER: RMH
CREATED: 6.13.2024 LAST REVISED:

REVISIONS

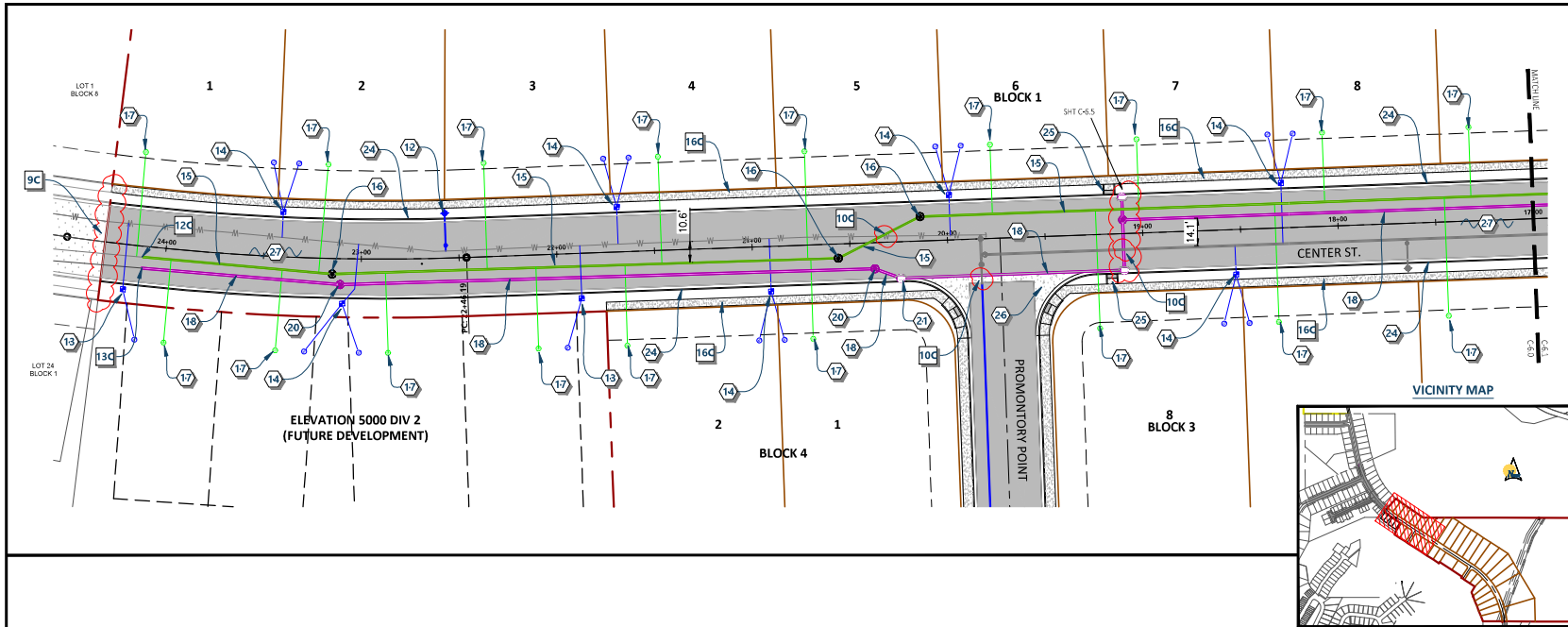
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SHEET NAME:
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TR@HT - DIVISION 1

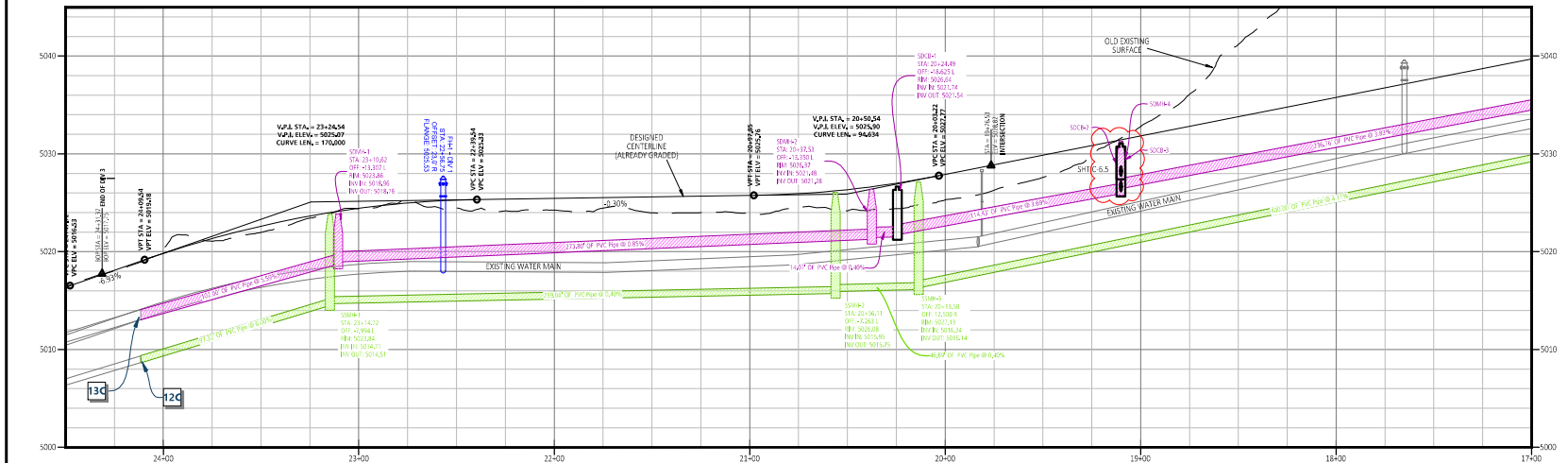
SUNRISE ENGINEERING

500 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
C-5.0



- ### CONSTRUCTION ITEMS
- 12 INSTALL FIRE HYDRANT ASSEMBLY (SEE CITY OF POCATELLO DETAIL PSD-413)
 - 13 1" SINGLE WATER SERVICE (SEE CITY OF POCATELLO DETAILS PSD-403 & PSD-420)
 - 14 1" DOUBLE WATER SERVICE (SEE CITY OF POCATELLO DETAILS PSD-405 & PSD-420)
 - 15 INSTALL 8" ASTM-D 3034 SANITARY SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
 - 16 INSTALL 48" SANITARY SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
 - 17 4" SANITARY SEWER SERVICE (SEE CITY OF POCATELLO DETAIL PSD-511 & IPSWC DETAILS SD-511, SD-512A & SD-512)
 - 18 INSTALL 12" HOPE STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
 - 20 INSTALL 48" STORM SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
 - 21 INSTALL 48" STORM SEWER CATCH BASIN (SEE CITY OF POCATELLO DETAILS PSD-602)
 - 24 INSTALL STANDARD 4" VERTICAL CATCH CURB & GUTTER (SEE IPSWC DETAIL SD-703)
 - 25 INSTALL CONCRETE HANDICAP RAMP (SEE IPSWC DETAIL SD-712)
 - 26 INSTALL CONCRETE VALLEY GUTTER (SEE IPSWC DETAIL SD-708)
 - 27 INSTALL PLANT MIX PAVEMENT SECTION (SEE DETAIL 810-A & CITY OF POCATELLO DETAIL PSD-800)



- ### CONSTRUCTION NOTES
- 9C MATCH INTO EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER TO ENSURE A SMOOTH TRANSITION.
 - 10C ***NON POTABLE WATER CROSSING*** MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN POTABLE AND NON-POTABLE LINES.
 - 12C CONNECT INTO EXISTING SEWERLINE. VERIFY LOCATION, MATERIAL AND DEPTH. NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
 - 13C CONNECT INTO EXISTING STORMLINE. VERIFY LOCATION, MATERIAL AND DEPTH. NOTIFY ENGINEER PRIOR TO CONSTRUCTION.
 - 15C CITY TO DO ALL LIVE WATER MAIN TAPS AT CONTRACTORS EXPENSE. COORDINATE WITH CITY OF POCATELLO ENGINEERING DEPT.
 - 16C 4" THK CONCRETE SIDEWALK AT THE TIME OF HOME CONSTRUCTION. (SEE IPSWC DETAIL SD-703 & SE DETAIL 810-A).

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City of Pocatello

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Name: _____ Date: _____

HALF SIZE SCALE (B)

1 INCH = 60 FEET

1 INCH = 30 FEET

FULL SIZE SCALE (D)

SHEET INFORMATION

DESIGNER: OKC
CREATED: 6.13.2024

REVIEWER: RMH
LAST REVISED:

#	DATE	BY	DESCRIPTION
1			
2			
3			
4			

SHEET NAME:

CENTER ST. - STA. 24+75 - 17+00

PLAN & PROFILE VIEW

TR@HT DIV 1

PROFESSIONAL ENGINEER

1407

STATE OF IDAHO

JOSEPH W. HEUSTLER

SUNRISE ENGINEERING

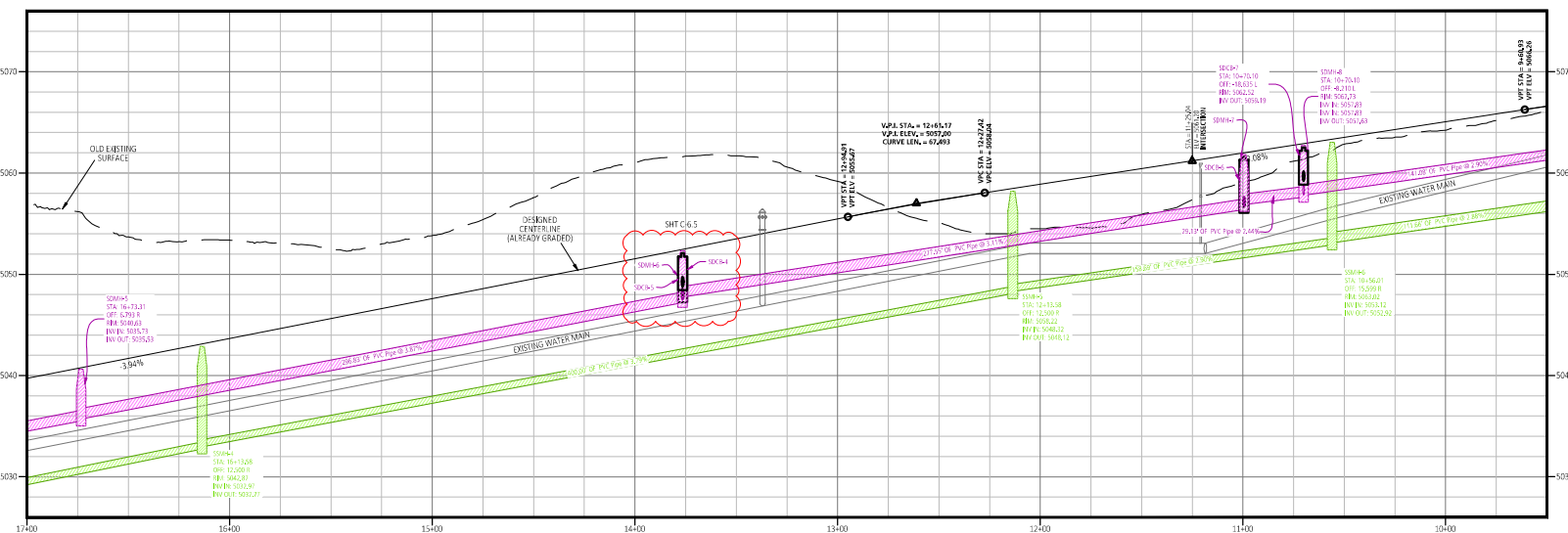
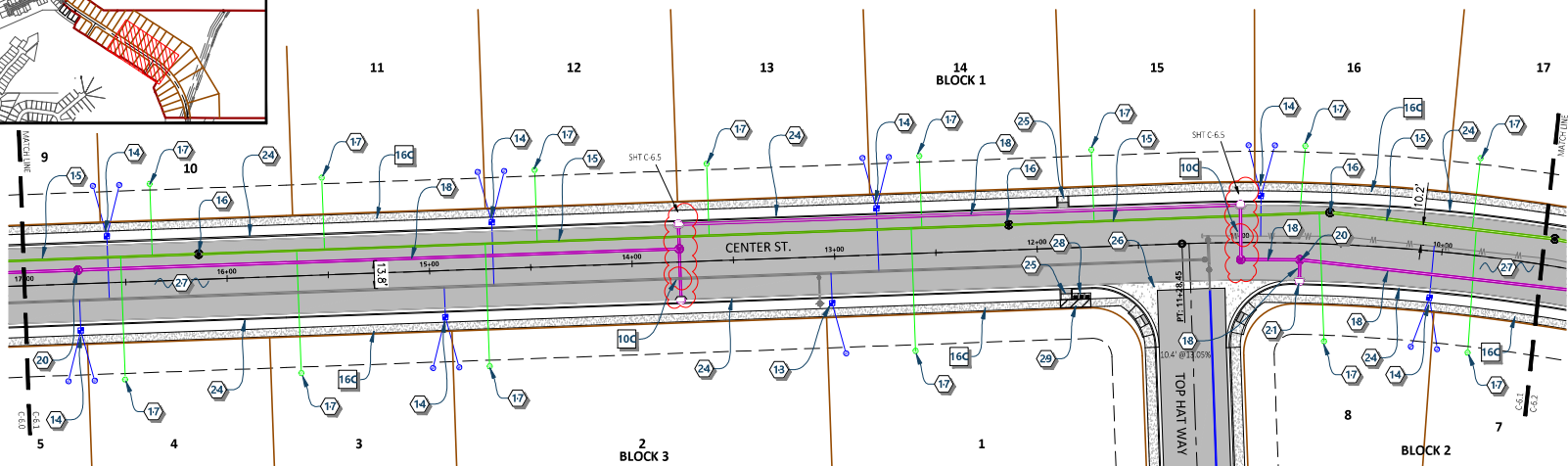
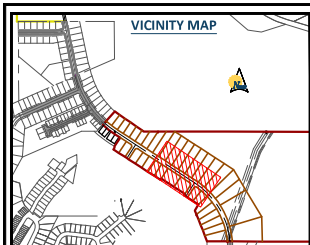
509 EAST OAK STREET, POCATELLO, ID 83201

TELEPHONE 208.234.0110

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SHEET NUMBER

C-6.0



CONSTRUCTION ITEMS

- 13 1" SINGLE WATER SERVICE (SEE CITY OF POCATELLO DETAILS PSD-403 & PSD-420)
- 14 1" DOUBLE WATER SERVICE (SEE CITY OF POCATELLO DETAILS PSD-405 & PSD-420)
- 15 INSTALL 8" ASTM-D 3034 SANITARY SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
- 16 INSTALL 48" SANITARY SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
- 17 4" SANITARY SEWER SERVICE (SEE CITY OF POCATELLO DETAIL PSD-511 & ISPWV DETAILS SD-511, SD-512A & SD-512)
- 18 INSTALL 12" HOPKINS STORM SEWER LINE (SEE CITY OF POCATELLO DETAIL PSD-401 & PSD-423)
- 20 INSTALL 48" STORM SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
- 21 INSTALL 48" STORM SEWER CATCH BASIN (SEE CITY OF POCATELLO DETAIL PSD-600)
- 24 INSTALL STANDARD 6" VERTICAL CATCH CURB & GUTTER (SEE ISPWV DETAIL SD-701)
- 25 INSTALL CONCRETE HANDICAP RAMP (SEE ISPWV DETAIL SD-732)
- 26 INSTALL CONCRETE VALLEY GUTTER (SEE ISPWV DETAIL SD-708)
- 27 INSTALL PLANT MIX PAVEMENT SECTION (SEE SE DETAIL PSD-800)
- 28 NEIGHBORHOOD MAILBOX UNIT (2 - 16 UNIT & 1 - 8 UNIT) (SEE SE DETAIL 2075)
- 29 4" THICK CONCRETE SIDEWALK AT THE TIME OF ROAD CONSTRUCTION (SEE ISPWV DETAIL SD-709 & SE DETAIL SD-14)

CONSTRUCTION NOTES

- 10C ***NON POTABLE WATER CROSSING*** MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN POTABLE AND NON-POTABLE LINES.
- 16C 4" THICK CONCRETE SIDEWALK AT THE TIME OF ROAD CONSTRUCTION. (SEE ISPWV DETAIL SD-709 & SE DETAIL SD-14)

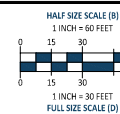
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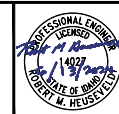
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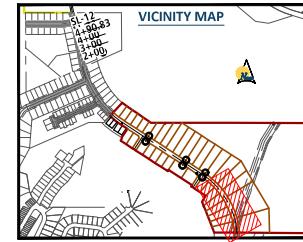
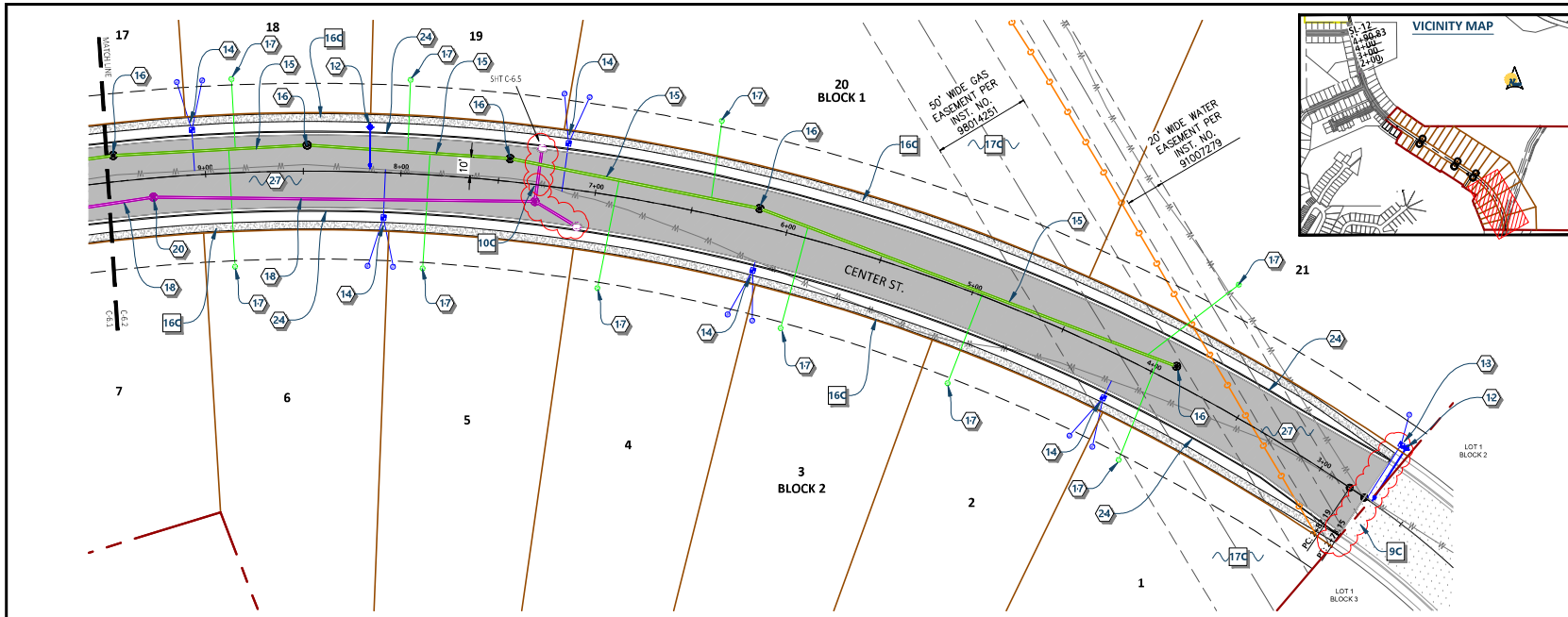
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CREATED: 6.13.2024		LAST REVISED:	
REVISIONS			
#	DATE	BY	DESCRIPTION
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SHEET NAME:
CENTER ST. - STA. 17+00 - 9+50
PLAN & PROFILE VIEW
TR@HT DIV 1

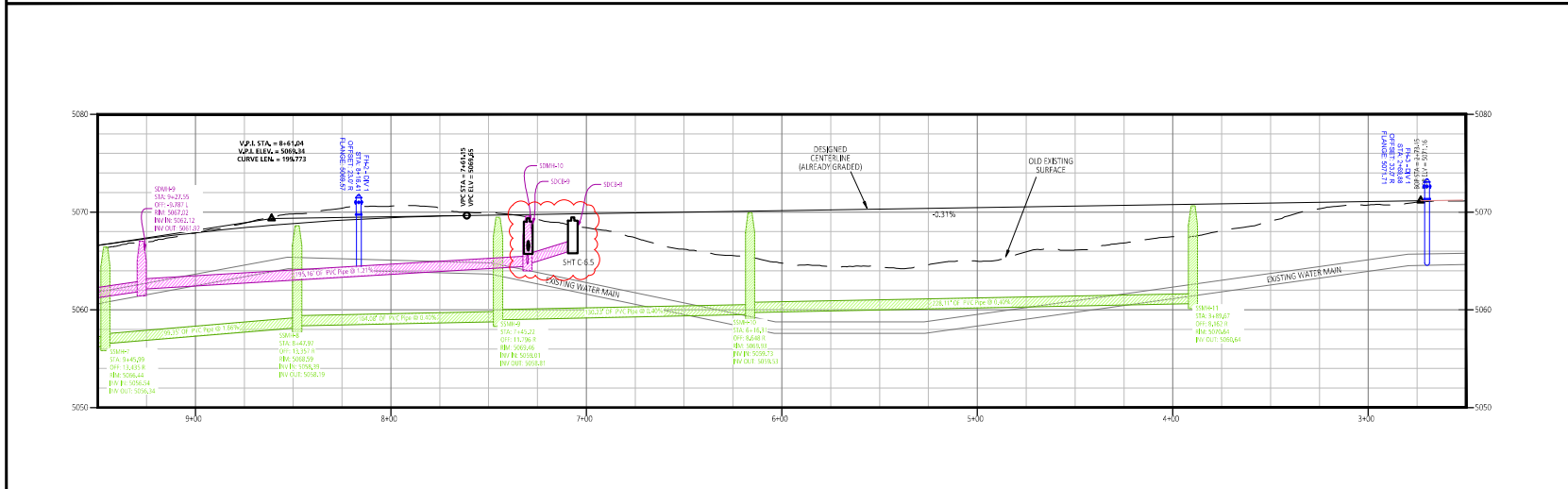


SHEET NUMBER
C-6.1



CONSTRUCTION ITEMS

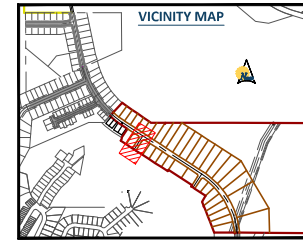
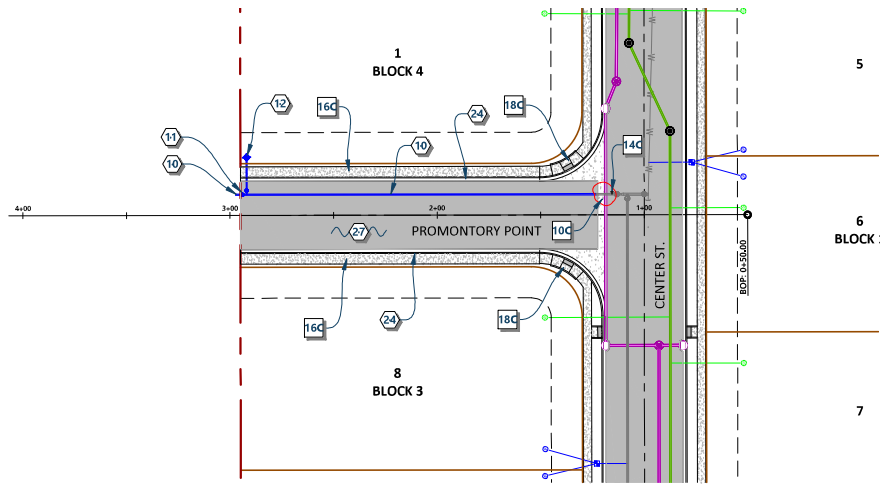
- 12 INSTALL FIRE HYDRANT ASSEMBLY (SEE CITY OF POCATELLO DETAIL PSD-413)
- 13 1" SINGLE WATER SERVICE (SEE CITY OF POCATELLO DETAILS PSD-403 & PSD-420)
- 14 1" DOUBLE WATER SERVICE (SEE CITY OF POCATELLO DETAILS PSD-405 & PSD-420)
- 15 INSTALL 8" ASTM-D 3034 SANITARY SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
- 16 INSTALL 48" SANITARY SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
- 17 4" SANITARY SEWER SERVICE (SEE CITY OF POCATELLO DETAIL PSD-511 & SPWC DETAILS SD-511, SD-512A & SD-512)
- 18 INSTALL 12" HDPE STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
- 20 INSTALL 48" STORM SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
- 24 INSTALL STANDARD 6" VERTICAL CATCH CURB & GUTTER (SEE SPWC DETAIL SD-701)
- 27 INSTALL PLANT WITH PAVEMENT SECTION (SEE SE DETAIL 823-A & CITY OF POCATELLO DETAIL PSD-800)



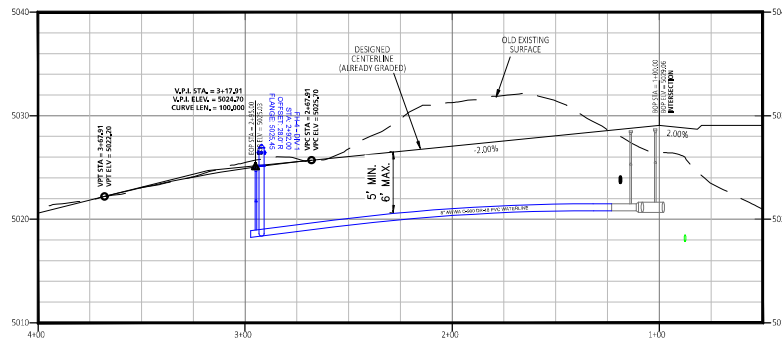
CONSTRUCTION NOTES

- 9C MATCH INTO EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER TO ENSURE A SMOOTH TRANSITION.
- 10C ***NON POTABLE WATER CROSSING*** MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN POTABLE AND NON-POTABLE LINES.
- 15C CITY TO DO ALL LIVE WATER MAIN TAPS AT CONTRACTORS EXPENSE. COORDINATE WITH CITY OF POCATELLO ENGINEERING DEPT.
- 16C 4" THK CONCRETE SIDEWALK AT THE TIME OF HOME CONSTRUCTION. (SEE SPWC DETAIL SD-709 & SE DETAIL 823-A).
- 17C INTERMOUNTAIN GAS COMPANY NEEDS TO BE CONTACTED AND BE ON SITE DURING CONSTRUCTION OF THE SEWER MAIN THAT IS WITHIN THEIR EASEMENT.

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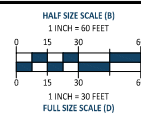
- ### CONSTRUCTION ITEMS
- 10 INSTALL 8" AWWA C-909 DR-18 PVC WATERLINE (SEE CITY OF POCATELLO DETAILS PSD-401, PSD-402 & PSD-423)
 - 11 INSTALL 8" RESILIENT SEAT GATE VALVE & RISER (SEE CITY OF POCATELLO DETAILS PSD-411 & PSD-414)
 - 12 INSTALL FIRE HYDRANT ASSEMBLY (SEE CITY OF POCATELLO DETAIL PSD-413)
 - 24 INSTALL STANDARD 6" VERTICAL CATCH CURB & GUTTER (SEE ISWIC DETAIL SD-701)
 - 27 INSTALL PLANT MIX PAVEMENT SECTION (SEE DETAIL 810-A & CITY OF POCATELLO DETAIL PSD-800)



- ### CONSTRUCTION NOTES
- 10C ***NON POTABLE WATER CROSSING*** MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN POTABLE AND NON-POTABLE LINES.
 - 14C INSTALL TEMPORARY 2" VALVE FOR WATER TESTING AND CHLORINATION INJECTIONS.
 - 16C 4" THK CONCRETE SIDEWALK AT THE TIME OF HOME CONSTRUCTION. (SEE ISWIC DETAIL SD-705 & SD DETAIL 810-A)
 - 18C CONCRETE HANDICAP RAMP AT THE TIME OF HOME CONSTRUCTION (SEE ISWIC DETAIL SD-722)

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APPROVED
City of Pocatello
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Name: _____ Date: _____



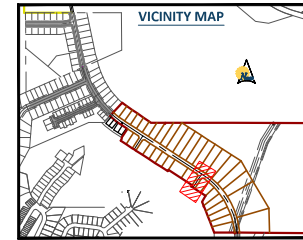
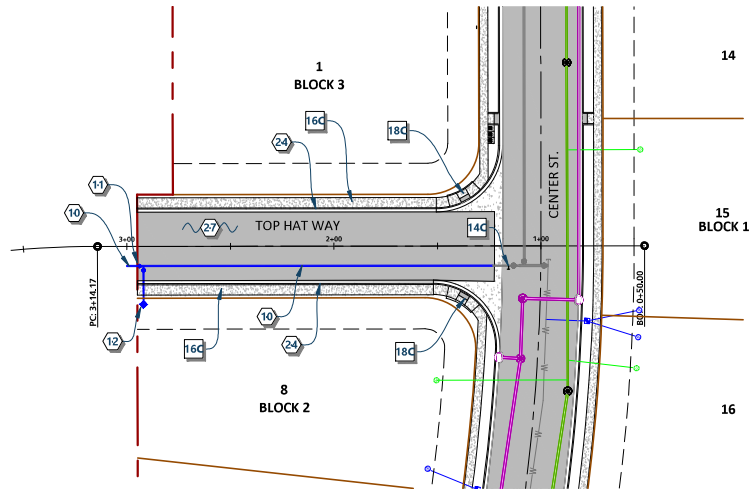
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DESIGNER: OKC	REVIEWER: RMH		
CREATED: 6.13.2024	LAST REVISED:		
#	DATE	BY	DESCRIPTION
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3			
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SHEET NAME:
PROMONTORY POINT -
STA. 0+50 - 4+00
PLAN & PROFILE VIEW
TR@HT DIV 1



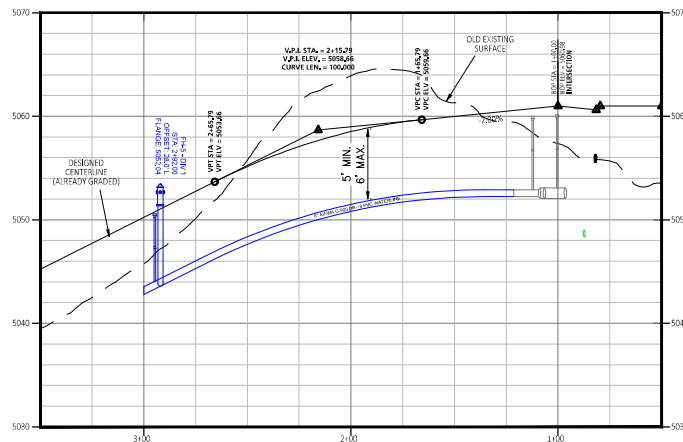
SUNRISE
ENGINEERING
509 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
C-6.3



CONSTRUCTION ITEMS

- 10 INSTALL 8" AWWA C-909 DR-18 PVC WATERLINE (SEE CITY OF POCATELLO DETAILS PSD-401, PSD-402 & PSD-423)
- 11 INSTALL 8" RESILIENT SEAT GATE VALVE & RISER (SEE CITY OF POCATELLO DETAILS PSD-411 & PSD-414)
- 12 INSTALL FIRE HYDRANT ASSEMBLY (SEE CITY OF POCATELLO DETAIL PSD-413)
- 24 INSTALL STANDARD 6" VERTICAL CATCH CURB & GUTTER (SEE ISWIC DETAIL SD-701)
- 27 INSTALL PLANT MIX PAVEMENT SECTION (SEE SE DETAIL 8.5D-I & CITY OF POCATELLO DETAIL PSD-800)



CONSTRUCTION NOTES

- 14C INSTALL TEMPORARY 2" VALVE FOR WATER TESTING AND OIL/DIRT INJECTIONS.
- 16C 4" THK CONCRETE SIDEWALK AT THE TIME OF HOME CONSTRUCTION. (SEE ISWIC DETAIL SD-705 & SE DETAIL 8.5D-4).
- 18C CONCRETE HANDICAP RAMP AT THE TIME OF HOME CONSTRUCTION. (SEE ISWIC DETAIL SD-712)

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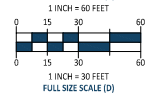
APPROVED

City of Pocatello

Name: _____ Date: _____



HALF SIZE SCALE (B)



SHEET INFORMATION

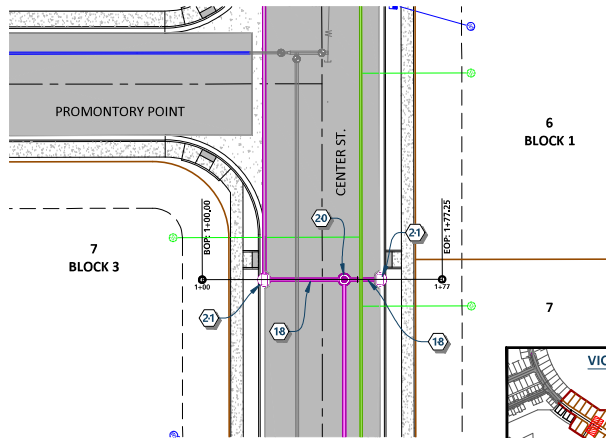
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CREATED: 6.13.2024		LAST REVISED:	
REVISIONS			
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4			

SHEET NAME:
TOP HAT WAY - STA. 0+50 - 3+50
PLAN & PROFILE VIEW

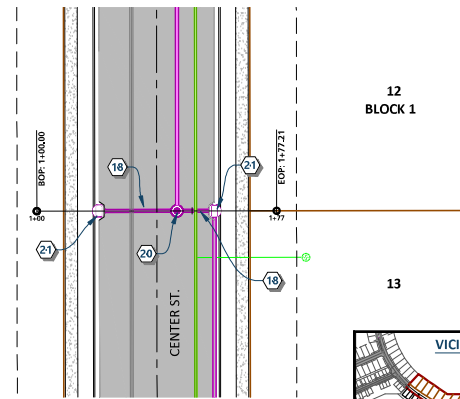
TR@HT DIV 1



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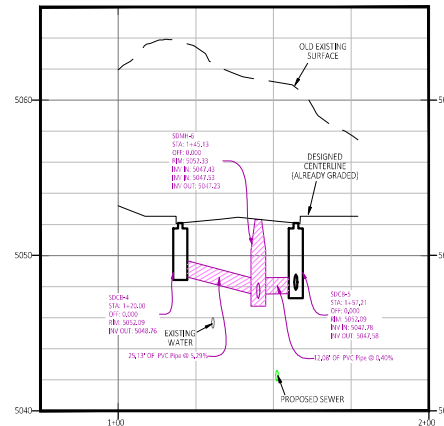
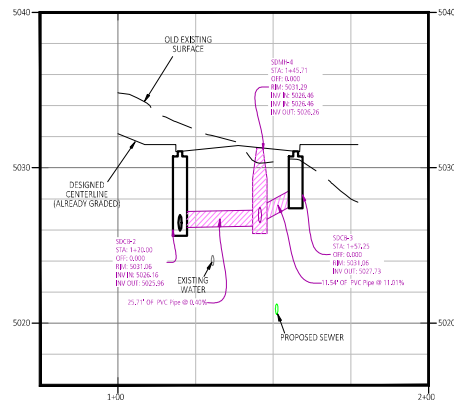
CB-2 TO CB-3



CB-4 TO CB-5

CONSTRUCTION ITEMS

- 18 INSTALL 12" HDPE STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
- 20 INSTALL 48" STORM SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
- 21 INSTALL 48" STORM SEWER CATCH BASIN (SEE CITY OF POCATELLO DETAIL PSD-602)



CONSTRUCTION NOTES

- 10C ***NON POTABLE WATER CROSSING*** MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN POTABLE AND NON-POTABLE LINES.

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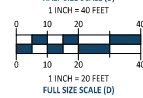
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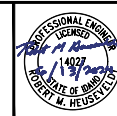
HALF SIZE SCALE (B)



SHEET INFORMATION

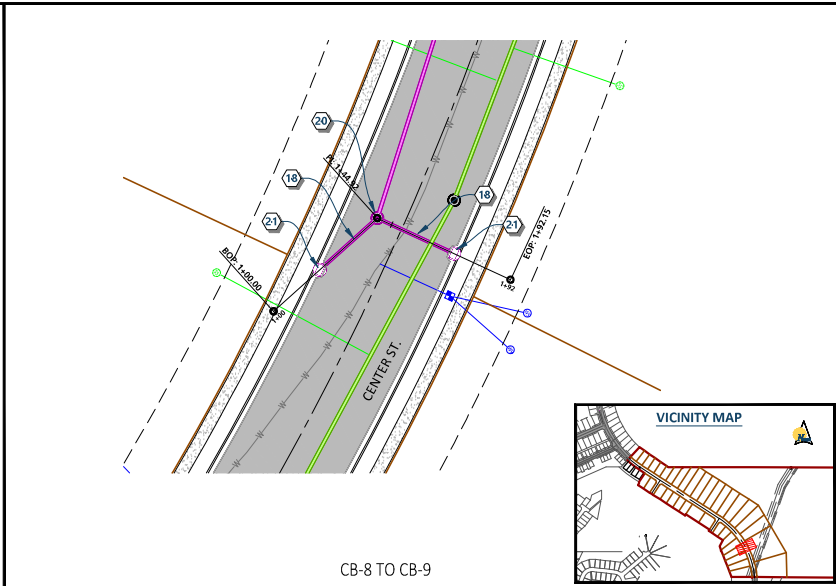
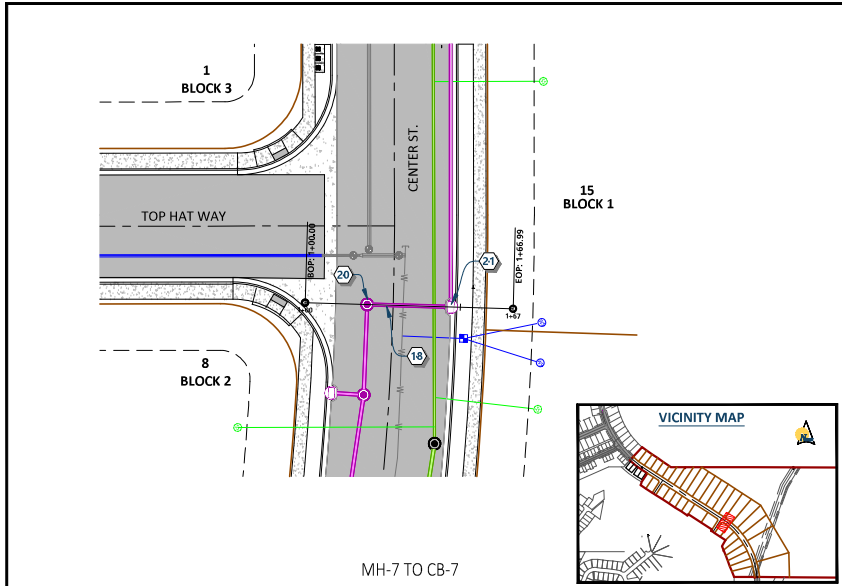
DESIGNER: OKC		REVIEWER: RMH	
CREATED: 6.13.2024		LAST REVISED:	
REVISIONS			
#	DATE	BY	DESCRIPTION
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4			

SHEET NAME: CENTER ST CATCH BASINS PLAN & PROFILE VIEW TR@HT DIV 1

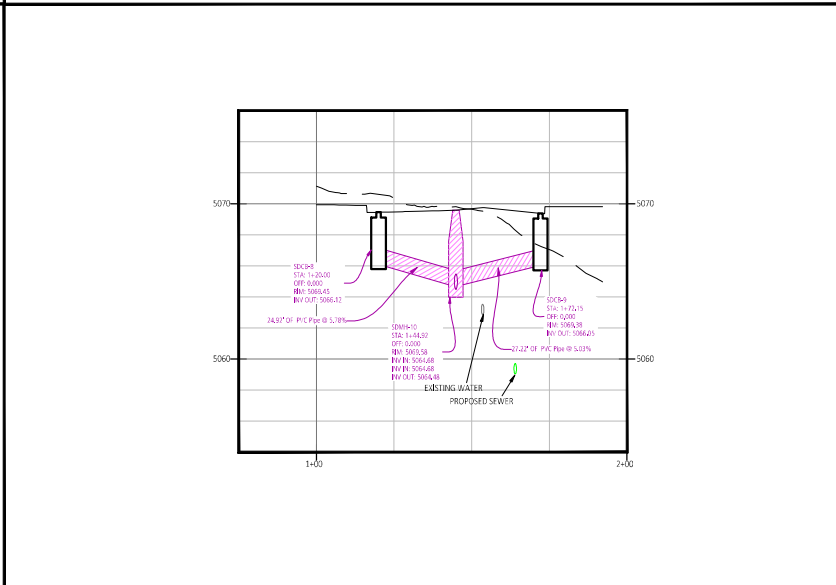
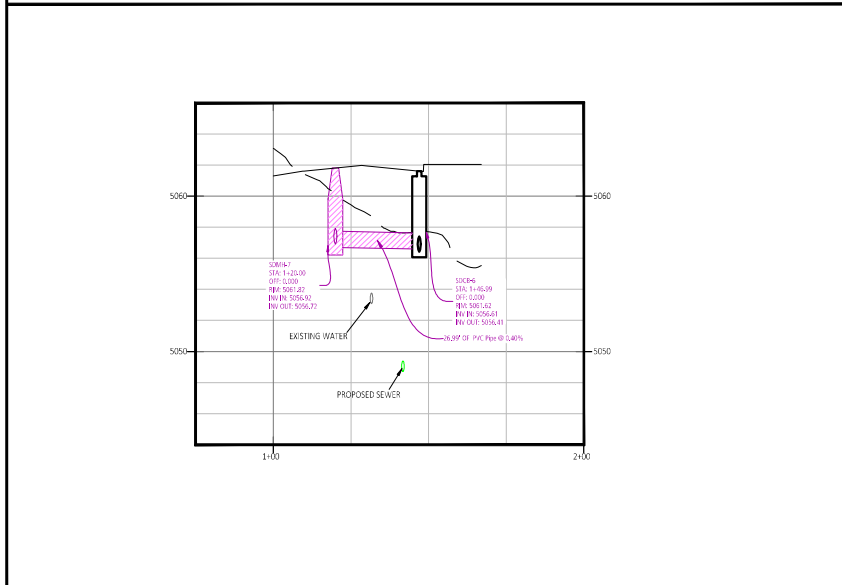


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SHEET NUMBER
C-6.5



- CONSTRUCTION ITEMS**
- 18 INSTALL 12" HDPE STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
 - 20 INSTALL 48" STORM SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
 - 21 INSTALL 48" STORM SEWER CATCH BASIN (SEE CITY OF POCATELLO DETAIL PSD-602)



- CONSTRUCTION NOTES**
- 10C ***NON POTABLE WATER CROSSING*** MAINTAIN A MINIMUM VERTICAL SEPARATION OF 18" BETWEEN POTABLE AND NON-POTABLE LINES.

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Name: _____ Date: _____

HALF SIZE SCALE (B)
1 INCH = 40 FEET

1 INCH = 20 FEET
FULL SIZE SCALE (D)

SHEET INFORMATION

DESIGNER: OKC	REVIEWER: RMH		
CREATED: 6.13.2024	LAST REVISED:		
REVISIONS			
#	DATE	BY	DESCRIPTION
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SHEET NAME:

CENTER ST CATCH BASINS

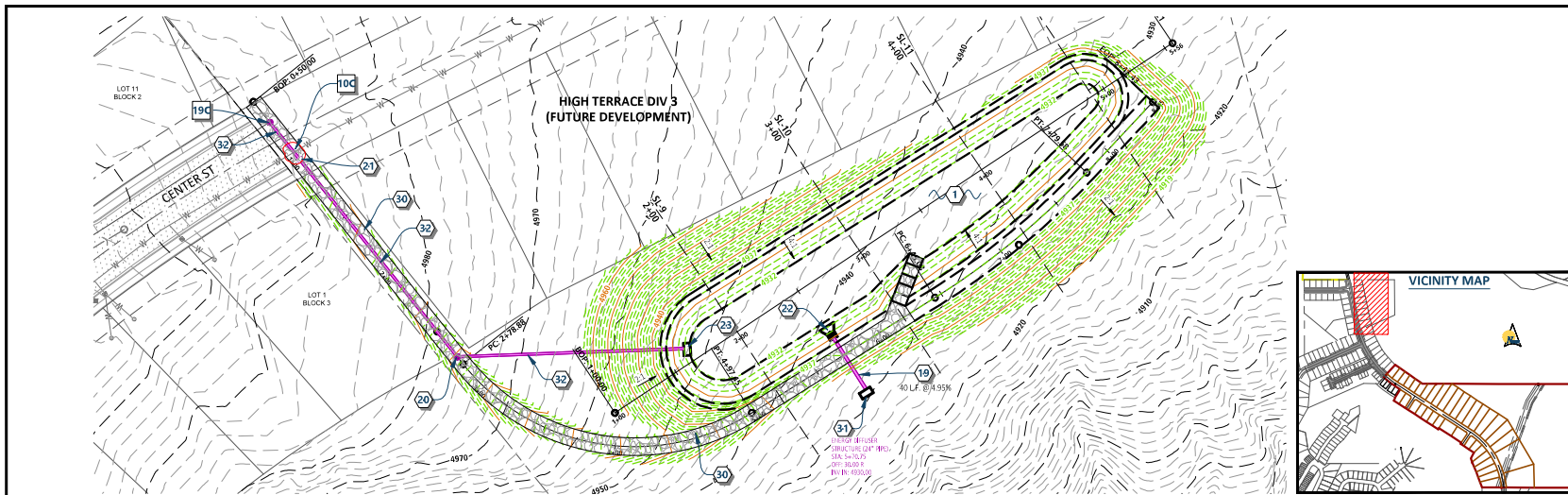
PLAN & PROFILE VIEW

TR@HT DIV 1

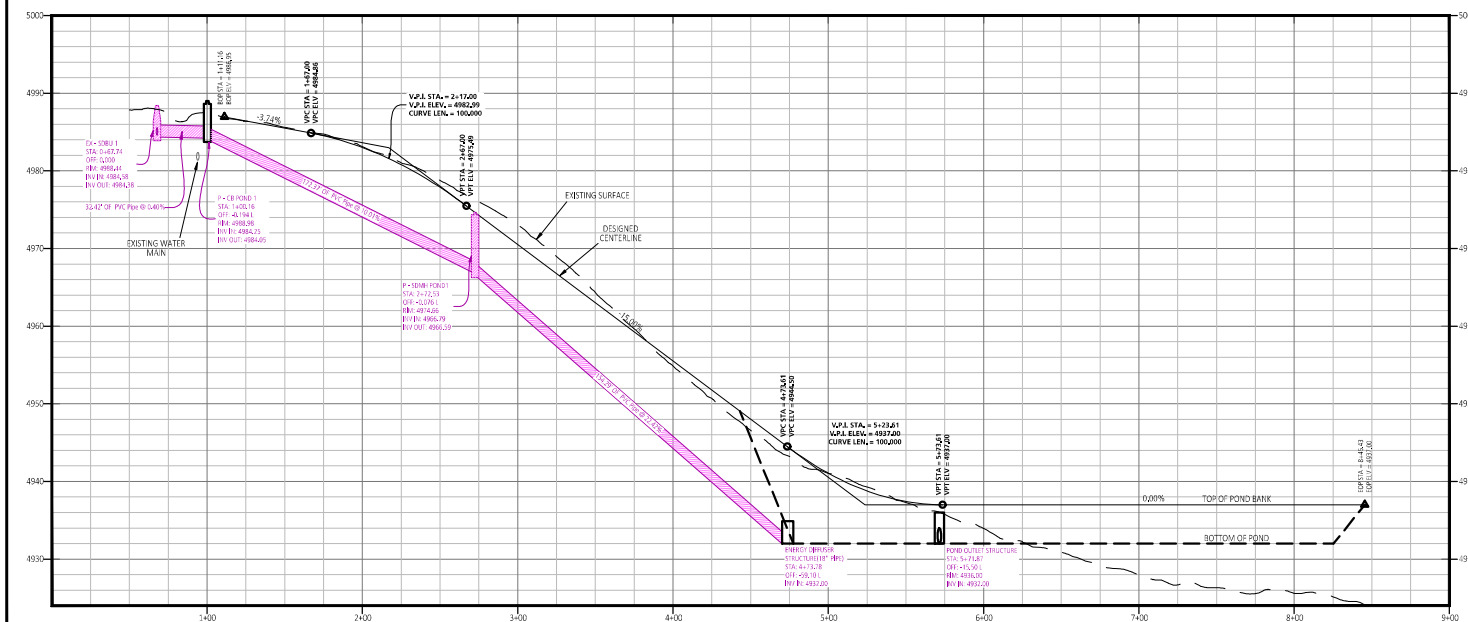
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SHEET NUMBER
C-6.6



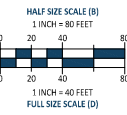
- ### CONSTRUCTION ITEMS
- 1 EXCAVATION & EMBANKMENT - IMPORT OR EXPORT AS REQUIRED (CONTRACTOR SHALL PROVIDE EXCAVATION & EMBANKMENT PER THE LINES AND GRADES SHOWN ON THESE PLANS)
 - 18 INSTALL 12" HDPE STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
 - 19 INSTALL 24" HDPE STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)
 - 20 INSTALL 48" STORM SEWER MANHOLE (SEE CITY OF POCATELLO DETAILS PSD-501 & PSD-508)
 - 21 INSTALL 48" STORM SEWER CATCH BASIN (SEE CITY OF POCATELLO DETAIL PSD-602)
 - 22 INSTALL POND OUTLET STRUCTURE (SEE SE DETAIL 628-A)
 - 23 INSTALL ENERGY DISSIPATOR STRUCTURE (18" PIPE) (SEE SE DETAIL 628-B)
 - 30 INSTALL GRAVEL ACCESS SECTION (SEE SE DETAIL 628-B)
 - 31 INSTALL ENERGY DISSIPATOR STRUCTURE (24" PIPE) (SEE SE DETAIL 628-C)
 - 32 INSTALL 18" STORM SEWER LINE (SEE CITY OF POCATELLO DETAILS PSD-401 & PSD-423)



- ### CONSTRUCTION NOTES
- 1C RETAIN AND PROTECT ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES. CALL 811 TO LOCATE EXISTING UTILITIES PRIOR TO THE START OF ANY WORK & COORDINATE AS NECESSARY DURING CONSTRUCTION.
 - 2C THE CONTRACTOR IS RESPONSIBLE TO BUILD THE PROJECT TO THE LINES AND GRADES PROVIDED IN THESE PLANS REGARDLESS OF COMPACTION AND SOIL TYPE OR IMPORT / EXPORT REQUIREMENTS. ALL GRADES SHALL BE COMPLETED TO WITHIN 20 FEET AS DETAILLED.
 - 4C RETAIN AND PROTECT EXISTING ROAD, INFRASTRUCTURE AND APPURTENANCES.
 - 5C DISTURBANCE IS NOT PERMITTED OUTSIDE THE CONSTRUCTION LIMITS.
 - 6C MAINTAIN POSITIVE DRAINAGE TO DETENTION BASIN AT ALL TIMES DURING THE CONSTRUCTION.
 - 7C SWEEP ASPHALT ROUTINELY AS REQUIRED TO REMOVE SOIL DEBRIS.
 - 8C CONTRACTOR SHALL REMOVE UNUSED EXCESS MATERIAL AND GRUBBING FROM THE CONSTRUCTION SITE UNLESS APPROVED BY ENGINEER.
 - 19C REPLACE BUBBLE UP TOP ON EXISTING STORM MANHOLE WITH CONE, RING, AND 1 (B).

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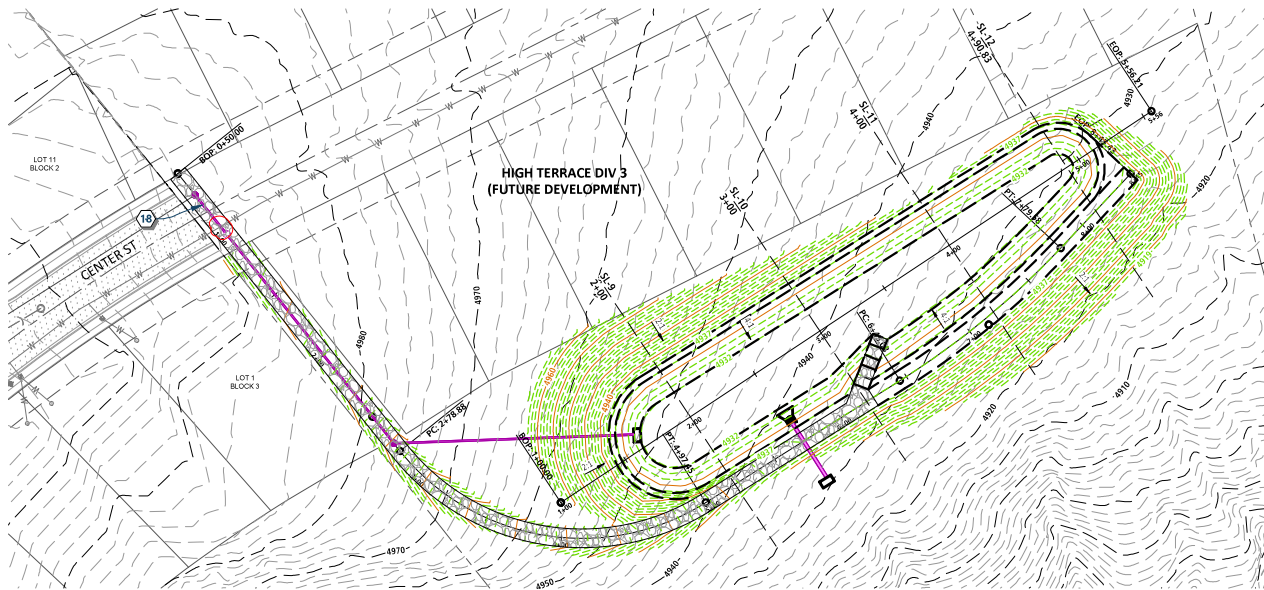
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DESIGNER: OKC		REVIEWER: RMH	
CREATED: 6.13.2024		LAST REVISED:	
REVISIONS			
#	DATE	BY	DESCRIPTION
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SHEET NAME:
POND DESIGN (GRADING, ACCESS ROAD AND UTILITY PROFILE)
TR@HT DIV 1

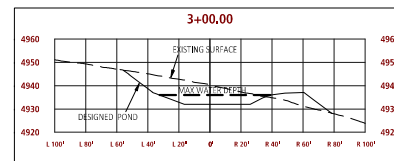
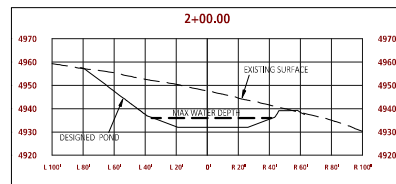
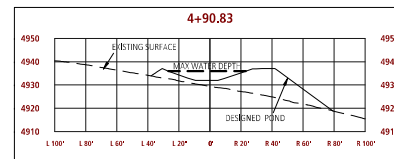
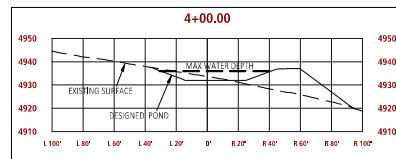


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SHEET NUMBER
C-7.0



STORM WATER POND FOR TR@HT DIVISION 1 &
HIGH TERRACE DIVISIONS 1, 2 & 3
REQ. VOLUME: 65,179 CU. FT.
DESIGNED VOLUME: 75,880 CU. FT.



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HALF SIZE SCALE (B)
1 INCH = 80 FEET
FULL SIZE SCALE (D)
1 INCH = 40 FEET

SHEET INFORMATION

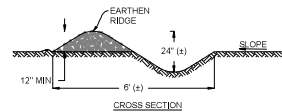
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SHEET NAME:
POND CROSS SECTIONS
TR@HT DIV 1



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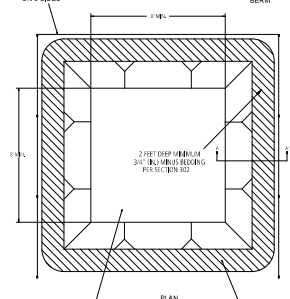
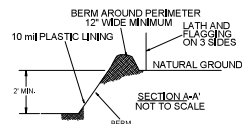


NOTES:

1. INSTALL THE WATER BAR AS SOON AS THE SITE IS CLEARED AND GRADED.
2. DISK OR STRIP THE SOO FROM THE BASE FOR THE CONSTRUCTED RIDGE BEFORE PLACING FILL.
3. TRACK THE RIDGE TO COMPACT IT TO THE DESIGN CROSS SECTION.
4. THE OUTLET SHALL BE LOCATED ON AN UNDISTURBED AREA. FIELD SPACING WILL BE ADJUSTED TO USE THE MOST STABLE OUTLET AREAS. OUTLET PROTECTION WILL BE PROVIDED WHEN NATURAL AREAS ARE NOT ADEQUATE.
5. VEHICLE CROSSING SHALL BE STABILIZED WITH GRAVEL. EXPOSED AREAS SHALL BE IMMEDIATELY SEEDED AND MULCHED.
6. CHECK OUTLET AREAS AND MAKE REPAIRS AS NEEDED TO RESTORE OPERATION.
7. PERIODICALLY INSPECT FOR EROSION DAMAGE AND SEDIMENT.

TEMPORARY SWALE/DIVERSION DITCH

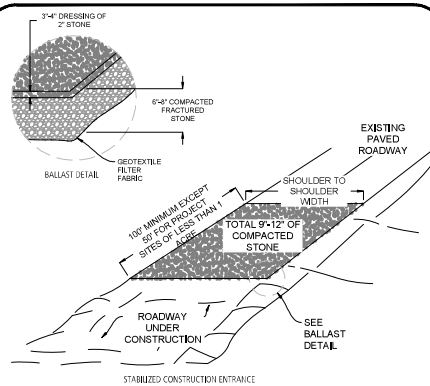
100A
NOT TO SCALE



1. ACTUAL LAYOUT DETERMINED BY FIELD
2. THE CONCRETE WASHOUT FACILITY SHALL BE INSTALLED WITHIN 50' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. WASHOUT CONCRETE SHALL BE DISPOSED IN A DESIGNATED AREA ONLY.
4. AVOID MIXING EXCESS CONCRETE.
5. WASHOUT AREA CAN ALSO BE USED FOR SPILL CLEAN UP, TRUCKS, VEHICLES, ETC.
6. COLLECT DIRT AND MATERIAL IN A TEMPORARY BIN AND ALLOW IT TO DRY.
7. THE BIN SHOULD BE LOCATED TO CONTAIN ALL MATERIAL FROM WASHOUT.
8. LOCATE WASHOUT FACILITY A MINIMUM OF 50 FEET FROM STORM DRAIN OR RECEIVING WATERS.
9. KEEP THE WASHOUT FACILITY AWAY FROM AREAS OF CONSTRUCTION TRAFFIC.
10. INSPECT THE BIN DAILY.
11. MATERIAL WASHOUTS TO PROVIDE A MINIMUM 1 FOOT FREEBOARD OR BELOW GRADE FACILITIES.
12. CLEAN WASHOUT FACILITIES OR COLLECTOR AND REMOVAL FACILITIES WHEN THE WASHOUT IS 50% FULL.

CONCRETE WASH STATION

100B
NOT TO SCALE

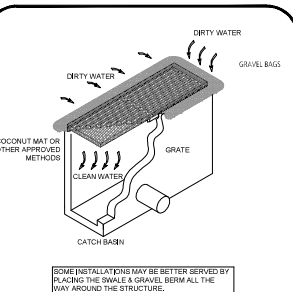


NOTES:

1. THE STABILIZED CONSTRUCTION ENTRANCE MAY REQUIRE PERIODIC TOP DRESSING OF 2" STONE, AS CONDITIONS DEMAND.
2. THE STABILIZED CONSTRUCTION ENTRANCE LOCATED ON A DETOUR ROADWAY TO MEET THE MINIMUM PUBLIC ROAD RADI AND WIDTH REQUIREMENTS.
3. MINOR MODIFICATION TO THESE INSTALLATIONS MAY BE NECESSARY TO TEMPORARY STABILIZATION OF CONSTRUCTION ENTRANCE DETAIL.

STABILIZED CONSTRUCTION ENTRANCE

100C
NOT TO SCALE

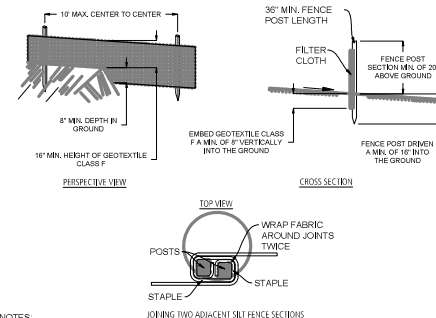


NOTES:

1. REMOVE ALL TRASH, DEBRIS, DUMP, AND MATERIALS WHICH COULD ENTRAP OR BLOCK THE INLET BASIN. PROTECTION FUNCTION PRIOR TO PLACEMENT AND ADJUSTED ON A DAILY BASIS AS NEEDED.
2. MINOR MODIFICATIONS TO THESE INSTALLATIONS MAY BE NECESSARY TO ACCOMMODATE FIELD CONDITIONS.
3. DIRECT RUNOFF DISCHARGED THROUGH INLET BASIN. PROTECTION THROUGH A FILTER BOW, SEDIMENT TRAPS, OR STABILIZED DISCHARGE AREA.
4. WHEN COARSE COCONUT MAT OR OTHER APPROVED METHODS ON INLET AND BASIN. PROTECTION CONSULT THE MATERIALS SECTION PRIOR TO INSTALLATION.
5. GRAVEL FILTER OR FRAME WIRE MESH INSTALLATIONS ARE INTENDED TO BE USED ON ANY STRUCTURE. SURROUNDING BY PAVEMENT WITH OR WITHOUT CURBS.

TEMPORARY EROSION CONTROL INLET & BASIN PROTECTION

100D
NOT TO SCALE

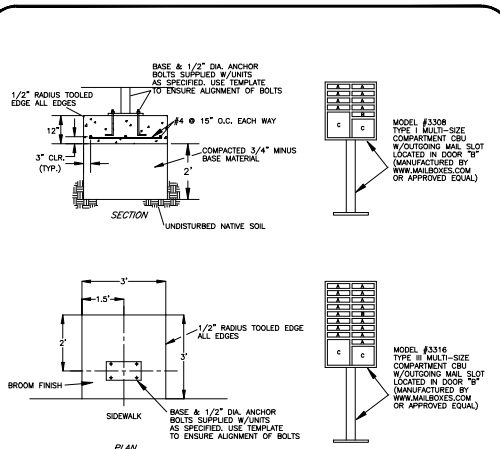


NOTES:

1. FENCE POSTS SHALL BE A MINIMUM OF 36" LONG DRIVE A MINIMUM OF 8" INTO THE GROUND. WOOD POSTS SHALL BE 1.5" SQUARE (MIN CUT OR 1.75" DIA ROUND AND SHALL BE SOUND QUALITY WOOD. STEEL POSTS SHALL BE STANDARD T OR U SECTION WEIGHING NOT LESS THAN 1 LBLF.
2. GEOTEXTILE SHALL FASTENED SECURELY TO EACH FENCE POST WITH WIRE TIES OR STAPLES AT THE TOP AND MID-SECTION AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS FOR GEOTEXTILE CLASS F:
TENSILE STRENGTH 50 LBS/IN
TENSILE MODULUS 50 LBS/IN
FLOW RATE 0.3 GAL/SF/MIN
FILTERING EFFICIENCY 75%
3. WHERE ENDS OF GEOTEXTILE COME TOGETHER THEY SHALL BE OVERLAPPED, FOLDED AND STAPLED TO PREVENT SEDIMENT BYPASS.
4. SILT FENCE SHALL BE INSPECTED AFTER EVERY RAINFALL AND MAINTAINED WHEN BULGE OCCUR OR WHEN SEDIMENT HAS REACHED 50% OF THE HEIGHT.

TYPICAL SILT FENCE DETAIL

100E
NOT TO SCALE

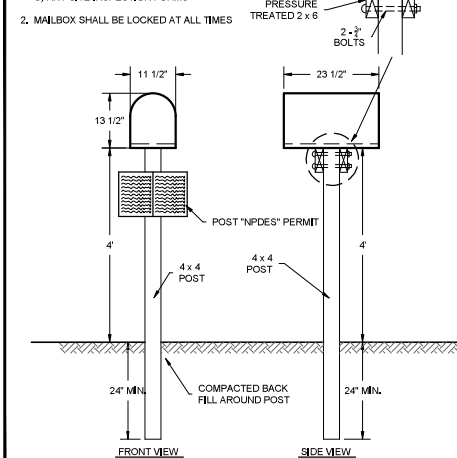


NEIGHBORHOOD MAILBOX UNIT

2073
NOT TO SCALE

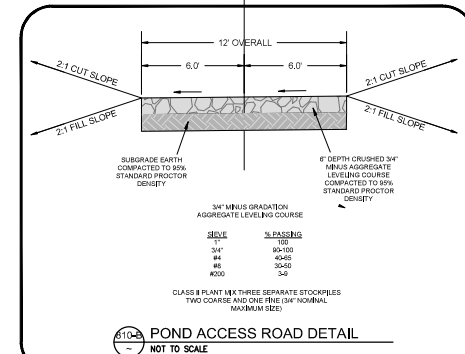
NOTES:

1. MAILBOX SHALL CONTAIN THE FOLLOWING AT ALL TIMES:
A) CITY APPROVED CONSTRUCTION PLANS
B) GEO APPROVED CONSTRUCTION PLANS
C) ANY SITE INSPECTION FORMS
2. MAILBOX SHALL BE LOCKED AT ALL TIMES



TEMPORARY MAILBOX DETAIL

100F
NOT TO SCALE



POND ACCESS ROAD DETAIL

410A
NOT TO SCALE

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APPROVED

City of Pocatello
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: _____

SHEET INFORMATION

DESIGNER: OKC		REVIEWER: RMH	
CREATED: 6.13.2024		LAST REVISED:	
REVISIONS			
#	DATE	BY	DESCRIPTION
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2			
3			
4			

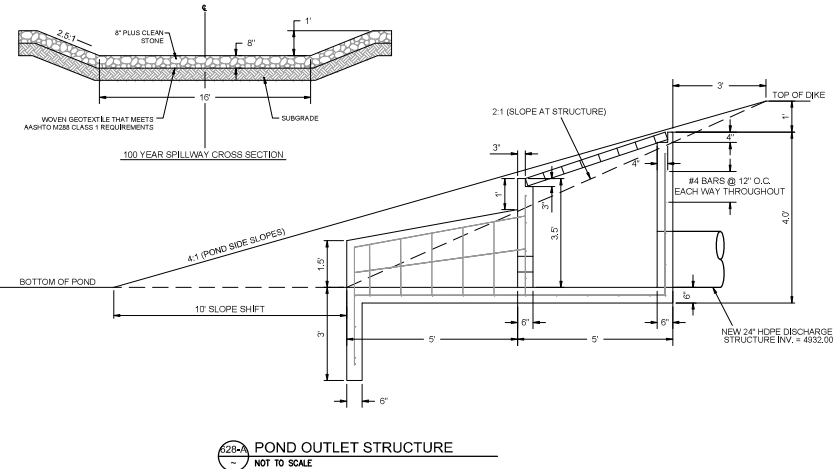
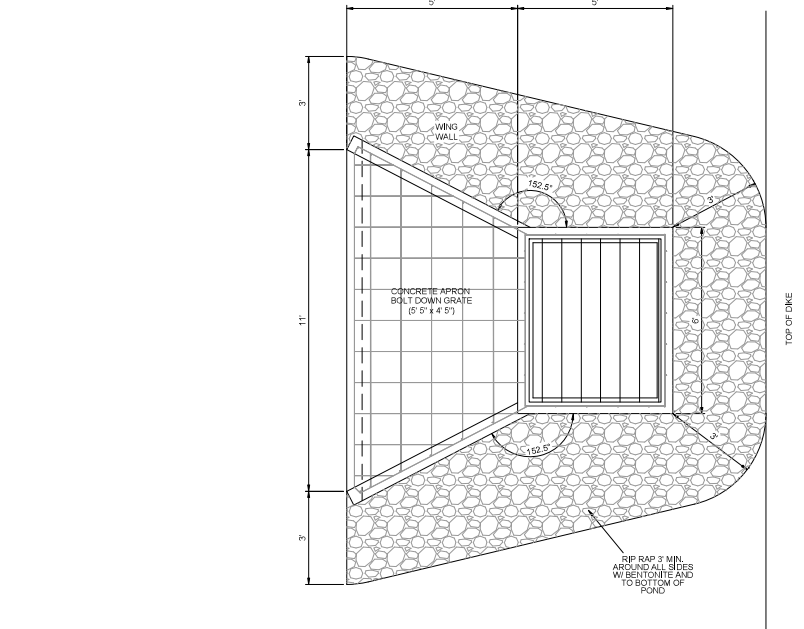
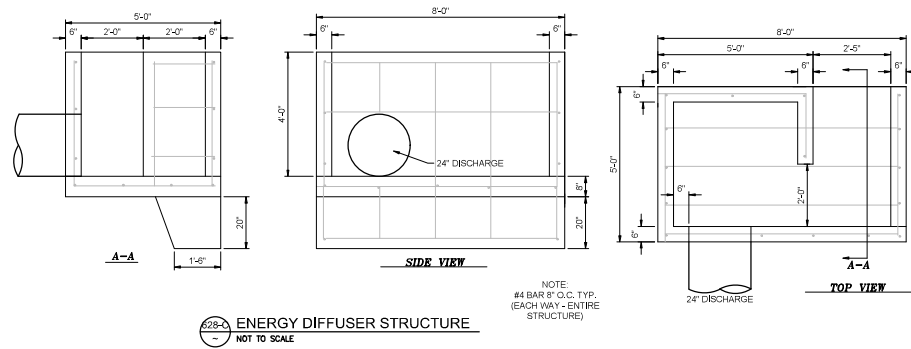
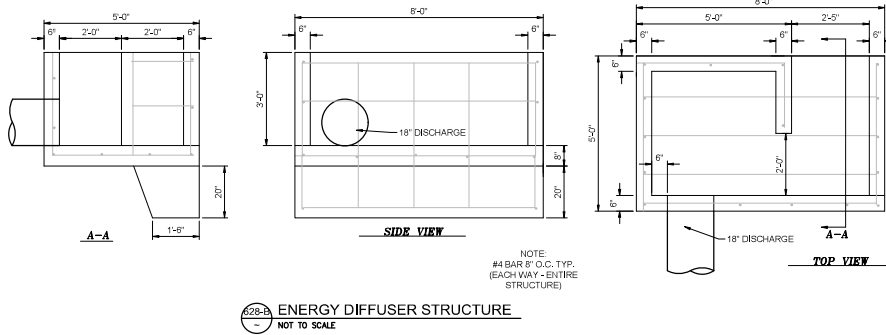
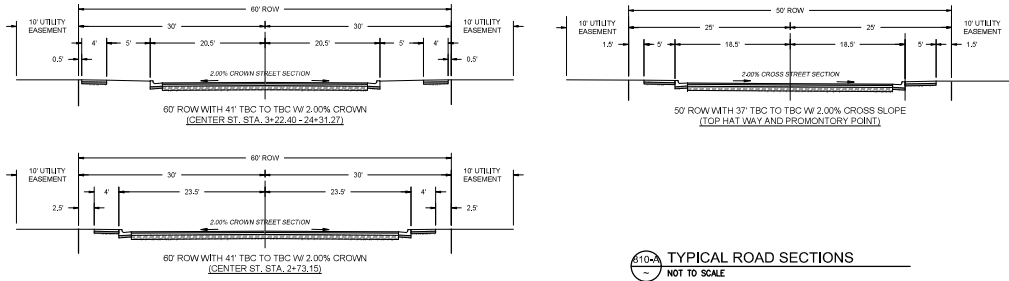
SHEET NAME:
PROJECT DETAILS
TR@HT DIV 1



SUNRISE
ENGINEERING

509 EAST OAK STREET, POCATELLO, ID 83201
208.234.0110
WWW.SUNRISE-ENG.COM

SHEET NUMBER
C-8.0



INTELLECTUAL PROPERTY NOTICE

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APPROVED
City of Pocatello

Please 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: _____

SHEET INFORMATION

DESIGNER: ORC REVIEWER: RMH
CREATED: 6.13.2024 LAST REVISED:

REVISIONS

#	DATE	BY	DESCRIPTION
1			
2			
3			
4			

SHEET NAME:
PROJECT DETAILS
TR@HT DIV 1



SUNRISE
ENGINEERING

500 EAST OAK STREET, POCATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM

ATTACHMENT B
PUBLIC WORKS MEMORANDUM
July 28, 2025

Memorandum

To: Becky Babb, Planning Manager

From: Merrill Quayle PE, Public Works Development Engineer

Jacob Murphy, Senior Engineering Technician

Date: 07/25/2025

Re: The Ridges at High Terrace Division 1 – City Council Final Plat (08/08/2025)
Application #FP25-0007

The Public Works Departments have reviewed the final plat/construction drawings application for the above-mentioned project and submits that the following changes and items shall be addressed and approved prior to beginning construction. Approval is contingent on the completeness, accuracy, serviceability, and compliance to City Standards.

1. Plat

- A. After approval by the City Council of the proposed final plat, Applicant will be required to enter into a Development Agreement with the City of Pocatello.
- B. Prior to recording the Plat, a more inclusive and comprehensive review shall be done, coordinate all plat correction through City Surveyor.
- C. Subdivision plat shall conform to all state and local laws and ordinances.
- D. Notes on the plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
- E. The City of Pocatello certificate to read: The plat on which this certificate appears is hereby approved and the dedications are hereby accepted by the City of Pocatello...
- F. If there are any CCR's, indicate and place recording number on the plat. Submit any CCR's associated with this plat to the City Engineering Department after recording.
- G. Provide adjoining property owners recorded deeds, a copy of all recorded easements and document(s) which grants the signatory to sign the plat on the behalf of the owner(s) to the City Surveyor for final review.
- H. Signed copy of the Permanent Operations and Maintenance (O&M) agreement for stormwater, if stormwater system is to be private. This document will be recorded.
- I. The plat shall be reproducible on an 8.5x11 sheet of paper per Bannock County instructions. The plat shall be black opaque ink, no gray scale or color
- J. All lots within The Ridges at High Terrace Division 1, it is the City's understanding that these lots will be graded during the subdivision construction process. 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/Owner of said lot to demonstrate that building and engineering standards are adhered to. A note with a lot restriction "R1" should be placed on the plat and any another acceptable mechanism to let the owners of the lots know of the requirements in regards to these lots.

- K.** Add restriction to lots 20,21 block 1 and lot 1 block 2 pertaining to gas and waterline easements.
- L.** Update Center Street to East Center on Plat, update Top Hat Way to Top Hat Place.
- M.** Per the MOU signed April 3rd 2025, the conditions approved under the Tuscan Heights subdivision plat shall apply to the East Center Street extension and proposed cul-de-sacs. These conditions shall be noted on this plat.
- N.** 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.

2. Construction Plans/Infrastructure

A. Development Conditions

- 1. Extend Sewer lines at intersections for future phases of development.
- 2. Main line taps shall be done by the City of Pocatello Water Department at the contractors' expense.
- 3. Water valve spacing shall be a maximum of 800 feet. Hydrant spacing shall not exceed 500 feet.
- 4. Storm pond serving development shall be constructed prior to acceptance of subdivision.
- 5. Provide temporary turn around with all weather surface at the end of Top Hat Way and Promontory Point.

B. General Conditions

- 1. Filing of a notice of intent (NOI) and a formal Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Environmental Protection Agency (EPA) Construction General Permit (CGP) shall be submitted if the project requires, if required then a copy shall be submitted to the City.
- 2. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application. An individual who has successfully completed an approved training course and who has demonstrated competence, through education, training, and knowledge of the applicable laws and regulations in erosion and sediment, and is current on certifications shall be required to be the responsible



person to oversee the plan (if certified person is unknown indicate that information will be submitted prior to any work to the site). Submittal shall meet the requirements of the federal construction general permit.

3. 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.
4. As a reminder at the time of home building, those homes built in the Wildland Urban Interface (WUI) area must adhere to the latest adopted WUI Fire Code. The Fire Code Official must perform a site assessment before the Certificate of Occupancy is signed. For questions about the Wildland Urban Interface code, contact the Code Official at 208-234-6203.
5. Stormwater design and construction shall meet the core elements in the Portneuf Valley Stormwater Design Manual such as but not limited to; on site retention of the 95% storm, treatment Design (volume, flow, and bypass), site passage of upland flow and site runoff, Operation and Maintenance Manual, access to pond and structures for maintenance.
6. Pond side slopes and embankments shall be designed and constructed per **Section 6.4.6 SETBACKS, SLOPES, EMBANKMENTS & SPILLWAYS of the Portneuf Valley Stormwater Design Manual**, embankments 4 feet in height or more shall be constructed as recommended by a Geotechnical Engineer.
7. Per **Section 800 Geotechnical and Earthwork of the City of Pocatello Design Principles and Standards**, a building location shall be designed on every lot with a natural slope of fifteen percent (15%) or greater. Structures shall not be permitted on slopes of twenty percent (20%) or greater without a civil site plan stamped 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. Add a grading note to the affect that if there is more than 3 feet of fill, it needs to be placed in 8-inch lifts, compacted to 95% of maximum density. For building sites compaction tests are required denoting Lot/Block along with a map of all testing locations.
9. Record Drawings shall be submitted on Arch D (24" x 36").
10. Street lights are required for this subdivision. Utility and street light design and placement shall be approved by the City of Pocatello.



11. Provide a copy of the bid schedule of the infrastructure for the City's year end reporting.
12. Per **Section 500.04.16, City of Pocatello Design Principles and standards**, a pavement preservation technique "Fog Seal" of streets shall be required prior to the two (2) year warrantee period on all newly accepted streets. Developer can have this done by a private contractor or have the City perform the work at the Developer's expense (approximately \$0.30 per square yard for materials, 2017 cost). The city will bill the Developer after the work is completed if the City performs the work.
13. The developer will also be responsible to remove any sediment buildup in ponds constructed with the development as well as clean all storm water infrastructure prior to the two (2) year warrantee period.
14. The construction contractor will need to be bonded with the City of Pocatello for a minimum of \$50,000.00 or the subdivision shall be bonded per ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, a warranty bond for a minimum of twenty-five thousand dollars (\$25,000.00) or a maximum of five percent (5%) of one hundred twenty-five percent (125%) of the original cost estimate for the required infrastructure and improvements, whichever is the greater amount.



ATTACHMENT C
PLANNING AND
ZONING COMMISSION
MEETING
APRIL 9, 2025

**FINDINGS OF FACT & DECISION
CITY OF POCA TELLO
PLANNING & ZONING COMMISSION
HEARING APRIL 9, 2025**

APPLICANT: Bill Isley, represented by Rob Heuseveldt, Sunrise Engineering
SUVEYOR/ENGINEER: Sunrise Engineering
REQUEST: Preliminary Plat the Ridges at High Terrace Division 1-3
GENERAL LOCATION: North of E. Center and Southeast of Vista Drive, including parcels RPR3851011410, RPR3851011411, and RPR3851011506
FILE: PP25-0002
STAFF: Becky Babb, Planning Manager

Instrument # 22503902
Bannock County, Pocatello, Idaho
04/11/2025 04:33:28 PM No. of Pages: 4
Recorded for: CITY OF POCA TELLO
Jason C. Dixon Fee: \$0.00
Deputy: cteuscher

- I. GENERAL BACKGROUND:** 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.
- II. PUBLIC HEARING:** A public hearing was held before the Planning & Zoning Commission on the evening of April 9, 2025. The applicant provided a summary of the proposed zone map amendment. Staff provided a brief presentation and recommendation regarding the application. There were no comments from the public provided.
- III. NOTIFICATION:** Notice was published in the Idaho State Journal and a sign was posted on the subject property on March 25, 2025. All 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 zone map amendment. No written comments were received from the public.
- IV. 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 Criteria Analysis

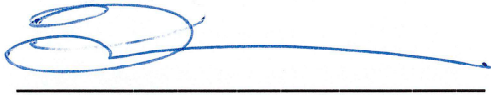
REVIEW CRITERIA (16.20.050):				
Compliant			City Code and P&Z Findings	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			<i>Finding</i>	The applicant's proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	16.20.050 B.	The subdivision proposal complies with all applicable city design standards and development regulations.

			Finding	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), subject to all conditions listed within the Public Works Memorandum and contingent on the approval of the Request for Annexation by the Pocatello City Council.
☒	☐	☐	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.
			Finding	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 acres x 43,560 = 2,757,348 sq.ft./7,500 = 368 lots). Thus, the lots permitted without requesting a density bonus or clustering is reduced to 183 lots (368 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.
			Finding	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.
			<i>Finding</i>	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.
			<i>Finding</i>	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.
			<i>Finding</i>	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)
			<i>Finding</i>	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

☒	☐	☐	Finding 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.
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V. PLANNING & ZONING COMMISSION RECOMMENDATION: In consideration of the application, the Planning & Zoning Commission **approves** the Preliminary Plat application The Ridge at High Terrace Divisions 1-3 application, submitted by Sunrise Engineering on behalf of Bill Isley, finding the application meets the standards for approval under Section 16.20.050 of Pocatello Municipal Code, with conditions listed in the staff reports and contingent upon the approval of the Annexation Application by the Pocatello City Council.



Richard Phillips, Vice Chair
Planning & Zoning Commission
Authorized to sign 4/9/2025

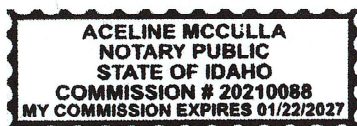
STATE OF IDAHO)

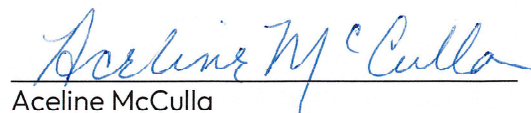
ss:

County of Bannock)

On this 11th day of April, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Planning & Zoning Commission Chairman Richard Phillips, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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




Aceline McCulla
Notary Public for Idaho
Residing in Pocatello, Idaho

MY COMMISSION EXPIRES 01-03-2021
COMMISSION # 2821088
STATE OF IDAHO
NOTARY PUBLIC
ACELINE MCCOLL A

ATTACHMENT D
P&Z STAFF REPORT
APRIL 9, 2025

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

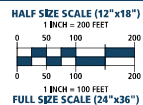
REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			Staff Review	The proposal is compliant with all applicable standards of Title 16, provided that all 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 PLAN FOR:
THE RIDGE @ HIGH TERRACE DIV 1-3
LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 35 EAST, B.M., BANNOCK COUNTY, IDAHO

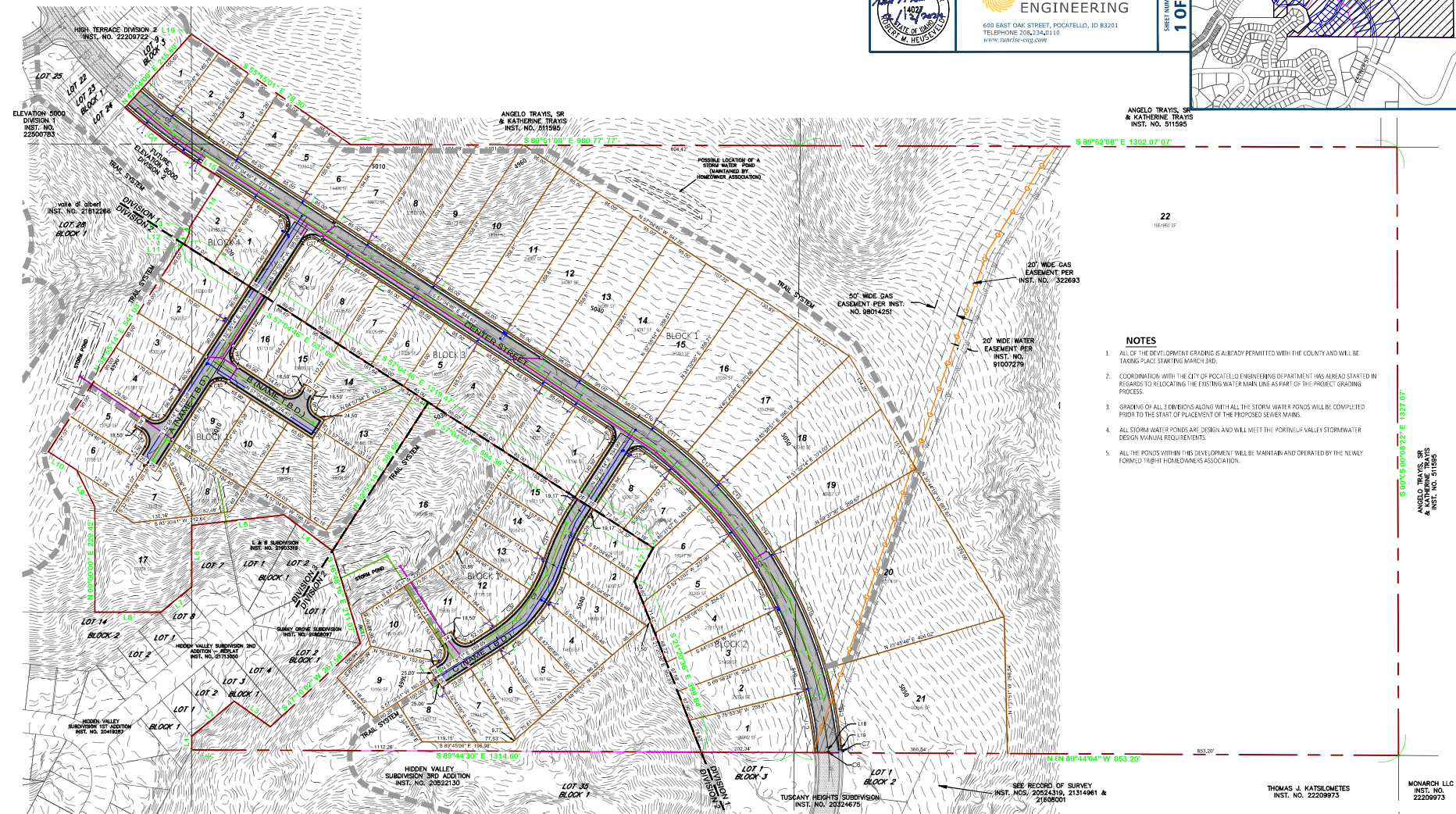
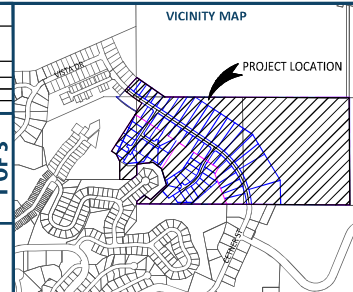


DEVELOPER INFORMATION	
NAME: TRIGHT, LLC	ADDRESS: 2227 EAST CENTER ST. POCAHELLO, ID 83201
CONTACT: BILL SILEY	
PHONE: 208.243.4401	

SHEET INFORMATION	
PROJECT # 12419	ISSUED BY DATE
CREATED: 1402	CHECKED: RYBAM
REVISED:	

SUNRISE ENGINEERING 600 EAST OAK STREET, POCAHELLO, ID 83201 TELEPHONE 208.234.0110 WWW.SUNRISE-ENG.COM	

SHEET NUMBER
1 OF 3



NOTES

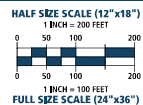
1. ALL OF THE DEVELOPMENT GRADING IS ALREADY PERMITTED WITH THE COUNTY AND WILL BE TAKING PLACE STARTING MARCH 3RD.
2. COORDINATION WITH THE CITY OF POCAHELLO ENGINEERING DEPARTMENT HAS ALREADY STARTED IN REGARDS TO RELOCATING THE EXISTING WATER MAIN LINE AS PART OF THE PROJECT GRADING PROCESS.
3. GRADING 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 STORMWATER DESIGN MANUAL REQUIREMENTS.
5. ALL THE PONDS WITHIN THIS DEVELOPMENT WILL BE MAINTAIN AND OPERATED BY THE NEWLY FORMED TRIGHT HOMEOWNERS ASSOCIATION.

ANGLO TRAVIS, SR
& KATHERINE TRAVIS
INST. NO. 511595

S 100° 05' 00" 22" E 1327.07'

THOMAS J. KATSILOMETES
INST. NO. 22209973

MONARCH LLC
INST. NO. 22209973



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

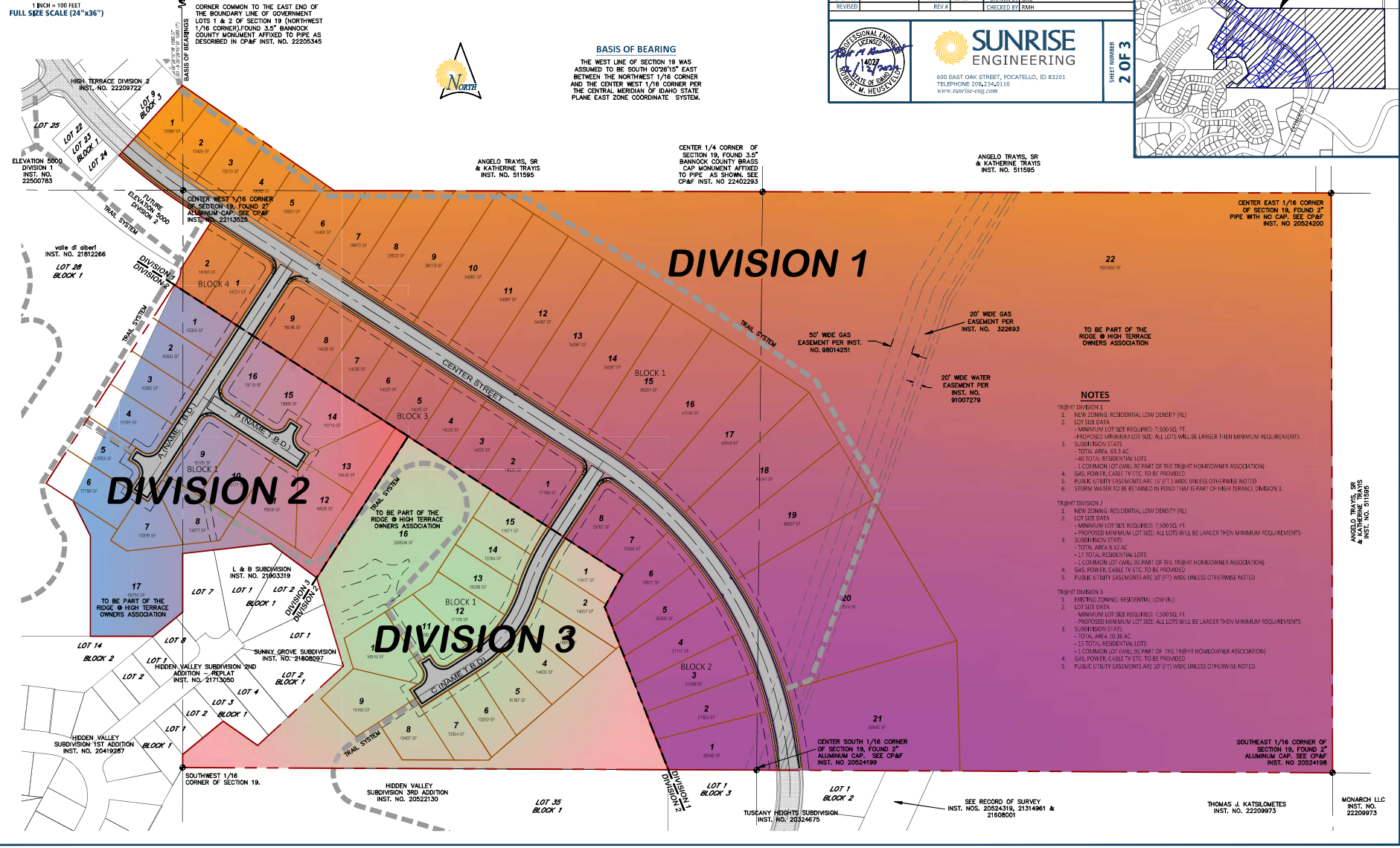
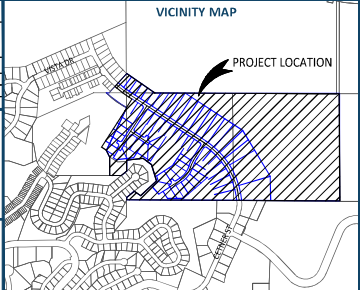


BASIS OF BEARING
THE WEST LINE OF SECTION 19 WAS ASSUMED TO BE SOUTH 00°00'10" EAST BETWEEN THE NORTHWEST 1/4 CORNER AND THE CENTER WEST 1/4 CORNER PER THE CENTRAL MERIDIAN OF IDAHO STATE PLANE EAST ZONE COORDINATE SYSTEM.

DEVELOPER INFORMATION	
NAME: TRIMET, LLC	ADDRESS: 2227 EAST CENTER ST. POCAATELLO, ID 83201
CONTACT: BILL SLEY	
PHONE: 208.243.4441	

SHEET INFORMATION	
PROJECT # 12419	CHECKED BY: RMH
CREATED: REV 1	

SUNRISE ENGINEERING
600 EAST OAK STREET, POCAATELLO, ID 83201
TELEPHONE 208.234.0110
WWW.SUNRISE-ENG.COM



NOTES

- TRIGHT 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: 103.3 AC
 - 40 TOTAL RESIDENTIAL LOTS
 - 1 COMMON LOT (WILL BE PART OF THE TRIGHT HOMEOWNER ASSOCIATION)
 - GAS, POWER, CABLE, TV ETC TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 15' (FT.) WIDE UNLESS OTHERWISE NOTED
 - STORM WATER TO BE RETAINED IN POND THAT IS PART OF HIGH TERRACE DIVISION 3.
- TRIGHT 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: 10.17 AC
 - 27 TOTAL RESIDENTIAL LOTS
 - 1 COMMON LOT (WILL BE PART OF THE TRIGHT HOMEOWNER ASSOCIATION)
 - GAS, POWER, CABLE, TV ETC TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 10' (FT.) WIDE UNLESS OTHERWISE NOTED
- TRIGHT 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 TRIGHT HOMEOWNER ASSOCIATION)
 - GAS, POWER, CABLE, TV ETC TO BE PROVIDED
 - PUBLIC UTILITY EASEMENTS ARE 10' (FT.) WIDE UNLESS OTHERWISE NOTED

P:\MAD Investments, LLC\12419 - The Ridge @ High Terrace Subdivision\Survey\CA\TRIGHT PRELIMINARY PLAT AND MASTER PLAT.dwg Job 25, 2020 12:21pm www.campana.com

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

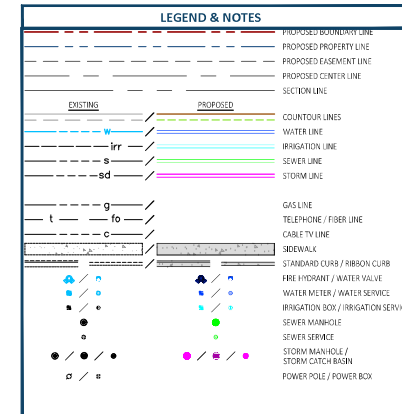
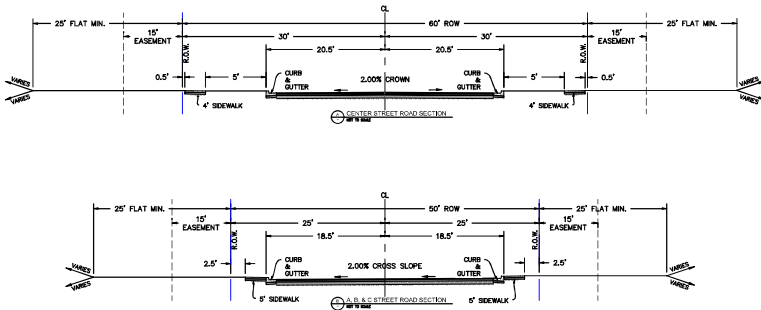
#	BEARING	DISTANCE
L1	S 00°02'22" W	28.69'
L2	S 50°34'10" W	120.01'
L3	S 54°58'18" W	96.80'
L4	S 53°22'58" W	131.33'
L5	S 83°30'41" W	202.71'
L6	S 00°02'40" E	133.80'
L7	S 50°33'51" W	87.20'
L8	S 90°00'00" W	144.04'
L9	N 26°16'14" W	90.00'
L10	N 57°04'46" W	73.75'
L11	N 57°04'46" W	170.00'
L12	N 25°32'50" E	15.27'
L13	N 00°06'12" E	15.28'
L14	N 32°50'14" E	126.43'
L15	N 57°04'46" W	70.64'
L16	N 00°28'15" W	0.77'
L17	S 29°03'41" W	76.52'
L18	N 06°02'25" W	8.04'
L19	N 06°02'25" W	8.04'

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C1	1191.49'	9°08'06"	189.90'	95.18'	S 52°30'43" E	189.76'
C2	1161.50'	9°08'04"	185.17'	92.78'	S 52°30'44" E	184.98'
C3	1131.50'	4°18'28"	85.08'	42.56'	S 50°05'08" E	85.08'
C4	1131.50'	4°18'18"	85.02'	42.53'	S 54°24'21" E	85.00'
C5	950.00'	50°50'01"	842.85'	451.44'	N 31°27'38" W	815.48'
C6	381.97'	0°29'47"	3.37'	1.86'	N 09°47'31" W	3.31'
C7	411.89'	0°58'18"	6.82'	3.31'	N 05°54'48" W	6.82'
C8	500.00'	15°01'48"	131.16'	65.86'	S 25°34'20" W	130.79'
C9	300.00'	39°25'28"	206.42'	107.49'	N 37°38'08" E	202.37'
C10	980.00'	2°09'42"	36.97'	18.49'	N 50°58'50" W	36.97'
C11	980.00'	5°33'17"	85.01'	47.54'	N 52°08'28" W	94.97'
C12	980.00'	5°33'10"	84.97'	47.52'	N 46°35'13" W	94.84'
C13	980.00'	5°33'03"	84.84'	47.51'	N 41°02'07" W	94.80'
C14	980.00'	5°48'08"	96.53'	49.81'	N 30°21'02" W	99.48'
C15	980.00'	16°21'58"	276.92'	140.32'	N 24°57'59" W	278.97'
C16	980.00'	10°02'09"	171.64'	86.04'	N 11°03'29" W	171.42'
C17	920.00'	7°57'58"	128.84'	63.52'	N 09°56'24" W	126.74'
C18	920.00'	5°54'14"	94.80'	47.44'	N 16°53'30" W	94.76'
C19	920.00'	5°54'21"	94.83'	47.46'	N 22°47'48" W	94.79'
C20	920.00'	5°54'29"	94.86'	47.47'	N 28°42'12" W	94.82'

#	RADIUS	Δ	ARC LENGTH	TANGENT	CHORD BEARING	CHORD DISTANCE
C21	920.00'	5°54'38"	94.90'	47.49'	N 34°56'45" W	94.86'
C22	920.00'	5°54'10"	94.78'	47.43'	N 40°31'08" W	94.74'
C23	920.00'	5°58'28"	95.13'	47.61'	N 46°25'57" W	95.08'
C24	920.00'	4°17'52"	69.01'	34.52'	N 51°32'57" W	68.99'
C25	24.50'	93°23'13"	39.83'	25.99'	S 79°36'50" W	35.66'
C26	24.50'	90°00'00"	36.48'	24.50'	N 12°04'46" W	34.65'
C27	24.50'	90°00'00"	36.48'	24.50'	N 77°55'14" E	34.65'
C28	24.50'	90°00'00"	36.48'	24.50'	N 12°04'46" W	34.65'
C29	475.00'	6°54'48"	57.32'	28.68'	S 29°22'49" W	57.28'
C30	625.00'	6°05'02"	55.87'	27.96'	S 29°52'18" W	55.80'
C31	525.00'	8°11'32"	75.06'	37.60'	S 22°43'36" W	75.00'
C32	275.00'	14°15'31"	68.44'	34.40'	N 25°01'11" E	68.26'
C33	475.00'	8°06'59"	67.29'	33.70'	S 21°56'55" W	67.23'
C34	325.00'	13°10'08"	75.17'	37.75'	N 25°53'16" E	75.00'
C35	355.00'	13°15'08"	75.17'	37.75'	N 39°08'23" E	75.00'
C36	325.00'	11°52'59"	65.51'	32.87'	N 51°52'23" E	65.40'
C37	275.00'	23°14'57"	111.59'	56.57'	N 43°46'25" E	110.82'
C38	23.50'	90°00'00"	36.91'	23.50'	S 77°41'09" E	33.23'
C39	25.50'	90°00'00"	40.08'	25.50'	N 12°18'51" E	36.06'
C40	23.50'	90°00'00"	36.91'	23.50'	S 12°04'46" E	33.23'

#	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 12°04'46" W	33.23'
C44	23.50'	90°00'00"	36.91'	23.50'	S 12°04'46" E	33.23'
C45	23.50'	90°00'00"	36.91'	23.50'	S 77°55'14" W	33.23'

DEVELOPER INFORMATION	
NAME: TRIMET, LLC	ADDRESS: 2227 EAST CENTER ST. POCAHELLO, ID 83201
CONTACT: BILL GLEY	
PHONE: 208.243.4481	
SHEET INFORMATION	
PROJECT: 12419	DESIGN: JAC
CREATED: 11/27/2023	CHECKED BY: RMH
REVISED:	REV: 0
SUNRISE ENGINEERING	
600 EAST OAK STREET, POCAHELLO, ID 83201 TELEPHONE 208.234.0110 WWW.SUNRISE-ENG.COM	
SHEET NUMBER 3 OF 3	



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

VOLUME REQ. = 30,405 CF

Lot Number	Area (SF)
1	15300 SF
2	15300 SF
3	15300 SF
4	15181 SF
5	13769 SF
6	17758 SF
7	13378 SF
8	14571 SF
9	1105 SF
10	16177 SF
11	16606 SF
12	16506 SF
13	16445 SF
14	16716 SF
15	13866 SF
16	13713 SF
17	69756 SF

VOLUME REQ.

SF

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

VOLUME REQ. = 30,405 CF

Lot Number	Area (SF)
1	15300 SF
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11	16606 SF
12	16506 SF
13	16445 SF
14	16716 SF
15	13866 SF
16	13713 SF
17	69756 SF

VOLUME REQ.

SF

[illegible]

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

VOLUME REQ. = 30,405 CF

LOT AREAS:

- 1: 15300 SF
- 2: 15300 SF
- 3: 15300 SF
- 4: 15181 SF
- 5: 13753 SF
- 6: 17758 SF
- 7: 13378 SF
- 8: 14571 SF
- 9: 1105 SF
- 10: 16177 SF
- 11: 16606 SF
- 12: 16506 SF
- 13: 16445 SF
- 14: 16716 SF
- 15: 13866 SF
- 16: 13713 SF
- 17: 69756 SF

VOLUME REQ. 5 CF

VOLUME REQ.

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



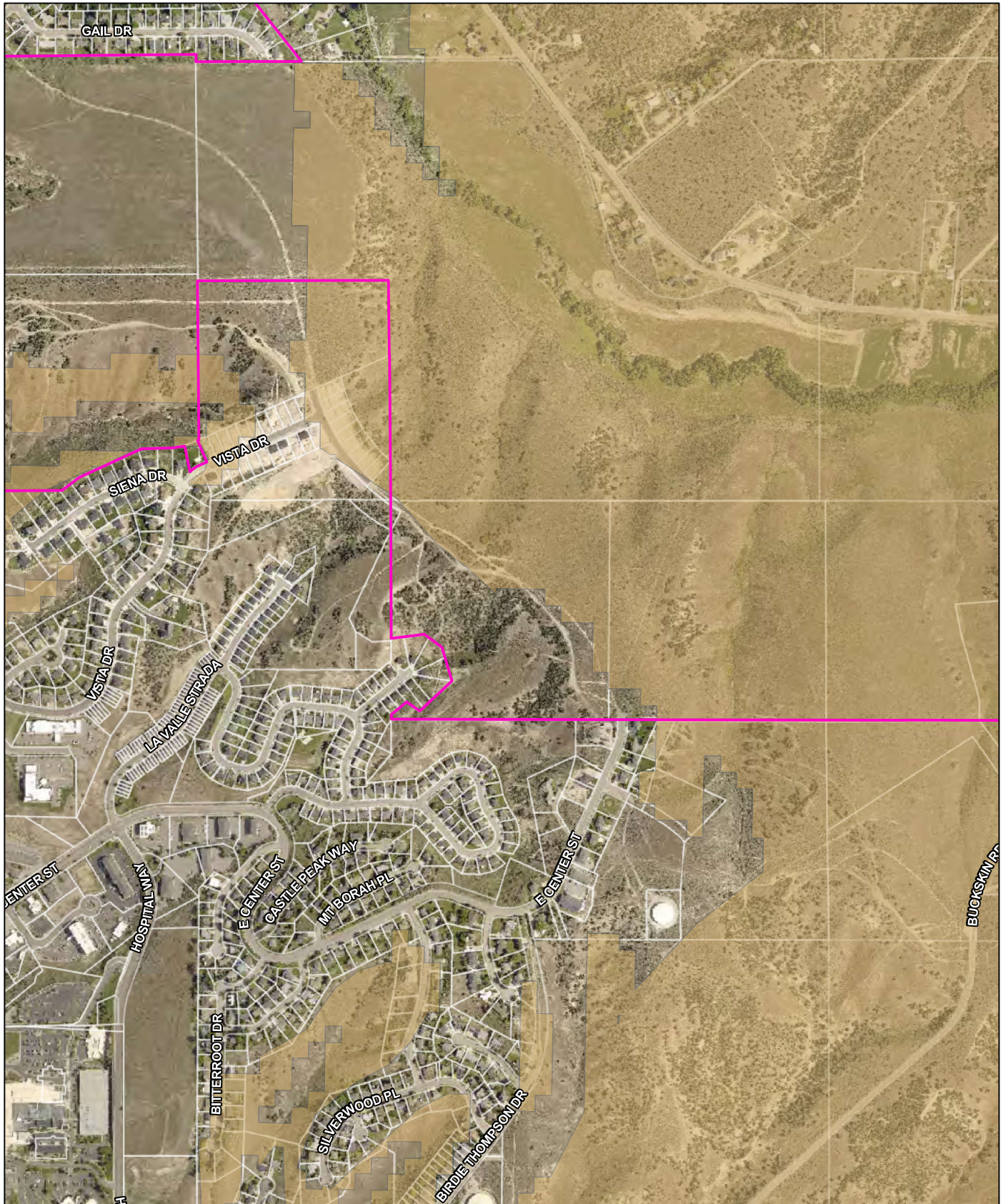
subdivision area on all vegetation to specifications provided by the Pocatello Fire Department.
All Assessments and Evaluations as well as fuels reductions are at the developer's expense.

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

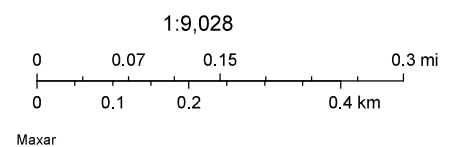


4/3/2025, 4:19:27 PM

South_Clip

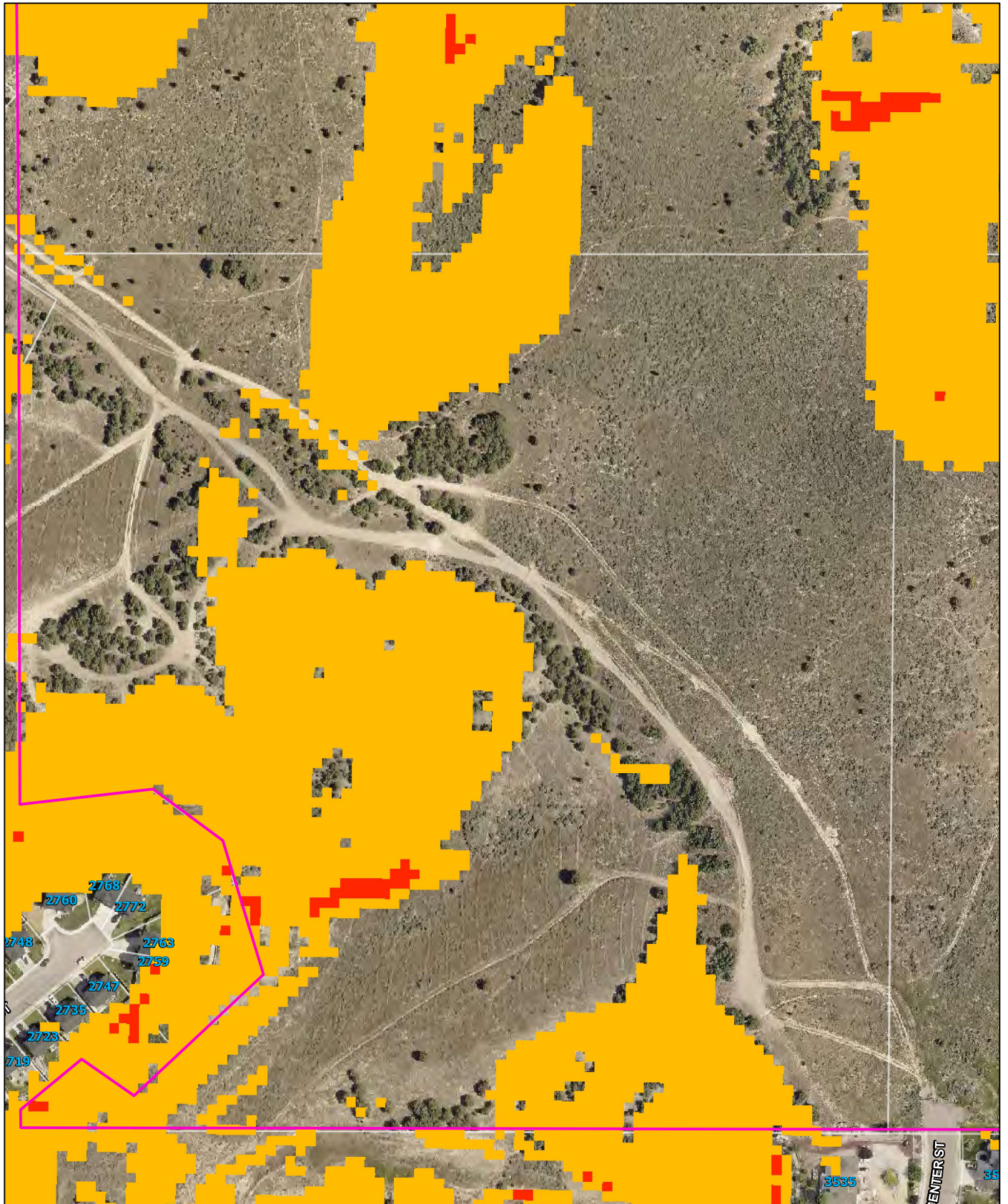
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Mule Deer Range Pocatello 2022

Pocatello Parcels 2024



ATTACHMENT D

PP25-0002 Planning Map



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

South_Clip

1 - 15

Red: Band_1 15 - 35

Green: Band_2 35 - 82

Blue: Band_3

Pocatello Parcels 2024

Slope_Prcent_Clip

0 - 1

1:2,257

0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km

Maxar, Microsoft

**REGULAR CITY COUNCIL MEETING
AIRPORT GRANT AGREEMENT
EXECUTIVE SUMMARY
AUGUST 7, 2025**

The State of Idaho Transportation Department Division of Aeronautics offers airports an annual grant entitlement, based on available funds, to assist in completing FAA Airport Improvement Program (AIP) projects. The current grant offer is for \$450,000, which will be used as match for the federal AIP grants funds. The projects to be completed are construction of a new taxiway, parking pavement maintenance, purchase of a new airport rescue firefighting (ARFF) vehicle, and rehab of the main runway.

The grant does not require a local match. The State requires a signed grant agreement and resolution.

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POCA TELLO, A MUNICIPAL CORPORATION OF IDAHO, AUTHORIZING AN IDAHO AIRPORT AID PROGRAM GRANT AGREEMENT BETWEEN THE STATE OF IDAHO TRANSPORTATION DEPARTMENT, DIVISION OF AERONAUTICS, AND THE CITY OF POCA TELLO SETTING OUT TERMS AND CONDITIONS FOR THE ACCEPTANCE OF A GRANT IN THE AMOUNT OF UP TO \$450,000 FOR AIRPORT DEVELOPMENT AND IMPROVEMENT; PROVIDING THAT A COPY OF THIS RESOLUTION SHALL BE ATTACHED TO THE SAID AGREEMENT; PROVIDING THAT AN EXECUTED COPY OF THIS AGREEMENT AND RESOLUTION SHALL BE FURNISHED TO THE IDAHO TRANSPORTATION DEPARTMENT.

WHEREAS, the Idaho Transportation Department, Division of Aeronautics, hereinafter called the "State," has submitted a Grant Agreement outlining obligations of the State and the City of Pocatello, hereafter called the "City," for airport development and improvement; and

WHEREAS, the State is responsible for obtaining compliance with laws, standards, and procedural policies in the development, construction, and maintenance of improvements at the Pocatello Regional Airport; and

WHEREAS, certain functions to be performed by the State involve the expenditure of funds as set forth in the Grant Agreement; and

WHEREAS, the State can pay for work associated with the Idaho Airport Aid Program; and

WHEREAS, the City is fully responsible for its share of project costs.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO AS FOLLOWS:

1. That the City shall accept the Grant Offer of the State of Idaho in the amount of up to \$450,000 for the purpose of obtaining State aid under FS Program Number F25SPIH, Project Number SP-03, in the development of the Pocatello Regional Airport.

2. That the Mayor of the City of Pocatello is hereby authorized and directed to sign the statement of Acceptance of Grant Offer (entitled Acceptance) on behalf of the City. The City Clerk is hereby authorized and directed to attest the signature of the Mayor and to impress the official seal of the City on the aforesaid statement of Acceptance.

3. A true copy of the Grant Agreement referred to herein be attached hereto and made a part thereof.

RESOLVED this ____ day of _____, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

**REGULAR CITY COUNCIL MEETING
AIRPORT CONSTRUCTION AGREEMENT
EXECUTIVE SUMMARY
AUGUST 7, 2025**

The Council previously approved grant applications for Federal Aviation Administration (FAA) Airport Improvement Program (AIP) and Bipartisan Infrastructure Law (BIL) grants for 2025 airport improvement projects, which include rehab of the main and overflow terminal parking lots. Council may now wish to accept the recommendation of staff to accept the lowest responsive bid from C.R. Contracting, LLC in the amount of \$143,790.85 for the parking lot pavement maintenance and authorize the execution of all necessary documents. There were two bids received, with the other being from Road Products in the amount of \$159,493.70.

The project will be funded with federal AIP and State of Idaho grant funds and budgeted airport PFC funds. The awards and agreements are subject to approval by FAA and award and acceptance of the grant offers.

**REGULAR CITY COUNCIL MEETING
AIRPORT UTILITY EASEMENT
EXECUTIVE SUMMARY
AUGUST 7, 2025**

One of this year's Airport Improvement Program (AIP) projects is constructing a new taxiway to enable hangar development. As part of that project, new power lines will be installed and trenching laid for other necessary utilities. The Airport is seeking approval for a blanket easement for all utilities to grant the utility companies the ability to construct and operate on city property at the airport to service the taxiway and current and future hangars.

PERPETUAL PUBLIC UTILITY EASEMENT

THIS EASEMENT is made this ____ day of _____ 2025, by CITY OF POCA TELLO, a municipal corporation of Idaho, hereinafter referred to as “Grantor”.

WITNESSETH:

WHEREAS, the Grantor is the owner of certain real property, located in Power County, Idaho, commonly known and designated as the Pocatello Regional Airport; and

WHEREAS, the Grantor is undergoing the construction of a new taxilane to promote future hangar development; and

WHEREAS, the construction of a taxilane requires relocation and installation of utilities on Grantor property; and

WHEREAS, the Grantor desires and requests a perpetual public utility easement be granted to any authorized public utility provider on and through said property for and together with the right, privilege, and authority to construct, reconstruct, operate, and maintain the public utilities and appurtenances as necessary, over, under and across the land described herein as required, and deems it to be in the public’s interest; and

WHEREAS, Grantor, has the authority to grant this perpetual easement upon and across the following described parcel of real property, more particularly described on Exhibit “A” and depicted in Exhibit “B.”

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, and convey the right to construct, reconstruct, operate, and maintain the public utilities and appurtenances as necessary, over, under and across the land described herein as required on the following described real property situated in Power County, Idaho.

IN WITNESS WHEREOF, this grant of perpetual easement is hereby conveyed by the Grantor and accepted by the Grantee on the day and year first written above.

GRANTOR:

CITY OF POCA TELLO

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Brian C. Blad and Konni Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, a municipal corporation of Idaho, who executed the foregoing instrument on behalf of said municipal corporation, and acknowledged to me that such corporation executed the same.

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

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: Pocatello, Idaho
My Commission Expires: _____

**REGULAR CITY COUNCIL MEETING
AIRPORT LEASE AMENDMENT
EXECUTIVE SUMMARY
AUGUST 7, 2025**

Council recently approved a new lease agreement with RDM Onsite for a warehouse located at the Airport for storage of business equipment. RDM has partnered with another company, Infinite Hydraulics, and would like to add them as a co-lessee, so an amendment to the lease is needed.

AMENDMENT TO LEASE AGREEMENT

THIS AMENDMENT TO LEASE AGREEMENT is entered into this ____ day of _____, 2025, by and between the CITY OF POCA TELLO, a municipal corporation of Idaho, hereinafter referred to as "LESSOR," and RDM ONSITE, LLC, a limited liability company of Idaho, herein after referred to as "LESSEE".

WITNESSETH:

WHEREAS, Lessee and Lessor entered into a Lease Agreement ("Lease") on June 5, 2025, to lease certain lands at the Pocatello Regional Airport for the purpose of cold storage of items related to their business operations; and

WHEREAS, Lessee has since entered into a partnership for their business and desires to add a co-lessee to their Agreement; and

WHEREAS, Lessee desires the Agreement to be between the City of Pocatello; RDM Onsite, LLC; and Infinite Hydraulics, LLC.

NOW THEREFORE, for and in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. The Agreement shall be amended as follows:

LEASE AGREEMENT

THIS AGREEMENT ("Agreement"), made and entered into this ____ day of _____, 2025, by and between the CITY OF POCA TELLO, a municipal corporation of Idaho, hereinafter referred to as "LESSOR", and RDM ONSITE, LLC, a limited liability company of Idaho; and INFINITE HYDRAULICS, LLC, a limited liability company of Idaho; hereinafter and collectively referred to as "LESSEE."

XXIII. NOTICES

All notices under this Agreement shall be deemed to be properly served if sent by certified mail to the last address previously furnished by the parties hereto. Until hereafter changed by written notice, said addresses shall be as follows:

LESSOR: City of Pocatello
Attn: Airport Manager
P.O. Box 4169
Pocatello, ID 83205

LESSEE: RDM Onsite, LLC
Attn: Jared Barthlome
345 South 2nd Avenue
Pocatello, ID 83201

Infinite Hydraulics, LLC
Attn: Chris Renney
555 Utah Circle
Idaho Falls, ID 83402

Notice shall be complete upon receipt, unless the recipient ignores or refuses to sign for the certified letter, in which event notice shall be deemed to have been completed on the first attempted delivery by the United State Post Office.

IN WITNESS WHEREOF, the Parties hereto have caused this Lease to be signed by their authorized representatives the date and year first above written.

LESSOR:
CITY OF POCATELLO

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

LESSEE:

RDM ONSITE, LLC, a limited liability
company of Idaho

JARED BARTHLOME, Manager

INFINITE HYDRAULICS, LLC, a limited liability
company of Idaho

CHRIS RENNEY, Manager

STATE OF IDAHO)
 :SS
County of Bannock)

On this ____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Brian C. Blad and Konni Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, a municipal corporation of Idaho, who executed the foregoing instrument on behalf of said municipal corporation, and acknowledged to me that said corporation executed the same.

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

(SEAL)

NOTARY PUBLIC FOR IDAHO

Residing in:

My Commission Expires: _____

STATE OF IDAHO)
 : ss
County of Bannock)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Jared Barthlome, known to me or proved to me to be the Manager of RDM Onsite, LLC, who executed the foregoing instrument and acknowledged to me that said corporation executed the same.

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

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

STATE OF IDAHO)
 : ss
County of Bannock)

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for the State, personally appeared Chris Renney, known to me or proved to me to be the Manager of Infinite Hydraulics, LLC, who executed the foregoing instrument and acknowledged to me that said corporation executed the same.

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

(SEAL)

NOTARY PUBLIC FOR IDAHO
Residing in: _____
My commission expires: _____

EXECUTIVE SUMMARY
MAIN AND ARTHUR PEDESTRIAN CROSSING & FLANDRO DR
IMPROVEMENTS PROJECTS AGREEMENTS/CONTRACTS

To: Mayor Brian Blad and City Council Members

From: Merril Quayle, Public Works Development Engineer
Mariela Mejia, Project Manager

Date: Meeting Date – August 7, 2025

Re: State/Local Agreement for Main and Arthur Pedestrian Crossing & Flandro Dr. Safety Improvements Projects No. A022(883) & A023(298).

REQUEST

City Council may wish to approve a State/Local Agreement (SLA) for the Main and Arthur Pedestrian Crossing & Flandro Dr. Improvement Projects between the Idaho Transportation Department (ITD) and the City of Pocatello and authorize the Mayor's signature on all applicable documents, subject to Legal Department review. Council may also wish to authorize payment in the amount of \$110,852.00, the required match for the project. The funds are available in Fund 70.

BACKGROUND

The City of Pocatello applied and received \$1,707,608 of grant money from LHTAC for the construction phase of the project key numbers A022(883) and A023(298). The State and Local Service Agreement is necessary to allow LHTAC to obligate the funds and to retain a construction specialist for the projects. \$110,852.00 of the match money is due with the signing of the State/Local Agreement. This money may be considered a deposit to cover the State's expenses and will be used as the City's match for the conclusion of the projects.

Main and Arthur are designated one-way streets with significant vehicular traffic that creates conflicts with pedestrian users. The installation of bulb-outs and curb ramps was part of a Historic Downtown rehabilitation project that improves walkability, and congruently the safety for pedestrian and vehicles. Likewise, it was determined that Flandro Dr needs intersection improvements. Funding for this project was acquired by a Local Highway Safety Improvement program (LHSIP) was divided with Project Development in FY2023 and Construction in FY2026.

Local Highway Technical Advisory Council (LHTAC), acting on behalf of the ITD, sent to the City the SLA to initiate the construction phase. The match requirements for this grant is 7.34% for the programed cost.

STAFF RECOMMENDATION

1. Authorize the Mayor to execute the State/Local Agreement (Construction) with the Idaho Transportation Department for the Main and Arthur Pedestrian Crossing & Flandro Dr. Safety Improvement Projects, key numbers A022(883) & A023(298).
2. Authorize the payment of \$110,852.00 from fund 70 to cover the local match payment.

**STATE/LOCAL AGREEMENT
(CONSTRUCTION)
PROJECT NOS. A022(883) & A023(298)
PEDESTRIAN CROSSINGS & FLANDRO DR SAFETY IMPROVEMENTS
CITY OF POCATELLO
KEY NOS. 22883 & 23298**

PARTIES

THIS AGREEMENT is made and entered into this _____ day of _____, _____, by and between the **IDAHO TRANSPORTATION BOARD** by and through the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the State, and **CITY OF POCATELLO**, acting by and through its Mayor and Council, hereafter called the Sponsor.

PURPOSE

The Sponsor has requested federal participation in the costs of Pedestrian Crossings & Flandro Dr Safety Improvements. which has been designated as Project No. A022(883) and A023(298). This Agreement sets out the responsibilities of the parties in the construction and maintenance of the project.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

SECTION I. GENERAL

1. This Agreement is entered into for the purpose of complying with certain provisions of the Federal-Aid Highway Act in obtaining federal participation in the construction of the project.
2. Federal participation in the costs of the project will be governed by the applicable sections of Title 23, U.S. Code (Highways) and rules and regulations prescribed or promulgated by the Federal Highway Administration, including, but not limited to, the requirements of 23 U.S.C. §313.23 and CFR §635.410.

3. Funds owed by the Sponsor shall be remitted to the State through the ITD payment portal at:
<https://apps.itd.idaho.gov/PayITD> .
4. All information, regulatory and warning signs, pavement or other markings, and traffic signals, the cost of which is not provided for in the plans and estimates, must be erected at the sole expense of the Sponsor upon the completion of the project.
5. The location, form and character of all signs, markings and signals installed on the project, initially or in the future, shall be in conformity with the Manual of Uniform Traffic Control Devices as adopted by the State.
6. This State/Local Agreement (Construction) upon its execution by both Parties, supplements the State/Local Agreements (Project Development) by and between the same parties, dated July 12, 2022 for Key No 22883 and October 26, 2022 for Key No 23298.
7. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

SECTION II. That the State shall:

1. Enter into an Agreement with the Federal Highway Administration covering the federal government's pro rata share of construction costs.
2. Advertise, open bids, prepare a contract estimate of cost based on the successful low bid and notify the

Sponsor thereof.

3. Award a contract for construction of the project, based on the successful low bid, if it does not exceed the State's estimate of cost of construction by more than ten (10) percent. If the low bid exceeds the estimate by more than 10%, the bid will be evaluated, and if justified, the contract will be awarded and the Sponsor will be notified.
4. Obtain concurrence of the Sponsor before awarding the contract if the Sponsor's share of the low bid amount exceeds the amount set forth in Section III, Paragraph 1 by more than ten (10) percent.
5. Provide to the Sponsor sufficient copies of the Contract Proposal, Notice to Contractors, and approved construction plans.
6. Designate a resident engineer and other personnel, as the State deems necessary, to supervise and inspect construction of the project in accordance with the plans and specifications in the manner required by applicable state and federal regulations. This engineer, or his authorized representatives, will prepare all monthly and final contract estimates and change orders, and submit all change orders to the Sponsor for their concurrence. If the Sponsor's share of any change order exceeds \$1,000.00, the State will submit a statement to the Sponsor indicating the amount owed by the Sponsor.
7. Appoint the Local Highway Technical Assistance Council as the contract administrator for the State.
8. Notify the Sponsor when construction engineering and inspection (CE&I) costs have reached approximately 85% of the estimated cost for CE&I.
9. Maintain complete accounts of all project funds received and disbursed, which accounting will determine the final project costs.
10. Upon completion of the project, after all costs have been accumulated and the final voucher paid by the Federal Highway Administration, provide a statement to

the Sponsor summarizing the estimated and actual costs, indicating an adjustment for or against the Sponsor. Any excess funds transmitted by the Sponsor and not required for the project will be applied to any outstanding balance the Sponsor may have on a previously completed project. If no such outstanding balance exists, the excess funds will be returned to the Sponsor.

SECTION III. That the Sponsor shall:

1. Pay to the State before the advertisement for bids, the amount of **ONE HUNDRED TEN THOUSAND EIGHT HUNDRED FIFTY-TWO DOLLARS (\$110,852)**, which is the Sponsor's estimated share of the cost for construction plus preliminary engineering, and construction engineering & inspection (CE&I), and after deducting credit for the Sponsor's previous deposit as applies to Preliminary Engineering and the Sponsor's match for the consulting agreement. These costs and the Sponsor's match are detailed in the attached *Worksheet for State/Local Construction Agreements* marked Exhibit A. The actual cost to the Sponsor will be determined from the total quantities obtained by measurement plus the actual cost of engineering and contingencies required to complete the work. Construction engineering, inspection and contingencies will be approximately 21.25% of the total construction cost.
2. Upon approval of the lowest qualified bid received, if the Sponsor's share exceeds the amount set forth in Section III, Paragraph 1, transmit to the State the Sponsor's portion of such excess cost.
3. Authorize the State to administer the project and make any necessary changes and decisions within the general scope of the plans and specifications. Prior approval of the Sponsor will be obtained if it is necessary, during the life of the construction contract, to deviate from the plans and specifications to such a degree that the costs will be increased or the nature of the completed work will be significantly changed.

4. Designate an authorized representative to act on the Sponsor's behalf regarding action on change orders. That authorized representative's name is _____, Phone No. _____.
5. When change orders are submitted by the State for approval pursuant to Section II, Paragraph 6, the Sponsor or its authorized representative shall give approval of same as soon as possible, but no later than ten (10) calendar days after receipt of the change order. If approval is delayed, any claims due to that delay shall be the responsibility of the Sponsor.
6. Upon receipt of any statement referred to in Section II, Paragraphs 6 and 10, indicating an adjustment in cost against the Sponsor, promptly remit to the State a check or warrant in that amount.
7. Maintain the project upon completion to the satisfaction of the State. Such maintenance includes, but is not limited to, preservation of the entire roadway surface, shoulders, roadside cut and fill slopes, drainage structures, and such traffic control devices as are necessary for its safe and efficient utilization. Failure to maintain the project in a satisfactory manner will jeopardize the future allotment of federal-aid highway funds for projects within the Sponsor's jurisdiction.
8. To the extent permitted by Idaho law and as provided by the Idaho Tort Claims Act, indemnify, save harmless the State, regardless of outcome, from the expenses of and against suits, actions, claims or losses of every kind, nature and description, including costs, expenses and attorney fees that may be incurred by reason of any act or omission, neglect or misconduct of the Sponsor or its consultant in the design, construction and maintenance of the work which is the subject of this Agreement, or Sponsor's failure to comply with any state or federal statute, law, regulation or rule. Nothing contained herein shall be deemed to constitute a waiver of the State's sovereign immunity, which immunity is hereby expressly reserved.

EXECUTION

This Agreement is executed for the State by its Division Administrator, and executed for the Sponsor by the Mayor and Council, attested to by the City Clerk, with the imprinted corporate seal of the City of Pocatello.

IDAHO TRANSPORTATION DEPARTMENT

Division Administrator

ATTEST:

CITY OF POCATELLO

City Clerk

Mayor

(SEAL)

By regular/special meeting
on _____.

wd:22883 & 23298 SLA CN

RESOLUTION

WHEREAS, the Idaho Transportation Department, hereafter called the **STATE**, has submitted an Agreement stating obligations of the **STATE** and the **CITY OF POCA TELLO**, hereafter called the **CITY**, for construction of Pedestrian Crossings & Flandro Dr Safety Improvements; and

WHEREAS, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

WHEREAS, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

WHEREAS, The **STATE** can only pay for work associated with the State Highway system; and

WHEREAS, the **CITY** is fully responsible for its share of project costs; and

NOW, THEREFORE, BE IT RESOLVED:

1. That the Agreement for Federal Aid Highway Project A022(883) & A023(298) is hereby approved.
2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the **CITY**.
3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

CERTIFICATION

I hereby certify that the above is a true copy of a Resolution passed at a *regular, duly* called special (X-out non-applicable term) meeting of the City Council, City of Pocatello, held on _____, _____.

(Seal)

City Clerk

WORKSHEET FOR STATE / LOCAL CONSTRUCTION AGREEMENTS

Key No: 22883 & 23298		
Project No: A022(883) & A023(298)		
Project Name: Pedestrian Crossings & Flandro Drive Saf Imprv		
Sponsor: City of Pocatello, Bannock County		
Description of work: (22883) This project will construct improved pedestrian crossings with the installation of bulb outs and curb ramps to establish highly visible pedestrian crossings. (23298) For the work of improving safety with the installation of a raised median, installation of sidewalk at two locations, improved signing and pavement striping.		
Date of State/Local Agreement for Project Development:		22883 - 7/12/2022 23298 - 10/26/2022

TOTAL ESTIMATED COST OF CONSTRUCTION <i>Includes E&C</i> \$1,533,608 APPROVED FORCE ACCOUNT WORK \$0 PLUS PE BY STATE (from 2101) \$5,000 PLUS PL BY LHTAC (from 2101) \$67,000 PLUS PC (from PC Agreements) \$102,000 MINUS ALL NON-PARTICIPATING \$0 PARTICIPATING TOTAL \$1,707,608 MATCH PERCENTAGES PERCENTAGE AMOUNTS MINUS FEDERAL MAXIMUM \$0 ADD OVERAGE (If Any To Local) 1,582,269 LOCAL SHARE OF CONSTRUCTION AMOUNT \$125,338	FEDERAL	LOCAL
	92.66%	7.34%
	\$1,582,269.11	\$125,338.39
	\$0	\$0
	1,582,269	\$0
		\$125,338

ADJUSTMENTS

PLUS ALL NON-PARTICIPATING (From above if work by contract)	\$0
MINUS FUNDS ADVANCED BY THE SPONSOR FOR STATE PE (from PD Agreement)	\$7,000
MINUS APPROVED FORCE ACCOUNT WORK (From above)	\$0
MINUS PRELIMINARY ENGINEERING PAID BY LOCAL	\$7,487

(If LPA has not rec'd reimbursement, use actual PC dollars paid by LPA)
(If LPA has rec'd reimbursement, use local match % of actual PC dollars paid by LPA)
(Amounts must be supported by District Records Inspector Audit)

CONSTRUCTION AMOUNT REQUIRED FROM SPONSOR AFTER ADJUSTMENTS	\$110,852
--	------------------

Construction Estimate (CN) - 22883:	\$955,491.60
Construction Estimate (CN) - 23298:	\$186,038.90
Utilities:	\$0.00
Contingencies (5.00%):	\$57,077.00
Const Engineering (CE&I 12.50%):	\$270,000.00
Const Admin (CL 3.50%):	\$60,000.00
Const Admin (CE 0.25%):	\$5,000.00
TOTAL CN ESTIMATED COST:	\$1,533,607.50

Comments:

Design Agreement Administrator - Craig Herndon, EIT
Resident Engineer - Kevin Kuther, P.E.

PREPARED BY: Craig Herndon & Ryan Rush	Date: 6/30/2025	
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RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POCA TELLO, A MUNICIPAL CORPORATION OF IDAHO, AUTHORIZING AN AGREEMENT BETWEEN THE STATE OF IDAHO TRANSPORTATION DEPARTMENT, AND THE CITY OF POCA TELLO; PROVIDING THAT A COPY OF THIS RESOLUTION SHALL BE ATTACHED TO SAID AGREEMENT; PROVIDING THAT AN EXECUTED COPY OF THIS AGREEMENT AND RESOLUTION SHALL BE FURNISHED TO THE IDAHO TRANSPORTATION DEPARTMENT.

WHEREAS, the Idaho Transportation Department, hereinafter called the "STATE," has submitted an Agreement stating obligations of the STATE and the CITY OF POCA TELLO, hereinafter called the "CITY," for construction of Pedestrian Crossings and Flandro Drive Safety Improvements; and

WHEREAS, the STATE is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-aid Highway System when there is federal participation in the costs; and

WHEREAS, certain functions to be performed by the STATE involve the expenditure of funds as set forth in the Agreement; and

WHEREAS, the STATE can only pay for work associated with the State Highway System; and

WHEREAS, the CITY is fully responsible for its share of project costs.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF POCA TELLO AS FOLLOWS:

1. That the Agreement for Federal Aid Highway Project A022(883) and A023(298) is hereby approved.
2. That the Mayor and the City Clerk are hereby authorized to execute the Agreement on behalf of the CITY.
3. That duly certified copies of the Resolution shall be furnished to the STATE.

RESOLVED this ____ day of August, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

MEMORANDUM

Date: August 7, 2025

To: Mayor Blad and Council Members

From: Anne Butler, Parks & Recreation Director

RE: Donation – Log Splitter

Outdoor Recreation and Zoo Idaho staff have been working with Bob Johnson as a volunteer for the past 18-months. Bob's expertise in maintenance and desire to work with other volunteers has created a great group of patrons that regularly assist at the Zoo and in various locations including the trail system and at the Nordic Center.

Mr. Johnson would like to donate a recently purchased log splitter to the department. The Champion Power log splitter has a value of approximately \$1,735. Mr. Johnson only asks that our Finance Department provide him a letter acknowledging the donation amount for tax purposes.

Parks & Recreation Department staff request the City Council to authorize and accept this donation with thanks to Mr. Johnson for his efforts. Any further maintenance required of this piece of machinery will be absorbed within the existing Recreation budget.

Order #WJ88242383

Placed on: Jul 17, 2025

Billing Information**Robert Johnson**

1997 Balboa Rd

Pocatello ID 83204

Payment Method: VISA ***0037

Item	Price/Item	Qty	Line Total
------	------------	-----	------------

Delivery (2 items)

2701 S 2nd Ave , Pocatello, ID 83204

Champion Power Equipment Weather-Resistant Storage
Cover for 7-10 Ton Log Splitters

\$25.36
~~\$28.18~~
Saved 10%

1

\$25.36

Expect it on Jul 25**Boss Industrial** Log Splitter 4-Way Cross Wedge

\$72.70
~~\$80.78~~
Saved 10%

1

\$72.70

Expect it on Jul 25**Scheduled Delivery (1 item)**

2701 S 2nd Ave , Pocatello, ID 83204

Champion Power Equipment 37 Ton 338cc Gas Powered
Log Splitter with Vertical/Horizontal Operation and Auto
Return-with Hydraulic Oil

\$1,439.10
~~\$1,599.00~~
Saved 10%

1

\$1,439.10

Expect it on Jul, 18 2025**6am - 8pm****Subtotal****\$1,707.96**

Delivery

\$79.00

Sales Tax

\$92.23

Total**\$1,708.39**

You Saved

\$170.80

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST



HARBOR FREIGHT

POCATELLO ID #00105
4150 Yellowstone Ave Suite A
Pocatello, ID 83202
Telephone: (208) 233-5588

SALE

Customer Name: Robert Johnson
Customer Number: 999000768571

95971 60IN PINCH POINT BAR \$24.99
Subtotal \$24.99
Sales Tax 6.000% \$1.50
Total \$26.49

Visa \$26.49

SALE

*****3304 VISA
Entry Method: Chip Read Contactless
Appr Code: 098835
Payment Type: CREDIT
Cardholder: CARDHOLDER/VISA
Application Pan:*****3304
Invoice: 002833399093512
Mode:Issuer
Result:CAPTURED
Ref: 250719093534
Response: Approved
Approved: Online
CID Code:0x80 (ARQC)
VISA CREDIT
SEQUENCE: 00000006
AID: A0000000031010
TVR: 0000000000
TSI: 0000
AC: 0E5E5AD1809C623B
IAD: 06011203A00000
ARC: 00
TTQ:36C04000

NO SIGNATURE REQUIRED
Customer Copy

Please Retain for records.

Store: 00105 Reg: 02 Tran: 833399
Date: 7/19/2025 9:35:38 AM Assoc: XXXXXX
Ticket: 02833399

Item(s) Sold: 1
Item(s) Returned: 0

Mikhail served you today.
Thank you for shopping at
POCATELLO ID #00105

Proof of Purchase Required for Returns

Agenda Item #19

MEMORANDUM

Date: August 7, 2025

To: Mayor Blad and Council Members

From: Anne Butler, Parks & Recreation Director

RE: Connections Credit Union – Riverside Golf Clubhouse Sponsorship

The Parks & Recreation Department has been working for several years to secure an opportunity to rebuild the clubhouse at Riverside Golf Course, which was originally constructed as a barn approximately 80 years ago. It has long outlived its useful life for a commercial building and is now due for replacement. Maintenance needs have continued to increase and modernizing amenities has become important to remain competitive and attract patrons to the golf course.

Connections Credit Union has generously offered to sponsor a portion of the new construction to secure naming rights of the clubhouse for 20 years. The sponsorship also allows Connection CU advertising and marketing opportunities. I believe this is an advantageous opportunity for the City of Pocatello, Connections CU, and golfers in Southeast Idaho.

The Parks & Recreation Advisory Board heard this request at their August 7, 2025 meeting and recommended approval of this opportunity. The sponsorship also has the support of the Golf Advisory Committee and our concessionaire, Fore Golf.

Connections CU is offering a total of \$700,000, which would constitute roughly one-third of the total project, if approved. Approximately \$1.5 million is currently allocated to the Golf CIP fund to support the remaining two-thirds of the project.

Therefore, Council may wish to accept the recommendation of Parks & Recreation Department staff, approve this this sponsorship opportunity, and authorize Mayor Blad to sign and execute the paperwork necessary to effectuate the agreement.

DONATION AND SPONSORSHIP AGREEMENT

THIS AGREEMENT, hereinafter referred to as “Agreement,” made and entered into this _____ day of _____, 2025, by and between the CITY OF POCA TELLO, a municipal corporation of Idaho, hereinafter referred to as “City”, and CONNECTIONS CREDIT UNION, a financial institution of Idaho, hereinafter referred to as “Donor”:

WITNESSETH:

WHEREAS, City is the owner of certain property known as the Riverside Golf Course, located at 3500 Bannock Highway, Pocatello, Idaho; and

WHEREAS, the clubhouse at Riverside Golf Course is deteriorating and in need of replacement; and

WHEREAS, at the November 14, 2024 Work Session, the Parks and Recreation Department presented information regarding construction of a new clubhouse at Riverside Golf Course and advocated for replacement as the existing clubhouse, originally constructed as a barn, is approximately 80 years old; and

WHEREAS, Donor is a long-standing and well-regarded community credit union serving members in and around the Pocatello community; and

WHEREAS, Donor desires to donate funds to City to aid in the construction of a new clubhouse to promote community recreation opportunities, economic growth, and community events; and

WHEREAS, in return for provision of financial resources by Donor, City shall provide high visibility exposure, marketing, and recognition opportunities, and other sponsorship benefits as outlined below.

NOW THEREFORE, for and in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

I. PREMISES

Riverside Golf Course clubhouse, located at 3500 Bannock Highway, Pocatello, Idaho (hereinafter referred to as “Premises”).

II. PAYMENT

Donor shall donate seven hundred thousand dollars (\$700,000) to City to aid in the remodel and construction of the aforementioned Premises. Donation shall be received no later than September 1, 2025. If, for any reason, City does not commence with remodel and construction of Premises by April 1, 2026, said donation shall be returned to Donor.

III. TERM

The term of this Agreement shall commence on August 7, 2025 and, following the completion of construction and the opening of the Premises to the community, will continue for a duration of twenty (20) years. Donor shall reserve the first option of agreement renewal at the end of the Agreement term, pursuant to the terms and conditions outlined in Section VIII of this Agreement.

IV. CITY RESPONSIBILITIES

A. City shall grant to Donor exclusive naming rights for the Premises. Said name shall be “Connections Credit Union Clubhouse.”

B. City shall grant to Donor a maximum of four (4), non-consecutive days of exclusive use of the Riverside Golf Course and Premises for community and company events. These days shall be coordinated with the Parks and Recreation Director, or their designee, and Golf Concessionaire sixty (60) days prior to the date of the exclusive event. City and/or Golf Concessionaire shall waive course and cart fees for these days. All other expenses including, but not limited to food, beverage, and additional services shall be the responsibility of Donor.

- i. One (1) of the aforementioned exclusive days shall be a recurring date on the first Friday of August of each year during the term of this Agreement, and shall be subject to the terms and conditions outlined in Subsection B.

C. City shall provide to Donor eight (8) annual golf passes at no charge.

D. City shall grant to Donor designing and branding rights for the interior of the Premises to be done in coordination with and approval of the Parks and Recreation Director, or their designee.

E. City shall grant to Donor rights and space for interior advertising displays including, but not limited to television screen signage, scoreboards, web signage, social media, and promotional swag. Donor logo shall be printed on all scorecards, hole flags, and shall be present on three quarters (3/4) of the total Golf Concessionaire's carts and, as said carts are replaced, Donor logo shall be placed on all new carts, at the expense of City. Donor logo shall be on two (2) benches per nine holes at Riverside Golf Course for a total of four (4) benches, at the expense of City.

F. City shall grant to Donor rights for an ATM. The specific location for said ATM shall be identified by Donor during the Premises design process. Donor is solely responsible for all cost, maintenance, ownership, replacement, servicing, and liability associated with the ATM.

G. City shall grant to Donor rights for exterior signage, subject to the Conditional Use Permit (CUP) process and determination of the City of Pocatello Planning and Development Department and Pocatello Municipal Code Chapter 17.07. There may be a maximum of three (3) exterior signs including a street sign, clubhouse sign, and reader board sign for either the street or clubhouse. Sign package expenses shall be included in the initial construction costs. City shall be responsible for the general maintenance and care of said signs.

- i. Said street signage shall (1) be a ground sign with visibility from the street, (2) include “Riverside Golf Course, home of Connections Credit Union Clubhouse,” (3) be approximately six feet by eight feet (6’ x 8’) in dimension, (4) include the City of Pocatello logo, (5) include Connections Credit Union logo, and (6) include the Riverside Golf Course logo.
- ii. Said clubhouse signage shall be no larger than six feet by eight feet (6’ x 8’) in dimension, and shall be designed by Donor.

V. DONOR RESPONSIBILITIES

Donor shall be responsible for all costs associated with the replacement, removal, or updating of any signage, plaques, or other branding materials installed pursuant to this Agreement, in the event that Donor undergoes a rebranding, renaming, or any change to its name, logo, or brand identity that affects the appearance or content of such materials. Donor shall coordinate with the Parks and Recreation Director, or their designee, to ensure all revised signage complies with City’s current guidelines and placement standards, as outlined in Section IV Subsection F.

VI. OWNERSHIP

It is hereby understood by both parties that City owns and operates the Premises and all of its associated amenities, both current and future. Furthermore, it is understood by both parties that City and Donor sponsorship, whereby Donor donates financial resources to accomplish construction of the Premises in exchange for mutual benefits and considerations contained herein, shall not warrant any ownership implications or conditions whatsoever for Donor. City shall at all times retain full and unencumbered ownership of the Premises upon its completion.

VII. TAX CONTEMPLATIONS

Donor acknowledges this donation may be tax-deductible, to the extent permitted by law, and agrees to consult with a tax advisor regarding any implications of this donation. City does not make any representations, warranties, or covenants to Donor as to the tax benefits of the donation of the premises.

VIII. AGREEMENT RENEWAL PROVISIONS

1. First Option of Agreement Renewal. Donor shall be provided the first option of renewal at the end of the Agreement term.

2. General Renewal Terms and Conditions. Should there be a desire by both parties to renew the Agreement following the initial term, City and Donor representatives shall renegotiate terms and conditions for a continuation of Donor naming rights for the Premises, as well as other marketing opportunities and other sponsorship benefits, via a revised future agreement that is acceptable to both parties.

3. Renewal Term Length. Length of term for any future donation and sponsorship agreement renewal shall not exceed ten (10) years.

4. Renewal Financial Obligations. Financial obligations for any future donation and sponsorship agreement renewal shall be renegotiated and agreed upon by both parties.

IX. INDEMNIFICATION

Donor shall hold harmless, defend, and indemnify City, its agents, officials, and employees, from any and all claims, actions, causes of action, suits, charges, and judgments whatsoever which may arise out of Donor's actions under this Agreement.

City shall hold Donor, its agents, officials, and employees harmless from any and all claims, actions, causes of action, suits, charges, and judgments whatsoever which may arise out of City's actions under this Agreement.

X. CORPORATE AUTHORITY

Any individual or individuals executing the within document on behalf of any corporation which is a party hereto, hereby acknowledges and represents that they have the power and authority to so bind the corporate authority, and that such authority was conferred by an act of the Board of Directors of such corporate authority, unless the binding of any such corporation is within the power of the person or persons executing this Agreement on such corporation's behalf. In the event that the party or parties executing this Agreement on behalf of any corporate party hereto, do not have authority to so bind the corporation for any cause or reason, then such person or persons shall be personally liable under the terms hereof.

XI. CONSTRUCTION

This Agreement shall be construed pursuant to the laws of the State of Idaho. The parties agree that no construction of this Agreement shall be made in a court of competent jurisdiction against the interests of any party to the Agreement on the basis that the party had primary responsibility for drafting the Agreement.

XII. NO PARTNERSHIP

Nothing in this Agreement shall be construed to create a partnership, joint venture, agency, or employment relationship between City and Donor. Neither party shall have the authority to bind or obligate the other in any manner, and neither party shall represent to any third party that such authority exists. This Agreement reflects a voluntary donation and does not constitute a commercial or collaborative enterprise.

XIII. SEVERABILITY

If any provision or portion of any provision of this Agreement shall be deemed illegal or unenforceable by a court of competent jurisdiction, the unaffected provisions or portions hereof shall remain in full force and effect.

XIV. ENTIRE AGREEMENT

This Agreement constitutes the sole and only agreement between Donor and City. It is agreed by both parties the terms herein provided correctly set forth the obligations of both parties. No prior promises, representations, or agreements, written or oral, shall amend, change or add to any of the expressed provisions herein contained. This Agreement can only be modified or amended in writing upon the mutual agreement of both parties.

XV. NOTICES

All notices under this Agreement shall be deemed to be properly served if sent by certified mail to the last address previously furnished by the parties hereto. Until hereafter changed by written notice, said addresses shall be as follows:

City of Pocatello
ATTN: Parks and Recreation Director
P.O. Box 4169
Pocatello, ID 83205-4169

Connections Credit Union
ATTN: CEO
P.O. Box 4909
Pocatello, ID 83205

Notice shall be complete upon receipt, unless the recipient ignores or refuses to sign for the certified letter, in which event notice shall be deemed to have been completed on the first attempted delivery by the United State Post Office.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their authorized representatives the date and year first above written.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI KENDELL, City Clerk

CONNECTIONS CREDIT UNION



JAMIE SIMMONS, Chief Executive Officer

STATE OF IDAHO)

County of Bannock) ss:

On this 30 day of JULY, 2025 before me, the undersigned, a Notary Public in and for the State, personally appeared Brian C. Blad and Konni R. Kendell, known to me to be the Mayor and City Clerk, respectively, of the City of Pocatello, who executed the foregoing instrument, and acknowledged to me that such municipal corporation executed the same.

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

(SEAL)

NOTARY PUBLIC FOR IDAHO

Residing in: _____

My commission expires: _____

)

)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF POCA TELLO, A MUNICIPAL CORPORATION OF IDAHO, APPROVING THE AMENDMENT OF THE FUTURE LAND USE MAP COMPONENT OF THE COMPREHENSIVE PLAN 2040 FOR THE CITY OF POCA TELLO, PURSUANT TO IDAHO CODE § 67-6509(c), AND GRANTING EFFECTIVITY OF THE AMENDMENT.

WHEREAS, Millennial Development Partners, LLC and Smart Town, LLC initiated a request to amend the Future Land Use Map by designating approximately 82.96 acres of land generally located north of Olympus Drive and east of Northgate Parkway, more particularly depicted in Exhibit “A”, as Mixed Use (MU); and

WHEREAS, a Public Hearing was held before the Planning and Zoning Commission on July 9, 2025 to consider said amendment; and

WHEREAS, the Planning and Zoning Commission recommended adoption of certain requested changes to the Future Land Use Map of the current Comprehensive Plan (2040); and

WHEREAS, the proposed Future Land Use Map amendments are in compliance with the laws of the State of Idaho and of the City of Pocatello; and

WHEREAS, the City Council being fully advised and having held a Public Hearing for the request on July 17, 2025, adopted its written Decision on August 7, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF POCA TELLO AS FOLLOWS:

Section 1: That the official Future Land Use Map as part of the Comprehensive Plan 2040, adopted by the City of Pocatello on July 6, 2023 and on file with the City Clerk, be amended to incorporate the designations as outlined in Exhibit A.

Section 2: That the amendment to the Future Land Use Map be effective upon approval of this Resolution.

RESOLVED this ____ day of August, 2025.

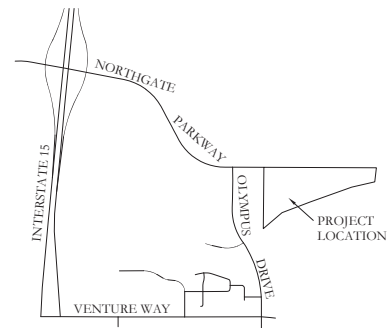
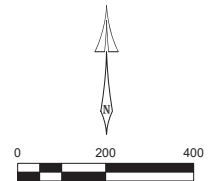
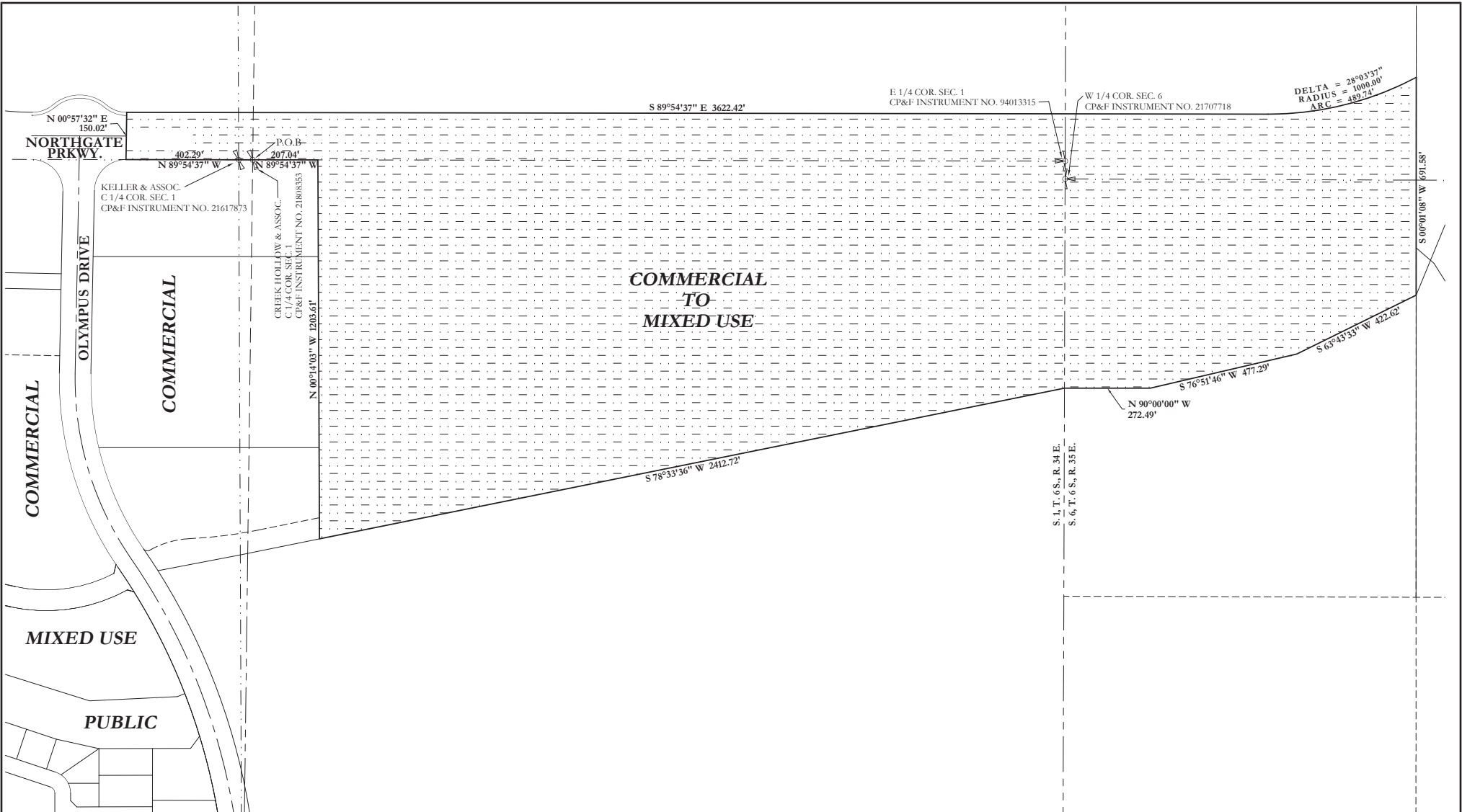
CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk

RESOLUTION



NORTHGATE RIDGE

COMPREHENSIVE PLAN AMENDMENT EXHIBIT

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

JOB NO. 17033.ML7	REVISIONS		SCALE 1"=200' SHEET 1 OF 1
DRAWN BY: CMA	1		
06/09/25	2		



ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF POCA TELLO, A MUNICIPAL CORPORATION OF IDAHO, AMENDING CHAPTER 2.30 "INVESTMENT AND AUDIT COMMITTEE," OF THE REVISED AND COMPILED ORDINANCES OF THE CITY OF POCA TELLO, 1983; MORE PARTICULARLY BY AMENDING CHAPTER 2.30.020, "MEMBERSHIP, APPOINTMENT AND COMPENSATION," AND CHAPTER 2.30.030, "ORGANIZATION," TO PROVIDE CLARITY, CONTINUITY, AND IMPROVE THE FUNCTION OF THE TITLE; AND PROVIDING THAT THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT FROM AND AFTER ITS PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

WHEREAS, City staff initiated a review of Pocatello Municipal Code Chapter 2.30 "Investment and Audit Committee;" and

WHEREAS, City staff identified areas requiring updating to improve the function of the chapter; and

WHEREAS, the City Council has determined that the proposed amendments of Chapter 2.30 "Investment and Audit Committee" are in the best interest of the citizens of the City of Pocatello.

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

Section 1: That Chapter 2.30.020 "Membership, Appointment and Compensation" of the Revised and Compiled Ordinances of the City of Pocatello, 1983, shall be amended to read as follows:

2.30.020: MEMBERSHIP, APPOINTMENT AND COMPENSATION:

The committee shall consist of ~~the city treasurer, city accountant~~ two (2) members of the finance department, two (2) members of the city council chosen by the mayor, and one investment professional from the private sector who shall ~~also~~ be appointed by the mayor, with the consent of the city council. Members shall serve without compensation.

Section 2: That Chapter 2.30.030 "Organization" of the Revised and Compiled Ordinances of the City of Pocatello, 1983, shall be amended to read as follows:

2.30.030: ORGANIZATION:

Regular committee meetings shall be held at least quarterly and more often as needed. Special meetings may be held at the request of any two (2) committee members. Three (3) members shall constitute a quorum. ~~The committee shall establish its own rules of procedure; provided however, that written minutes shall be made of meetings held and copies thereof distributed to all members of the city council within one week of the meeting.~~

///

Section 3: That all other provisions of Chapter 2.30 shall remain in full force and effect.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication according to law.

PASSED AND APPROVED this _____ day of _____, 2025.

CITY OF POCA TELLO, a municipal
corporation of Idaho

BRIAN C. BLAD, Mayor

ATTEST:

KONNI R. KENDELL, City Clerk