

**EXECUTIVE SUMMARY
POCATELLO CITY COUNCIL
MEETING FEBRUARY 6, 2025**

SUBDIVISION: Stan's Industrial Park
FILE: FP24-0002
APPLICANT/OWNER: Stewart Ward/Sweat Equity Investments LLC
SURVEYOR/ENGINEER: Dioptra
REQUEST: Final Plat Application
LOCATION: 6150 & 6120 S, 5th Avenue
LOTS/UNITS: 10 Lots

BACKGROUND:

The Council may recall approving annexation and provided zoning designations of approximately 482.88-acres of land located along South 5th Avenue between South Valley Road and Katsilometes Road last June, 2024. The subject parcels RPRPCPP159200 and RPRPCPP159100 were within Bannock County jurisdiction when the concept and preliminary plat applications were approved. A copy of the Bannock County Planning & Development Council's recorded Conclusion & Decision's are attached for review. Annexation of the subject parcels was officially included into the Corporate City boundaries on June 6, 2024 with a zoning designation of Residential-Commercial-Professional (RCP).

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is in substantial conformance with the preliminary plat application, per Code Section 16.24.060, and is compliant with all applicable standards of City Code 16.24, assuming compliance with the conditions of approval. Should the Council wish to approve the final plat application, staff recommends the following conditions:

1. All comments contained in the **Public Works Memorandum** (Attachment A), dated January 23, 2025 shall be adhered to;
2. Any standards/regulations not herein noted but applicable to the development shall be adhered to

ATTACHMENTS:

- A. Public Works Memorandum dated January 23, 2025;
- B. Final Plat with pertinent information;
- C. Bannock County Planning & Development Council recorded Conclusion & Decision for Concept Plan;
- D. Bannock County Planning & Development Council recorded Conclusion & Decision for Preliminary Plat – Stan's Industrial Park.

ATTACHMENT A
PUBLIC WORKS MEMORANDUM
JANUARY 23, 2025

Memorandum

To: Matthew Lewis, Senior Planner

From: Merrill Quayle PE, Public Works Development Engineer *MB*
Jake Murphy, Sr. Engineer Technician

Date: 1.23.2025

Re: Stan's Industrial Park – City Council Final Plat (2.6.205) Application #FP24-0002

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. The plat shall be reproducible on an 8.5x11 sheet of paper, be black opaque ink, no gray scale or color.
- I. 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. Show the street cross section with right-of-way width, planter strip, curb, gutter, and sidewalk, etc.
2. Provide cross sections for all new and existing stormwater ponds in the construction drawings.
3. Provide copy of the executed Permanent Operations and Maintenance (O&M) agreement.
4. Provide City of Pocatello approval stamp on each sheet for signature as follows:

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

5. Provide sanitary sewer and water service record drawing table
6. 4-inch sanitary sewer services to be schedule 40 PVC or ABS.
7. Remove extra call out 501A1 from sheet 4 in front of Lot 2 Block 2
8. For this proposed use, fire hydrant spacing to be 300-feet. Could place one additional hydrant between Lot 2 and 3 Block 1.
9. Provide a main line water valve to the east of the last fire hydrant approximately station 8+65
10. If water main line is to be public the main line shall be placed in public right-of-way. If not public the shall have a double check valve assembly and a master meter installed.
11. All lots except for Lot 1 Block 1 shall have 6-inch curb for the full width of the lots. With adjacent sidewalks to be 5-feet in width.
12. Place 5-foot sidewalk adjacent to S 5th Ave for the full frontage of Lot 1 Block 1 and Lot 1 Block 2. ADA Ramps on both sides of Stans Way.
13. Sidewalk to be placed on the north side of Lot 1 Block 2 through the curb islands to meet with ADA Ramp on S 5th Ave.
14. Stormwater inlets for this roadway to be 48-inch PSD-602
15. Sheet 8 call out 202K references grading outside construction limits, clarify construction limits on plans.
16. Show grading volumes (cut and fill) as well as disturbed area in acres on the plans.

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. 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.
4. 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.
5. As-Built Drawings shall be submitted on Arch D (24" x 36").
6. Street lights are required for this subdivision. Utility and street light design and placement shall be approved by the City of Pocatello.
7. Provide a copy of the bid schedule of the infrastructure for the City's year end reporting.
8. 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.
9. 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.
10. 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 B

FINAL PLAT WITH PERTINENT INFORMATION

1. The purpose of this survey is to divide the parcels described in Deeds Instr. #22404517 and Instr. #22213659 into 2 Blocks and 10 Lots.

2. The Right-of-Way for South 5th Avenue was determined from found Bannock County Brass Cap monuments as shown. The original curve data from ITD plans (FAP 110-A) was modified to best fit said monuments along South 5th Avenue. Monuments from other surveys along said right-of-way fit within acceptable tolerances.

3. The northwest and northeast parcel boundaries were determined from found monuments as shown.

4. The east parcel boundary was determined from found monuments along the east meridional X_0^{th} line. There are double monuments along this line as shown in Details "A" and "B". The X_0^{th} rebar shown in Detail "A" did not fit said X_0^{th} line and the iron pipe was accepted as the corner location. Both monuments shown in Detail "B" were held as parcel corners to agree with ROS #2202479.

6. The southeast parcel boundary was determined from found monuments as shown. This line agrees with ROS #22202479.

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	494.57'	11790.00'	494.53'	S 46°13'31" E	2°24'12"
(R1-C1)	<u>(472.92')</u>	<u>(11500.00')</u>	<u>(477.89')</u>	<u>(S 46°14'11" E)</u>	<u>(2°22'32")</u>
C2	492.89'	11750.00'	492.85'	S 46°13'31" E	2°24'12"
(TD-C2)	<u>(493.37')</u>	<u>(11460.00')</u>	—	—	<u>(2°28")</u>
C3	491.21'	11710.00'	491.18'	S 46°13'31" E	2°24'12"
C4	286.91'	11780.00'	286.91'	S 46°43'47" E	1°23'40"
(R1-C4)	<u>(288.95')</u>	<u>(11500.00')</u>	<u>(286.94')</u>	<u>(S 46°42'44" E)</u>	<u>(1°25'47")</u>
(R3-C4)	<u>(288.95')</u>	—	—	—	—
C5	121.98'	11790.00'	121.98'	S 47°07'50" E	0°35'34"
C6	164.94'	11790.00'	164.94'	S 46°26'00" E	0°48'06"
C7	164.97'	11790.00'	164.56'	S 45°37'38" E	0°47'59"
(R1-C7)	<u>(190.97')</u>	<u>(11500.00')</u>	<u>(190.97')</u>	<u>(S 45°31'18" E)</u>	<u>(0°37'05")</u>
C8	26.48'	11790.00'	26.48'	S 45°03'07" E	0°07'43"
(R1-C8)	<u>(26.48')</u>	<u>(11500.00')</u>	<u>(26.48')</u>	<u>(S 45°06'42" E)</u>	<u>(0°07'55")</u>
C9	16.62'	11790.00'	16.62'	S 45°03'50" E	0°04'51"
C10	20.25'	1450.00'	20.24'	S 46°36'25" E	0°00'09"
C11	29.46'	1450.00'	29.41'	S 56°25'44" W	1°13'36" 29"
C12	41.14'	95.00'	40.94'	S 52°23'35" W	1°19'38" 37"
C13	19.79'	95.00'	19.76'	N 58°54'28" W	1°15'56" 10"
C14	12.78'	95.00'	12.77'	S 52°23'45" E	70°22'27"
C15	32.57'	95.00'	32.41'	S 52°25'39" W	1°19'38" 37"
C16	41.14'	120.00'	40.94'	N 52°25'39" E	1°19'38" 37"
C17	49.71'	145.00'	49.47'	N 52°25'39" E	1°19'38" 37"
C18	31.06'	27.25'	29.40'	N 75°15'22" E	65°18'03"
C19	130.49'	27.25'	96.49'	N 33°08'33" E	149°31' 40"
C20	32.57'	95.00'	32.41'	S 52°25'39" W	1°19'38" 37"
C21	49.71'	145.00'	49.47'	S 52°25'39" W	1°19'38" 37"
C22	25.00'	11790.00'	25.00'	S 46°53'41" E	0°07'19" 24"
C23	25.00'	11790.00'	25.00'	N 46°46'24" W	0°07'19" 24"

LINE	BEARING	DISTANCE
L1	S 47°25'37" E	13.06'
(R3-L1)	(N 47°38' W)	(13.05')

1. Stormwater will be detained in the designated stormwater ponds at the cost of the developer and storm water drainage swale shall not be filled.
2. The Utility Connection Annexation Covenant with the City of Pocatello is recorded as instrument #22208790.
3. 10-foot public utility easement along both sides of Stan's Way.
4. A temporary cul-de-sac turnaround will be constructed as part of this development. At the time which Stan's Way is extended or connected to another road, the temporary cul-de-sac easement may be vacated.

A map of the study area showing the location of the study site (hatched area) relative to S. 50th Ave, I-15 Interstate, and Carlton Ln.

[illegible]

Basis of Bearing per Idaho State Plane
Coordinate System - East Zone. GPS
observation combination factor: 1.0002722400.
Origin: Lot: N 41°38'29.73"
Long: W 114°34'02.15"
All distances are US Survey Feet.

	Subdivision Boundary
	Lot Lines
	Easements
	Section Line
	Right-of-Way
	Adjoining Parcels
	Road Center Line
	1/16th Corner
	Set 1/2" Rebar with Plastic Cap PLS 15295
	Set 5/8" Rebar with Aluminum Cap PLS 15295
	Found 1/2" Rebar as noted
	Found 5/8" Rebar as noted
	Found monument as noted
	Calculated Position
<i>(R1-)</i>	Record Bearing and Distance per ROS Instr. #22202479
<i>(R2-)</i>	Record Bearing and Distance per ROS Instr. #22014169
<i>(R3-)</i>	Record Bearing and Distance per Deed Instr. #20920958
<i>(R4-)</i>	Record Bearing and Distance per Deed Instr. #21618557
<i>(TD-)</i>	Record Bearing and Distance per Highway Plans for Old Oregon Trail FAP 110A



Drawn By:	JRR
Date:	6/17/24

4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph. 208-237-7373
www.dioptrageomatics.com

$$\frac{1''=80'}{24020}$$

Sheet: 1 OF 2

BOUNDARY DESCRIPTION

Part of Section 8, Township 7 South, Range 35 East Boise Meridian, Bannock County, Idaho, more particularly described as;

Commencing at the Center-East 1/16th corner of Section 8, Township 7 South, Range 35 East and running thence S 00°10'53" W 1208.38 feet along the east 1/16th line of said Section 8 to the northwesterly line of Parcel described in Deed #22118777, said point being True Point of Beginning;
Thence continuing S 00°10'53" W 111.41 feet along said east 1/16th line and along said west line to the southeast 1/16th Corner of said Section 8,
Thence S 03°38'55" W 6.54 feet along said west line,
Thence S 42°36'34" W 641.41 feet along said west line to the north right-of-way of South 5th Avenue also being a point on a non-tangent curve to the left,
Thence northwesterly along said right-of-way and non-tangent curve to the left 286.91 feet (Curve Data: Radius= 11790.00', Delta= 01°23'40", Chord= N 46°43'47" W 286.91'),
Thence N 47°25'37" W 13.06 feet along said right-of-way to the southerly corner of the parcel described in Deed #22305435,
Thence N 42°36'20" E 725.43 feet to the southwesterly line of the parcel described in Deed #22313170,
Thence S 47°23'17" E 220.72 feet along said line to the Point of Beginning.

Parcel contains ±4.93 acres

OWNER'S CERTIFICATE

Know all men by these presents that we, the undersigned owners of the tract of land described in the Boundary Description, have caused the same to be subdivided into blocks and lots, and does hereby warrant and save the City of Pocatello and the County of Bannock harmless from any existing easements or encumbrances. It is our intention, the owners, to include all of the land described in the Boundary Description in this plat. The location and dimensions of the block and lots are to be shown on the accompanying map of the property. The streets shown are hereby dedicated to the public. The easements shown are not dedicated to the public but the right to use said easements is hereby perpetually reserved for public utilities, roadway slopes, drainage, snow removal or for any other use designated on the plat, and no structures other than those for such utility purposes are to be erected within the lines of said easements.

In witness whereof, we, the owners, do hereunto set our hands:

NICK JENSEN
MANAGER SWEAT EQUITY INVESTMENTS LLC

NICK JENSEN
MANAGER C&N LLC

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BANNOCK) SS

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared, Nick Jensen, known or identified to me, to be the manager of Sweat Equity Investments LLC whose name is subscribed to the within instrument, and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

ACKNOWLEDGEMENT

STATE OF IDAHO)
COUNTY OF BANNOCK) SS

On this _____ day of _____, 2024, before me, a Notary Public in and for the State of Idaho, personally appeared, Nick Jensen, known or identified to me, to be the manager of C&N LLC whose name is subscribed to the within instrument, and acknowledged to me that they executed the same. In witness whereof, I have hereunto set my hand and affixed my notarial seal the day and year in the certificate first above written.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CITY OF POCATELLO

The plat on which this certification appears is hereby approved and the dedication are hereby accepted by the City of Pocatello, Idaho this _____ day of _____, 2023.

BRIAN BLAD, MAYOR

KONNI R. KENDELL, CITY CLERK

MERRIL QUAYLE, ENGINEER FOR THE CITY

PE#10600

CULINARY WATER

This subdivision is eligible to receive water from the existing City of Pocatello municipal water system.

CITY SURVEYOR'S CERTIFICATE

I, Gerald V. Evans, a registered land surveyor, have checked this plat and the computations shown hereon and find no disagreements with Idaho Code or local ordinances pertaining thereto.

GERALD V. EVANS

PLS #10342

DATE

POCATELLO CITY SURVEYOR

COUNTY EXAMINING SURVEYOR'S CERTIFICATE

I, _____, an Examining Surveyor in and for Bannock County do hereby certify that I have checked this plat and computations shown hereon and have determined that the requirements of Idaho Code 50-1305 have been met, I approve the same for filing this _____ day of _____, 2023.

PLS #

SANITARY RESTRICTIONS

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on Department of Environmental Quality review and approval for the design plans and specifications and the conditions imposed on the developer for continued satisfaction of sanitary restrictions. Water and sewer line have been completed and services certified as available. Sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

Southeastern Idaho Public Health
Environmental Health Specialist

Date

IRRIGATION WATER RIGHTS STATEMENT

It has been determined that the property included in this subdivision is not located within the boundaries of an existing irrigation district. Lots within this subdivision will not receive an irrigation water right.

RESTRICTIVE COVENANTS

The articles of protective covenants recorded as Instr. # _____ are hereby made a part of this plat.

Final Plat For

STAN'S INDUSTRIAL PARK

A PLANNED UNIT DEVELOPMENT
LOCATED IN SE 1/4 SECTION 8,
TOWNSHIP 7 SOUTH, RANGE 35 EAST, OF THE
BOISE MERIDIAN IN THE COUNTY OF BANNOCK.

COUNTY TREASURER'S CERTIFICATE

Pursuant to 50-1308, Idaho Code: I do hereby certify that all county property taxes due, both delinquent and current have been paid on the property described in the shown legal description through _____.

COUNTY TREASURER - JENNIFER CLARK

DATE

SURVEYORS CERTIFICATE

I, Stewart K. Ward, a Licensed Professional Land Surveyor in the state of Idaho do hereby certify that a survey was made under my direction of the premises described in the boundary description and shown on this plat upon which this certification appears. I further certify that this plat was prepared under my direction and that the monumentation shown conforms with that set on the ground and that the pertinent statutes of the State of Idaho, together with all local ordinances have been complied with.

STEWART K. WARD, LICENSE NO. 15295

DATE



COUNTY RECORDERS CERTIFICATE



DIOPTRA

4880 Clover Dell Rd.
Chubbuck, ID 83202
Ph:208-237-7373
www.dioptrageomatics.com

Stan's Industrial Park

Drawn By: JRR

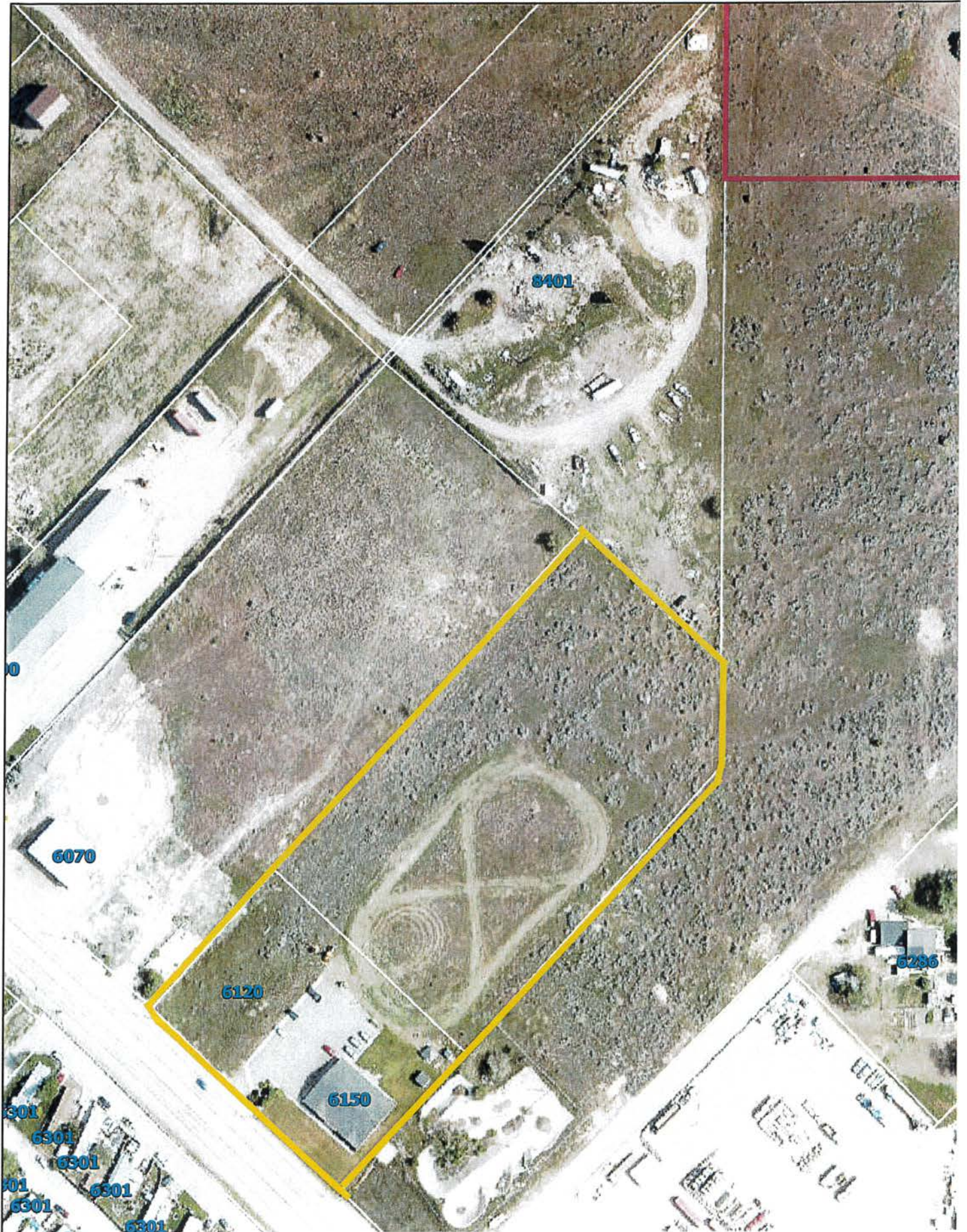
Scale: 1"=80'

Date:

Project: 24020

Sheet: 2 OF 2

Pocatello Planning Map



ATTACHMENT C

BANNOCK COUNTY P&Z COUNCIL

CONCLUSION & DECISION – CONCEPT PLAN

JUNE 5, 2024

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

**CONCEPT PLAN – STAN’S INDUSTRIAL PARK
PUBLIC HEARING: JUNE 5, 2024**

FILE #: SCP-24-2
LOCATION: RPR4013006001 addressed as 6120 and 6150 S. 5th Ave, Pocatello, ID 83204, and
RPR4013006002, currently unaddressed.

APPLICANT:	OWNER:	OWNER:
Dioptra	Con Jensen	C&N LLC
Stewart Ward	262 Lewis Loop	13104 W. Tyhee Road
4880 Clover Dell Road	Fish Haven, ID 83287	Pocatello, ID 83204
Pocatello, ID 83202		

REQUEST & BACKGROUND: Stewart Ward proposes a 10-lot planned unit development subdivision with a total of approximately 5.00 acres, with the proposed name of Stan’s Industrial Park. The development proposes connection to City of Pocatello water and sewer. The buildable lots will be between 0.27 and 0.67 acres in size. This subdivision is located 0.20 miles from the City of Pocatello boundary.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONE: Multiple Use
Proposed Designation: Commercial General
PROPERTY SIZE: ~5.0 acres
VIEWS: The property is visible from all directions
IMPACT AREA: City of Pocatello
FLOOD ZONE: X, minimal
TERRAIN: flat with sloping from northeast to southwest
EXISTING STRUCTURES: Two commercial structures and accessory structures.

NOTICE AND TESTIMONY REQUIREMENTS:

Notice of the public hearing was completed according to statutory requirements. Public comment was taken according to statutory requirements.

REQUIRED FINDINGS FOR CONCEPT PLAN – REVIEW CRITERIA, §302.E

1. The proposed tentative plan **is** in conformance with the Bannock County Comprehensive Plan; **is** in conformance with applicable provisions of this Ordinance, other County Ordinances, and Idaho Code.

This proposal complies with the Planned Unit Development Standards and previous granted approval by commission and planning council. The project standards were coordinated with the City of Pocatello to meet their standards for development since annexation will take place within the next 45 days.

2. The proposed roads and bridges **are** designed and constructed according to Section 402 of the Subdivision Ordinance. A design deviation **was not** requested and **was not** granted to equal or exceed these standards for its purpose.

No design deviation is required since the project is connecting to the City of Pocatello utility services.

3. The proposed partitioning of land **does not** prohibit the extension of dedicated streets or roads.

The land is being developed to the best use of land and is planned to connect to adjoining property to the east.

4. The proposed partitioning **will not** conflict with legally established easements or access within or adjacent to the proposed land partition.

The partitioning does not conflict with any established easements as shown on the plat and the existing access easement will be replaced with a formal right-of-way.

5. The blocks of lots **are** located and laid out to properly relate to adjoining or nearby lot or parcel lines, utilities, streets, or other existing or planned facilities.

Lots have been laid out for efficiency of utilities, for future connection to adjacent properties and lots comply with the 1 to 5 ratio of the subdivision ordinance.

6. The proposed property **is** physically suitable for the type and proposed density of development and **does** conform to existing zone standards.

The development provides for the density based upon the granted planned unit development (PUD) and conforms with the standards of the zone as allowed by the PUD.

(If adding approval conditions) with the following conditions of approval,

1. Fire suppression requirements shall be resolved with the local fire jurisdiction before the Preliminary Plat application, and written requirements included in application. Location of any required fire suppression must be depicted on all subsequent plats.
2. A note to be placed on all subsequent plats stating all lots shall access the interior subdivision road.
3. Provide location of central mail boxes on the preliminary plat.
4. Depict all current and proposed easements and rights-of-way located within the subdivision, on all subsequent plats, to include measurements and instrument numbers (when available).
5. Structures and setback measurements shall be depicted on preliminary plat only.
6. Proposed road name to be placed on all subsequent plats.
7. Road and utility easements shall be designed and constructed according to the Highway Standards and Roadway Development Procedures for Bannock County.
8. Utility easement shall be labeled as Public Utility Easement.
9. Provide development agreement with City of Pocatello to connect to city services preliminary plat submittal. Instrument number(s) must be referenced on final plat.
10. Include the proposed stormwater detention/retention methods and measures with calculations, adequate for controlling post development stormwater runoff, on the preliminary plat and construction plans.
11. Landscape of stormwater ponds will be at the cost of the developer, as part of the construction plans.
12. All proposed landscape plans, to include location and type of landscaping material, will be submitted with preliminary plat and construction plans.
13. All subsequent plats shall state "All lots are currently zoned in the Bannock County Multiple Use District and are re-designated to the Commercial General District per Bannock County Zoning Ordinance 1998-1 §350."
14. Plat shall state it is a Planned Unit Development.
15. Declaration statement for the City of Pocatello on final plat.
16. Plat shall state stormwater drainage swales shall not be filled.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request for Stan's Industrial Park Concept Plan, as described in the application, shall be **approved**.

Motion by Evans, seconded by Selleneit, to adopt the foregoing Findings and Order.

ROLL CALL:

Councilperson Evans	Voted Yes
Councilperson Hill	Voted Yes
Councilperson Selleneit	Voted Yes
Councilperson Ulrich	Voted Absent
Councilperson Ward	Voted Recused

Motion **approve** carried by a 3 to 0 vote.

Dated this 5th day of June, 2024.

Barbara Hill
Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 5th day of June, in the year of 2024, before me Alise Foster, a
notary public, personally appeared Barbara Hill, personally known to me to be the
person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he)
executed the same.

S
E
A
L



Alise Foster
Notary Public
My Commission Expires on April 27 2028

ATTACHMENT D
BANNOCK COUNTY P&Z COUNCIL
CONCLUSION & DECISION -PRELIMINARY PLAT
AUGUST 21, 2024

**BANNOCK COUNTY PLANNING & DEVELOPMENT COUNCIL
FINDINGS AND ORDER**

PRELIMINARY PLAT-STAN'S INDUSTRIAL PARK

MEETING DATE: August 21, 2024

FILE #: SPP-24-4
LOCATION: RPR4013006001 addressed as 6120 and 6150 S. 5th Ave, Pocatello, ID 83204, and
RPR4013006002, currently unaddressed.

APPLICANT:
Dioptra
Stewart Ward
4880 Clover Dell Road
Pocatello, ID 83202

OWNER:
Sweat Equity Investments LLC
790 Garden Drive
Chubbuck, ID 83202

OWNER:
C&N LLC
13104 W. Tyhee Road
Pocatello, ID 83204

REQUEST & BACKGROUND: Stewart Ward proposes a 10-lot planned unit development subdivision with a total of approximately 5.00 acres, with the proposed name of Stan's Industrial Park. The development proposes connection to City of Pocatello water and sewer. The buildable lots will be between 0.27 and 0.67 acres in size. This subdivision is located within City of Pocatello.

FINDINGS:

JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

SITE CHARACTERISTICS AND ZONING:

ZONE: Was Multiple Use, currently City of Pocatello

PROPOSED DESIGNATION: Commercial General

PROPERTY SIZE: ~5.0 acres

VIEWS: The property is visible from all directions

FLOOD ZONE: X, minimal

TERRAIN: Flat with sloping from northeast to southwest

EXISTING STRUCTURES: Two commercial structures and accessory structures.

CRITERIA FOR APPROVAL:

1. The preliminary plat is in conformance with the Bannock County Planning and Development Council's approved Concept Plan, all applicable provisions of the Bannock County Subdivision Ordinance, other County Codes and Ordinances, and Idaho Code.

There have been no changes from the Concept Plan and it is in conformance with the concept and all applicable county ordinances.

2. The street plan for the proposed subdivision will permit its development in accordance with the Bannock County Subdivision Ordinance.

The street plan meets all requirements of Bannock County ordinances and will connect with adjacent property.

3. The street plan for the proposed subdivision will permit the development of adjoining land by providing access to that land by right of way dedicated to the County, or a developed street to the property boundary.

The street plan meets all requirements of Bannock County ordinances and will connect with adjacent property.

4. Lot lines and roads do relate to land shapes and existing development.

There are approved developments adjacent to this and it complies and relates to those lots and land shapes.

CONDITIONS (If any)

1. Developer should consider removing note 8 from the plat, or update the note to reference Block 2, Lot 5.
2. Provide measurements of the temporary turnaround easement on final plat and construction plans.

ORDER: CONCLUSION AND DECISION

The Planning and Development Council, pursuant to the aforementioned, finds that the request of the Preliminary Plat for Stan's Industrial Park, as described in the application, shall be **approved**.

Motion by Chad Selleneit, seconded by Edward Ulrich to adopt the foregoing Findings and Order.

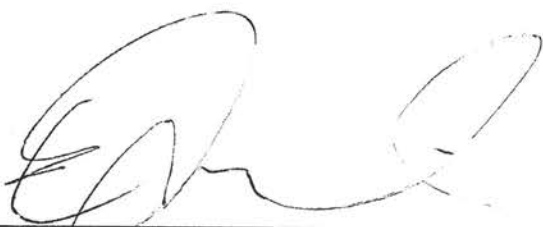
ROLL CALL:

Councilperson Hill
Councilperson Selleneit
Councilperson Ulrich
Councilperson Ward

Voted **Yes**
Voted **Yes**
Voted **Yes**
Voted **Recused**

Motion carried by a 3 to 0 vote.

Dated this 21st day of August, 2024.



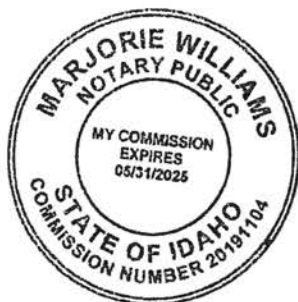
Signed by (Chairperson) (Vice Chair)

ACKNOWLEDGEMENT CERTIFICATE

State of Idaho)
S.S.
County of Bannock)

On this 21st day of August, in the year of 2024, before me Marjorie Williams a notary public, personally appeared Edward Ulrich, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that (she) (he) executed the same.

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Marjorie Williams

Notary Public
My Commission Expires on 5/31 2025