

Agenda Item #8

**POCATELLO CITY COUNCIL
MEETING HELD THURSDAY JUNE 5, 2025
EXECUTIVE SUMMARY**

REQUEST:

The request is for Final plat approval of a subdivision to be known as Hospital View Division 1. The proposal calls for the platting of 3.669 acres (more or less) of the 13.13-acre parent parcel (RPRPCPP086110) into four (4) commercial lots and two (2) common lots. This portion of the 13.13-acres is zoned Residential-Commercial-Professional (RCP). Municipal Code does not require that a minimum lot size be maintained. Land uses are outlined under Municipal Code Section 17.03.500 (Use Table). The application was submitted by Bryce Marsh on behalf of property owner JG Ventures LLC.

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 February 14, 2024 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 May 6, 2025.

ATTACHMENTS:

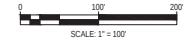
- a. Final Plat – Hospital View Division 1
- b. Public Works Memorandum dated May 6, 2025
- c. Response for Intermountain Gas
- d. Planning & Zoning Commission Findings of Fact
- e. Planning & Zoning Commission Staff Report Packet

ATTACHMENT A
HOSPITAL VIEW DIVISION 1 FINAL PLAT

HOSPITAL VIEW DIVISION 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN
BANNOCK COUNTY, IDAHO

-2025-



SCALE: 1" = 100'

BASIS OF BEARING

THE LATITUDINAL EAST LINE OF SECTION 25
BETWEEN MONUMENTS SHOWN BASED UPON
THE CENTRAL MERIDIAN OF THE EAST ZONE OF
THE IDAHO STATE PLANE COORDINATED
SYSTEM

LEGEND:

- FOUND 5/8" REBAR W/ PLASTIC CAP STAMPED LS 5074
- SET 5/8" REBAR W/ ALUMINUM CAP STAMPED CH&A PLS 12457
- SET 1/2" REBAR W/ PLASTIC CAP STAMPED CH&A PLS 12457
- FOUND P.L.S.S. CORNER AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- SLOPE EASEMENT LINE AS SHOWN
- P.O.B. POINT OF BEGINNING

NOTES:

- LOT 7 IS COMMON FOR THE USE OF LOTS 1, 2, 3, 4, & 6
- LOT 5 IS A COMMON LOT
- LOTS 5 & 7 TO HAVE BLANKET CROSS ACCESS EASEMENTS
- EASEMENTS NOT DEPICTED; ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE PRIMARY STRUCTURE SETBACK LINE ALONG ALL LOT LINES. LOTS MUST BE GRADED AND MAINTAINED SO AS TO MINIMIZE DRAINAGE TO ADJOINING PROPERTIES

SURVEYOR'S NARRATIVE

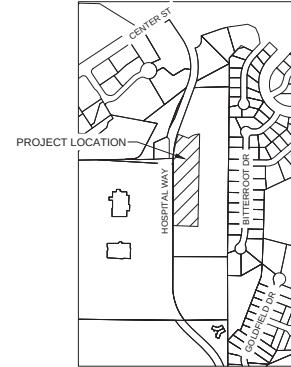
THE PURPOSE OF THIS SURVEY IS TO RETRACE AND SUBDIVIDE THE PROPERTY AS SHOWN ON RECORD OF SURVEY, INSTRUMENT NO. 91000168. THE WEST LINE OF THE BOUNDARY WAS DETERMINED BY THE RIGHT-OF-WAY LINE OF HOSPITAL WAY AND THE MONUMENTS FOUND AS SHOWN ON RECORD OF SURVEY, INSTRUMENT NO. 91000168. THE NORTH, EAST AND SOUTH LINES OF THE BOUNDARY WAS DETERMINED BY THE LIMITS OF THE DEVELOPMENT OF DIVISION NO. 1 AS SHOWN HEREON.

REFERENCES

- R1 - RECORD OF SURVEY, INSTRUMENT NO. 91000168
- R2 - RECORD OF SURVEY, INSTRUMENT NO. 20221177
- R3 - RECORD OF SURVEY, INSTRUMENT NO. 20400531
- SAGEWOOD HILLS INSTRUMENT NO. 589155
- SAGEWOOD HILLS PHASE II INSTRUMENT NO. 575645

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	209.47'	664.49'	18°03'40"	N9°09'41"E	208.60'
C2	37.75'	112.50'	19°13'42"	N75°29'07"E	37.58'
C3	27.11'	664.49'	2°20'16"	N19°21'39"E	27.11'
C4	26.89'	24.57'	62°41'59"	N60°33'24"E	25.57'
C5	104.60'	66.50'	90°07'28"	N45°07'18"E	94.15'
C6	100.46'	75.01'	76°44'25"	N38°33'33"E	93.12'

Line Table		
Line #	Length	Direction
L1	30.01'	S89°48'58"E
L2	33.02'	N0°11'02"E
L3	2.72'	N0°11'02"E
L4	23.37'	S89°50'31"E
L5	57.01'	S89°50'31"E
L6	53.05'	N0°09'29"E
L7	31.96'	N44°41'49"W
L8	60.40'	S89°50'31"E
L9	75.70'	S89°50'31"E
L10	122.51'	S69°32'26"E



VICINITY MAP
(NOT TO SCALE)



SHEET 1 of 2
2194 SNAKE RIVER PARKWAY
SUITE 210
IDAHO FALLS, ID 83402
(208) 522-1223



H:\2023\VD-7460-23_H Hospital View Multi-Use\Project Data\02 CAD\2.03 Sheet Files\Construction Drawings\VD-7460-23_JP.dwg

HOSPITAL VIEW DIVISION 1

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN
BANNOCK COUNTY, IDAHO

-2025-

RECORDER'S CERTIFICATE

JASON DIXON, COUNTY RECORDER

TREASURER'S CERTIFICATE

PURSUANT TO I.C. §50-1308 OF THE IDAHO CODE, I JENNIFER CLARK, DO HEREBY CERTIFY THAT ALL COUNTY PROPERTY TAXES DUE ON THE PROPERTY BEING SUBDIVIDED, BOTH DELINQUENT AND CURRENT, HAVE BEEN PAID IN FULL.

THROUGH _____

JENNIFER CLARK, COUNTY TREASURER DATE _____

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 THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. WATER AND SEWER LINES HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH I.C. §50-1326, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHEASTERN IDAHO PUBLIC HEALTH

DATE: _____

CULINARY WATER

ALL LOTS IN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

IRRIGATION WATER RIGHTS STATEMENT

IRRIGATION WATER RIGHTS AND ASSESSMENTS OBLIGATIONS ARE NOT APPURTENANT TO THE LANDS INCLUDED WITHIN THIS PLAT. LOT WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

CITY OF POCATELLO

THE PLAT ON WHICH THIS CERTIFICATION APPEARS HAS BEEN APPROVED AND THE DEDICATION ARE HEREBY ACCEPTED BY THE CITY OF POCATELLO, IDAHO THE ____ DAY OF _____, 20 ____.

BRIAN BLAD, MAYOR

KONNIE KENDALL, CITY CLERK

MERRIL QUAYLE, ENGINEER FOR THE CITY

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, BEING MARKED BY BRASS CAP BANNOCK COUNTY MONUMENT AS SHOWN ON CORNER PERPETUATION AND FILING, INSTRUMENT NO. 751429; THENCE ALONG THE WEST LINE OF SAGEWOOD HILLS, INSTRUMENT NO. 589115, AND SAGEWOOD HILLS PHASE II, INSTRUMENT NO. 575645, SOUTH 00°32'27" WEST 1375.05 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 25, BEING MARKED BY A BRASS CAP BANNOCK COUNTY MONUMENT AS SHOWN ON CORNER PERPETUATION AND FILING, INSTRUMENT NO. 751427; THENCE NORTH 89°52'30" WEST 440.03 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HOSPITAL WAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 00°07'51" E 356.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) THENCE NORTH 00°07'51" EAST 442.50 FEET TO A POINT OF TANGENCY OF A 664.49 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST OF WHICH RADIUS BEARS SOUTH 89°52'09" EAST; (2) THENCE NORTHEASTERLY 209.47 FEET ALONG THE ARC OF SAID 664.49 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18°03'40" AND A LONG CHORD THAT BEARS NORTH 09°09'41" EAST 208.60 FEET; THENCE SOUTH 69°32'26" EAST 122.51 FEET TO A POINT OF NON-TANGENCY OF A 112.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST OF WHICH THE RADIUS BEARS SOUTH 24°07'44" EAST; THENCE NORTHEASTERLY 37.75 FEET ALONG THE ARC OF SAID 112.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°13'42" AND A LONG CHORD THAT BEARS NORTH 75°29'07" EAST 37.58 FEET; THENCE SOUTH 89°50'31" EAST 75.70 FEET; THENCE SOUTH 00°09'29" WEST 615.54 FEET; THENCE NORTH 89°50'31" WEST 259.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 3.669 ACRES

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

CERTIFICATE OF CITY SURVEYOR

THIS IS TO CERTIFY THAT I, GERALD V. EVANS, A LICENSED LAND SURVEYOR, HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND FIND NO DISAGREEMENTS WITH IDAHO CODE OR LOCAL ORDINANCES PERTAINING THERETO.

GERALD V. EVANS PLS NO. 10342
POCATELLO CITY SURVEYOR

DATE: _____

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER ADAMS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY OF THIS SUBDIVISION, DESIGNATED AS HOSPITAL VIEW DIVISION 1, WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, ACCURATELY REPRESENTS THE POINTS PLATTED HEREON, AND IS IN CONFORMITY WITH IDAHO CODE RELATING TO CONDOMINIUMS, PLATS AND SURVEY, AND CORNER PERPETUATION AND FILING ACT, I.C. §§5-1501 THROUGH §§5-1613.

INTERIOR MONUMENT COMPLETION CERTIFICATE

PURSUANT TO THE REQUIREMENTS OF IDAHO CODE 50-1331, IDAHO CODE 50-1332, AND IDAHO CODE 50-1333, I, CHRISTOPHER ADAMS, CERTIFY THAT THE INTERIOR MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE REQUIREMENTS OF IDAHO CODE 50-1303 WITHIN ONE CALENDAR YEAR OF THE RECORDING DATE OF THIS PLAT.

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO A BLOCK AND LOTS AND DO HEREBY WARRANT AND SAVE THE CITY OF POCATELLO AND THE COUNTY OF BANNOCK HARMLESS FROM ANY EXISTING EASEMENTS OR ENCUMBRANCES. IT IS THE INTENTION OF WE THE OWNERS TO INCLUDE ALL OF THE LAND DESCRIBED IN THE BOUNDARY DESCRIPTION IN THIS PLAT. THE LOCATION AND THE DIMENSIONS OF THE BLOCK AND LOTS ARE TO BE AS SHOWN ON THE ACCOMPANYING MAP OF THE PROPERTY. A CROSS ACCESS EASMENT IS HEREBY GRANTED TO THE CITY OF POCATELLO ACROSS LOTS 5 AND 7 BLOCK 1 AS SHOWN ON THIS PLAT.

IN WITNESS WHEREOF WE OWNERS DO HEREUNTO SET OUR HANDS.

OWNERS: JOHN BURTENSCHAW

JG VENTURES, LLC AN IDAHO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF _____)
)ss
County of _____)

ON THE _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN BURTENSCHAW ON BEHALF OF JG VENTURES LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, AND ACKNOWLEDGED TO ME THAT SHE IS THE PERSON, AS INDICATED, WHICH OWNS THE PREMISES, DESCRIBED IN THE BOUNDARY DESCRIPTION, THAT SHE IS THE PERSON WHO EXECUTED THE FOREGOING OWNER'S CERTIFICATE. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR AS ABOVE WRITTEN.

NOTARY PUBLIC

RESIDING IN _____ COUNTY, STATE OF _____
MY COMMISSION EXPIRES _____ OF 20____.

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO RETRACE AND SUBDIVIDE THE PROPERTY AS SHOWN ON RECORD OF SURVEY, INSTRUMENT NO. 91000168. THE WEST LINE OF THE BOUNDARY WAS DETERMINED BY THE RIGHT-OF-WAY LINE OF HOSPITAL WAY AND THE MONUMENTS FOUND AS SHOWN ON RECORD OF SURVEY, INSTRUMENT NO. 91000168. THE NORTH, EAST AND SOUTH LINES OF THE BOUNDARY WAS DETERMINED BY THE LIMITS OF THE DEVELOPMENT OF DIVISION NO. 1 AS SHOWN HEREON.

SHEET 2 of 2

2194 SNAKE RIVER PARKWAY
SUITE 210
IDAHO FALLS, ID 83402
(208) 522-1223



ATTACHMENT B
PUBLIC WORKS MEMORANDUM
MAY 6, 2025

Memorandum

To: Matthew Lewis, Senior Planner

From: Merril Quayle PE, Public Works Development Engineer *MB*

Jake Murphy, Sr. Engineer Technician *JM*

Date: May 6, 2025

Re: Hospital View Division 1 – City Council Final Plat (5.15.2025) Application #FP25-0004

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 Hospital View 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 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.
- L. Add note, Easements not depicted: There is an easement for refuse pickup that is within the parking area. Also add this paragraph to the owner's certificate. "The undersigned owner(s) of real property located within the Hospital View Division 1 Plat, hereby grant permission to the City of Pocatello Sanitation Department to drive City vehicles onto the asphalt/concrete and any other private property in order to provide garbage service at the above location including vehicles needed to perform clean-up maintenance on such private property. Owner(s) release and hold harmless the City of Pocatello, a municipal corporation of Idaho, and its employees from any liability and will accept full responsibility for damages to the driving surface area, Owner(s) acknowledge and agree are beyond the control of the City of Pocatello and its employees.
- M. Provide all cross access and maintenance easements as needed.
- N. Add PE NO. 10600 behind Merrill Quayle name on the plat per State Code
- O. Place and "R" restriction on lots 1, 2, 3, and 4 there will be no direct vehicular access allowed from Hospital Way to these lots.

2. Construction Plans/Infrastructure

A. Development Conditions

1. A full set of subdivision plans with but not limited to plan/profile sheets, current slope analysis, grading plans, erosion and sediment pre and post construction plans, stormwater plans and reports, utility plans, etc. shall be reviewed and approved prior to recording the plat. Final approved plans will be subject to all requirements placed on the preliminary as well as the final plat approval process.
2. All public and private infrastructure shall be labeled and found within the construction plans, meeting all city and industry standards.
3. Infrastructure within the private property will remain under private maintenance such as roadways, sanitary sewer, stormwater, and potable water. There will be a sanitary sewer manhole placed behind the sidewalk on Hospital Way that will define limits of private and public maintained. A double check assembly meeting industry standard and a potable master water meter will be required for this development. All potable water mainline taps shall be done by the City Water Department at the development expense. Isolation valves shall be placed within the development phases for maintenance and extension of lines. Maintenance equipment access shall be provided to all sanitary sewer manholes.

4. Roadway alignment as depicted on the plat was reviewed and approved based on the limitation's natural topography.
5. The traffic study for this development has been reviewed and approved.
6. USPS mail box units are required for this development. Placement shall meet Federal ADA , USPS, and Pocatello standards and access requirements.

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

10. 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.
11. 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
RESPONSE FROM INTERMOUNTAIN GAS
MAY 1, 2025

From: [Colborn, Phillip](#)
To: [Planning](#)
Subject: FP25-0004
Date: Wednesday, April 30, 2025 4:18:41 PM

SUBJECT: FP25-0004, FINAL PLAT, HOSPITAL VIEW DIVISION 1, 700 BLOCK OF HOSPITAL WAY

To whom it may concern,

Intermountain Gas requests that a "Public Utility easement" be described on final the final plat.

Thanks

Phillip Colborn

Intermountain Gas Company
Pocatello Operations Manager
(208) 637-6431
phillip.colborn@intgas.com

ATTACHMENT D

PLANNING & ZONING COMMISSION FINDINGS

OF FACT HOSPITAL VIEW PRELIMINARY PLAT

FEBRUARY 15, 2024

Instrument # 22401424
Bannock County, Pocatello, Idaho
02/15/2024 01:05:26 PM No. of Pages: 16
 Recorded for: BANNOCK COUNTY PLANNING & DEVELOPMENT SERVICES
 Jason C. Dixon Fee: \$0.00
 Deputy: jmcDonald

PLANNING & ZONING COMMISSION
FINDING OF FACT AND DECISION
FEBRUARY 14, MEETING

SUBDIVISION:	Hospital View Subdivision	FILE: 23-2982
APPLICANT/OWNER:	JG Ventures LLC	
SURVEYOR/ENGINEER:	Bryce Marsh of Horrocks Engineering	
REQUEST:	Preliminary Plat Subdivision Application	
LOCATION:	Generally located east of the Portneuf Medical Center	
LOTS/UNITS:	21 lots	

I. REQUEST: The request is for preliminary plat approval of a subdivision to be known as Hospital View Subdivision. The proposal calls for the platting of 13.12 acres (more or less) into twenty-one (21) lots of which Lots 1 and 14 Block 1 are proposed to remain undisturbed. The subject property is zoned Residential-Commercial- Professional (RCP).

II. PUBLIC HEARING: A public hearing was held before the Planning & Zoning Commission on the evening of February 14, 2024. The Chair opened the public hearing. The applicant's representative provided a brief background regarding the proposed subdivision layout; slope analysis; location of driveway approaches and Traffic Impact Analysis (TIF). Matthew Lewis, Senior Planner, provided a synopsis of the staff report noting that two (2) written comments were received of which the Commission had in hand. Bryce Marsh answered questions from the Commission as did Merrill Quayle, Project Engineer, with the City. The Chair asked for public comment which included one individual providing testimony in opposition. Following questions and answers the Chair closed the public hearing.

III. COMPREHENSIVE PLAN 2040: The Comprehensive Plan designates the subject parcels as Mixed Use (MU) on the Comprehensive Plan Map. The subject parcel is zoned Residential-Commercial-Professional.

IV. NOTIFICATION (16.20.040.D): All property owners within a 300-foot radius of the existing property boundaries have been provided notice of the public hearing in order that they may provide comment on the application. Notice was also published in the Idaho State Journal on January 30, 2024, and three (3) signs were posted on the subject property on January 29, 2024. All notices herein described have been provided at least fifteen (15) days prior to the public hearing.

V. 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.
			FINDING	The Commission finds that the proposal is compliant with all applicable standards of Title 16, provided that all conditions and corrections are met.
REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	

Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 B.	The subdivision proposal complies with all applicable city design standards and development regulations.
			FINDING	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.
			FINDING	DENSITY & LOT DESIGN: The land area within the subject subdivision is zoned Residential-Commercial-Professional (RCP). The Commission members considered a request for a contract zoning map amendment requesting to rezone 8.75-acres (+/-) from Residential-Low (RL) density to RCP in October 2022. Staff noted that following a public hearing on November 3, 2022, the Pocatello City Council approved the application of which 3.8-acres (+/-) of the 8.75-acres (+/-) was rezoned to RCP and also subject to a Contract Zoning Agreement (Attachment B). Any development within the 3.8-acres will be subject to all conditions as provided in the agreement including but not limited to placement an increased transitional landscape buffer; reduction of density and height limitations. Municipal Code 17.03.600: Dimensional Standards does not require a minimum lot size to be maintained for professional office or commercial land uses. Residential uses in the RCP zoning district shall meet bulk and placement standards of the Residential High (RH) zoning district. SLOPE STANDARDS: As portions of the proposed subdivision have slopes exceeding 15%, a slope analysis has been included in the application packet for review (Attachment D). The "Slopes Table" reflects the total site without taking into account previous site disturbance. The second table includes areas that have been disturbed utilizing historical imagery from 1956, 1969, 1992, 1993, and 2023 (see Attachment D). Based on the latter, of the 13.12 acres, evidence shows that 5.97 acres (more or less) has been previously disturbed. Based on the analysis this results in a minimum of 1.37 acres (more or less) shall remain undisturbed based on Table 17.05.140 "Density & Disturbance Standards". The applicant proposes that Lots 1 & 14 will remain ungraded covering 1.591 acres (more or less). Based on Staff's analysis the Commission finds such to be accurate. The Commission is recommending that an "R" restriction be placed on Lots 1 & 14 as part of the final plat with a note stating that said lots are to remain in their natural state/ungraded (refer to condition #3). All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment or as required by the City Building Official.
			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 Commission finds that the subdivision will be accessed from one of two private drives via Hospital Way. All City standards including maximum grade not to exceed 10-percent in grade shall be adhered to. Curb, gutter and sidewalk will be required prior to recording of the final plat. 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 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, the Commission finds that utility providers and affected City departments were provided notice on January 11, 2024. According to staff, no comments have been received from the Utility providers receiving notice. Staff provided two (2) written testimonies via email prior the public hearing. No other comments were received. 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. FINDING Municipal Code 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). The applicant has provided a Traffic Impact Study which may be found with Attachment B – application. The recommendations of the 585-page study are synopsized on pages 5-6. City staff comments are attached or synopsized in Attachment A. A copy of the Traffic Impact Study (TIS) was forwarded to Mori Byington, representing Bannock Transportation Planning Organization, for review and comment. Mike Neville, Street Manager with the Street Department analyzed the (TIS) and provided comment. Said conditions/recommendations are provided within the Public Works Memorandum (Attachment A).
			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.

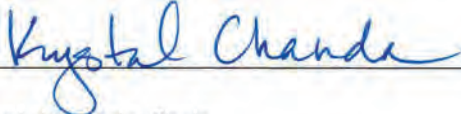
☒	☐	☐	FINDING	the subdivision will be accessed from one of two private drives via Hospital Way. All City standards including maximum grade not to exceed 10-percent shall be adhered to. Curb, gutter and sidewalk will be required along the extent of Hospital Way (1,375 linear feet more or less) prior to recording of the final plat.
REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	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.
☒	☐	☐	FINDING	The Commission finds that the subdivision will be accessed from one of two private drives via Hospital Way. All City standards including maximum grade not to exceed 10-percent shall be adhered to. Curb, gutter and sidewalk will be required along the extent of Hospital Way (1,375 linear feet more or less) prior to recording of the final plat.
☒	☐	☐	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)
☒	☐	☐	FINDING	Utilities were notified via email of the pending application on January 11, 2024. The only comments received as of completion of the Staff report were from Mori Byington, Director, Bannock Transportation Planning Organization and Mike Neville, Street Manager. Both reviews were in response to the Traffic Impact Study (TIS). All City utilities are either adjacent to or can be extended to the subject property. Any future development will have primary access from Hospital Way with no traffic impact occurring to the Sagewood Hills subdivision to the east.

DECISION & CONDITIONS:

Following review of the application and public hearing the Planning & Zoning Commission Findings and Decision that the preliminary plat application from JG Ventures LLC., for the Hospital View subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions, with the following conditions attached:

1. All comments contained in the Public Works Memorandum, February 6, 2024, shall be adhered to (See Attachment A) which includes recommendations/conditions regarding the Traffic Impact Study;
2. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording;
3. An "R" Restriction shall be placed on Lots 1 & 14 with a note stating that said lots are to remain undisturbed.
4. An "R" restrictions shall be placed on Lots 1-10 as well as Lots 12 & 13 with a note prohibiting individual ingress/egress to each lot via Hospital Way;

5. The Contract Zoning Agreement by and between the City of Pocatello and JG Ventures recorded under Instrument # 22303854 and all conditions thereto shall be strictly adhered to (Attachment B).
6. Prior to recording of the plat, the area to remain undisturbed shall be shown on the plat and delineated with a building restriction line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of City Code 17.05.140 shall apply. All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment or as requested by the Building Official;
- 7 All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.



Krystal Chanda, Chair
Planning & Zoning Commission
Authorized to sign 2/14/2024

STATE OF IDAHO

)
ss:
)

County of Bannock

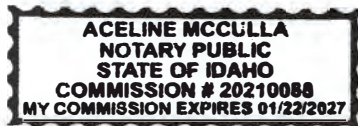
On this 15th day of February 2024, before me, the undersigned, a Notary Public in and for the State, personally appeared Krystal Chanda, known to me or proved to me to be the person whose name is subscribed to the foregoing instrument, and being duly sworn, acknowledged to me that he executed the same.

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

(Seal)



ATTACHMENT A

PUBLIC WORKS MEMORANDUM



Memorandum

To: Matthew Lewis, Senior Planner

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

Date: 02/06/2024

Re: Hospital View - P&Z Preliminary Plat (2.14.2024) Application # 23-2982

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

Plat Conditions

1. The final plat shall meet all the requirements defined in section **16.24.040: Final Plat Requirements** of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.

Development Conditions

1. All Patching shall meet City of Pocatello Standards.
2. Adequate notice along with a traffic control plan and a schedule shall be submitted prior to excavation in Hospital way. Access to the hospital for citizens and emergency services shall be maintained.
3. Provide a site distance evaluation and cross sections for approaches connecting to Hospital Way.
4. Roads connecting to Hospital way shall have a 150 feet tangent length from Hospital Way east right of way line or a minimum curve radius of 400 feet with a 60-foot tangent to Hospital Way east right of way line.
5. Maximum grade where roads connect to Hospital Way shall be 4 percent for a minimum of 60 feet.
6. 5-foot wide concrete sidewalk shall be placed along frontage at time of subdivision construction.
7. ADA ramps are required across intersections on Hospital Way.
8. Adequate vertical clearance for sanitation and emergency vehicles shall be required on all roadways.

9. Provide dumpster locations and access agreement language on Plat for sanitation vehicles.
10. Main line taps to be done by City of Pocatello Water Department at developers expense.
11. Master meters & dual check valves meeting city standards are required.
12. Isolation valves for maintenance and construction phasing are required.
13. Curb shall be required between water main and lots 6 through 10 for maintenance and flushing.
14. Provide CCR's for maintenance association and contact information for utility billing.
15. Provide master plan for whole development with proposed utilities.
16. Provide ESC plan for construction phase and post construction phase and final stabilization plan.
17. Place manhole at Right of Way where sewer enters development.
18. All sewer & water in development shall be private.
19. Access to all manholes in development for maintenance purposes shall be maintained.
20. Show location & details of stormwater infrastructure.
21. An O&M agreement for stormwater infrastructure shall be required.

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 stormwater 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 stormwater 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. Utility and street light approval is required by the City.
10. US Mail box units required and location approved by the Post Master and the City of Pocatello.

Traffic Impact Study Review

Michael Neville, Pocatello Street Manager reviewed the traffic impact study (TIS) for the proposed development on Hospital Way and provided comments and concerns regarding the methodology, assumptions, and results of the analysis.

The TIS was prepared to assess the potential traffic impacts of the proposed development, which consists of a mixed-use project with residential, commercial, and professional uses. The TIS used a 4% annual growth rate for the background traffic through 2027, based on the projected population increase in the Pocatello area. The TIS also estimated the trip generation, distribution,

and assignment of the development traffic, and evaluated the level of service (LOS) and traffic operations of the study intersections.

Based on Michael's review and Merrill's oversight, it is recommended the following revisions and clarifications to the TIS:

- Reconsider the 4% annual growth rate for the background traffic, as it seems to be overstated for the study area. The area is predominantly built out with minimal growth in either residential or commercial anticipated. Portneuf Medical Center is also fully constructed and even with a general population increase in the Pocatello area that does not necessarily equate to increased capacity and usage of the hospital. By overstating the growth rate, it causes the development's generated traffic to be understated. A more realistic growth rate should be based on historical traffic counts and land use trends in the vicinity of the project site.
- Perform the trip distribution for both AM and PM peak hours, as the area has two very different peaks. The proposed traffic using Clark/Center at 15% is underestimated in my opinion, as this route provides a direct connection to the city center and downtown area. A more accurate distribution should reflect the travel patterns and preferences of the potential users of the development.
- Explain the discrepancies in Figure 6 for approaches 5 and 6, which have nearly identical volumes for AM and PM peak hours. The site generated volumes at 5 and 6 add up to more traffic than passes by approaches 4 and 7. This is true for both AM and PM peaks. This implies that there is either an error in the calculation or a missing component in the traffic assignment. A more consistent and logical figure should be provided to show the traffic flow and distribution of the development traffic.
- Correct the LOS results in Table 9-2027, which shows a LOS E for the Hospital Way and North Portneuf access when only the eastbound left to northbound is shown at a LOS of E in the modelling. The other movements and approaches should also be reported and evaluated to provide a comprehensive assessment of the intersection performance and impacts.
- Review the recommendations for changes to the TWTL to dedicated left turns at non-four leg intersections, as they have been problematic especially when the proposed approaches are spaced closer than recommended in the access guidelines. The feasibility and safety of these changes should be demonstrated and justified with appropriate design standards and best practices.
- Provide more details on the proposed traffic control for the north Portneuf access, which will be a significant expense if either a roundabout or traffic signal is to be constructed. R/W acquisitions will be a large portion of the costs. R/W for future improvements should be given from the development as part of the project if it is to move forward. Terrain may not allow for it, but the north development approach would function better and make any future traffic signal more feasible if it were to align with the north Portneuf access.
- Conduct traffic signal warrants for the Hospital Way and E. Terry intersection, to determine the need and justification for traffic signal installation. The warrants should be based on the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and the Idaho Transportation Department (ITD) guidelines.
- Concerns about introducing an all-way stop at Hospital Way and North Portneuf Medical Center entrance. Allowing an all-way stop at a private drive is not a precedent the City of Pocatello wishes to start. The city does have unsignalized public road intersections along minor arterials with LOS F. At this time the city does not require improvements to keep the traffic flowing along these critical existing corridors.
- The City of Pocatello and the areas Metropolitan Planning Organization access guidelines show that the proposed location meets the design for a collector rather than a minor arterial. Re-evaluate with Hospital Way as a minor arterial. If guide lines cannot be met then give recommendations or justification.

ATTACHMENT B

CONTRACT ZONING AGREEMENT

CONTRACT ZONING AGREEMENT

THIS AGREEMENT is entered into to be effective the 24th day of April, 2023, by and between the City of Pocatello, a municipal corporation of Idaho, hereinafter referred to as the "City"; and JG Ventures LLC, hereinafter referred to as "the Owner";

WHEREAS, the Owner has made request to the City of Pocatello to rezone by contract approximately 8.75 acres of land to RCP, of which 3.8 acres of the 8.75 acres is a contract rezone, and is located in the 700 block of Hospital Way, Pocatello, and more particularly described on the attached Exhibit "A", from Residential Low Density (RL) to Residential Commercial Professional (RCP), under the terms of the City's contract zoning ordinance, and;

WHEREAS, the Owner's proposal was reviewed by the Planning and Zoning Commission and public comment was taken at a hearing before the City Council; and

WHEREAS, based upon the representations heard at the public hearings by both the public at large and the Owner, the City Council has agreed to the rezoning of said land within the City of Pocatello, Idaho, subject to the execution of and compliance with a contract zoning agreement;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. That approximately 8.75 acres of land described in Exhibit A be rezoned by the City from Residential Low Density (RL) to Residential Commercial Professional (RCP) by means of a zoning ordinance duly passed and adopted on December 1, 2022, Ordinance No. 3114, conditioned on and subject to execution of this Agreement.

2. That the rezoning of the land described below is solely for the uses set out in this Agreement, and that any owner(s), co-owner(s), developer(s), agent(s) of owner or developer, assignee(s) of owner(s) or developer(s) and all subsequent owners or developers of the real property that is encumbered by this Agreement shall comply with all conditions, terms, obligations, and duties contained in this Agreement, as well as the following conditions:

a. The subject 8.75 acres parcel shall be given a zoning designation of Residential Commercial Professional (RCP), which is consistent with the Mixed Use (MU) designation of the Comprehensive Plan Map and PMC 17.01.130, "Plan Designation-Zoning District Conversion Chart".

b. A total of approximately 3.8 acres west of the Sagewood Hills Subdivision shall be limited to twenty-four (24) units per acre.

c. A minimum twenty foot (20') transitional landscape buffer shall be provided abutting and west of the Sagewood Hills Subdivision. The area shall be irrigated consisting of at least one (1) tree one 1.5" in caliper for every 20' of property frontage measured in a linear line north to south. This results in a minimum of forty-seven (47) trees. In addition to the tree's, the buffer area shall consist of vegetation ground cover including, but not limited to, decorative grasses, shrubs or low water ground cover.

d. The maximum height of any multifamily-apartment structures within the 3.8 acres contract rezone area shall not exceed 38'6". No additional ten percent (10%) administrative adjustment shall be permitted beyond the 38'6".

e. Any structure constructed within the 8.75 (+/-) acre parcel shall be of an earth-tone color. Reflective materials shall be prohibited. The developer shall use exterior treatments on the multi-family apartment buildings to break up the façade such as but not limited to awnings, variation in materials and color schemes.

f. The form and content of the contract agreement shall be executed as provided under PMC 17.02.170 J.5.

g. Portions of the site have slopes of fifteen percent (15%) or greater, therefore any future development will be subject to PMC 17.05.140, "Slope Development Standards." A slope analysis and geotechnical report will be required as part of future building permit applications or subdivision of the property.

h. Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to.

i. Any activity requiring a separate development or building permit shall comply with applicable regulations.

3. That the zoning designation of Residential Commercial Professional (RCP) shall be allowed for the following uses:

- a. Only residential uses shall be placed within a 3.8 acre area places adjacent to the eastern boundary of the JG Ventures Parcel. This effort is employed to create a land use transition (recommended in the City's comprehensive plan) between the medical commercial complex directly to the west of Owner's parcel and the residential use directly to the east of Owner's parcel. The eastern portion of the RCP zone shall be for residential use to provide a transition between existing uses. (See Condition b. above.) Notwithstanding the above, the foregoing language should not be construed as to limit residential in other parts of the rezone but to only limit the contracted 3.8 acres to residential.
- b. Residential density within the 3.8 acres shall be held to twenty-four (24) dwelling units per acre within the contract rezoned 3.8 acres which represents a reduction of twenty percent (20%) from the allowed RCP density (30 dwelling per acres). This reduction in the density of dwelling units across the residential area shall provide a transition to occur. (See Condition b. above.) The remaining acreage is not subject to the conditions of the contract rezoned 3.8 acres.
- c. In an effort to increase space between the future and existing residential uses, Owner shall double the required buffer space within the 3.8 acre area as defined in Pocatello Municipal Code 17.05.270.A to twenty feet (20') measured along the eastern boundary inward of Owner's parcel. (See Condition c. above.)
- d. Structure height shall be reduced within the 3.8 acres residential use area of the contracted 3.8 acre portion. Owner shall limit the structure height to 38'6"; a reduction of over 10% from the RCP allowed height of 45 feet, Dimensional Standards Table 17.03.600 of the City Code. (See condition d. above). The remaining acreage shall be subject to standard RCP conditions.

4. That upon the notification to the City Council by the Director of noncompliance of this contract-zoning agreement for it proposed use, the City Council will consider the adoption of an ordinance reverting the subject real property to its previous land use zoning district or the zone most appropriate at the that time. If this occurs, Pocatello Municipal Code §§17.02.170 (9) and (10) shall apply.

5. That any standards/regulations not herein noted by applicable to the proposed development shall be strictly adhered to.

6. All applicable Federal and State regulations shall be strictly adhered to.

7. That any activity requiring separate development or building permit shall comply with application regulations.

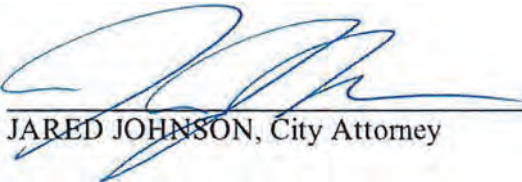
8. Owner acknowledges and agrees that, in accordance with Pocatello Municipal Code §17.02 and Idaho Code § 67-6511A, failure to comply with the terms of the agreement shall result in a rezoning of the real property to its previous zoning district as Residential Low Density (RL), as existing immediately prior to the passage of the rezoning ordinance.

9. This Agreement and all conditions, terms, duties, and obligations included in said agreement shall be an encumbrance on the real property described herein and all conditions shall run with the land.

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

Approved as to form and content:

CITY OF POCA TELLO, a municipal
corporation of Idaho

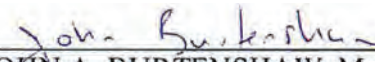

JARED JOHNSON, City Attorney


BRIAN C. BLAD, Mayor

ATTEST:


KONNI R. KENDELL, City Clerk

OWNER:
JG VENTURES, LLC


JOHN A. BURTENSHAW, Member

STATE OF IDAHO)

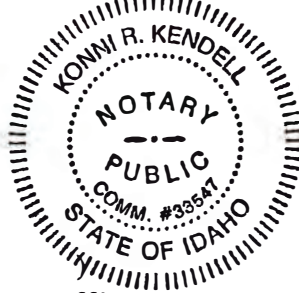
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County of Bannock)

On this 29th day of April, 2023, 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, 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)



Konni R. Kendell
NOTARY PUBLIC FOR IDAHO
Residing in American Falls ID
Commission Expires 3-22-2024

STATE OF IDAHO

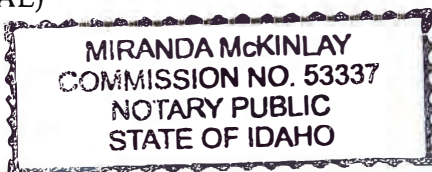
ss:

County of Bonneville)

On this 3rd day of April, 2023, before me, the undersigned, a Notary Public in and for the State, personally appeared John A. Burtenshaw, known or proved to me to be a Member of JG Ventures LLC, and acknowledged to me that he executed the foregoing instrument for and on behalf of said limited liability company and that said limited liability company 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)



Miranda McKinlay
NOTARY PUBLIC FOR IDAHO
Residing in Idaho Falls
Commission Expires 10-3-2026

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, MARKED BY A BANNOCK COUNTY BRASS CAP, AS DESCRIBED IN CORNER PERPETUATION INST. NO. 751429; THENCE SOUTH 00°32'03" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 25, (BASIS OF BEARING BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 430.99 FEET TO A POINT BETWEEN RESIDENTIAL COMMERCIAL PROFESSIONAL (RCP) AND RESIDENTIAL LOW DENSITY (RL) ZONING ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 00°32'03" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 25, A DISTANCE OF 944.06 FEET TO THE NORTH 1/16 CORNER ON THE EAST BOUNDARY LINE OF SAID SECTION 25, MARKED BY A BANNOCK COUNTY BRASS CAP, AS DESCRIBED IN CORNER PERPETUATION INST. NO. 751427, ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20725774; THENCE NORTH 89°53'10" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 440.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOSPITAL WAY; THENCE NORTH 00°07'48" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF HOSPITAL WAY, A DISTANCE OF 777.00 FEET TO A POINT BETWEEN RESIDENTIAL COMMERCIAL PROFESSIONAL (RCP) AND RESIDENTIAL LOW DENSITY (RL) ZONING; THENCE NORTH 69°36'34" EAST, ALONG A LINE THAT DIVIDES RESIDENTIAL COMMERCIAL PROFESSIONAL (RCP) AND RESIDENTIAL LOW DENSITY (RL) ZONING, A DISTANCE OF 476.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.75 ACRES MORE OR LESS

ATTACHMENT E
PLANNING & ZONING COMMISSION STAFF
REPORT PACKET
FEBRUARY 14, 2024



Planning & Development Services

PLANNING SERVICES NEIGHBORHOOD & COMMUNITY SERVICES

911 NORTH 7TH AVENUE | P.O. Box 4169

POCATELLO, IDAHO 83205-4169 208.234.6184 WEB <https://www.pocatello.gov>

PLANNING & ZONING COMMISSION (P&Z)

AGENDA

Wednesday, February 14, 2024, 6:30 p.m.

911 N. Seventh Avenue, City Council Chambers

City Hall is accessible to persons with disabilities. Program access accommodations may be provided with two (2) days' advance notice by contacting Skyler Beebe at sbeebe@pocatello.gov; 208.234.6248 or 5815 South 5th Avenue, Pocatello, ID.

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

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

AGENDA ITEM 1: ROLL CALL AND DISCLOSURE OF CONFLICT OF INTEREST, EX-PARTE COMMUNICATION AND SITE VISIT.

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

AGENDA ITEM 2: APPROVAL OF MINUTES

The Commission may wish to waive the oral reading of the P&Z clarification and regular meeting minutes from November 15, 2023, and to approve the minutes as written. **(ACTION ITEM)**

AGENDA ITEM 3: PUBLIC HEARING – PRELIMINARY PLAT – FILE 23-2982

This time has been set aside for the Commission to hear comments from the public regarding a preliminary plat application request by JV Ventures LLC, represented by Bryce Marsh of Horrocks Engineering, to subdivide 13.12 acres (more or less). The future Hospital View Subdivision is located east of the Portneuf Medical. **(ACTION ITEM)**



**PLANNING & ZONING COMMISSION
MEETING FEBRUARY 14, 2024
STAFF REPORT**

SUBDIVISION:	Hospital View Subdivision	FILE: 23-2982
APPLICANT/OWNER:	Jake Woodward representing JG Ventures LLC	
SURVEYOR/ENGINEER:	Bryce Marsh of Horrocks Engineering	
REQUEST:	Preliminary Plat Subdivision Application	
LOCATION:	Generally located east of the Portneuf Medical Center	
LOTS/UNITS:	21 lots	
STAFF:	Matthew G. Lewis, M.S. Senior Planner	

RECOMMENDATION & CONDITIONS:

Staff finds that the proposal is compliant with all applicable standards of City Code 16.20.050, assuming the following conditions are met:

1. All comments contained in the Public Works Memorandum, February 6, 2024, shall be adhered to (See Attachment A) which includes recommendations/conditions regarding the Traffic Impact Study;
2. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording;
3. An "R" Restriction shall be placed on Lots 1 & 14 with a note stating that said lots are to remain undisturbed.
4. An "R" restrictions shall be placed on Lots 1-10 as well as Lots 12 & 13 with a note prohibiting individual ingress/egress to each lot via Hospital Way;
5. The Contract Zoning Agreement by and between the City of Pocatello and JG Ventures recorded under Instrument # 22303854 and all conditions thereto shall be strictly adhered to (Attachment B).
6. Prior to recording of the plat, the area to remain undisturbed shall be shown on the plat and delineated with a building restriction line. The boundaries shown on the plat shall be surveyed and staked prior to beginning of construction. All other standards of City Code 17. 05.140 shall apply. All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment or as requested by the Building Official;
7. All other standards or conditions of Municipal Code not herein stated but applicable to land subdivision and residential development shall apply.

REQUEST: The request is for preliminary plat approval of a subdivision to be known as Hospital View Subdivision. The proposal calls for the platting of 13.12 acres (more or less) into twenty-one (21) lots of which Lots 1 and 14 Block 1 are proposed to remain undisturbed. The subject property is zoned Residential-Commercial- Professional (RCP). The application was submitted by Jake Woodward representing JG Ventures LLC. The Representative/Engineer listed on the application is Bryce Marsh of Horrocks Engineers.

NOTIFICATION (16.20.040.D): All property owners within a 300-foot radius of the existing property boundaries have been provided notice of the public hearing in order that they may provide comment on the application. Notice was also published in the Idaho State Journal on January 30, 2024, and three (3) signs were posted on the subject property on January 29, 2024. All notices herein described have been provided at least fifteen (15) days prior to the public hearing. **At the time of completion of this report, no written comment from the public**

has been received neither in support, neutral to nor in opposition to the application. Staff emailed the application with the plat, preliminary slope analysis with supporting aerials and a link to the Traffic Impact Study to three (3) property owners within the 300-foot radius.

OPTIONAL MOTIONS:

1. **Approval of the Application:** “I move to approve the preliminary plat application from JG Ventures LLC., for the Hospital View subdivision, finding the application does meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, with the conditions listed in the staff report: [cite findings for approval], and to authorize the Chair to sign the findings of fact.”
2. **Denial of the Application:** “I move to deny the preliminary plat application from JG Ventures LLC., finding the application does not meet the standards for approval under Chapter 16.20.050 of Pocatello Municipal Code, [insert any additional conditions of denial], and to authorize the Chair to sign the findings of fact.”

ATTACHMENTS:

- A. Public Works Memorandum dated February 6, 2024
- A-1 Mori Byington Email Response
- A-2 Mike Neville Recommended Revisions TIS
- B. Contract Zoning Agreement Instrument #2203854
- C. Application & Preliminary Plat
- D. Slope Analysis with aerial photography
- E. Traffic Impact Study

Table 1. Preliminary Plat Review Criteria Analysis

REVIEW CRITERIA (16.20.050):				
Compliant			City Code and Staff Review	
Yes	No	N/A	Code Section	Analysis
☒	☐	☐	16.20.050 A	The subdivision proposal complies with applicable provisions of this title.
			<i>Staff Review</i>	The proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	16.20.050 B.	The subdivision proposal complies with all applicable city design standards and development regulations.
			<i>Staff Review</i>	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion is for Criteria 16.20.050 A-H and the Public Works Memorandum (Attachment 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.
			<i>Staff Review</i>	DENSITY & LOT DESIGN: The land area within the subject subdivision is zoned Residential-Commercial-Professional (RCP). Commission members may recall considering a request for a contract zoning map amendment requesting to rezone 8.75-acres (+/-) from Residential-Low (RL) density to RCP in October 2022. Following a public hearing on November 3, 2022, the Pocatello City Council approved the application of which 3.8-acres (+/-) of the 8.75-acres (+/-) was rezoned to RCP and

				also subject to a Contract Zoning Agreement (refer to Attachment B for details). Any development within the 3.8-acres will be subject to all conditions as provided in the agreement including but not limited to placement an increased transitional landscape buffer; reduction of density and height limitations. Municipal Code 17.03.600: Dimensional Standards does not require a minimum lot size to be maintained for professional office or commercial land uses. Residential uses in the RCP zoning district shall meet bulk and placement standards of the Residential High (RH) zoning district. SLOPE STANDARDS: As portions of the proposed subdivision have slopes exceeding 15%, a slope analysis has been included in the application packet for review (Attachment D). The “Slopes Table” reflects the total site without taking into account previous site disturbance. The second table includes areas that have been disturbed utilizing historical imagery from 1956, 1969, 1992, 1993, and 2023 (see Attachment D). Based on the latter, of the 13.12 acres, evidence shows that 5.97 acres (more or less) has been previously disturbed. This results in a minimum of 1.37 acres (more or less) shall remain undisturbed based on Table 17.05.140 “Density & Disturbance Standards”. The applicant proposes that Lots 1 & 14 will remain ungraded covering 1.591 acres (more or less). Staff has reviewed the analysis and finds such to be accurate. Staff is recommending that an “R” restriction be placed on Lots 1 & 14 as part of the final plat with a note stating that said lots are to remain in their natural state/ungraded (refer to condition #3). All building permit applications for structures on lots with a natural slope of 15% or greater, shall be accompanied by a geotechnical assessment or as required by the City Building Official.
☒	☐	☐	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 subdivision will be accessed from one of two private drives via Hospital Way. All City standards including maximum grade not to exceed 10-percent in grade shall be adhered to. Curb, gutter and sidewalk will be required prior to recording of the final plat. 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 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 January 11, 2024. As of February 6, 2024, 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 Code 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). The applicant has provided a Traffic Impact Study which may be found with Attachment B – application. The recommendations of the 585-page study are synopsized on pages 5-6. City staff comments are attached or synopsized in Attachment A. A copy of the Traffic Impact Study (TIS) was forwarded to Mori Byington, representing Bannock Transportation Planning Organization, for review and comment – see Attachment A. 1 regarding his feedback. Mike Neville, Street Manager with the Street Department analyzed the (TIS) and provided comment. Said conditions/recommendations are provided within the Public Works Memorandum (Attachment A).
☒	☐	☐	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	As previously noted the subdivision will be accessed from one of two private drives via Hospital Way. All City standards including maximum grade not to exceed 10-percent shall be adhered to. Curb, gutter and sidewalk will be required along the extent of Hospital Way (1,375 linear feet more or less) prior to recording of the final plat.

☒	☐	☐	16.20.050 G.	The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's most recent adopted bicycle and pedestrian plans.
			Staff Review	Bannock Transportation Planning Organization long range Bicycle & Pedestrian Master Plan proposes to provide bike lanes on Hospital Way. The plan also proposes shared bicycle and pedestrian lanes around the Portneuf Medical Center from Hospital Way to East Terry Street.
☒	☐	☐	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	Utilities were notified via email of the pending application on January 11, 2024. The only comments received as of completion of the Staff report were from Mori Byington, Director, Bannock Transportation Planning Organization and Mike Neville, Street Manager. Both reviews were in response to the Traffic Impact Study (TIS). All City utilities are either adjacent to or can be extended to the subject property. Any future development will have primary access from Hospital Way with no traffic impact occurring to the Sagewood Hills subdivision to the east.

ATTACHMENT A

PUBLIC WORKS MEMORANDUM



Memorandum

To: Matthew Lewis, Senior Planner

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

Date: 02/06/2024

Re: Hospital View - P&Z Preliminary Plat (2.14.2024) Application # 23-2982

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

Plat Conditions

1. The final plat shall meet all the requirements defined in section **16.24.040: Final Plat Requirements** of the Subdivision Ordinance.
2. Subdivision Plat shall conform to all state and local laws and ordinances.
3. The subdivision plat shall be formatted per Bannock County's requirements and reproducible on an 8.5x11 sheet of paper per Bannock County instructions.
4. Notes on the Plat shall be approved by the City of Pocatello Engineering and Legal Department prior to recording.
5. Provide adjoining property owners recorded deeds, a copy of all recorded easements, and document(s) which grants the signatory to sign the plat on behalf of the owner(s) to the City Surveyor at the time of final application for review.
6. The plat shall be black opaque ink, no gray scale or color.
7. Add note, Easements not depicted: All lots in this subdivision are subject to a drainage easement equal to the primary structure setback line along all lot lines. Lots must be graded and maintained so as to minimize drainage to adjoining properties.

Development Conditions

1. All Patching shall meet City of Pocatello Standards.
2. Adequate notice along with a traffic control plan and a schedule shall be submitted prior to excavation in Hospital way. Access to the hospital for citizens and emergency services shall be maintained.
3. Provide a site distance evaluation and cross sections for approaches connecting to Hospital Way.
4. Roads connecting to Hospital way shall have a 150 feet tangent length from Hospital Way east right of way line or a minimum curve radius of 400 feet with a 60-foot tangent to Hospital Way east right of way line.
5. Maximum grade where roads connect to Hospital Way shall be 4 percent for a minimum of 60 feet.
6. 5-foot wide concrete sidewalk shall be placed along frontage at time of subdivision construction.
7. ADA ramps are required across intersections on Hospital Way.
8. Adequate vertical clearance for sanitation and emergency vehicles shall be required on all roadways.

9. Provide dumpster locations and access agreement language on Plat for sanitation vehicles.
10. Main line taps to be done by City of Pocatello Water Department at developers expense.
11. Master meters & dual check valves meeting city standards are required.
12. Isolation valves for maintenance and construction phasing are required.
13. Curb shall be required between water main and lots 6 through 10 for maintenance and flushing.
14. Provide CCR's for maintenance association and contact information for utility billing.
15. Provide master plan for whole development with proposed utilities.
16. Provide ESC plan for construction phase and post construction phase and final stabilization plan.
17. Place manhole at Right of Way where sewer enters development.
18. All sewer & water in development shall be private.
19. Access to all manholes in development for maintenance purposes shall be maintained.
20. Show location & details of stormwater infrastructure.
21. An O&M agreement for stormwater infrastructure shall be required.

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 stormwater 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 stormwater 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. Utility and street light approval is required by the City.
10. US Mail box units required and location approved by the Post Master and the City of Pocatello.

Traffic Impact Study Review

Michael Neville, Pocatello Street Manager reviewed the traffic impact study (TIS) for the proposed development on Hospital Way and provided comments and concerns regarding the methodology, assumptions, and results of the analysis.

The TIS was prepared to assess the potential traffic impacts of the proposed development, which consists of a mixed-use project with residential, commercial, and professional uses. The TIS used a 4% annual growth rate for the background traffic through 2027, based on the projected population increase in the Pocatello area. The TIS also estimated the trip generation, distribution,

and assignment of the development traffic, and evaluated the level of service (LOS) and traffic operations of the study intersections.

Based on Michael's review and Merrill's oversight, it is recommended the following revisions and clarifications to the TIS:

- Reconsider the 4% annual growth rate for the background traffic, as it seems to be overstated for the study area. The area is predominantly built out with minimal growth in either residential or commercial anticipated. Portneuf Medical Center is also fully constructed and even with a general population increase in the Pocatello area that does not necessarily equate to increased capacity and usage of the hospital. By overstating the growth rate, it causes the development's generated traffic to be understated. A more realistic growth rate should be based on historical traffic counts and land use trends in the vicinity of the project site.
- Perform the trip distribution for both AM and PM peak hours, as the area has two very different peaks. The proposed traffic using Clark/Center at 15% is underestimated in my opinion, as this route provides a direct connection to the city center and downtown area. A more accurate distribution should reflect the travel patterns and preferences of the potential users of the development.
- Explain the discrepancies in Figure 6 for approaches 5 and 6, which have nearly identical volumes for AM and PM peak hours. The site generated volumes at 5 and 6 add up to more traffic than passes by approaches 4 and 7. This is true for both AM and PM peaks. This implies that there is either an error in the calculation or a missing component in the traffic assignment. A more consistent and logical figure should be provided to show the traffic flow and distribution of the development traffic.
- Correct the LOS results in Table 9-2027, which shows a LOS E for the Hospital Way and North Portneuf access when only the eastbound left to northbound is shown at a LOS of E in the modelling. The other movements and approaches should also be reported and evaluated to provide a comprehensive assessment of the intersection performance and impacts.
- Review the recommendations for changes to the TWTL to dedicated left turns at non-four leg intersections, as they have been problematic especially when the proposed approaches are spaced closer than recommended in the access guidelines. The feasibility and safety of these changes should be demonstrated and justified with appropriate design standards and best practices.
- Provide more details on the proposed traffic control for the north Portneuf access, which will be a significant expense if either a roundabout or traffic signal is to be constructed. R/W acquisitions will be a large portion of the costs. R/W for future improvements should be given from the development as part of the project if it is to move forward. Terrain may not allow for it, but the north development approach would function better and make any future traffic signal more feasible if it were to align with the north Portneuf access.
- Conduct traffic signal warrants for the Hospital Way and E. Terry intersection, to determine the need and justification for traffic signal installation. The warrants should be based on the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and the Idaho Transportation Department (ITD) guidelines.
- Concerns about introducing an all-way stop at Hospital Way and North Portneuf Medical Center entrance. Allowing an all-way stop at a private drive is not a precedent the City of Pocatello wishes to start. The city does have unsignalized public road intersections along minor arterials with LOS F. At this time the city does not require improvements to keep the traffic flowing along these critical existing corridors.
- The City of Pocatello and the areas Metropolitan Planning Organization access guidelines show that the proposed location meets the design for a collector rather than a minor arterial. Re-evaluate with Hospital Way as a minor arterial. If guide lines cannot be met then give recommendations or justification.

ATTACHMENT A-1

MORI BYINGTON EMAIL

Lewis, Matthew

From: Mori Byington <Mori@bannockplanning.org>
Sent: Friday, February 2, 2024 11:50 AM
To: Lewis, Matthew
Cc: Quayle, Merrill
Subject: RE: Hospital View Preliminary Plat Traffic Impact Analysis

Hi Matthew,

Overall, the TIS is very well done and explains the impact of the proposed development. TIS used the ITE trip generation manual for all land uses. The TIS guidelines list one vehicle per housing unit as the trip generation. I do not think this would directly change the results, only the timing of improvements.

I also have concerns about introducing an all-way stop at Hospital Way and North Portneuf Medical Center. Allowing an all-way stop at a private drive could set a bad precedent. We have many unsignalized public road intersections along minor arterials with LOS F. We do not require improvements to keep the traffic flowing along these critical corridors.

The access guidelines show that the proposed location meets the design for a collector rather than a minor arterial. If the access points are approved, will the city seek to change the classification of the road?

Thanks for the opportunity to comment.

Mori Byington,
Bannock Transportation Planning Organization
mori@bannockplanning.org

From: Lewis, Matthew <mlewis@pocatello.gov>
Sent: Tuesday, January 30, 2024 4:27 PM
To: Mori Byington <Mori@bannockplanning.org>
Subject: Hospital View Preliminary Plat Traffic Impact Analysis

Mori – Our office has in hand a proposed preliminary plat for a development off Hospital Way (directly east of Portneuf Medical). The following is a hyperlink to the Traffic Impact Analysis [City View Traffic Impact Study.pdf](#). I would appreciate your review and any comments thereto – preferably by Tuesday 2/6/24. Mike Neville and Merrill are also analyzing. Thanks in advance.

MATTHEW G. LEWIS, M.S. | CITY OF POCATELLO
Senior Planner | Planning & Development Services
911 N 7th Avenue | PO Box 4169 | Pocatello ID 83205-4169
Office 208-234-6190 | mlewis@pocatello.gov

ATTACHMENT A-2

MIKE NEVILLE EMAIL RECOMMENDED REVISIONS & CLARIFICATIONS FOR THE TRAFFIC IMPACT STUDY

Lewis, Matthew

From: Neville, Mike
Sent: Tuesday, February 6, 2024 4:34 PM
To: Lewis, Matthew; Quayle, Merrill
Cc: Kirkman, Tom
Subject: RE: SPRC 1/30/24

Hearing no objections, below are my comments on the TIS. Please let me know if you need anything further from me on this and I would like to attend the P&Z hearing as just an interested observer. If you would please let me know when that is.

I have reviewed the traffic impact study (TIS) for the proposed development on Hospital Way and I have some comments and concerns regarding the methodology, assumptions, and results of the analysis.

The TIS was prepared to assess the potential traffic impacts of the proposed development, which consists of a mixed-use project with residential, commercial, and professional uses. The TIS used a 4% annual growth rate for the background traffic through 2027, based on the projected population increase in the Pocatello area. The TIS also estimated the trip generation, distribution, and assignment of the development traffic, and evaluated the level of service (LOS) and traffic operations of the study intersections.

Based on my review, I recommend the following revisions and clarifications to the TIS:

- Reconsider the 4% annual growth rate for the background traffic, as it seems to be overstated for the study area. The area is predominantly built out with minimal growth in either residential or commercial anticipated. Portneuf Medical Center is also fully constructed and even with a general population increase in the Pocatello area that does not necessarily equate to increased capacity and usage of the hospital. By overstating the growth rate, it causes the development's generated traffic to be understated. A more realistic growth rate should be based on historical traffic counts and land use trends in the vicinity of the project site.
- Perform the trip distribution for both AM and PM peak hours, as the area has two very different peaks. The proposed traffic using Clark/Center at 15% is underestimated in my opinion, as this route provides a direct connection to the city center and downtown area. A more accurate distribution should reflect the travel patterns and preferences of the potential users of the development.
- Explain the discrepancies in Figure 6 for approaches 5 and 6, which have nearly identical volumes for AM and PM peak hours. The site generated volumes at 5 and 6 add up to more traffic than passes by approaches 4 and 7. This is true for both AM and PM peaks. This implies that there is either an error in the calculation or a missing component in the traffic assignment. A more consistent and logical figure should be provided to show the traffic flow and distribution of the development traffic.
- Correct the LOS results in Table 9-2027, which shows a LOS E for the Hospital Way and North Portneuf access when only the eastbound left to northbound is shown at a LOS of E in the modelling. The other movements and approaches should also be reported and evaluated to provide a comprehensive assessment of the intersection performance and impacts.
- Review the recommendations for changes to the TWTL to dedicated left turns at non-four leg intersections, as they have been problematic especially when the proposed approaches are spaced closer than recommended in the access guidelines. The feasibility and safety of these changes should be demonstrated and justified with appropriate design standards and best practices.

- Provide more details on the proposed traffic control for the north Portneuf access, which will be a significant expense if either a roundabout or traffic signal is to be constructed. R/W acquisitions will be a large portion of the costs. R/W for future improvements should be given from the development as part of the project if it is to move forward and a either control measure is recommended. Terrain may not allow for it, but the north development approach would function better and make any future traffic signal more feasible if it were to align with the north Portneuf access.

- Conduct traffic signal warrants for the Hospital Way and E. Tery intersection, to determine the need and justification for traffic signal installation. The warrants should be based on the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD) and the Idaho Transportation Department (ITD) guidelines.

I appreciate your attention and cooperation in addressing these comments and concerns. If you have any questions or feedback, please let me know.

Michael Neville
Street Manager

From: Neville, Mike
Sent: Friday, February 2, 2024 3:13 PM
To: Lewis, Matthew <mlewis@pocatello.gov>; Quayle, Merrill <mquayle@pocatello.gov>
Subject: RE: SPRC 1/30/24

Good afternoon. I am trying to cram my thoughts and notes into a suitable memo. It has been awhile since I sent a development memo so do you have one that I can copy the formatting of or am I overthinking this? Also when is the P&Z hearing on this? Thinking that I might want to attend and sit quietly in the back.

From: Lewis, Matthew <mlewis@pocatello.gov>
Sent: Tuesday, January 30, 2024 4:02 PM
To: Neville, Mike <mneville@pocatello.gov>
Subject: RE: SPRC 1/30/24

Thanks Mike – As a friendly reminder please submit any comments/conditions/analysis regarding the Hospital View Traffic study preferably in a Memorandum by Tuesday next week 2/6. Thanks in advance.

Matthew G.

From: Neville, Mike <mneville@pocatello.gov>
Sent: Tuesday, January 30, 2024 10:48 AM
To: Lewis, Matthew <mlewis@pocatello.gov>; Quayle, Merrill <mquayle@pocatello.gov>
Subject: RE: SPRC 1/30/24

Good morning. I have management class this afternoon so I won't be able to attend. My only concern with this is the Note 5 "Maintain existing exit to S 5th ave". It is currently a single lane exit only approach so "maintaining" would keep it at that single exit only. I would not be in favor of them modifying it to be larger and possibly bi-directional approach. It is too close to the two other driveway approaches in front of the building to meet our guidelines.

From: Lewis, Matthew <mlewis@pocatello.gov>
Sent: Tuesday, January 30, 2024 10:34 AM

ATTACHMENT B

CONTRACT ZONING AGREEMENT

CONTRACT ZONING AGREEMENT

THIS AGREEMENT is entered into to be effective the 24th day of April, 2023, by and between the City of Pocatello, a municipal corporation of Idaho, hereinafter referred to as the "City"; and JG Ventures LLC, hereinafter referred to as "the Owner";

WHEREAS, the Owner has made request to the City of Pocatello to rezone by contract approximately 8.75 acres of land to RCP, of which 3.8 acres of the 8.75 acres is a contract rezone, and is located in the 700 block of Hospital Way, Pocatello, and more particularly described on the attached Exhibit "A", from Residential Low Density (RL) to Residential Commercial Professional (RCP), under the terms of the City's contract zoning ordinance, and;

WHEREAS, the Owner's proposal was reviewed by the Planning and Zoning Commission and public comment was taken at a hearing before the City Council; and

WHEREAS, based upon the representations heard at the public hearings by both the public at large and the Owner, the City Council has agreed to the rezoning of said land within the City of Pocatello, Idaho, subject to the execution of and compliance with a contract zoning agreement;

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. That approximately 8.75 acres of land described in Exhibit A be rezoned by the City from Residential Low Density (RL) to Residential Commercial Professional (RCP) by means of a zoning ordinance duly passed and adopted on December 1, 2022, Ordinance No. 3114, conditioned on and subject to execution of this Agreement.

2. That the rezoning of the land described below is solely for the uses set out in this Agreement, and that any owner(s), co-owner(s), developer(s), agent(s) of owner or developer, assignee(s) of owner(s) or developer(s) and all subsequent owners or developers of the real property that is encumbered by this Agreement shall comply with all conditions, terms, obligations, and duties contained in this Agreement, as well as the following conditions:

a. The subject 8.75 acres parcel shall be given a zoning designation of Residential Commercial Professional (RCP), which is consistent with the Mixed Use (MU) designation of the Comprehensive Plan Map and PMC 17.01.130, "Plan Designation-Zoning District Conversion Chart".

b. A total of approximately 3.8 acres west of the Sagewood Hills Subdivision shall be limited to twenty-four (24) units per acre.

c. A minimum twenty foot (20') transitional landscape buffer shall be provided abutting and west of the Sagewood Hills Subdivision. The area shall be irrigated consisting of at least one (1) tree one 1.5" in caliper for every 20' of property frontage measured in a linear line north to south. This results in a minimum of forty-seven (47) trees. In addition to the tree's, the buffer area shall consist of vegetation ground cover including, but not limited to, decorative grasses, shrubs or low water ground cover.

d. The maximum height of any multifamily-apartment structures within the 3.8 acres contract rezone area shall not exceed 38'6". No additional ten percent (10%) administrative adjustment shall be permitted beyond the 38'6".

e. Any structure constructed within the 8.75 (+/-) acre parcel shall be of an earth-tone color. Reflective materials shall be prohibited. The developer shall use exterior treatments on the multi-family apartment buildings to break up the façade such as but not limited to awnings, variation in materials and color schemes.

f. The form and content of the contract agreement shall be executed as provided under PMC 17.02.170 J.5.

g. Portions of the site have slopes of fifteen percent (15%) or greater, therefore any future development will be subject to PMC 17.05.140, "Slope Development Standards." A slope analysis and geotechnical report will be required as part of future building permit applications or subdivision of the property.

h. Any standards/regulations not herein noted but applicable to the proposed development shall be strictly adhered to.

i. Any activity requiring a separate development or building permit shall comply with applicable regulations.

3. That the zoning designation of Residential Commercial Professional (RCP) shall be allowed for the following uses:

a. Only residential uses shall be placed within a 3.8 acre area places adjacent to the eastern boundary of the JG Ventures Parcel. This effort is employed to create a land use transition (recommended in the City's comprehensive plan) between the medical commercial complex directly to the west of Owner's parcel and the residential use directly to the east of Owner's parcel. The eastern portion of the RCP zone shall be for residential use to provide a transition between existing uses. (See Condition b. above.) Notwithstanding the above, the foregoing language should not be construed as to limit residential in other parts of the rezone but to only limit the contracted 3.8 acres to residential.

b. Residential density within the 3.8 acres shall be held to twenty-four (24) dwelling units per acre within the contract rezoned 3.8 acres which represents a reduction of twenty percent (20%) from the allowed RCP density (30 dwelling per acres). This reduction in the density of dwelling units across the residential area shall provide a transition to occur. (See Condition b. above.) The remaining acreage is not subject to the conditions of the contract rezoned 3.8 acres.

c. In an effort to increase space between the future and existing residential uses, Owner shall double the required buffer space within the 3.8 acre area as defined in Pocatello Municipal Code 17.05.270.A to twenty feet (20') measured along the eastern boundary inward of Owner's parcel. (See Condition c. above.)

d. Structure height shall be reduced within the 3.8 acres residential use area of the contracted 3.8 acre portion. Owner shall limit the structure height to 38'6"; a reduction of over 10% from the RCP allowed height of 45 feet, Dimensional Standards Table 17.03.600 of the City Code. (See condition d. above). The remaining acreage shall be subject to standard RCP conditions.

4. That upon the notification to the City Council by the Director of noncompliance of this contract-zoning agreement for it proposed use, the City Council will consider the adoption of an ordinance reverting the subject real property to its previous land use zoning district or the zone most appropriate at the that time. If this occurs, Pocatello Municipal Code §§17.02.170 (9) and (10) shall apply.

5. That any standards/regulations not herein noted by applicable to the proposed development shall be strictly adhered to.

6. All applicable Federal and State regulations shall be strictly adhered to.

7. That any activity requiring separate development or building permit shall comply with application regulations.

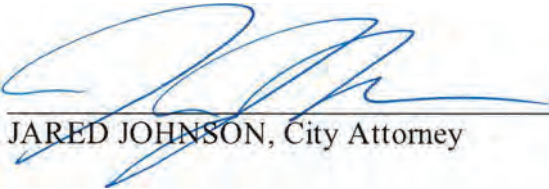
8. Owner acknowledges and agrees that, in accordance with Pocatello Municipal Code §17.02 and Idaho Code § 67-6511A, failure to comply with the terms of the agreement shall result in a rezoning of the real property to its previous zoning district as Residential Low Density (RL), as existing immediately prior to the passage of the rezoning ordinance.

9. This Agreement and all conditions, terms, duties, and obligations included in said agreement shall be an encumbrance on the real property described herein and all conditions shall run with the land.

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

Approved as to form and content:

CITY OF POCA TELLO, a municipal
corporation of Idaho

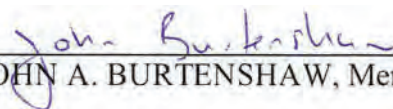

JARED JOHNSON, City Attorney


BRIAN C. BLAD, Mayor

ATTEST:


KONNI R. KENDELL, City Clerk

OWNER:
JG VENTURES, LLC


JOHN A. BURTENSHAW, Member

STATE OF IDAHO)

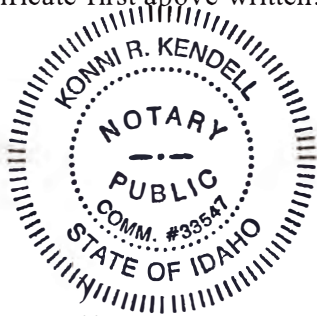
SS:

County of Bannock)

On this 24th day of April, 2023, 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, 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)



Konni R. Kendell
NOTARY PUBLIC FOR IDAHO
Residing in American Falls ID
Commission Expires 3-22-2024

STATE OF IDAHO

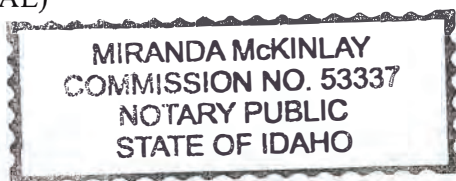
SS:

County of Bonneville)

On this 3rd day of April, 2023, before me, the undersigned, a Notary Public in and for the State, personally appeared John A. Burtenshaw, known or proved to me to be a Member of JG Ventures LLC, and acknowledged to me that he executed the foregoing instrument for and on behalf of said limited liability company and that said limited liability company 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)



Miranda McKinlay
NOTARY PUBLIC FOR IDAHO
Residing in Idaho Falls
Commission Expires 10-3-2026

EXHIBIT A

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, MARKED BY A BANNOCK COUNTY BRASS CAP, AS DESCRIBED IN CORNER PERPETUATION INST. NO. 751429; THENCE SOUTH 00°32'03" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 25, (BASIS OF BEARING BASED ON THE CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO STATE PLANE COORDINATE SYSTEM), A DISTANCE OF 430.99 FEET TO A POINT BETWEEN RESIDENTIAL COMMERCIAL PROFESSIONAL (RCP) AND RESIDENTIAL LOW DENSITY (RL) ZONING ALSO BEING THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 00°32'03" WEST, ALONG THE EAST BOUNDARY LINE OF SAID SECTION 25, A DISTANCE OF 944.06 FEET TO THE NORTH 1/16 CORNER ON THE EAST BOUNDARY LINE OF SAID SECTION 25, MARKED BY A BANNOCK COUNTY BRASS CAP, AS DESCRIBED IN CORNER PERPETUATION INST. NO. 751427, ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED INST. NO. 20725774; THENCE NORTH 89°53'10" WEST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 440.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON THE EASTERLY RIGHT OF WAY LINE OF HOSPITAL WAY; THENCE NORTH 00°07'48" EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF HOSPITAL WAY, A DISTANCE OF 777.00 FEET TO A POINT BETWEEN RESIDENTIAL COMMERCIAL PROFESSIONAL (RCP) AND RESIDENTIAL LOW DENSITY (RL) ZONING; THENCE NORTH 69°36'34" EAST, ALONG A LINE THAT DIVIDES RESIDENTIAL COMMERCIAL PROFESSIONAL (RCP) AND RESIDENTIAL LOW DENSITY (RL) ZONING, A DISTANCE OF 476.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.75 ACRES MORE OR LESS

ATTACHMENT C

APPLICATION & PRELIMINARY PLAT



PLANNING & DEVELOPMENT SERVICES
PO Box 4169, 911 NORTH 7 AVENUE
POCATELLO, IDAHO 83205
PHONE (208)234-6184; FAX (208)234-6586
planning@pocatello.us

PRELIMINARY PLAT APPLICATION

Received Date: 12.1.23
Staff Assigned: ML
Pre-App Review: _____

Hearing Date: 1.10.2024
Reference #: 1212596807

Application #: 23-2982
Receipt Date: 12.4.2023

Filing Fee: \$565.00 + number of address labels 62 x \$2.00 per label = \$ \$124.00 + Engineering Survey Accuracy Review \$250 + the number of lots 21 x \$25 per lot = \$525.00 for a Total Due of \$ \$1,464.00.

Applicant/Owner:

Name: JG Ventures, LLC
Address: 5183 EAST 21 SOUTH
City, ST, ZIP: AMMON, ID, 83401
Phone: 435-671-3285
Email: JAKE@HEYWOODDEVELOPMENT.COM

Representative (if applicable):

Name: HORROCKS ENGINEERS
Address: 2194 SNAKE RIVER PARKWAY STE 205
City, ST, ZIP: IDAHO FALLS, ID, 83402
Phone: 208 522 1223
Email: BRYCE.MARSH@HORROCKS.COM

Engineer/Surveyor:

Name: HORROCKS ENGINEERS (BRYCE MARSH)
Address: 2194 SNAKE RIVER PARKWAY STE 205
Phone: 208 522 1223
City, State, Zip: IDAHO FALLS, ID, 83402
Email: BRYCE.MARSH@HORROCKS.COM

Project Information:

Proposed Subdivision Name: HOSPITAL VIEW Is this a replat? ☐ Yes ☒ No
Zoning: RCP WITH CONTRACT REZONE Comprehensive Plan Designation: MIXED USE
Legal Description & Deed Instrument Number: REFER TO SUBDIVISION GUARANTEE
Location (Section, Township, Range): S. 25, T. 6 S., R. 34. E.
General Location: PROJECT IS LOCATED EAST OF PORTNEUF HOSPITAL ON HOSPITAL WAY
Total Acreage: 13.12 AC Total Number of Lots: 21

TERMS AND CONDITIONS

The approval of this application does not permit the violation of any section of the Building Code or other Municipal Codes.

This application shall not be considered complete, nor will a public hearing date be scheduled, until all required information, identified on the application checklist, has been submitted and verified by City staff.

The applicant or a representative must be present at the scheduled public hearing.

If the applicant is not the legal owner of record of the property, then an Affidavit of Legal Interest, signed by the owner, must be submitted with the application.

I hereby acknowledge that I have read this application and state that the above information is correct and agree to the above terms and conditions.

Signature of Applicant:  Dated: 12/1/23

eSigned via SeamlessDocs.com
Key: 9e7b49a6967831db33ba31a684f79a4



Planning & Development Services

PRELIMINARY PLAT SUBDIVISION CHECKLIST

Name of Sudivision: HOSPITAL VIEW

Application #: 23-2982

Applicant	City Staff	Requirements
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☒	☐	All documents submitted in individual electronic PDF Format
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Preliminary Plat Application:

☒	☒	Completed Preliminary Plat Subdivision Application
☒	☐	All fees paid
☒	☒	A Microsoft Excel file containing all of the names and addresses of current property owners within a 300-foot radius of the subject property.
☒	☒	One (1) 18"x24" digital copy of the plat drawn to standards specified in the subdivision ordinance.
☒	☒	Applicant's evidence of ownership (recorded deed). If the applicant is not the owner, then notarized Affidavit of Legal Interest from the owner of record.
☒	☒	Current title report covering the proposed subdivision (within last 30 days). Or letter from original title company certifying there has been no changes from the original title report.
☒	☐	If a replat, a copy of the original subdivision plat.

Drawings: One (1) 18"x24" digital copy

☒	☒	Plat stamped and signed by a professional surveyor licensed in the State of Idaho.
☒	☒	Vicinity map showing relative project location.
☒	☒	Boundaries of the tract with dimensions and phases indicated (if applicable).
☒	☒	Subdivision layout (lots, blocks, streets, alleys, etc.) w/ dimensions and each lot area in square feet.
☒	☒	Description of adjacent lands. (Instrument number and owners name)
☒	☒	North arrow and legible scale with symbols, legend, and date of preparation.
☒	☒	Location of physical encroachments upon the boundaries of the tract (if applicable).
☒	☒	Typical street cross sections showing curbs, gutters, sidewalks, & landscape strips.
☒	☒	Site plan with contours at 2-foot interval showing existing topography, water features, flood-plain, drainage, etc.
☒	☒	The plat shall detail the entire area scheduled for development where the proposed subdivision is only a portion of a larger tract of land intended for subsequent and eventual development.
☒	☒	Rights-of-way, easements and dedications with dimensions and uses identified (proposed and existing).
☒	☒	Street names, location, width, center line bearing and distance.
☒	☒	Utility locations (sewer, water, storm, and utilities).
☒	☒	Storm water drainage (retention/detention) locations and discharge point.
☒	☒	Preliminary drainage calculations (estimated runoff coefficient and detention volume).
☒	☒	If any portion of the property includes slope greater than 15%, a slope analysis must be included, pursuant to Code Section 17.05.140.

Applicant	City Staff	Requirements
☒	☒	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". 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.

Note: This is not an all inclusive list, but is meant to act as an aid to those who develop in the City.

AFFIDAVIT OF MAILING LIST

1. The undersigned is the applicant or authorized representative of the applicant.
2. The undersigned understands that the City of Pocatello requires the applicant to provide a Microsoft Excel file containing all of the names and addresses of current property owners within a 300-foot radius of the subject property. **The list shall be based on the most current equalized assessment rolls acquired from the Bannock County Assessor's Office.**
3. The undersigned ensures that the persons named, together with their mailing addresses as shown on the project mailing list attached herewith, are all the owners of property situated within 300 feet of the property, as their said names and mailing addresses are set forth on the latest equalized assessment rolls as acquired from the Bannock County Assessor's Office.
4. **The foregoing is true under penalty of perjury.**

Dated: 27th November, 2023

Signature: John Burkashan

Name (please print): John Burkashan

Mailing Address: 5183 E. 21 South

City: Arden State: ID Zip: 83406

PRELIMINARY PLAT
FOR
HOSPITAL VIEW

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN
BANNOCK COUNTY, IDAHO
-2023-



LEGEND

- PLSS CORNER
BOUNDARY LINE
LOT LINE
STREET CENTERLINE
SECTION LINE
TIE LINE
PUBLIC UTILITIES EASEMENT (P.U.E.) & CROSS ACCESS EASEMENT (C.A.E.) WIDTH AS SHOWN
PUBLIC UTILITIES EASEMENT (P.U.E.)
POINT OF BEGINNING
PUBLIC UTILITIES EASEMENT
CROSS ACCESS EASEMENT
CONTRACT REZONE (3.8 AC)
PHASE LINE
- P.O.B.
P.U.E.
C.A.E.

OWNERS/DEVELOPERS:

JG VENTURES, LLC
5183 EAST 21ST SOUTH
AMMON, ID 83401
PHONE: 435-671-3085
EMAIL: JAKE@JGWOODDEVELOPMENT.COM

ENGINEER/PLANNER:

HORROCKS ENGINEERS
BRYCE MARSH, P.E.
2104 SNAKE RIVER PARKWAY
SUITE 205
IDAHO FALLS, ID 83402
(208) 525-1223

SURVEYOR:

CREEK HOLLOW & ASSOC., INC.
CHRISTOPHER ADAMS, PLS
611 WILSON AVE., SUITE 1A
POCATELLO, ID 83201

ACREAGE SUMMARY

TOTAL = 13.12 ACRES
TOTAL LOTS = 21
AVERAGE BUILDABLE SIZE = 18,989 SF

NOTES

- ALL BUILDING SETBACK DISTANCES AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE CITY OF POCATELLO ZONING REGULATIONS.
- STORM WATER DESIGN SHALL FOLLOW THE PORTNEUF VALLEY STORMWATER DESIGN MANUAL, MAY 2019, AND EACH LOT SHALL BE RESPONSIBLE FOR STORMWATER MITIGATION.
- ALL INTERNAL ACCESS TO BE PRIVATE.
- LOTS 5, 11, 17, & 23 ARE COMMON LOTS.
- LOTS 11 & 20 TO HAVE BLANKET CROSS ACCESS EASEMENTS.
- LOTS 1 AND 14 ARE TO BE UNDISTURBED AND NON-BUILDABLE IN ACCORDANCE WITH 17.05.140. SITE AND BUILDING DEVELOPMENT GUIDELINES.

CONTRACT REZONE SUMMARY

- REFER TO INSTRUMENT NUMBER 2230354
- RE ZONING OF 6.15 ACRES WITH 3.8 ACRES OF CONTRACT REZONE
- DENSITY LIMITED TO 20 UNITS/ACRE
- 20' LANDSCAPE BUFFER OF EASTERN PROPERTY LINE
- MAXIMUM MULTIFAMILY BUILDING HEIGHT OF 36'-0"
- RESIDENTIAL USE

SHEET INDEX

- PP1.0 LOT DIMENSIONS
PP1.1 NATURAL FEATURES, UTILITIES, AND TYPICAL SECTIONS
PP1.2 SLOPE ANALYSIS
PP1.3 PRELIMINARY GRADING

BASIS OF BEARING

CENTRAL MERIDIAN OF THE EAST ZONE OF THE IDAHO
STATE PLANE COORDINATE SYSTEM.

Curve Table

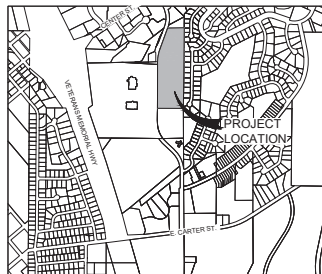
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	209.37'	664.49'	18°03'10"	N9°10'11"E	208.50'
C2	27.10'	664.49'	2°20'11"	N19°21'52"E	27.08'
C3	20.86'	24.50'	48°48'53"	S55°33'05"W	20.23'
C4	50.65'	50.50'	57°27'52"	S51°12'35"W	48.55'
C5	6.47'	50.50'	7°20'41"	S18°48'19"W	6.47'
C6	147.48'	219.51'	38°29'42"	N34°22'51"E	144.73'
C7	2.01'	219.52'	0°31'25"	N54°07'49"E	2.01'
C8	209.37'	664.49'	18°03'10"	N9°10'11"E	208.50'

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 25, BEING MARKED BY BRASS CAP BANNOCK COUNTY MONUMENT AS SHOWN ON CORNER PERPETUATION AND FILING, INSTRUMENT NO. 751428, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAGEWOOD HILLS, INSTRUMENT NO. 569115, AND SAGEWOOD HILLS PHASE II, INSTRUMENT NO. 515645, SOUTH 00°33'12" WEST 1375.00 FEET TO THE NORTH SIXTEENTH CORNER OF SAID SECTION 25, BEING MARKED BY A BRASS CAP BANNOCK COUNTY MONUMENT AS SHOWN ON CORNER PERPETUATION AND FILING, INSTRUMENT NO. 751427; THENCE NORTH 89°52'29" WEST 440.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF HOSPITAL WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: (1) NORTH 00°08'36" EAST 799.48 FEET TO A POINT OF TANGENCY WITH A 664.49 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST OF WHICH RADIUS BEARS SOUTH 88°51'24" EAST; (2) THENCE NORTHEASTLY 238.46 FEET ALONG THE ARC OF SAID 664.49 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 20°23'21" AND A LONG CHORD THAT BEARS NORTH 10°20'17" EAST 235.22 FEET; (3) THENCE NORTH 20°31'57" EAST 380.39 FEET TO THE SOUTHWEST CORNER OF TUSCANY PROFESSIONAL PLAZA, INSTRUMENT NO. 20117438; THENCE ALONG THE SOUTH LINE OF SAID TUSCANY PROFESSIONAL PLAZA, NORTH 88°51'37" EAST 282.77 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 13.119 ACRES



VICINITY MAP
SCALE: NTS

HORROCKS ENGINEERS
2104 Snake River Parkway, Suite 205
Idaho Falls, ID 83402
(208) 525-1223
www.horrockse.com

WARNING

IF THIS BAR DOES NOT
MATCH THE DRAWING,
DRAWING IS NOT TO SCALE

DATE: 11/01/2023
DESIGNED: MKL/TSM/AM
CHECKED: MKL/TSM/AM
PROJECT: D746023

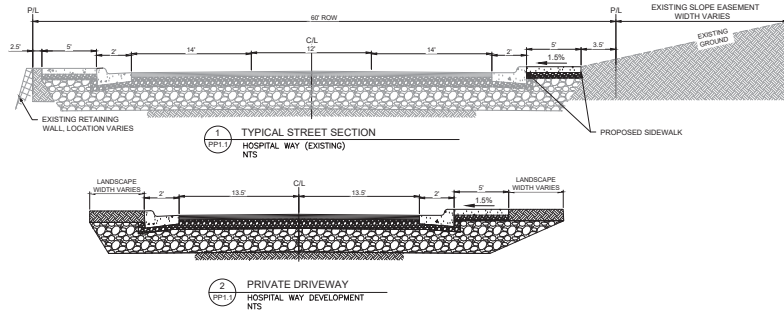
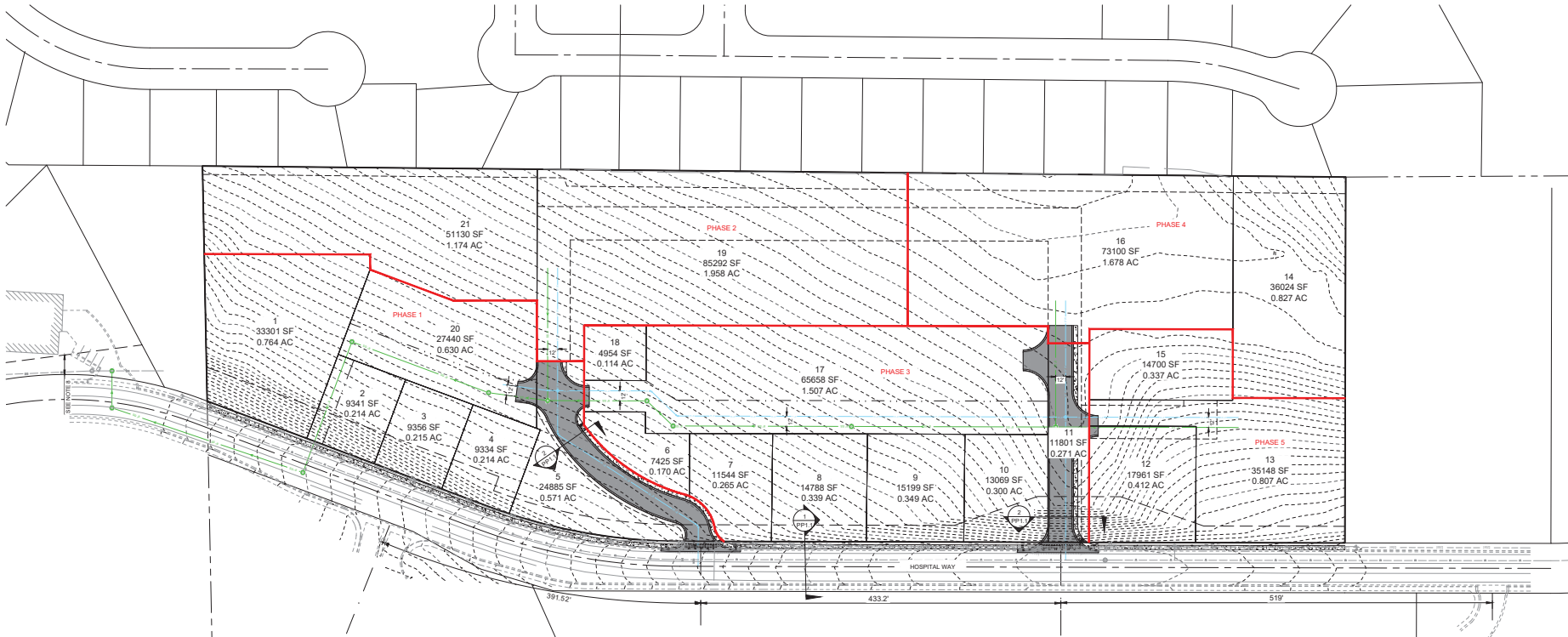
PRELIMINARY
NOT FOR
CONSTRUCTION

HOSPITAL VIEW
POCATELLO, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS

PP1.0

PRELIMINARY PLAT
FOR
HOSPITAL VIEW

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN
BANNOCK COUNTY, IDAHO
-2023-



PRELIMINARY PLAN NOTES

- UTILITIES SHOWN AS APPROXIMATE LOCATION AND INTENDED TO MEET THE DESIGN STANDARDS SET FORTH BY THE CITY OF POCATELLO.
- SITE IMPROVEMENTS AND UTILITIES ARE SHOWN CONCEPTUAL ONLY. FUTURE SITE IMPROVEMENTS TO BE SHOWN AT TIME OF SITE PLAN.
- FIRE HYDRANTS TO BE SHOWN AT TIME OF SITE PLAN AND ANTICIPATED TO BE SPACED AT 300' MINIMUM. FIRE HOUSE PULL LENGTHS ANTICIPATED TO BE 400' FOR NON SPRINKLED BUILDINGS AND 600' FOR SPRINKLED BUILDING OR AS IDENTIFIED IN THE APPROPRIATE CODE.
- SOLID WASTE LOCATIONS TO BE DETERMINED AT TIME OF SITE PLAN AND SHALL BE FRONT LOADED WITH A CLEAR ZONE OF 60'-80'.
- A WATER MODEL WILL BE PERFORMED BY DEVELOPER AT TIME OF SITE DEVELOPMENT FOR CITY'S REVIEW.
- UTILITIES ARE SHOWN CONCEPTUALLY WITH THE ABILITY TO SERVE EACH LOT. FINAL UTILITY LOCATIONS AND ASSOCIATED PUE EASEMENTS WILL BE DETERMINED AT TIME OF SITE PLAN.
- CONTOURS SHOWN AT 2' MINOR AND 10' MAJOR INTERVALS.
- EXISTING EASEMENT FOR SANITARY SEWER AND OTHER PUBLIC UTILITIES.

PRELIMINARY STORM DRAINAGE CALCULATIONS

DESIGN STORM 50 YR	BASIN A	BASIN B
AREA (ACRES)	9.82	3.3
TIME OF CONCENTRATION (MIN)	0.77	0.67
WEIGHT OF POST	6.82	2.49
ALLOWABLE RELEASE RATE (CFS)		
MINIMUM STORAGE REQUIRED	14179	3589

PREDEVELOPMENT RELEASE RATE

TIME OF CONCENTRATION (MIN)	BASIN A	BASIN B
C PRE	12.5	10
INTENSITY (IN/HR)	0.25	0.25
AREA (AC)	2.78	3.01
Q OUT (CFS)	9.82	3.3
	6.82	2.49

PRELIMINARY STORM DRAINAGE NARRATIVE

STORM WATER TO BE DETAINED ON SITE AND RELEASED AT PRE-DEVELOPMENT RATES IN ACCORDANCE WITH THE PORTNEUF VALLEY STORMWATER DESIGN MANUAL. STORMWATER STORAGE TO BE A COMBINATION OF SURFACE AND SUBSURFACE STORAGE BY INDIVIDUAL LOTS TO MEET MINIMUM STORAGE VOLUMES. BASED ON GEOTECHNICAL REPORT STORMWATER IS RECOMMENDED TO BE DETAINED AND RELEASED AT PREDEVELOPMENT RATES TO CONTROL SLOPE INTEGRITY. A STORMWATER MASTER PLAN SHALL BE PREPARED AT THE TIME OF SITE DEVELOPMENT.



WARNING

DRAWING INFO	REVISIONS
DATE: 11/01/2023	REV # DATE
DESIGNED: MBL/TSM/AM	
CHECKED: MBL/TSM/AM	
PROJECT: D746023	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

HOSPITAL VIEW

POCATELLO, IDAHO

PRELIMINARY PLAT

NATURAL FEATURES, UTILITIES & TYPICAL SECTIONS



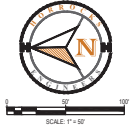
PP1.1

ATTACHMENT D

SLOPE ANALYSIS W/ AERIAL PHOTOGRAPHY

PRELIMINARY PLAT
FOR
HOSPITAL VIEW

LOCATED IN THE NORTHEAST QUARTER OF SECTION 25,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN
BANNOCK COUNTY, IDAHO
-2023-



**HORROCKS
ENGINEERS**
2194 Snake River Pkwy., Suite 205
Buhl, ID 84402
(208) 922-1223
www.horrock.com

WARNING

IF THIS BAR DOES NOT
MATCH THE DRAWING
DRAWING IS NOT TO SCALE

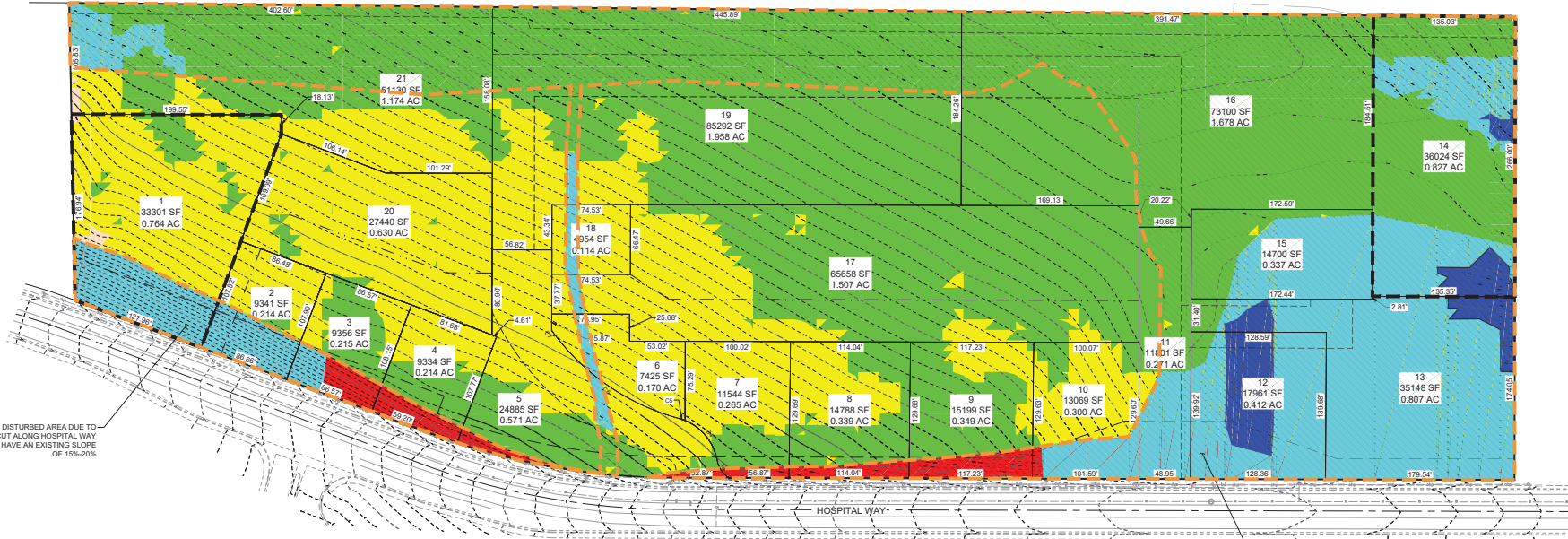
REVISIONS	DATE	BY	DATE
1	01/11/2023		
2	01/11/2023		

**PRELIMINARY
NOT FOR
CONSTRUCTION**

HOSPITAL VIEW
POCATELLO, IDAHO
PRELIMINARY PLAT
SLOPE ANALYSIS

PP1.2

PAGE 3



SHADED BLUE DISTURBED AREA DUE TO
ROAD CUT ALONG HOSPITAL WAY
ASSUMED TO HAVE AN EXISTING SLOPE
OF 15%-20%

SHADED BLUE DISTURBED AREA DUE TO ROAD
CUT ALONG HOSPITAL WAY ASSUMED TO
HAVE AN EXISTING SLOPE OF 15%-20%

Number	Minimum Slope	Maximum Slope	Area	Color
1	0.01%	15.00%	314603.82	Green
2	15.00%	25.00%	213176.98	Yellow
3	25.00%	35.00%	11140.12	Orange
4	35.00%	1000.00%	32515.61	Red

Existing Disturbed Area Table				
Previous Disturbed Area	Minimum Slope	Maximum Slope	Area	Color
Entire Site	-	-	260,224.91	White
Partial Site	0%	14.99%	122,818.47	Green
Partial Site	15%	24.99%	83,945.71	Yellow
Partial Site	25.00%	34.99%	10,945.12	Orange
Partial Site	35.00%	1000%	32,515.61	Red

Overall Site Area & Impact Disturbance Table	
Total Site Area	13.12 Acres
Previous Disturbed Area	5.97 Acres
To Be Disturbed Area	5.77 Acres
Preserved Area	1.37 Acres

SLOPE ANALYSIS NOTE:

- THIS SLOPE ANALYSIS WAS DEVELOPED UTILIZING HISTORICAL AERIAL IMAGERY TO IDENTIFY DISTURBED AREA REFER TO EXHIBIT A FOR DOCUMENTATION.
- A MINIMUM OF 1.37 ACRES TOTAL AREA TO REMAIN UNDISTURBED. AREA TO BE COMPRISED OF LOT 1 & LOT 14, AS SHOWN 1.991 ACRES SHOWN FOR REFERENCE. FINAL LOCATION AND LOTS TO BE DETERMINED AT FINAL PLAT AND SHOWN ACCORDINGLY.
- PRESERVED AREA CALCULATIONS ADHERED TO CODE 17.05.100 SLOPE DEVELOPMENT STANDARDS BY FOLLOWING TABLE 17.05.140. THE PRESERVED AREA IS THE PRODUCT OF SUBTRACTING THE PREVIOUSLY DISTURBED AREA FROM EACH SLOPE BAND MULTIPLIED BY THE CORRESPONDING MAXIMUM PERCENT SITE DISTURBANCE ALLOWED.

LEGEND

- PROPOSED UNDISTURBED AREA BOUNDARY
- EXISTING DISTURBED AREA BOUNDARY



EXHIBIT A

APPROX. SUBJECT
PROPERTY LOCATION

NETRONLINE 1969

EXHIBIT A

APPROX. SUBJECT
PROPERTY LOCATION

An aerial photograph of a residential area. A red outline is drawn on the left side of the image, enclosing a large, mostly undeveloped area. To the right of this area, there are several residential streets with houses. A red line points from the text 'APPROX. SUBJECT PROPERTY LOCATION' to the red outline. The text 'EXHIBIT A' is in a red box at the top center. The text 'NETRONLINE 1993' is in a red box at the bottom right.

EXHIBIT A

APPROX. SUBJECT
PROPERTY LOCATION

EXHIBIT A

Hospital Way

Row Way

APPROX. SUBJECT
PROPERTY LOCATION

400m



ATTACHMENT E

TRAFFIC IMPACT STUDY

Executive Summary

SITE LOCATION

The proposed development is located on the east side of Hospital Way in Pocatello, Idaho. There are two proposed accesses onto Hospital Way.

DEVELOPMENT DESCRIPTION

The proposed development is planned to be built out in 2027. The project is expected to build 139 multifamily residential units, medical clinics, general and medical/dental office space, two fast-food restaurants, and a bank.

PRINCIPAL FINDINGS

The following are the principal findings recorded in this report:

- The proposed development is expected to generate 385 trips in the AM peak hour and 442 trips in the PM peak hour.
 - With pass-by trips, it is expected to generate 290 new trips in the AM peak hour and 331 new trips in the PM peak hour.
- The distance from the North Portnuef Hospital Access and the North Development Access and the distance between the South Development Access and South Portnuef Hospital Access meet the *BTPO Access Management Guidelines* for offset spacing on a minor arterial. The distance from the North Development Access to the South Development Access does not meet the *BTPO Access Management Guidelines* for full movement accesses on the same side of a minor arterial. It does meet the required spacing for a collector road may be acceptable with the concurrence of the City of Pocatello.
- In the existing conditions, the study intersections are operating at an acceptable Level of Service (LOS).
- In the 2027 background condition, without the addition of development traffic, the study intersections are operating at an acceptable LOS.
- In 2027 with the addition of the development traffic it is expected that the intersection of Hospital Way and the North Portnuef Hospital Access will operate at LOS E in the PM peak hour.
- There is an existing two-way left-turn lane (TWLTL) that will be used as dedicated left-turn lanes into the proposed development. Right turn lanes are not warranted through 2037.
- In the 2032 background condition, without the addition of development traffic, the study intersections are operating at an acceptable LOS.
- In 2032 with the addition of the proposed development traffic, it is expected that the intersection of Center Street and Hospital Way will operate at LOS F in the AM peak hour and

that the intersection of Hospital Way and the North Portnuef Hospital Access will operate at LOS E in the PM peak hour as an all-way stop-controlled (AWSC) intersection.

- In the 2037 background condition, without the addition of development traffic, it is expected that the intersection of Hospital Way and the North Portnuef Hospital Access will operate at LOS F in the PM peak hour.
- In 2037 with the addition of the proposed development traffic, it is expected that the intersection of Hospital Way and Terry Street will operate at LOS E in the AM and PM peak hours.

RECOMMENDATIONS

Based on the analysis in the report, the following are recommended to mitigate delay:

- To meet the access guidelines for a minor arterial the North and South Development Accesses will need to be spaced 660 feet apart or one of them will need to be a right-in right-out access. Hospital Way currently functions more like a collector road than an arterial, so 435 feet between the proposed accesses may be acceptable with the concurrence of the City of Pocatello. The offset Hospital accesses meet the access guidelines for a minor arterial.
- It is assumed that the TWLTL on Hospital Way will become dedicated left-turn lanes into the proposed project accesses. Right-turn lanes are not warranted through 2037.
- In 2027 without the proposed development traffic, an AWSC intersection, roundabout, or a signalized intersection is recommended at the intersection of Hospital Way and the North Portnuef Hospital Access.
 - With an all-way stop, the northbound approach is expected to operate at LOS E.
 - A signal would be 900 feet away from the signal at Center Street and Hospital Way, which is closer than typically recommended for signal spacing.
- In 2027 with the addition of the development traffic, an all-way stop or a signal is recommended at the intersection of Hospital Way and North Portnuef Hospital Access with the considerations described in the previous bullet.
- By 2032 with the addition of the proposed development traffic, it is recommended that the intersection of Hospital Way and the North Portnuef Hospital Access be upgraded to a signal. It is also recommended that an eastbound free-right movement be added at the intersection of Center Street and Hospital Way.
- By 2037 with the additional traffic, it is recommended that an all-way stop be installed at the intersection of Hospital Way and Terry Street.
 - Both Hospital Way and Terry Street are minor arterials, so an all-way stop may not be an appropriate traffic control. It may be an interim measure while a signal warrant study is being conducted.

- o In all of the future scenarios, the 95th percentile queue length should be used to determine the length of storage needed at each intersection. Signal warrant studies should be performed as needed to determine the timing of the proposed signals.

Table E.1 summarizes the recommendations for each scenario. It is assumed that recommendations made in previous scenarios have been implemented in future scenarios. Signal warrant studies should be conducted in the future as the intersections reach unacceptable delays. Recommendations in the scenarios with the proposed development traffic included are as a result of the added traffic from the Hospital Way development and are at least partially the responsibility of the development to mitigate.

Table E.2 shows the percentage of the total 2027 traffic that comes from the Hospital Way development.

Table E. 1-Recommendation Summary

Intersection	Existing	2027		2032		2037	
		Background	with Development	Background	with Development	Background	with Development
Clark Street & 19th Avenue	TWSC	--	--	--		--	--
Center Street & 19th Avenue	TWSC	--	--	--		--	--
Center Street & Hospital Way	Signal	--	--	--	Free Eastbound Right Turn	--	--
Hospital Way & North Portnuef Hospital Access	TWSC	--	AWSC or Signal ¹	--	Signal ²	AWSC or Signal ¹	--
Hospital Way & South Portnuef Hospital Access	TWSC	--	--	--	--	--	--
Hospital Way & Terry Street	TWSC	--	--	--	--	--	AWSC ³
Terry Street & 19th Avenue	AWSC	--	--	--	--	--	--
Hospital Way & North Development Access	--	--	--	--	--	--	--
Hospital Way & South Development Access	--	--	--	--	--	--	--

¹AWSC expected to have movements at LOS E, signal would be 900 feet from Center Street signal.
²900 feet from Center Street signal
³AWSC at the intersection of minor arterials

Table E. 2-Percent Development Traffic at Buildout (2027)

Intersection	AM Peak Hour	PM Peak Hour
Clark Street & 19th Avenue	1%	1%
Center Street & 19th Avenue	1%	1%
Center Street & Hospital Way	14%	16%
Hospital Way & North Portnuef Hospital Access	18%	21%
Hospital Way & South Portnuef Hospital Access	12%	14%
Hospital Way & Terry Street	13%	13%
Terry Street & 19th Avenue	9%	12%
Hospital Way & North Development Access	30%	34%
Hospital Way & South Development Access	25%	29%