

Agenda Item #9

**POCATELLO CITY COUNCIL
FINAL PLAT – FAIRMONT PLACE
EXECUTIVE SUMMARY**

REQUEST:

Laura-Louise Radke with Sunrise Engineering has submitted a Final Plat to be known as Fairmont Place. The proposal calls for platting of 2.22-acres (more or less) into 13 lots. The property owners of existing residences (proposed Lots 1-7 & 11) are part of the application submitted on behalf of Cody Christensen basically to clean-up discrepancies in property lines. Staff finds that the Final Plat is in substantial conformance to the Preliminary Plat as reviewed and recommended by the Planning & Zoning Commission.

RECOMMENDATION:

In consideration of the application, and City staff review, the Planning & Zoning Commission recommended **approval** of the Preliminary Plat following a public hearing which was held on May 11, 2022 finding the application meets the standards for approval under Municipal Code Section 16.20.050.

ATTACHMENTS:

- a. Final Plat – Fairmont Place
- b. Public Works Memorandum
- c. Planning & Zoning Commission Findings of Fact
- d. Planning & Zoning Commission Staff Report Packet

ATTACHMENT A
FINAL PLAT – FAIRMONT PLACE

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

NORTH 1/16 CORNER ON
THE EAST LINE OF
SECTION 23. FOUND BCM
IN VAULT AS DESCRIBED
IN CP&F INST. NO. 891042



- LEGEND**

- 5 / BLOCK 1** SUBDIVISION LOT/BLOCK NUMBER

(-S1) RECORD INFORMATION PER RECORD OF SURVEY
FOR CODY CHRISTENSEN (INST. NO. 22101782)

(-S2) RECORD INFORMATION PER RECORD OF SURVEY
FOR POKY POLAR LLC (INST. NO. 22001986)

(-S3) RECORD INFORMATION PER RECORD OF SURVEY
FOR DALE JONES (INST. NO. 20110105)

FAIRMONT PLACE SUBDIVISION

SUNRISE
ENGINEERING

REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: January 3, 2025
DRAWING: P:\Christensen, Cody\10393-Fairmont Place Subdivision\SURVEY	
ICAD\05-03-24 Fairmont Place FP.dwg	
SCALE: 1 INCH = 30 FEET	PROJECT NO: 10393 SHEET 1 OF 3

FAIRMONT PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER 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.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

CODY JAY CHRISTENSEN (OWNER)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED CODY JAY CHRISTENSEN, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

NOTARY PUBLIC

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER 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.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

PATRICIA J. ROBERTSON (OWNER)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED PATRICIA J. ROBERTSON, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

NOTARY PUBLIC

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER 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.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

JOYCE ANN MOORE (OWNER)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JOYCE ANN MOORE, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

NOTARY PUBLIC

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER 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.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

KERRY R. TAYLOR (OWNER)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED KERRY R. TAYLOR, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

NOTARY PUBLIC

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

OWNER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER 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.

IN WITNESS WHEREOF, WE, THE OWNERS, DO HEREUNTO SET OUR HANDS.

JERAD POTTER (OWNER)

SARA WESTBROOK (OWNER)

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED JERAD POTTER, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

NOTARY PUBLIC

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

ACKNOWLEDGMENT

STATE OF IDAHO, COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR 20____, BEFORE ME _____, A NOTARY PUBLIC, PERSONALLY APPEARED SARA WESTBROOK, KNOWN OR IDENTIFIED TO ME, TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH EXECUTED THE SAME.

NOTARY PUBLIC

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

COUNTY RECORDER'S CERTIFICATE

FAIRMONT PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 23, TOWNSHIP 6 SOUTH, RANGE 34 EAST,
BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: January 2, 2025
DRAWING: P:Christensen, Cody\10393_Fairmont Place Subdivision\SURVEY	
	CAD\05-03-24 Fairmont Place FP.dwg
PROJECT NO: 10393	SHEET 2 OF 3



FAIRMONT PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER-EAST 1/16 CORNER OF SECTION 23, BEING MARKED BY A 2" ALUMINUM CAP AS DESCRIBED IN CORNER PERPETUATION & FILING INST. NO. 891037;
THENCE NORTH 00°28'38" EAST, FOLLOWING ALONG THE EAST 1/16 LINE OF SECTION 23, A DISTANCE OF 699.03 FEET;

THENCE SOUTH 89°40'04" EAST, LEAVING SAID EAST 1/16 LINE OF SECTION 23 AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST POPLAR STREET, A DISTANCE OF 684.34 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND BELONGING TO MARCI JOSEPHSON (RECORD INST. NO. 21117098), ALSO BEING THE POINT OF BEGINNING;

THENCE LEAVING THE NORTH RIGHT-OF-WAY LINE OF EAST POPLAR STREET AND FOLLOWING ALONG THE BOUNDARY OF SAID PARCEL OF LAND FOR THE FOLLOWING TWO (2) COURSES:

- 1. NORTH 00°28'38" EAST A DISTANCE OF 140.00 FEET;
- 2. NORTH 89°40'04" WEST A DISTANCE OF 5.14 FEET;

THENCE LEAVING SAID PARCEL OF LAND BELONGING TO MARCI JOSEPHSON AND FOLLOWING ALONG THE EAST BOUNDARY OF A PARCEL OF LAND BELONGING TO COTTAGES AT POPLAR LLC (RECORD INST. NO 22002165) FOR THE FOLLOWING THREE (3) COURSES:

- 1. NORTH 00°13'22" EAST A DISTANCE OF 80.92 FEET;
- 2. NORTH 41°05'25" WEST A DISTANCE OF 8.11 FEET;
- 3. NORTH 00°51'14" WEST A DISTANCE OF 95.56 FEET;

THENCE LEAVING THE EAST BOUNDARY OF SAID PARCEL OF LAND BELONGING TO COTTAGES AT POPLAR LLC AND FOLLOWING ALONG THE SOUTH BOUNDARY LINES OF THREE (3) SEPARATE PARCELS OF LAND BELONGING TO DANIEL JUSTIN CHATTERTON (RECORD INST. NO. 22007798), COLLINS FAMILY TRUST (RECORD INST. NO. 22310229) AND HIGLEY INVESTMENTS LLC (RECORD INST. NO. 22301759) FOR THE FOLLOWING THREE (3) COURSES:

- 1. SOUTH 89°57'44" EAST A DISTANCE OF 212.62 FEET;
- 2. NORTH 00°26'35" EAST A DISTANCE OF 10.14 FEET;
- 3. SOUTH 89°30'30" EAST A DISTANCE OF 92.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE;

THENCE SOUTH 00°51'27" WEST, LEAVING THE SOUTH BOUNDARY LINE OF SAID PARCEL OF LAND BELONGING TO HIGLEY INVESTMENTS LLC AND FOLLOWING ALONG THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE, A DISTANCE OF 333.53 FEET;

THENCE NORTH 89°40'04" WEST, LEAVING THE WEST RIGHT-OF-WAY LINE OF FRANKLIN AVENUE AND FOLLOWING ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST POPLAR STREET, A DISTANCE OF 289.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.22 ACRES, MORE OR LESS.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

ARE RECORDED AS INSTRUMENT NUMBER _____ AND ARE HEREBY MADE A PART OF THE PLAT

CULINARY WATER

THIS SUBDIVISION IS ELIGIBLE TO RECEIVE WATER FROM THE EXISTING CITY OF POCATELLO MUNICIPAL WATER SYSTEM.

IRRIGATION WATER RIGHTS STATEMENT

IT HAS BEEN DETERMINED THAT THE PROPERTY INCLUDED IN THIS SUBDIVISION IS NOT LOCATED WITHIN THE BOUNDARIES OF AN EXISTING IRRIGATION DISTRICT. LOTS WITHIN THIS SUBDIVISION WILL NOT RECEIVE AN IRRIGATION WATER RIGHT.

SANITARY RESTRICTIONS

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON DEPARTMENT OF ENVIRONMENTAL QUALITY REVIEW AND APPROVAL FOR THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF SANITARY RESTRICTIONS. WATER AND SEWER LINE HAVE BEEN COMPLETED AND SERVICES CERTIFIED AS AVAILABLE. SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DATE: _____ HEALTH DISTRICT SIGNATURE: _____

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY THAT A SURVEY WAS MADE UNDER MY DIRECTION OF THE PREMISES DESCRIBED IN THE BOUNDARY DESCRIPTION AND SHOWN ON THIS PLAT UPON WHICH THIS CERTIFICATION APPEARS. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND THAT THE MONUMENTATION SHOWN CONFORMS WITH THAT SET ON THE GROUND AND THAT THE PERTINENT STATUTES OF THE STATE OF IDAHO, TOGETHER WITH ALL LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

MATTHEW S. BAKER _____ DATE _____



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, THIS _____ DAY OF _____, 20____.

BRIAN BLAD, MAYOR _____ KONNI R. KENDELL, CITY CLERK _____

MERRIL QUAYLE, ENGINEER FOR THE CITY _____ PE NO. 10600 _____

CITY SURVEYOR CERTIFICATE

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

GERALD V. EVANS _____ PLS 10342 _____ DATE _____
POCATELLO CITY SURVEYOR

COUNTY REVIEWING SURVEYOR'S CERTIFICATE

I, _____, A REGISTERED LAND SURVEYOR IN AND FOR BANNOCK COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND COMPUTATIONS SHOWN HEREON, AND HAVE DETERMINED THAT THE REQUIREMENT OF IDAHO CODE 50-1305 HAVE BEEN MET, AND I

APPROVE THE SAME FOR FILING THIS _____ DAY OF _____, 20____.

BANNOCK COUNTY REVIEWING SURVEYOR _____ PLS NO. _____

COUNTY TREASURER'S CERTIFICATE

PURSUANT TO 50-1308, 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 _____

COUNTY RECORDER'S CERTIFICATE

FAIRMONT PLACE SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO



REVISIONS	SURVEYED BY: SRM, PS
1.	OFFICE WORK BY: MSB, MLM
2.	DATE: January 2, 2025
DRAWING: P:\Christensen, Cody\10393-Fairmont Place Subdivision\SURVEY	
CAD\05-03-24 Fairmont Place FP.dwg	
PROJECT NO: 10393	SHEET 3 OF 3

ATTACHMENT B
PUBLIC WORKS MEMORANDUM

Memorandum

To: Matthew Lewis, Senior Planner

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

Date: May 23, 2025

Re: Fairmont Place – City Council Final Plat (6.5.2025) Application #FP25-0005

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. 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.
- K. Add note, Easements not depicted: There is an easement for refuse pickup that is within the parking area, specifically for Lots 6-13 of said plat. Also add this paragraph to the owner's certificate. "The undersigned owner(s) of real property located within the Fairmont Place 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.
- L. Provide all cross access and maintenance easements as needed.
- M. Place and "R" restriction on lots 6 and 11 there will be no direct vehicular access allowed from Poplar Street to these lots, except for the shared drive for Lots 6-13 of said plat.
- N. It was noted that Idaho Power and other utility companies have existing lines crossing property lines and such within the plat. These existing lines shall be depicted on the plat with easements. If additional information is needed please contact the individual utilities. All new utilities will also need to be covered by easement.

2. Construction Plans/Infrastructure

A. Development Conditions

- 1. All public and private infrastructure shall be labeled and found within the construction plans, meeting all city and industry standards.
- 2. Infrastructure within the private property will remain under private maintenance such as parking and access, stormwater, and potable water. The sanitary sewer main line will remain in a easement and under the City of Pocatello jurisdiction for maintenance and access. Potable water meters will be at the right-of-way line as shown. All potable water mainline taps shall be done by the City Water Department at the development expense. The two existing potable water services (1110 and 1132 Poplar Street) shall be exposed and abandon by the city at development expense. Maintenance equipment access shall be provided to all existing sanitary sewer manholes.
- 3. USPS mail box unites are required for this development. Placement shall meet Federal ADA , USPS, and Pocatello standards and access requirements.
- 4. Once construction begins and it is found that retaining walls are desired to accommodate building, then said retaining walls shall be designed and submitted to the city for review and approval if over 4-foot in height.

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. Provide a copy of the bid schedule of the infrastructure for the City's year end reporting.
9. The developer will also be responsible to remove any sediment buildup in ponds constructed with the development as well as clean all storm water infrastructure prior to the two (2) year warrantee period.
10. The construction contractor will need to be bonded with the City of Pocatello for a minimum of \$50,000.00 or the subdivision shall be bonded per ordinance **16.24.110: SUBDIVISION SURETY BOND AND WARRANTY BOND**, a warranty bond for a minimum of twenty-five thousand dollars (\$25,000.00) or a maximum of five percent (5%) of one hundred twenty-five percent (125%) of the original cost estimate for the required infrastructure and improvements, whichever is the greater amount.

ATTACHMENT C

PLANNING & ZONING COMMISSION FINDINGS

FAIRMONT PLACE PRELIMINARY PLAT

MAY 13, 2022

**PLANNING & ZONING COMMISSION
FINDINGS OF FACT & DECISION
PUBLIC HEARING MAY 11, 2022**

Instrument # 22208501
Bannock County, Pocatello, Idaho
05/13/2022 08:47:15 AM No. of Pages: 3
Recorded for: BANNOCK COUNTY P&Z
Jason C. Dixon Fee: \$0.00
Deputy: vhall

FILE: 22-842

SUBDIVISION: Fairmont Place
APPLICANT/OWNER: Cody Christensen; Mariko Anderson; Joyce Ann Moore; Patricia Robertson Kerry Taylor
SURVEYOR/ENGINEER: Brady Smith, RMES
REQUEST: Preliminary Plat Subdivision Application
TITLE REPORT: Title report was submitted and reviewed
LOCATION: Near the corner of Poplar Street & Franklin Avenue
LOTS/UNITS: Eight (8) existing residences (5) lots owned by Christensen

I. REQUEST: The request is for preliminary plat approval of a subdivision to be known as Fairmont Place Subdivision. The proposal calls for the platting of 2.22 acres (more or less) into 13 lots. The property owners of the existing residences (proposed Lots 1-7 & 11) are part of the application submitted by Cody Christensen basically to clean-up discrepancies in property lines. Additionally, said parcels are not in a platted subdivision but are described by tax parcels. Christensen is sole owner of parcel RPRPCPP081700 (0.42 acres +/-) as well as parcel RPRPCPP081800 (0.46 acres +/-) who proposes to construct three (3) four (4) plexes. Said parcels are zone Residential High (RH) density which allows multi-family development outright.

II. PUBLIC HEARING: A public hearing was on the evening of May 11, 2022. The applicant's representative provided an overview of the proposal including the reasoning behind adjacent property owner besides Cody Christensen are part of the application. Staff noted that all properties are zoned Residential High density as reiterated the reasoning for the number of applicant's.

III. COMPREHENSIVE PLAN: The Comprehensive Plan Map designates the area for Residential, which is consistent with the RH zoning designation. Staff finds the following Goals, Objectives and Policies from the Comprehensive Plan to be applicable to this application: Housing Goal 1: Encourage development of a wide variety of high-quality housing opportunities that are safe, sanitary, attractive and affordable. Objective 1.1: Encourage development of housing affordable for households of all income levels throughout the community.

IV. NOTIFICATION: All property owners within a 300-foot radius of the subdivision boundary were notified by mail. Notice was published in the Idaho State Journal and a sign was placed near 1146 Poplar. No written correspondence was received.

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 proposal is compliant with all applicable standards of Title 16, provided that all comments and conditions are met.
☒	☐	☐	16.20.050 B.	The subdivision proposal complies with all applicable city design standards and development regulations.

			FINDING	Assuming all conditions and corrections are met, the proposed subdivision is compliant with all applicable city design standards and development regulations. See further discussion for Criteria 16.20.050 A-H and the Public Works Memorandum dated, May 4, 2022.
☒	☐	☐	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	The property owners of the existing residences (proposed Lots 1-7 & 11) are part of the application submitted by Cody Christensen, basically, to clean-up discrepancies in property lines. Additionally, said parcels are also not in a platted subdivision but are described by tax parcels. Christensen is sole owner of parcel RPRPCPP081700 (0.42 acres +/-) as well as parcel RPRPCPP081800 (0.46 acres +/-) who proposes to construct three (3) four (4) plexes. Said parcels are zone Residential High (RH) density which allows multi-family development outright.
☒	☐	☐	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: See Public Works Memorandum concerning any R.O.W. improvements. All parcels are in the “built” environment. Water and sewer is available. Utility Provider & City Department Notice: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on 4/4/22. To date, no comments have been received from the Utility providers receiving notice. 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). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. The proposed subdivision will not generate 100 or more peak hour trips and is not required as part of the application review.

ATTACHMENT D
PLANNING & ZONING COMMISSION STAFF
REPORT PACKET
May 11, 2022



**PLANNING & ZONING COMMISSION
MEETING MAY 11, 2022
STAFF REPORT**

**AGENDA ITEM
FILE: 22-842**

SUBDIVISION: Fairmont Place
APPLICANT/OWNER: Cody Christensen; Mariko Anderson; Joyce Ann Moore; Patricia Robertson Kerry Taylor
SURVEYOR/ENGINEER: Brady Smith, RMES
REQUEST: Preliminary Plat Subdivision Application
TITLE REPORT: Title report was submitted and reviewed
LOCATION: Near the corner of Poplar Street & Franklin Avenue
LOTS/UNITS: Eight (8) existing residences (5) lots owned by Christensen
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, dated May 4, 2022, shall be adhered to;
2. A building permit may not be issued unless all applicable standards of City Code Section 16.24.100 are adhered to, or a subdivision surety bond and warranty bond is obtained as outlined in City Code 16.24.110, prior to recording;
3. 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 Fairmont Place Subdivision. The proposal calls for the platting of 2.22 acres (more or less) into 13 lots. The property owners of the existing residences (proposed Lots 1-7 & 11) are part of the application submitted by Cody Christensen basically to clean-up discrepancies in property lines. Additionally, said parcels are not in a platted subdivision but are described by tax parcels. Christensen is sole owner of parcel RPRPCPP081700 (0.42 acres +/-) as well as parcel RPRPCPP081800 (0.46 acres +/-) who proposes to construct three (3) four (4) plexes. Said parcels are zone Residential High (RH) density which allows multi-family development outright.

COMPREHENSIVE PLAN: The Comprehensive Plan Map designates the area for Residential, which is consistent with the RH zoning designation. Staff finds the following Goals, Objectives and Policies from the Comprehensive Plan to be applicable to this application: Housing Goal 1: Encourage development of a wide variety of high-quality housing opportunities that are safe, sanitary, attractive and affordable. Objective 1.1: Encourage development of housing affordable for households of all income levels throughout the community.

OPTIONAL MOTIONS:

- 1. Approval of the Application:** “Motion to recommend approval of the preliminary plat application from Cody Christensen; Mariko Anderson; Joyce Ann Moore; Patricia Robertson & Kerry Taylor for Fairmont Place 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.
- 2. Denial of the Application:** “Motion to recommend denial of the preliminary plat application from Cody Christensen; Mariko Anderson; Joyce Ann Moore; Patricia Robertson & Kerry Taylor for Fairmont Place Subdivision 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

ATTACHMENTS:

- Public Works Memorandum dated May 4, 2022
- Application and Preliminary Plat
- Aerial
- Aerial with Zoning Overlay

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 for Criteria 16.20.050 A-H and the Public Works Memorandum dated, May 4, 2022.
☒	☐	☐	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>	The property owners of the existing residences (proposed Lots 1-7 & 11) are part of the application submitted by Cody Christensen, basically, to clean-up discrepancies in property lines. Additionally, said parcels are also not in a platted subdivision but are described by tax parcels. Christensen is sole owner of parcel RPRPCPP081700 (0.42 acres +/-) as well as parcel RPRPCPP081800 (0.46 acres +/-) who proposes to construct three (3) four (4) plexes. Said parcels are zone Residential High (RH) density which allows multi-family development outright.
☒	☐	☐	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.
			<i>Staff Review</i>	R.O.W. Improvements: See Public Works Memorandum concerning any R.O.W. improvements. All parcels are in the "built" environment. Water and sewer is available. Utility Provider & City Department Notice: Pursuant to Municipal Code 16.20.040F, utility providers and affected City departments were provided notice on 4/4/22. To date, no comments have been received from the Utility providers receiving notice. Private Covenants, Restrictions & Conditions: Recorded Owner's Covenants, Conditions and Restrictions (CC &R's) for the subdivision, if any, must be submitted after the recording of the final plat.
			16.20.050 E.	If city public works determines that the proposed subdivision will result in significant traffic impacts pursuant to subsection 16.20.030V of this chapter, then a "traffic impact study" will be required as part of the commission's review.
☒	☐	☐	<i>Staff Review</i>	Municipal 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). A traffic impact study may be waived by the Public Works Department upon the receipt of an approved traffic analysis to be included with the application. The proposed subdivision will not generate 100 or more peak hour trips and is not required as part of the application review.
			16.20.050 F.	The proposal provides for a continuation of a connected transportation system unless topography or natural features prevents a connection to abutting streets or property.
☒	☐	☐	<i>Staff Review</i>	All parcels are accessed via Poplar Street or Franklin Avenue. A majority of structures were constructed in the 1950's in the City of Alameda.
			16.20.050 G.	The proposed subdivision provides for bicycle and pedestrian transportation routes and amenities in accordance with Bannock transportation planning organization's most recent adopted bicycle and pedestrian plans.
☒	☐	☐	<i>Staff Review</i>	The Bannock Transportation Planning Organizations (BTPO) future Bicycle and Pedestrian Plan near the site identifies a proposed bicycle route on Franklin Avenue extending to Monte Vista on the north and Idaho State campus on the south. Randolph Avenue is a preferred route versus Jefferson.
			16.20.050 H.	Public utilities are provided to the newly created lots in public rights of way or in appropriately sized easements. (Ord. 2971, 2016)
☒	☐	☐	<i>Staff Review</i>	Extension of public utilities shall be coordinated with the appropriate agencies with all cost bore by the developer.

PUBLIC WORKS MEMORANDUM

ATTACHMENT A



Memorandum

To: Matthew Lewis, Senior Planner
Carl Anderson, Senior Planner

From: Merril Quayle PE, Public Works Development Engineer
Barry Hoch, Engineer Technician

Date: 05-02-2022

Re: Fairmont Place - P&Z Preliminary Plat (05/11/2022)

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

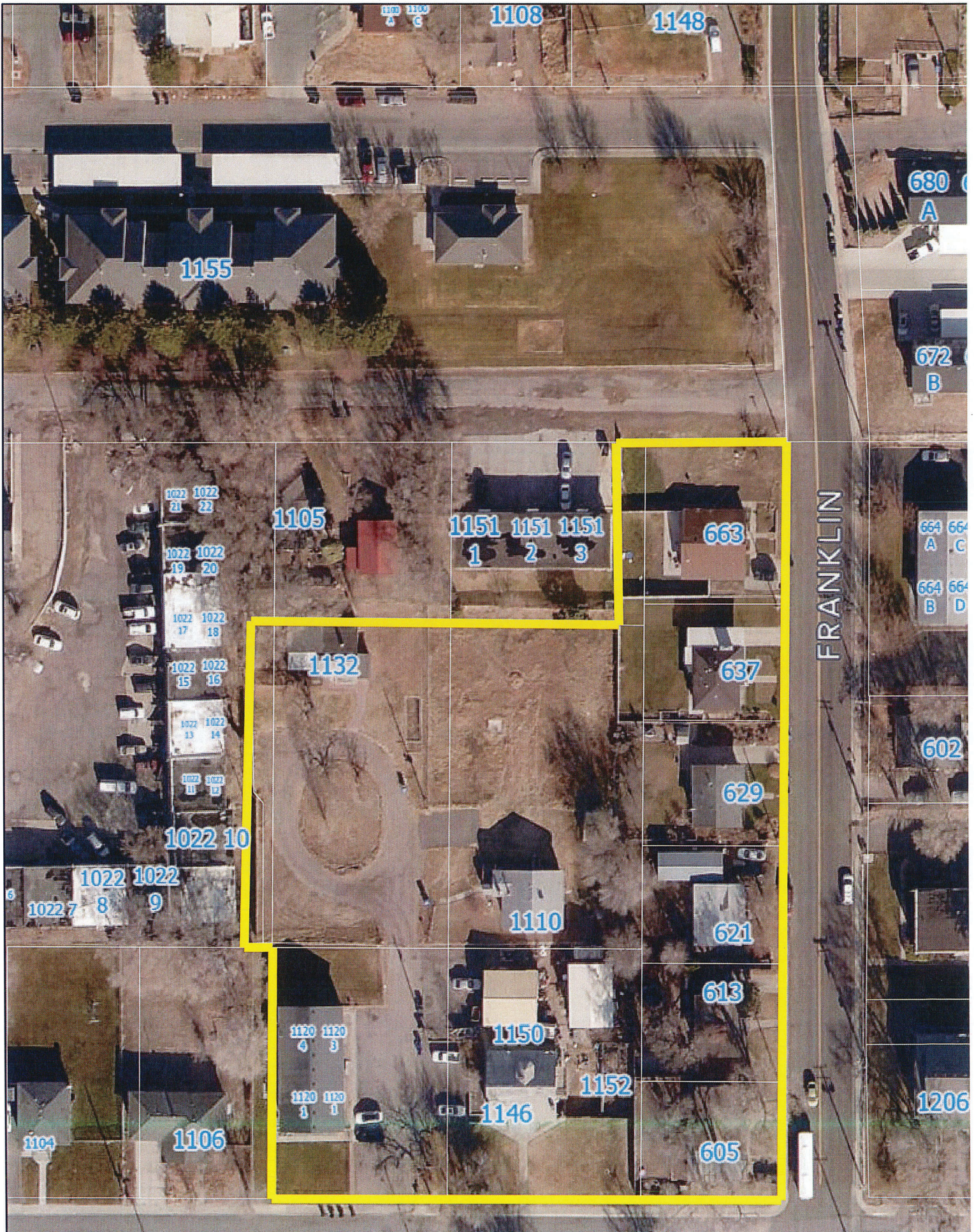
1. It appears that the existing water meter (3/4") for 1120 E. Poplar may interfere with new proposed subdivision water meter(s) and hydrant location. Must be shown on plans.
2. Water services not shown in utility easement near E. Poplar.
3. Spacing of water service taps not shown correctly.
4. Evaluate existing Manhole (M4326) in design to have Manhole in drivable area if possible.

General Conditions

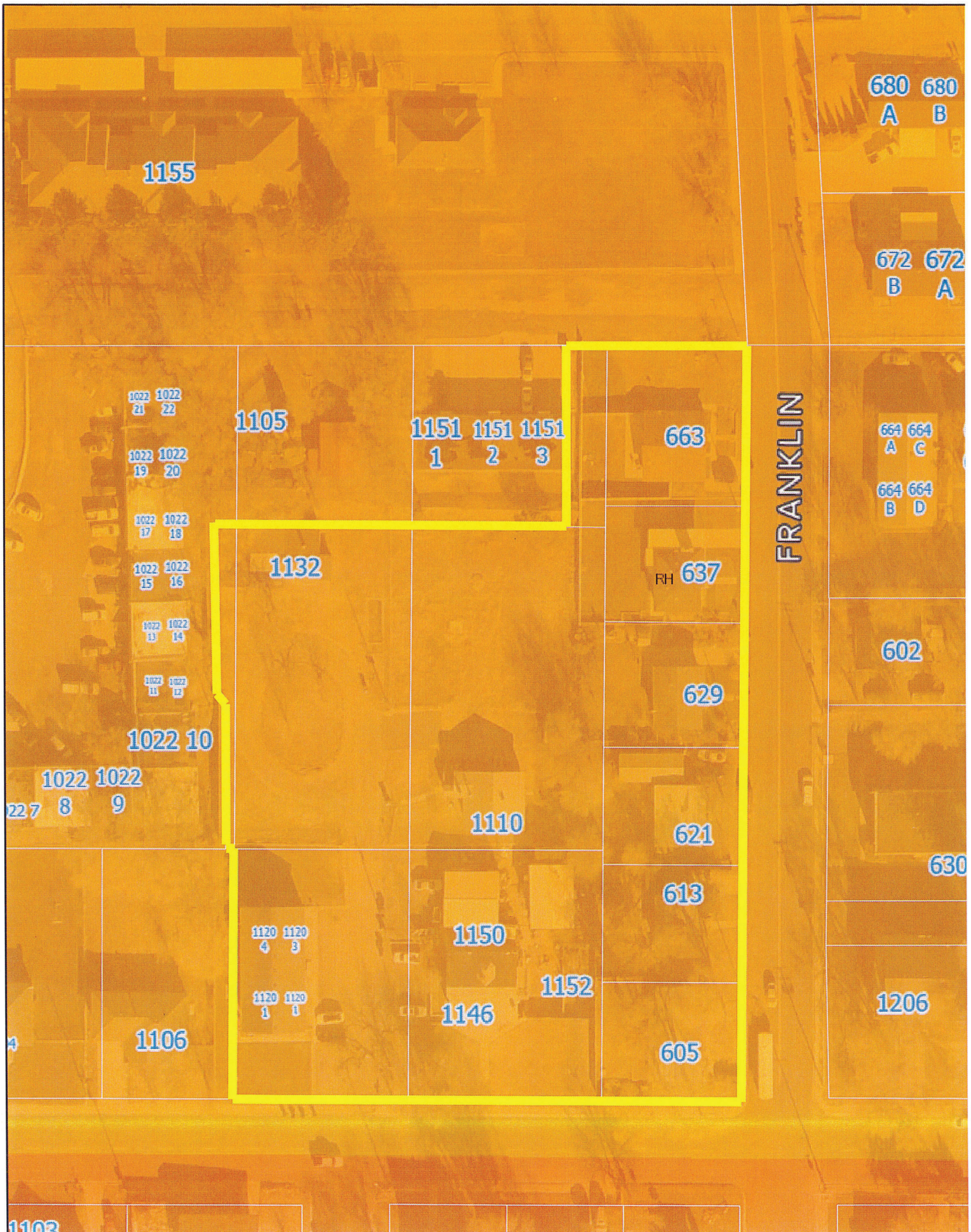
1. One (1) full-sized copies of construction drawings for right-of-way and infrastructure improvements shall be submitted for review under section **16.24.030(D): Final Plat Application Requirements** of the Subdivision Ordinance.
2. Proposed right-of-way and infrastructure shall be designed by a licensed engineer in the State of Idaho and constructed by a contractor licensed and in good standings with the City of Pocatello and Public Works and meet all local, state, and federal regulations and standards.

3. If the developer desires to record the final plat prior to completion of all the required public infrastructure and improvements, then the developer shall be required to adhere to section **16.24.110: Subdivision Surety Bond and Warranty Bond** of the Subdivision Ordinance.
4. All items above will need to be addressed in accordance with section **16.24.080(A): Recording of Final Plat** of the Subdivision Ordinance.
5. A qualified engineer shall submit a written analysis of the storm water plan. This will include but not be limited to the associated calculations, pipe size, design details showing that the proposed design meets the Portneuf Valley Stormwater Design Manual current storm water requirements.
6. An erosion and sediment control plan and a final stabilization plan will be required as part of the final plat application.
7. US Mail box units required and location approved by the Post Master and the City of Pocatello.

Pocatello Planning Map



Pocatello Planning Map

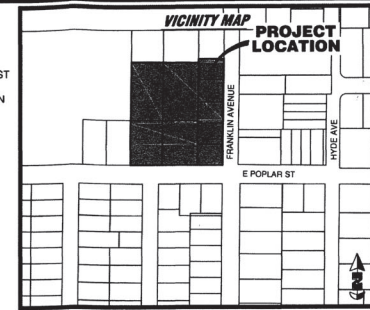
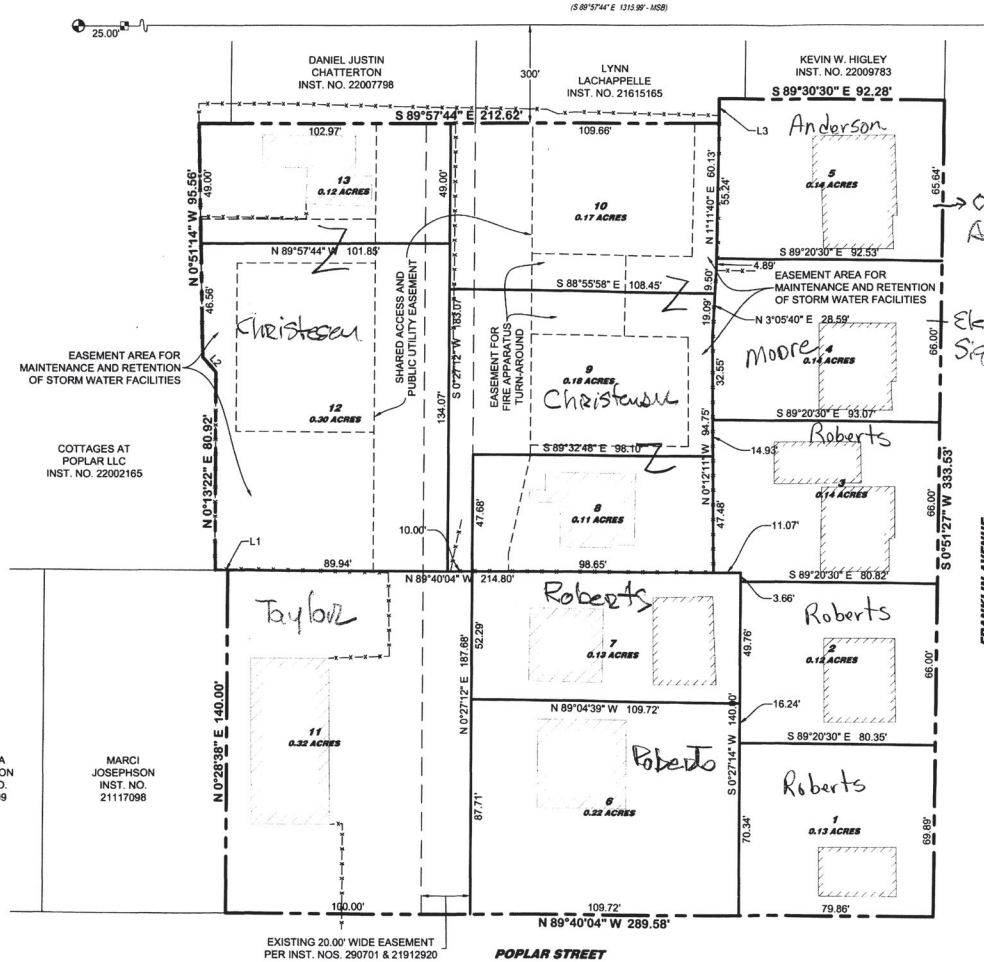


PRELIMINARY PLAT OF: FAIRMONT PLACE SUBDIVISION

LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 23,
TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN, BANNOCK COUNTY, IDAHO

NORTHEAST 1/16 CORNER OF
SECTION 23, FOUND BENT 5/8" REBAR
WITH ACCESSORIES AS DESCRIBED
IN CP&F INSTRUMENT NO. 891043

NORTH 1/16 CORNER ON THE EAST
LINE OF SECTION 23, FOUND
BANNOCK COUNTY MONUMENT IN
VAULT AS DESCRIBED IN CP&F
INSTRUMENT NO. 891042



LEGEND

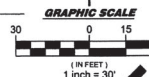
- ⊙ FOUND 1/16 CORNER AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP
STAMPED "PLS 5360" PER RECORDS OF
SURVEY INST. NOS. 20911641 & 22000981
- SET 5/8" REBAR WITH 2" ALUMINUM CAP
STAMPED "RMES PLS 18971"

4 / BLOCK 1 SUBDIVISION LOT / BLOCK NUMBER

- SUBDIVISION BOUNDARY LINE
- SUBDIVISION LOT LINE
- STREET CENTERLINE
- SECTION LINE
- EASEMENT SIDELINE
- EXISTING EASEMENT SIDELINE

LINE TABLE

#	BEARING	DISTANCE
L1	N 89°40'04" W	5.14'
L2	N 41°05'25" W	8.11'
L3	N 00°26'35" E	10.14'



FOR PRELIMINARY USE ONLY

PRELIMINARY PLAT OF:
FAIRMONT PLACE SUBDIVISION
LOCATED IN THE SOUTH HALF OF THE NORTHEAST QUARTER OF
SECTION 23, TOWNSHIP 6 SOUTH, RANGE 34 EAST, BOISE MERIDIAN,
BANNOCK COUNTY, IDAHO



301 58th St. W. #150 • Williston, ND 58801 • (701) 573-0110
600 E. Oak St. • Pocatello, ID 83201 • (208) 234-0110

REVISIONS	SURVEYED BY: JOK, SRM, PS
1. 7-22-21 SOB	OFFICE WORK BY: AM, SOB
2.	PROJECT NO.: 19035 DATE: 5/18/2021
DRAWING: R:119CHRISTENSEN, CODYPOPLAR STREET - 19035(DS)	LAYOUTS: 13-21 FAIRMONT PLACE PRELAT.DWG
SCALE: 1 INCH = 30 FEET	SHEET 1 OF 1